



SMYRNA MUNICIPAL PLANNING COMMISSION

November 7, 2024
5:00 p.m. meeting

Smyrna Town Hall

AGENDA

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

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

4. Approval of Minutes of the October 3, 2024 meeting.

5. New Business:

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

1. Catalyst Design Group
Rocky Fork Almaville Road
Annexation & PRD Zoning Request

- b. Preliminary Plats:

1. Rocky Fork Road
2302 Rocky Fork Road
Owner / Developer: Kepley Properties, LLC

2. Alfaro PRD
Rocky Fork Almaville Road & Briley Road
Owner / Developer: Porfirio Alfaro

- c. Final Plats:

1. Alfaro PRD
Rocky Fork Almaville Road
Owner / Developer: Porfirio Alfaro

2. Seven Oaks Business Center, Resubdivision of Lot 7
Almaville Road & Seven Oaks Boulevard
Owner / Developer: Bob Parks & 360 Development, LLC / CSC Properties

3. Lot 1 Seven Oaks Storage
859 Seven Oaks Storage
Owner / Developer: Bob Parks & 360 Development, LLC / Inkana Development
- d. Site Plans:
 1. Big Son Gas Station
206 Big Son Lane
Owner / Developer: Smyrna Investment, Inc.
 2. Gambill Lane PRD
NE Corner of Gambill Lane & Enon Springs Road, West
Owner / Developer: Hollingshead Land, LLC
 3. Grand Wash/ Retail / Gas Station
NW Corner of Nissan Drive & Sam Davis Road
Owner / Developer: Car Wash Pro Designers / Riverstone Investments, LLC
 4. Villagewood Townhomes
Wildwood Drive & Country Village Drive
Owner / Developer: Infinity Home Builders / Scott Butler
 5. WAWA
170 Sam Ridley Parkway, West
Owner / Developer: Equitable Property Company, LLC
6. Zoning Ordinance Amendment:
 - a. Amendment to the Zoning Ordinance: Article IV, Section 4.070
7. November Bond Review Report
8. Staff comments and/or other business
9. Adjournment



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES OCTOBER 3, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, October 3, 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 Matthew Carver.

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

Present: Tim Morrell, Councilman; Marc Adkins, Vice-Mayor; Matthew Carver; Amy Wise; Miranda Swift

Absent: Salena Scott; Charles Scurr, PhD

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

Present: Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Scott Byers, Fire Dept. Captain; Charles King, Engineer; Mark Parker, Assistant Director of Utilities

1. Citizens' Comments:

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

2. Minutes:

- a. Approval of Minutes of the September 5, 2024 meeting, September 10 and September 26, 2024 Special Called meetings.

Motion by Amy Wise, seconded by Matthew Carver to approve the Minutes from the September 5, 2024, September 10, 2024, and September 26, 2024 meetings.

Vote: 5 - 0 Passed - Unanimously

3. Old Business:

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

1. Joe Haddix - **Requested to be deferred three months**
Bill France Road & Interstate 840
Annexation & I-2, C-2, & R-3 Zoning Request

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

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

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to defer until the January 2025 Planning Commission meeting.

Vote: 5 - 0 Passed - Unanimously

b. Rezoning Request:

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

A Rezoning R-3 with ESO to PRD with ESO was submitted on Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 73.03, is zoned R-3 w/ESO, and is comprised of 2.1 acres. The surrounding zoning is R-3 and PUD (Addition to Villages of Valley Green). The Land Use Plan designates this property as the 24 Gateway Character Area which would support a mixture of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for this area. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. The required minimum right-of-way for this road is 30' from the centerline. Adequate right-of-way dedication has been shown on the plans. The

requested PRD is for 5 duplexes/10 units. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof.
2. A sewer easement will be required to be obtained through Addition to Village of Valley Green, Phase 3 to serve this development with the proposed sewer alignment. Please provide documentation of this easement, including permission from the property owner for construction before a site plan can be considered.
3. The landscaping, lighting, buffering, and screening plans are required to comply with Section 5.059 of the Zoning Ordinance and would be reviewed in detail with the submittal of the site plan if the rezoning is approved.

At this time, Councilman Tim Morrell acknowledged Chet Rhodes with Rhodes Engineering to speak regarding this request.

Motion by Matthew Carver, seconded by Miranda Swift to recommend approval to the Town Council the R-3 with ESO to PRD with ESO rezoning request for Tax Map: 33, Parcel: 73.03 to include architectural elevations of brick and stone on the 1st floor, and with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

4. New Business:

a. Rezoning Request:

1. Josh Newman
308-330 Chicken Pike
Rezoning R-1 to R-4

An R-1 to R-4 rezoning request was submitted for 308-330 Chicken Pike. This property can be further referenced by Rutherford County Tax Map: 49G, Group: F, Parcels: 1.00, 2.00, 3.00, 4.00, 5.00, and 6.00, is zoned R-1, and is comprised of 5.00 acres. The surrounding zoning is R-1 and PRD (Cantrell Farms) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial, and adequate right-of-way exists for this street. Chicken Pike is designated a collector on the Major Thoroughfare Plan, but not the portion that fronts the parcels that are a part of this request. The following staff comments were made:

1. Each of the requested parcels has an existing duplex on it. These appear to have been built in 1983-84, and the area was annexed into Smyrna in 1992. As such, they are legally nonconforming within the R-1 district.
2. CUD has an existing 6" water main along Chicken Pike to serve the rezoned property.
3. CUD's existing infrastructure should be adequate to meet 1,000 GPM flow requirements in this vicinity.
4. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to recommend approval to the Town Council the R-1 to R-4 rezoning request for 308-330 Chicken Pike with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

b. Sketch Plat:

1. Rocky Fork Road
2302 Rocky Fork Road
Owner / Developer: Kepley Properties, LLC

A Sketch Plat was submitted for Rocky Fork Road located at 2302 Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 44.01, is comprised of 3.46 acres, is zoned R-1 with ESO, and consists of 3 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. The required minimum right-of-way for this road is 30' from the centerline. Adequate right-of-way dedication has been shown on the plans.
5. The required minimum fireflow is 1,000 GPM @ 20 PSI. If the total house square footage under roof exceeds 3,600 sq. ft., the minimum fire flow will increase.
6. Grinder pumps will be needed for the connection to the sewer main.
7. All required utility easements to serve Lot 3 are required to be outside of the access easement.
8. The legal documents establishing the easement and ensuring maintenance of the easement shall be submitted with the final plat for review and approval and shall be recorded with the final plat.

Motion by Matthew Carver, seconded by Amy Wise to approve the Sketch Plat for Rocky Fork Road with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

c. Preliminary Plats:

1. Vintage Smyrna Block 2
Needham Drive/White Birch Avenue/Carriage House Drive
Owner /Developer: Vester Waldron Family Limited Partnership / TDK Construction Company

A Preliminary Plat was submitted for Vintage Block 2 located at Needham Drive/White Birch Avenue/Carriage House Drive. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 44.07, is comprised of 19.01 acres, is zoned PRD, and consists of 1 lot. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required. Currently the project only has a mass grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Carriage House Drive as a collector. The required minimum right-of-way for this road is 60', and adequate right-of-way dedication is shown on

- the plans as well as the construction of the road.
6. An ARAP will be required for the bridge on Carriage House Drive and for the utilities crossing for Harts Branch.
 7. Submit roadway lighting plans.

Motion by Amy Wise, seconded by Miranda Swift to approve the Preliminary Plat for Vintage Smyrna Block 2 with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

d. Final Plats:

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

A Final Plat was submitted for Spring Branch, Phase 1 located at 602 & 604 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28, Part of Parcel: 31.01, is zoned PRD, is comprised of 16.05 acres, and consist of 1 lot. 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 adequate right-of-way dedication is shown to be dedicated on the plat. The following staff comment was made:

1. Signs will require a separate permit.

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the Final Plat for Spring Branch, Phase 1 with the above listed staff comment.

Vote: 5 - 0 Passed - Unanimously

2. The Courtyards at Stewarts Creek, Phase I
Rocky Fork Almadillo Road
Owner / Developer: Epcon Communities

A Final Plat was submitted for The Courtyards at Stewarts Creek, Phase 1 located on Rocky Fork Almadillo Road. This property can be further referenced by Rutherford County Tax Map: 54, p/o Parcel: 8.05, is zoned PRD, is comprised of 8.13 acres, and consists of 14 lots. The Major Thoroughfare Plan designates Rocky Fork Almadillo Road as a minor arterial. The required minimum right-of-way for this road is 40' from the centerline, and adequate right-of-way dedication is shown to be dedicated on the plat. The following staff comments were made:

1. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comments.
2. Water line construction must be completed and accepted by CUDRC before signature of final plat.
3. Signs will require a separate permit.

Motion by Miranda Swift, seconded by Amy Wise to approve the Final Plat for The Courtyards at Stewarts Creek, Phase 1 with the above listed staff comments.

Vote: 4 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

e. Site Plans:

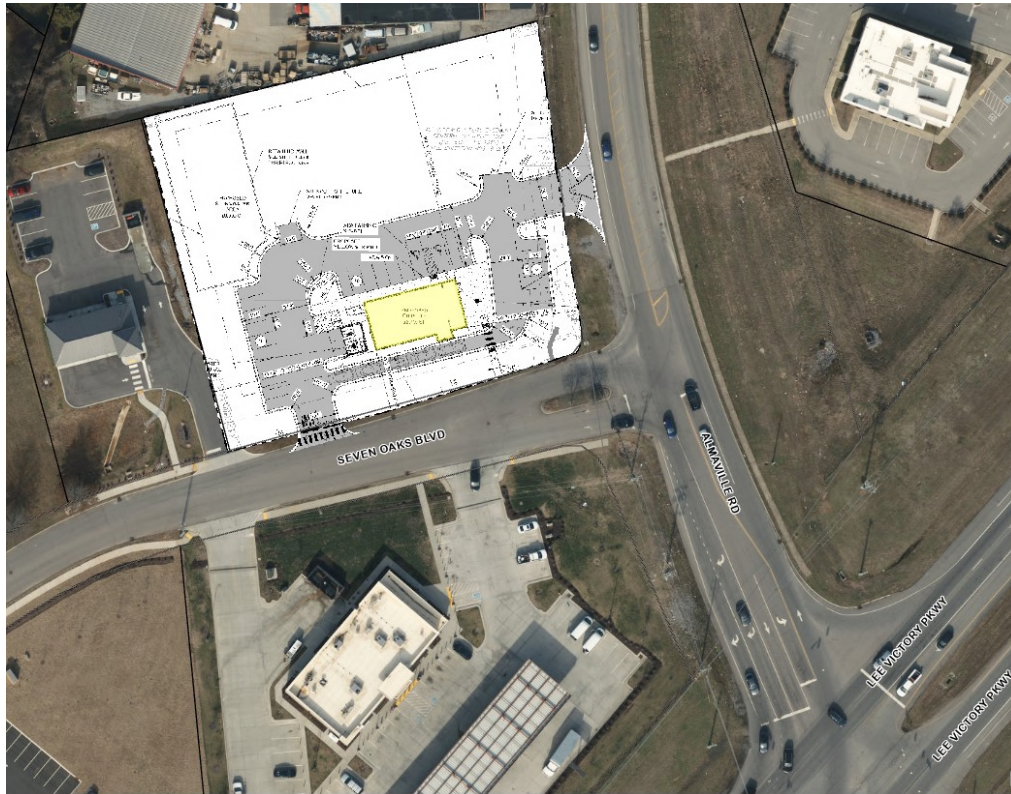
1. Chipotle Seven Oaks
 Seven Oaks Blvd. & Almadillo Road
 Owner / Developer: CSC Properties, LLC

Location: Intersection of Almadillo Rd. & Seven Oaks Blvd.	Applicant: CSC Properties
Tax Map/Group/Parcel: 50L/A/7.00	Property Owner(s): Bob Parks
Zoning: C-2	Use Classification: Restaurant

Proposal

A. Location Analysis

Chipotle is proposing the second location within Smyrna on the northwestern quadrant of the intersection of Almadillo Road and Seven Oaks Boulevard. The parcel is approximately 1.5 acres; Chipotle is proposing to use the southern half of the parcel and leave the northern half available for future development. A drive-thru is shown on the southern side of the building with stacking for approximately 5 vehicles.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.43 Acres
Square Footage of Open Space/Landscaping	1,880 SF	1,880 SF
Total Parking	24 Spaces	26 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows a mixture of trees and shrubs lining both road frontages. Additional landscaping is shown in landscape islands within the site.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, glass/glazing and EIFS. All four wall elevations are shown to have at least 75% primary materials to meet Design Review.

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 permit.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Almaville Road as a minor arterial with a required minimum right-of-way of 40' from the centerline of the road. Seven Oaks Boulevard is designated as a collector with a required minimum right-of-way of 30' from the centerline of the road. Adequate right-of-way exists for Almaville Road, but a small area of right-of-way dedication should be shown and also created via a revised plat along Seven Oaks Boulevard so that the sidewalk is located completely within the public right-of-way.
6. The required minimum fire flow is 1,500 GPM at 20 PSI residual.
7. Provide water/sewer construction plans.
8. The foundation of the building must be staked by a registered land surveyor showing the distance from the property line along Seven Oaks Boulevard prior to a foundation inspection due to the extremely close proximity of the building to the minimum building setback line.

Staff Comments:

1. Provide dumpster enclosure details and elevations.
2. Show a sidewalk along Almaville Road connecting to the sidewalk on Seven Oaks Boulevard.
3. Change the public utility easement to a minimum of 20' wide and extend the 8" gravity sewer line within the easement to the future development area of this parcel. This easement should be shown on the final plat.
4. A final plat shall be submitted to staff for review and recorded with the Register of Deeds prior to issuance of a building permit.

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

Motion by Miranda Swift, seconded by Matthew Carver to approve the Site Plan for Chipotle Seven Oaks with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

2. Double 7 Airport Hangar
Doug Warpoole Road/Kitty Hawk Drive
Owner / Developer: D7-5, LLC

Location: 1001 Kitty Hawk Drive	Applicant: Double Seven/Fourteen Foods
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Tax Map/Part of Parcel: 19/31.00	Property Owner(s): Smyrna/Rutherford County Airport Authority
Zoning: A-1	Use Classification: Hangar

Proposal

A. Location Analysis

Fourteen Foods is proposing to develop a 17,236 square foot airport hangar near the corner of Kitty Hawk Drive and Doug Warpoole Road. Access to the site would be provided via a single ingress/egress and one exit only, both located off of Kitty Hawk Drive. The hangar would be located in an area with similarly sized hangars on both sides of the proposed building.



Development Standards

	Required	Proposed
Total Parking	17 Spaces	17 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping

Landscaping is not a requirement on airport property, thus, no landscaping is shown for this development.

C. Design Review

Architectural elevations show the building to be finished entirely with metal siding. Metal siding as shown does not meet Design Review requirements, however, metal hangars have been previously approved for development in the past and it is consistent with the other hangars on site.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.

4. Signs will require a separate permit.
5. The required minimum fire flow is 1,000 GPM at 20 PSI residual.
6. Provide a set of water/sewer construction plans.

Staff Comments:

1. Exterior walls located less than 30 feet from a lot line or public way shall have a fire resistance rating of not less than 2 hours (IBC 412.3.1).
2. It appears that a property line extends through the proposed building on the northern side. The required minimum side setback in the A-1 district is 25'. This building would be in violation of the Zoning Ordinance as shown. Please provide a final plat showing either a removal of the existing lot line or new lot line for the building to meet setback requirements. This plat must be recorded prior to issuance of a building permit.
3. A fire hydrant will be needed on the public side of the water meter within 100' of the FDC.
4. A fire protection system will be required.

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

At this time, Councilman Tim Morrell acknowledged Mike Woods, Chairman of the Airport Authority, to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the Site Plan for Double 7 Airport Hangar with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

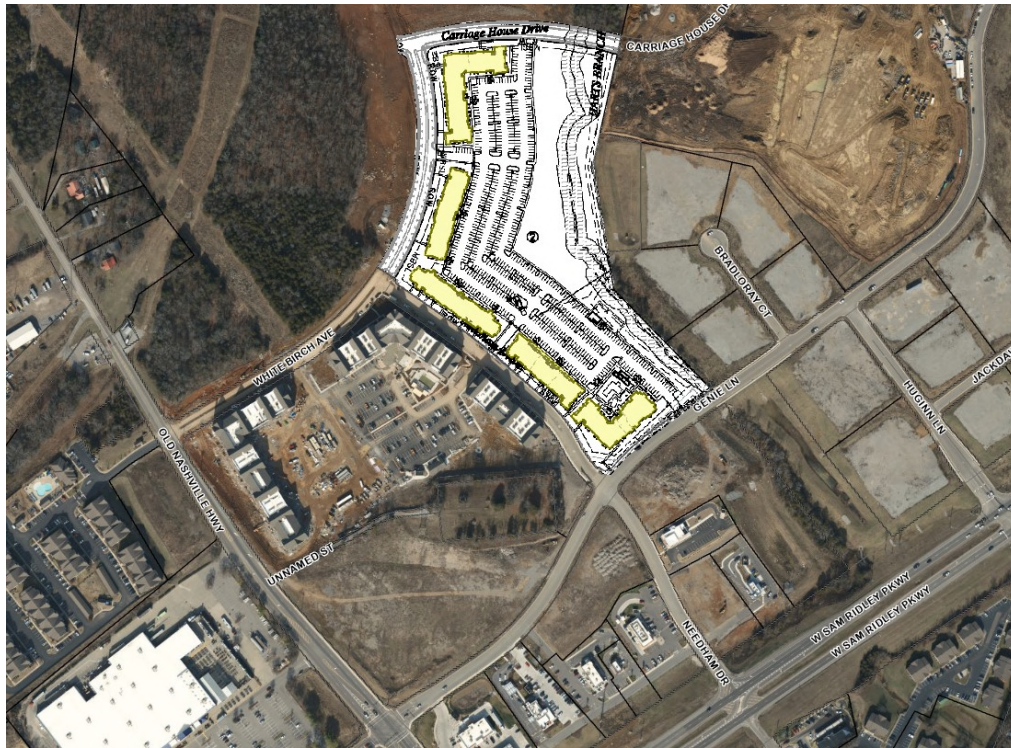
3. Vintage Block 2
Needham Drive/White Birch Avenue/Carriage House Drive
Owner / Developer: Vester Waldron Family Limited Partnership / TDK Construction Company

Location: Needham Drive & White Birch Avenue	Applicant: SEC, Inc.
Tax Map/Part of Parcel: 28/44.07	Property Owner(s): Waldron Vester Family Limited Partnership
Zoning: PRD	Use Classification: Multi-Family Residential

Proposal

A. Location Analysis

The Vintage is proposing their second block of development northeast of the first block on the corner of White Birch Avenue and Needham Drive. White Birch Avenue is shown to be extended north to Carriage House Drive, which extends through Marlowe off of Genie Lane. The second block will have 5 apartment buildings with 341 units. Included as part of the development would be amenities such as a pool, grilling stations, activity lawns and a dog park.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	5.13 Acres
Square Footage of Open Space/Landscaping	0.51 Acres	0.52 Acres
Total Parking	682 Spaces	711 Spaces
Handicapped Parking Space(s)	14 Spaces	19 Spaces

B. Landscaping

Landscape plan shows several different varieties of street trees along Genie Lane, Needham Drive, White Birch Avenue and Carriage House Drive. Other trees are shown within landscaped islands throughout the development in the parking area and shrubbery is shown at the base of the buildings.

C. Design Review

Architectural elevations show the buildings to be finished with a mixture of brick, fiber cement board and glass/glazing. Two different colors of brick and cementitious board are proposed to provide varying contrast. All of the residential buildings are to be four stories in height with a pet spa/maintenance building to be one story and having the same mixture of 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 will be required.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Carriage House Drive as a collector. The required minimum right-of-way for this road is 60', and adequate right-of-way dedication is shown on the plans as well as the construction of the road.
6. The required minimum fire flow is 1,500 GPM at 20 PSI residual.
7. Any retaining walls over 4' will require a building permit.

8. Submit an address layout plan for each building.
9. Provide a hard copy of the full civil water/sewer construction plans.

Staff Comments:

1. Revise the existing NOC to reflect new limits of disturbance or obtain a new NOC.
2. Show the total amount of impervious and pervious surface.
3. The FDC cannot be located on the buildings.

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

Motion by Amy Wise, seconded by Matthew Carver to approve the Site Plan for Vintage Block 2 with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

4. Wyndham Echo
827 Industrial Boulevard
Owner / Developer: Holladay Properties

Location: 827 Industrial Boulevard	Applicant: Fulmer Lucas Engineering
Tax Map/Parcel: 29/17.02	Property Owner(s): JDFU Smyrna Land
Zoning: PUD	Use Classification: Hotel

Proposal

A. Location Analysis

Wyndham is proposing a 124 room, 51,570 gross square foot, 4 story hotel on lot 3 in the Colonial Town Park Subdivision. The 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 two access points from the tract to the south.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.33 Acres
Square Footage of Open Space/Landscaping	5,728 SF	10,090 SF
Total Parking	124 Spaces	130 Spaces
Handicapped Parking Space(s)	5 Spaces	5 Spaces

B. Landscaping

Landscape plan shows a variety of trees planted along the front of the property as well as within landscaped islands. In addition, shrubbery is planted throughout the site adjacent to the trees and around the base of the building.

C. Design Review

Architectural elevations show the building to have a mixture of primary materials of brick and glass/glazing with a secondary material of EIFS. Both the south and east elevations have a minimum of 75% primary materials to meet Design Review requirements since those elevations would be visible from Industrial Boulevard. The north and west elevations have at least 50% primary materials. As presented, the building elevations meet Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. The required minimum fire flow is 1,500 GPM at 20 PSI residual.
7. If there is a kitchen where food is cooked, a 1,500 gallon grease trap will be required.

Staff Comments:

1. Please label building dimensions.

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

Motion by Miranda Swift, seconded by Amy Wise to approve the Site Plan for Wyndham Echo with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

5. October Bond Review Report

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

Vote: 5 - 0 Passed - Unanimously

6. Staff comments and/or other business

At this time, Town Planner Kevin Rigsby informed the Planning Commission that there will be ordinance changes on the next agenda.

7. Adjournment

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Councilman Tim Morrell
Chairman

Subject:

Catalyst Design Group
Rocky Fork Almadale Road
Annexation & PRD Zoning Request

Summary:

Catalyst Design Group - Annexation and Zoning to PRD

Location: Rocky Fork Almadale Road

Tax Map: 54

Parcel: 18.00

Acres: 29.79

Current Zoning: RM Proposed Zoning: PRD

1. The surrounding zoning is R-1, R-3, and PRD (The Courtyards at Stewart Creek).
2. The Land Use Plan would support Medium Density Single Family Residential
3. development in this area.
4. The Major Thoroughfare Plan designates Rocky Fork Almadale Road as a minor
5. arterial. Adequate right-of-way dedication would be required along this route.
6. The requested PRD is for 85 single family lots for a density of 2.85 units/acre.
7. The required minimum fireflow is 1,000 GPM @ 20 PSI.
8. This site will require significant grading. The steepest topography after grading
9. is completed will be located within the open space on the rear of the property
10. outside of the building lots. However, staff would anticipate many of the lots
11. within this development to be considered critical lots.
12. Do not route the sanitary sewer behind or between lots.
13. CUD has an existing 12" water main along Rocky Fork Almadale Road to serve
14. the annexed/rezoned property.
15. Please reference CUD Will Serve Letter for Evergreen Pointe issued 1/5/2024 for
16. detailed information regarding water line connections and existing flow available
17. to site. CUD can meet the 1,000 GPM flow requirement.
18. Once available, submit full set of plans directly to CUDengineering@tudrc.com
19. for further review and comment.

Attachments

Application

Plan of Service

Location Map 1

Location Map 2



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

Name/Company: Catalyst Design Group

Street Address: 5100 Tennessee Avenue

City: Nashville

State: TN

ZIP: 37209

Email: jcunningham@catalyst-dg.com

Phone: 615-622-7214

CONTRACTOR/DEVELOPER INFORMATION:

CHECK BOX IF SAME AS APPLICANT

Name/Company: Blue River Development

Street Address: 3715 Davinci Court, Suite 300

City: Peachtree Corners

State: GA

ZIP: 30092

Email: Dduriez@blueriverdevelopment.com

Phone: 404-432-3286

PROPERTY INFORMATION

Street Address/Intersecting Streets: Rocky Fork Almaville Road

Tax Map: 054

Group: 018.00

Parcel: 000

Requested Lot Area (Square feet/Acres): 29.79 Acres

Existing Zoning: RM - Medium Density Res. (Rutherford County)

Requested Zoning: PRD - Planned Residential Development

*Current Property Owner (See Note Below): Rose C Neal Revocable Trust

APPLICANT AUTHORIZATION

Applicant Signature:

Date: 10/09/2024

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.

2024 SUBMITTAL AND MEETING CALENDAR

See the full calendar on the Town of Smyrna website

APPLICATION DEADLINE	MEETING DATE
DECEMBER 11, 2023	JANUARY 4
JANUARY 16 - 8:00 AM	FEBRUARY 1
FEBRUARY 20 - 8:00 AM	MARCH 7
MARCH 18	APRIL 4
APRIL 15	MAY 2
MAY 20	JUNE 6
JUNE 17	TUESDAY - JULY 2
JULY 15	AUGUST 1
AUGUST 12	SEPTEMBER 5
SEPTEMBER 9	OCTOBER 3
OCTOBER 14	NOVEMBER 7
NOVEMBER 12 - 8:00 AM	DECEMBER 5

MEMBERS

Name	Term Expiration
Matthew Carver	2026
Salena Scott	2026
Charles Scurr	2025
Miranda Swift	2025
Amy Wise	2025
Marc Adkins, Council Member	Term of Office
Tim Morrell, Council Member	Term of Office



Town of Smyrna

ANNEXATION REQUEST

1. PROPERTY DESCRIPTION:

Location: <i>(Describe in relation to nearest intersection)</i> Approximately 135' north of Rocky Fork Almaville Road & Ivor Drive Intersection				
Tax Map: 054	Group: 018.00	Parcel: 000	Lot:	Acreage: 29.79
Existing Zoning: RM - Medium Density Residential (Rutherford County)		Proposed zoning into city limits: PRD - Planned Residential Development		
Address: <i>(If applicable)</i> 0 Rocky Fork Almaville Road				
Current Property Owner: Rose C Neal Revocable Trust				

2. APPLICANT INFORMATION:

Name of Applicant: Catalyst Design Group (Jared Cunningham)
Address: 5100 Tennessee Avenue, Nashville, Tennessee 37209
Phone Number: 615.622.7214
Email Address: jcunningham@catalyst-dg.com
Contractor/Developer Email: dduriez@blueriverdevelopment.com

Signature

October 11, 2024

Date

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:

Rose C. Neal Revocable Trust
Rocky Fork Almaville Road

Tax Map 54, Parcel 18.00, owned by Rose C. Neal Revocable Trust. Bordered on the west and south by Parcel 19.00, owned by Epcon Stewarts Creek LLC; on the east by the Saddle Grove development and the existing right-of-way of Rocky Fork Almaville Road; and on the north by Parcel 8.05, owned by Epcon Stewarts Creek LLC. Area annexed contains approximately 29.79 acres.

A. Water

Water services will be provided by Consolidated Utility District.

B. Wastewater

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

C. Streets

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

D. Planning and Zoning

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

E. Street Lighting

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

F. Recreation

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

G. Street Name Signs

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

H. Fire Protection

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

I. Police Protection

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

J. Traffic Control

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

K. Refuse Collection

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

L. Inspection Services

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

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

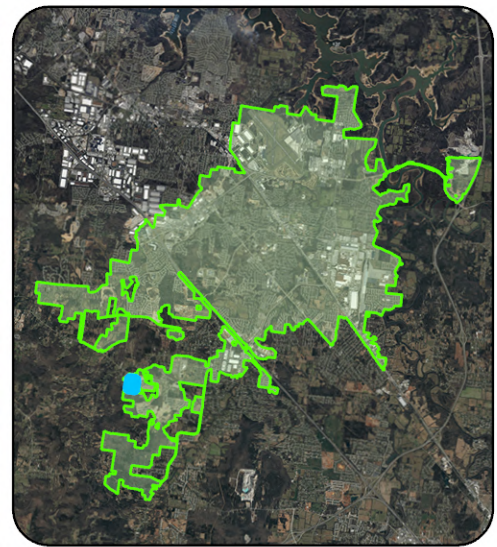
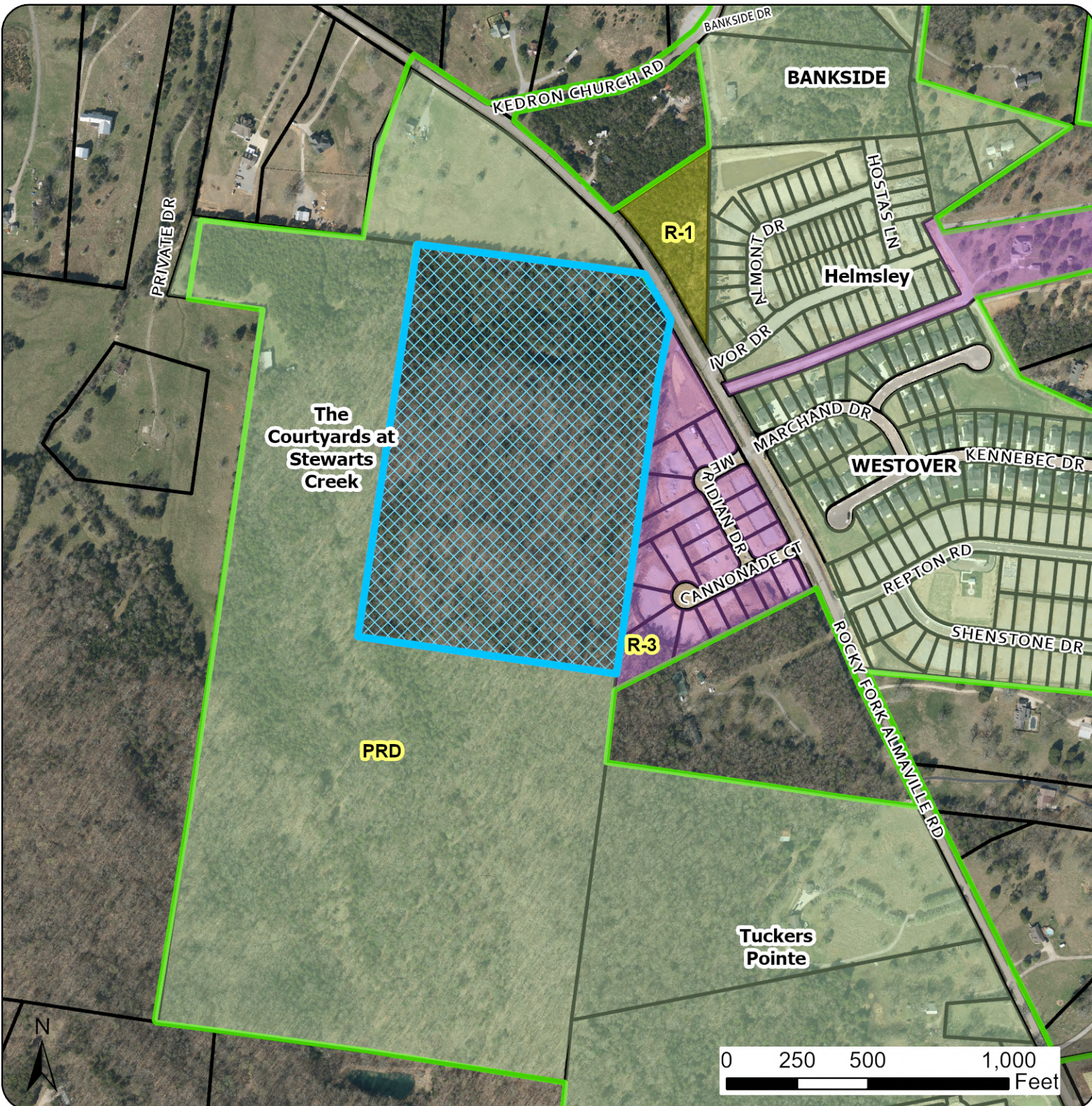
ADOPTED THIS ____TH DAY OF DECEMBER, 2024

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk

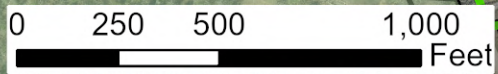


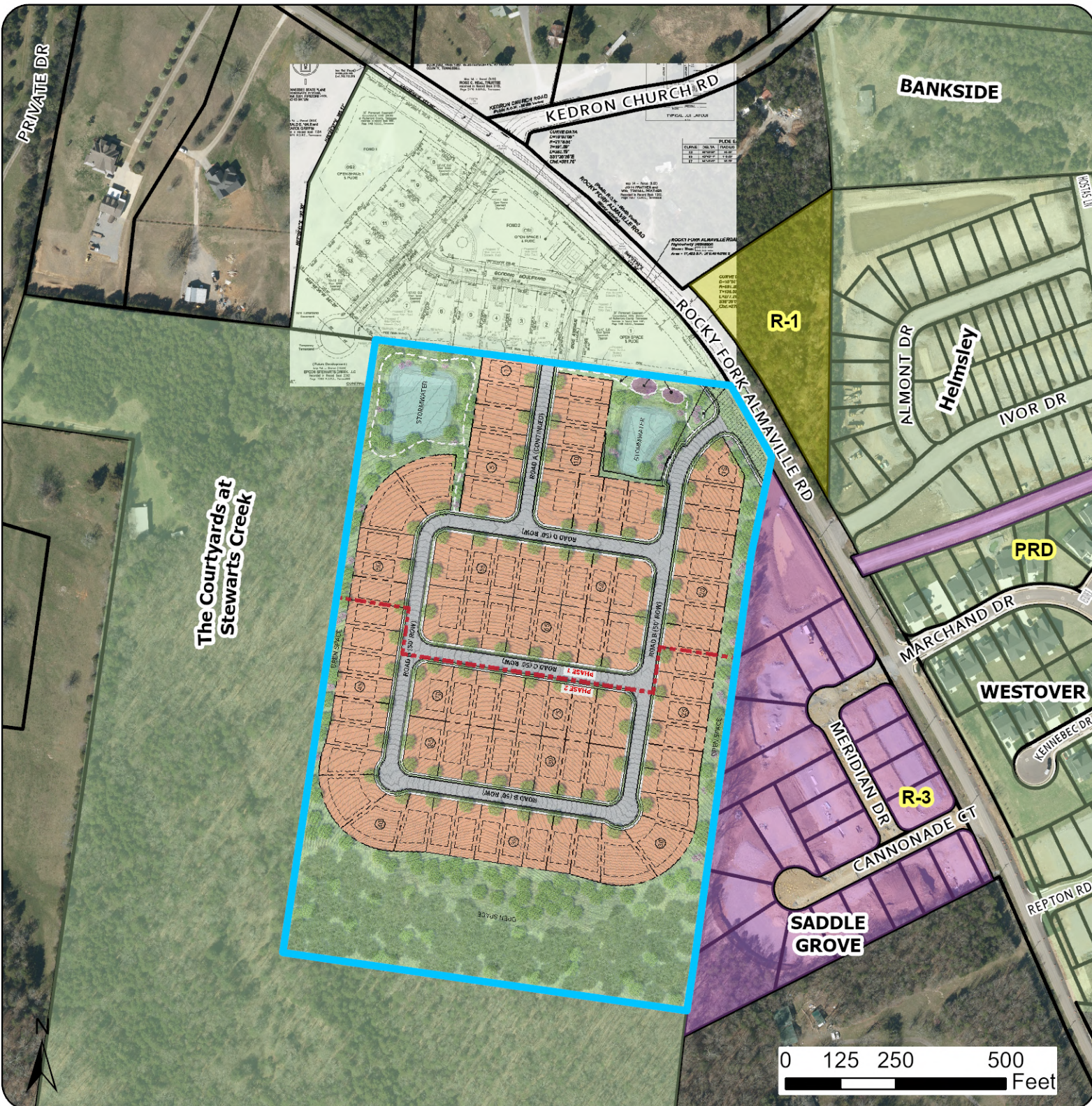
-  Parcels
-  Smyrna City Limits
-  Requested Parcel



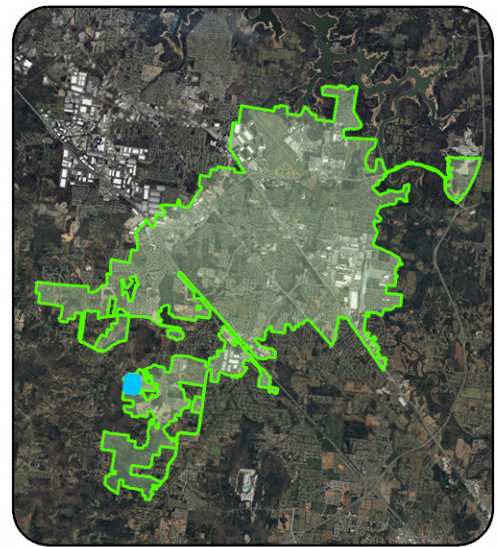
Catalyst Design Group
 Annexation & PRD
 Zoning


Tax Map: 54
Parcel: 18.00
Acres: 29.79





The Courtyards at
Stewarts Creek



-  Parcels
-  Requested Parcel



Catalyst Design Group
Annexation & PRD
Zoning

Tax Map: 54
Parcel: 18.00
Acres: 29.79

Subject:

Rocky Fork Road
2302 Rocky Fork Road
Owner / Developer: Kepley Properties, LLC

Summary:

Preliminary Plat - Rocky Fork Road
Location: 2302 Rocky Fork Road
Tax Map: 33 Parcel: 44.01 Acres: 3.46
Zone: R-1 w/ESO 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. A grading permit fee will be required.
 4. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. Adequate right-of-way dedication is shown on this plat.
 5. Signs will require a separate permit.
 6. The required minimum fireflow is 1,000 GPM @ 20 PSI. If the homes exceed 3,600 square feet, the flow requirement will increase.
 7. The legal documents establishing the access easement and ensuring maintenance of the easement shall be submitted with the final plat for review and approval and shall be recorded with the final plat.
 8. The proposed 16" steel encasement for the sewer line underneath Rocky Fork Road is not required.
 9. All water services shall be a minimum of 1".
 10. The access easement is required to be at least 50' wide per the Subdivision Regulations.
-

Subject:

Alfaro PRD
Rocky Fork Almaville Road & Briley Road
Owner / Developer: Porfirio Alfaro

Summary:

Preliminary Plat - Alfaro PRD
Location: Rocky Fork Almaville Road & Briley Road
Tax Map: 54 Parcels: 57.03, 57.04, 57.05 Acres: .96
Zone: PRD Lots: 5

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way dedication is shown on this plat. A minimum right-of-way dedication of 25' from the centerline is also required and is shown along Briley Road.
5. Signs will require a separate permit.
6. The minimum fireflow is 1,750 GPM @ 20 PSI. If sprinkled it will be reduced to 875 GPM @ 20 PSI. This is based on the proposed building area of 3,900 square feet.
7. According to the Rutherford County Assessor of Property's information, each of the three parcels within this development has a different owner, but only one owner is shown. Have all properties been combined into one ownership recently?
8. The required minimum depth for manholes is 4'.
9. Show all sewer grades at 0.4%.
10. The private entrance drive is required to be a minimum of 26' wide.
11. Submit a water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for feasibility and to obtain Will Serve Letter.
12. CUD's existing infrastructure should be adequate to meet the fire flow requirement of 1,000 GPM for this development, dependent on results of water availability request.
13. Consolidated Utility District of Rutherford County (CUDRC) has an existing twelve (12) inch water main along Rocky Fork Almaville Road and (6) inch water main along Briley Road to serve the properties.

14. For specific comments, submit full set of plans directly to
CUDengineering@ cudrc.com for further review and comment.
 15. Please submit a signed application by Wednesday, November 6, 2024.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

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

Subject:

Alfaro PRD
Rocky Fork Almaville Road
Owner / Developer: Porfirio Alfaro

Summary:

Final Plat - Alfaro PRD
Location: Rocky Fork Almaville Road & Briley Road
Tax Map: 54 Parcels: 57.03, 57.04, 57.05 Acres: .96
Zone: PRD Lots: 5

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
 2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
 3. A grading permit fee will be required.
 4. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way dedication is shown on this plat. A minimum right-of-way dedication of 25' from the centerline is also required and is shown along Briley Road.
 5. Signs will require a separate permit.
 6. The minimum fireflow is 1,750 GPM @ 20 PSI. If sprinkled it will be reduced to 875 GPM @ 20 PSI. This is based on the proposed building area of 3,900 square feet.
 7. According to the Rutherford County Assessor of Property's information, each of the three parcels within this development has a different owner. Have all properties been combined into one ownership recently? Two different owners are shown on this plat.
 8. Show, label, and dimension the rear minimum building setback of 38' on all 5 buildable lots.
 9. Show the line size of all existing and proposed water and sewer mains.
 10. The private entrance drive is required to be a minimum of 26' wide.
 11. Show all sanitary sewer line sizes and manholes.
 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 of Final plat.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 5. c. 2.
Department: Planning & Zoning
Date: November 7, 2024**

Subject:

Seven Oaks Business Center, Resubdivision of Lot 7
Almaville Road & Seven Oaks Boulevard
Owner / Developer: Bob Parks & 360 Development, LLC / CSC Properties

Summary:

Final Plat: Seven Oaks Business Center, Resubdivision of Lot 7
Location: Almaville Road/Seven Oaks Boulevard
Tax Map: 50L Group: A Parcel: 7.00
Zone: C-2 Lots: 2 Acres: 1.5

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
 2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
 3. A grading permit fee will be required.
 4. The Major Thoroughfare Plan designates Almaville Road as a minor arterial and Seven Oaks Boulevard as a collector. Adequate right-of-way exists for Almaville Road, but dedication is required and is shown along Seven Oaks Boulevard.
 5. Show the proposed sewer main within the public sanitary sewer easement within lot 7B.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 5. c. 3.
Department: Planning & Zoning
Date: November 7, 2024**

Subject:

Lot 1 Seven Oaks Storage

859 Seven Oaks Storage

Owner / Developer: Bob Parks & 360 Development, LLC / Inkana Development

Summary:

Final Plat: Lot 1 Seven Oaks Storage

Location: 859 Seven Oaks Boulevard

Tax Map: 50 Parcel: 7.07 Acres: 4.47

Zone: 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. A grading permit fee will be required.
 4. The Major Thoroughfare Plan designates Seven Oaks Boulevard as a collector. Adequate right-of-way exists for this road.
 5. Signs will require a separate permit.
 6. Show public sewer service location with a connection to the sewer main.
-

Big Son Gas Station

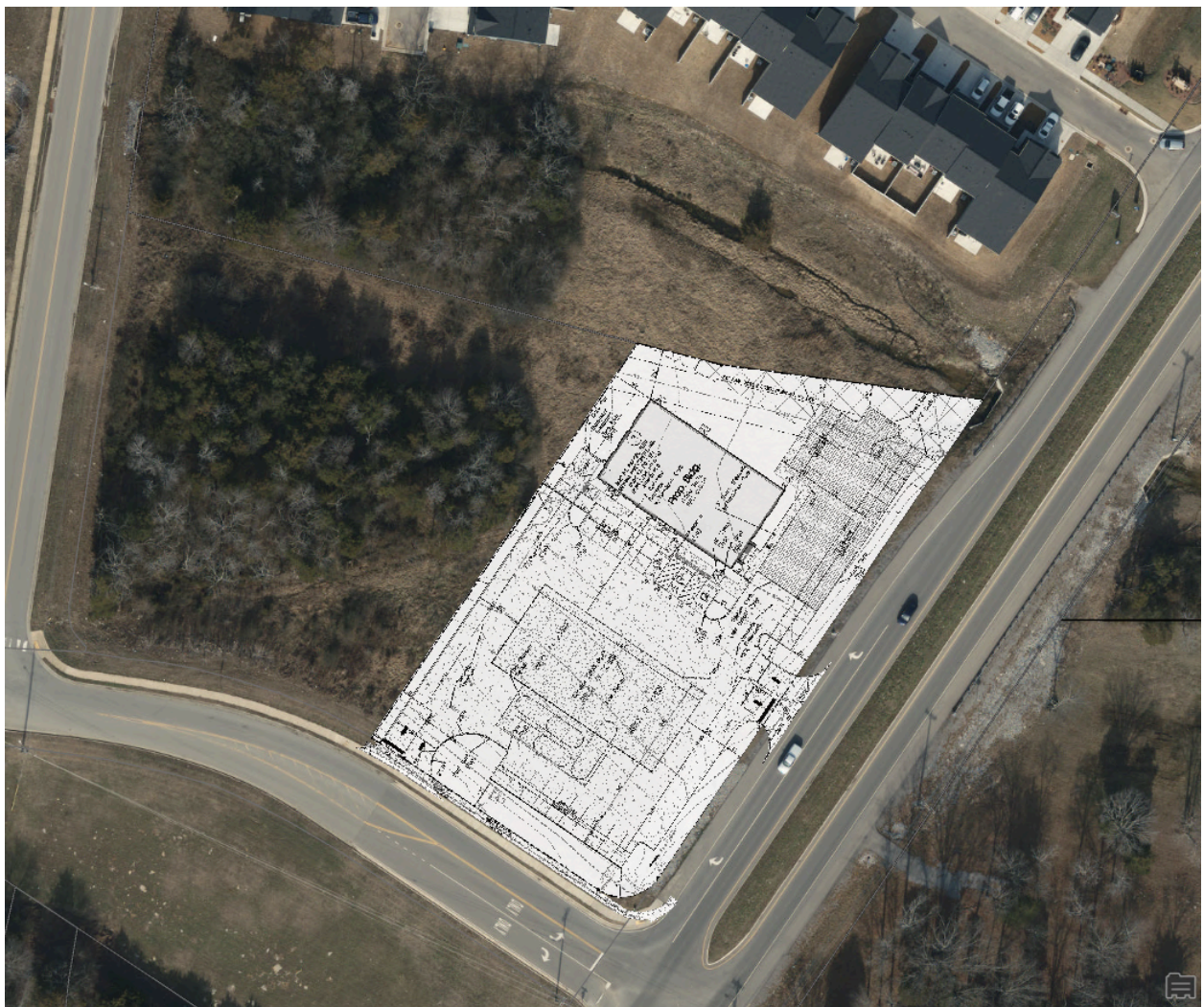
Site Plan

Location: 260 Big Son Lane	Applicant: Smyrna Investment Inc.
Tax Map/Parcel: 33/71.00	Property Owner(s): Smyrna Investment Inc.
Zoning: PUD with ESO	Use Classification: Convenience Store with Fuel

Proposal

A. Location Analysis

The Cedar Creek PUD subdivision, located on the corner of Enon Springs Road West and Big Son Lane, is proposing the development of a convenience store with a fuel station. This PUD was rezoned in 2019 and amended in 2022 with the allowed use of townhomes and convenience store with a fuel station (on Lot 3 only) with C-4 uses, Government Administrative Services and day care center on the two commercial lots fronting Big Son Lane. If approved and developed, Lot 2, which is owned by the Town, would be the only remaining undeveloped commercial tract within this PUD. The proposed convenience store is to be 5,000 square feet and have 6 fuel pumps.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.75 Acres
Square Footage of Open Space/Landscaping	3,279 SF	3,279 SF
Total Parking	50 Spaces	50 Spaces
Handicapped Parking Space(s)	2 Spaces	3 Spaces

B. Landscaping

Landscape plan shows a Type C landscape buffer along the northern property line abutting the townhomes. Streetscaping is shown along the roadways with shrubbery between the trees. In addition, landscaping is shown in landscaped islands throughout the site and at the base of the convenience store.

C. Design Review

Architectural elevations show the building to be finished with a mixture of all primary materials of brick, glass/glazing and stone. All four wall elevations are shown to have at least 75% primary materials to meet Design Review. In addition the building will need to meet all requirements set forth by the Enon Springs Overlay.

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 permit.
3. A grading permit fee will be required.
4. Signs will require a separate permit and shall meet ESO requirements.
5. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial. Adequate right-of-way exists for this road.
6. The required minimum fire flow is 1,500 GPM at 20 PSI residual.
7. Parking and grading is shown within the 60' stream buffer. This will be reviewed as a part of the grading permit submittal and may be required to be moved to another location on site.
8. Truncated domes within sidewalks are required to meet the requirements of the Americans with Disabilities Act shall be brick pavers that are brick red in color.

Staff Comments:

1. Complete a water customer load sheet.
2. Add water/sewer details.
3. Show the dimensions of the building and the canopy on the plans.
4. The ESO requires the building entrance to face Enon Springs Road, West, as it is the primary street.
5. Per the ESO, provide a minimum of 24" base on the building utilizing a different material or color. This should be on all four sides of the building.
6. The ESO requires a minimum of 50% of the facade as window or void area. The front of the building as shown is 31.67%.
7. The site is required to be at least 20% pervious in the ESO, not 15%. It appears that this requirement is met, but please revise the cover sheet to reflect this.
8. How large are the proposed dumpsters? Depending on the size, an 8' high dumpster enclosure wall may not be 2' taller than the dumpster as required.
9. Screen any electric transformers, utility pads, water meters, gas meters, electric meters, and ground-mounted air conditioning or mechanical units. Screening may be achieved with vegetation, fencing or walls.
10. Submit a traffic study in compliance with Section 3.200 of the Zoning Ordinance.

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

Gambill Lane Townhomes

Site Plan

Location: NE Corner of Enon Springs Road, West and Gambill Lane	Applicant: Huddleston-Steele Eng.
Tax Map/Part of Parcel: 33/91.00	Property Owner(s): Hollingshead Land, LLC
Zoning: PRD with ESO	Use Classification: Townhomes

Proposal

A. Location Analysis

Hollingshead Land, LLC is proposing to develop 36 townhomes near the intersection of Enon Springs Road, West and Gambill Lane. This portion of Parcel 91.00 was rezoned to PRD in September 2024 for the proposed use of townhomes. Three ingress and egress points are proposed with two on Gambill Lane and one on Enon Springs Road, West. Surrounding zoning consists of a mixture of R-1 (Hendren Cemetery and a 7.18 acre single family tract to the north), R-3 and C-2.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.70 Acres
Square Footage of Open Space/Landscaping	3,054 SF	4,500 SF
Total Parking	162 Spaces	168 Spaces
Handicapped Parking Space(s)	N/A	1 Space

B. Landscaping

Landscape plan shows a Type A landscape buffer and a 6 foot tall vinyl privacy fence along the northern and eastern property line along the single family zoned properties, including the cemetery, without the fence. Additional streetscaping is shown along both road frontages as well as spread throughout the private roadways within the development.

C. Design Review

Architectural elevations show the townhomes to have a mixture of brick and fiber cement board siding. The front of the units will be primarily brick with accents of fiber cement board on some of the units, however all units surrounding the garage will be brick. Side elevations will be comprised mainly of brick with the gabled windows on the second floor having a visible siding of fiber cement board. The rear of the units are to have the first floor entirely brick and the second floor gabled windows to have fiber cement board. As presented, the elevations match 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 permit.
3. A grading permit fee will be required.
4. Signs will require a separate permit and shall comply with the ESO.
5. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial and Gambill Lane as a collector. Adequate right-of-way exists along Enon Springs Road, West, but right-of-way dedication would be required along Gambill Lane.
6. The required minimum fire flow is 1,500 GPM at 20 PSI residual.
7. Any retaining wall over 4' tall will require a building permit.

Staff Comments:

1. A subdivision plat separating the commercial lot from the townhome lot as well as dedicating any public easements will be required to be recorded prior to issuance of building permits.
2. Include new water gang vault detail. This will be on the Utilities Department website for access.
3. Submit E911 approval for the proposed road names.
4. Extend the sidewalk out to the paved shoulder on Bovington Drive.
5. Decorative pedestrian scale lighting shall be located along all streets to match fixture style of the lighting utilized by the Town in the Central Depot District. Show the proposed lighting fixture locations on the landscape plan to prevent conflicts with landscaping.
6. Screen any electric transformers, utility pads, water meters, gas meters, electric meters, and ground-mounted air conditioning or mechanical units. Screening may be achieved with vegetation, fencing or walls.
7. The handicap parking space should have van accessible dimensions of 8' wide with an 8' hatched area or 11' wide with a 5' hatched area.

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

Grand Wash & Gas Station

Site Plan

Location: NW Corner of Nissan Dr. & Sam Davis Rd.	Applicant: Car Wash Pro Designers
Tax Map/Parcel: 27/6.08	Property Owner(s): Riverstone Investments LLC
Zoning: C-2	Use Classification: Car Wash, Convenience Store with Fuel & Retail Center

Proposal

A. Location Analysis

Grand Wash is proposing a second car wash on a commercial parcel on the northwest corner of the intersection at Nissan Drive and Sam Davis Road. In addition to the car wash would be a convenience store with a fuel station and retail center. Access to the site would be provided via both road frontages with the access on Nissan Drive having a deceleration lane to enter the site as well as two exit lanes. Sam Davis Road would have a single entrance with two exit lanes. The car wash use on this site was approved for special exception within a C-2 zone by the Board of Zoning Appeals during the September 2024 meeting. The typical car wash would have adequate stacking for 24 vehicles with a secondary smaller “truck wash” attached to service oversized vehicles, not semi-trucks.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2.28 Acres

Square Footage of Open Space/Landscaping	9,922 SF	0.92 Acres
Total Parking	98 Spaces	114 Spaces
Handicapped Parking Space(s)	3 Spaces	5 Spaces

B. Landscaping

Landscape plan shows a bolster Type C landscape buffer along the property lines adjoining the remaining Sam Davis Property, which is zoned R-1. Due to the existing vegetation on the site, the applicant is required, per the Design Review Manual, to replace trees above 18" caliper of a similar species in as close of a location to the original. Additional street trees are shown fronting Nissan Drive and Sam Davis Road with shrubbery offset lining the parking areas. Further shrubbery is shown within landscaped islands throughout the site.

C. Design Review

Architectural elevations show the car wash on all four sides to have a mixture of various materials including brick, stone, glass/glazing, EIFS and fiber cement board. All elevations, with exception of the south elevation, meet the minimum 75% primary material requirement, per the Design Review Manual. The convenience store and retail center would have similar materials as the car wash, and all sides are to be finished with a minimum of 75% 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 permit.
3. A grading permit fee will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Nissan Drive as a principal arterial and Sam Davis Road as a collector. Adequate right-of-way exists for these two streets.
6. The required minimum fire flow is 2,000 GPM at 20 PSI for the gas station and car wash, and 2,250 GPM at 20 PSI for the retail building.

Staff Comments:

1. Resubmit the auto-turn. Contact James Lawrence with the Town of Smyrna Fire Department.
2. Show a fire hydrant within 400 feet of the buildings on the west side of Nissan Drive. The proposed new hydrant will be required to be installed on the west side of Nissan Drive.
3. Based on 114 total parking spaces provided, there should be a minimum of 5 handicapped parking spaces spread across the development. Only 3 are shown.
4. Provide an explanation for the "Proposed 5' Easement" along Nissan Drive on Sheet C4.0 on the plans.
5. The south elevation for the car wash must meet the 75% minimum primary material requirement per the Design Review Manual. Provide material percentages for the entire building for each building.
6. Submit the required water load requirement for water meter sizing.
7. Add additional shrubs within the landscape buffer along the northern property line in the two areas where no shrubs are shown, only trees.

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

Villagewood

Site Plan

Location: Country Village Drive and Wildwood Dr.	Applicant: Huddleston Steele Eng.
Tax Map/Parcel: 33/77.00	Property Owner(s): Scott Butler
Zoning: PRD	Use Classification: Multi-Family Residential

Proposal

A. Location Analysis

Villagewood is a multi-family residential development previously approved for PRD zoning by the Town Council in October 2006. Proposed development consists of 75 units spread across 13.63 acres. There are several topographical features on this property which resemble sinkholes and are being developed around. Two access points are shown for this development; one on Country Village Drive and one on Wildwood Drive.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2.67 acres
Square Footage of Open Space/Landscaping	11,667 SF	3.35 acres
Total Parking	150 spaces	234 spaces
Handicapped Parking Space(s)	N/A	

B. Landscaping

Landscape plan shows a Type A landscape buffer along the property lines bordering the single family properties. In locations where the buffer is not shown, the applicant is preserving the existing vegetation. Shrubs are shown in front of each unit as well as trees planted within landscape islands throughout the parking lot.

C. Design Review

Architectural elevations show the front elevation to be built utilizing a minimum of 60% brick/stone mixture with the sides and rear to be hardie-board. Elevations within the approved PRD required vinyl siding; in lieu of vinyl, the applicant is proposing to substitute the fiber cement board for vinyl.

Standard Comments:

1. Signs will require a separate permit.
2. The Major Thoroughfare Plan designates Country Village Drive as a collector. Adequate right-of-way exists for this street.

Staff Comments:

1. The Fire Department must be able to reach within 150' of all portions of the buildings. Contact James Lawrence with the Town of Smyrna Fire Department.
2. Please show the required landscaping square footage and the provided landscaping square footage consistent on the site plan page and landscape plan page. Which version is correct?

Staff Recommendation: Staff recommends approval with above listed comments.

Wawa
Site Plan

Location: 170 Sam Ridley Parkway, West	Applicant: Kimley-Horn
Tax Map/Part of Parcel: 18/10.01	Property Owner(s): Sewart's Landing Partners LP
Zoning: PUD	Use Classification: Convenience Store with Fuel

Proposal

A. Location Analysis

Wawa is proposing to locate a gas station within the Sewart's Landing PUD on the corner of Sam Ridley Parkway, West and Motlow College Boulevard across from the YMCA. This development would be the first within this PUD. A future roadway connecting additional parcels within Sewart's Landing would provide the only ingress and egress point to this development. The convenience store is to be 6,374 square feet with 16 fuel pumps.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.38 Acres
Square Footage of Open Space/Landscaping	6,000 SF	0.53 Acres
Total Parking	64 Spaces	77 Spaces
Handicapped Parking Space(s)	4 Spaces	3 Spaces

B. Landscaping

Landscape plan shows street trees along Sam Ridley Parkway, West and the future roadway through Sewart's Landing. Additional trees and shrubbery are shown within landscape islands within the development around the building. As shown, the landscape plan does not meet Design Review requirements.

C. Design Review

Architectural elevations show the building to have a mixture of brick, glass/glazing, composite siding, EIFS and tile. Due to the location of the building and roadways, all four wall elevations will be required to meet the 75% primary material minimum requirement. As presented, none of the elevations will meet Design Review requirements and will need to be revised.

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 permit.
3. A new grading permit and fee will be required. The currently issued grading permit for this site will not be valid.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial and Motlow College Boulevard as a collector. Adequate right-of-way exists for these two streets.
6. The required minimum fire flow is 2,250 GPM at 20 PSI residual.
7. The approved plat will need to be recorded prior to issuance of building permits.
8. Existing utilities shown have not yet been installed.

Staff Comments:

1. A backflow preventer is not required on the irrigation line.
2. Add an additional street tree along Pilot Place and on Sam Ridley Parkway, West to meet Design Review requirements.
3. The street trees shown along Sam Ridley Parkway, West do not meet Design Review requirements with regards to the size or species. Please revise.
4. Add foundation plantings on all four sides of the building per Design Review requirements.
5. This building will be required to be 75% primary materials on all four elevations per the requirements of the Design Review Manual. Please revise the elevations to meet Design Review showing the percentages on each elevation as well as for the entire building.
6. Remove EIFS from the dumpster enclosure. Use the same brick as shown on the building.
7. Based on the number of parking spaces shown, a minimum of 4 handicapped parking spaces are required.

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

Memorandum

To: Smyrna Municipal Planning Commission
From: Planning Staff
Cc: Town Council
Date: 11/01/2024
RE: Amendment to the Zoning Ordinance: Article IV, Section 4.070

Attached are proposed amendments to the Zoning Ordinance Article IV, Section 4.070 Planned Development Regulations. These are the ordinance amendments to implement the various proposals discussed by the Town Council and Planning Commission over the last several months regarding PRD design standards. The amendments would renumber the current Section 4.076 Administrative Procedure to 4.077, amend Section 4.073 to implement the proposed new lot size square footage minimums, and add a new Section 4.076 Additional Requirements for Planned Developments with 25 or More Residential Lots to implement the other discussed items.

The entirety of Section 4.070 is attached, with the proposed amendments highlighted in yellow.

4.070 Planned Development Regulations.

The purpose and intent of this section is to encourage the total planning of tracts of land consistent with the long-range general comprehensive plan of the Town, encourage innovations in design and the application of sound design principles, provide a framework within which an effective relationship of different land uses and activities can be planned on a total basis, provide a harmonious relationship with surrounding development, minimizing such influences as land use incompatibilities, heavy traffic and congestion, and excessive demands on planned and existing public facilities, and provide a means of developing areas of physiographic or other physical features to enhance natural beauty and other attributes. This section shall only be used for planned developments upon determination by the Planning Commission and Town Council that the proposed development is in harmony with the purpose and intent as stipulated.

4.071 General provisions.

The following general provisions apply to all planned developments.

- A. Ownership and Division of Land: No tract of land may be considered for or approved as a planned development unless such tract is under single ownership. The holder of a written option to purchase, any governmental agency, or a redeveloper under contract shall be considered landowners for purposes of this section. Unless otherwise provided as a condition of approval of a planned unit development, the landowner of an adopted planned unit development may divide and transfer parts of such development. The transferee shall complete each such unit, and use and maintain it in strict conformance with the adopted final master development plan.

- B. Relationship to Subdivision Regulations: The uniqueness of each proposal for a planned development may require that there be modification from the specifications established in the subdivision regulations adopted by the Smyrna Municipal Planning Commission. Modifications may be incorporated only with the approval of the Planning Commission.

- C. Common Open Space and/or Dedicated Cross-Easements:
 - 1. In all planned developments there shall be a dedication of land for common open space and dedicated cross-easements for utilities.
 - 2. The location, shape, site, and character of the common open space shall be reviewed in detail.
 - 3. Common open space must be used for amenity or recreational purposes. The uses authorized for the common open space must be appropriate to the scale and character of the planned development considering its size, density, expected population, topography, and the number and type of dwellings or structures to be provided.

4. Common open space must be suitably improved for its intended uses but common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures, and improvements which are permitted in the common space must be appropriate to the uses which are authorized for the common open space and must conserve and enhance the amenities of the common open space with regard to its topography and unimproved condition.
5. The use and improvements of common open space must be planned in relation to any existing or proposed public or semi-public open space which adjoins or which is within close proximity to the perimeter of the planned development.
6. All land shown on the approved planned development as common open space, when not retained by the developer, must be conveyed under one of the following options:
 - (a) It may be conveyed to a public agency, which will agree to maintain the common open space and any building, structures, or improvements, which have been placed on it.
 - (b) It may be conveyed to a trustee(s) provided in a deed of record which establishes an association of similar organization for the maintenance of the planned development. The common open space may be conveyed to the trustees subject to the approval of the Planning Commission and Town Council which will result in the restriction of the common open space to the uses specified on the approved planned development, and which will provide for the maintenance of the common open space in a manner which assures its intended purpose.
7. No common open space may be put to any use not specified in the final development plan unless the approved planned development has been amended to permit that use. However, no change of use authorized may be considered as a waiver of enforcement.
8. The developer or any organization established for the ownership and maintenance of any common open space shall not dispose of any common open space by sale or otherwise (except to an organization established to own and maintain the common open space) without first offering to dedicate the same to the Town. Said dedication must be accepted by the Smyrna Town Council.
9. In the event that the developer or the organization established to own and maintain common open space, or any successor organization, shall at any time after the establishment of the planned development fail to maintain the common open space in reasonable order and condition in accordance with the adopted master development plan, the Building Official may serve written notice upon such organization and/or the owners or residents of the planned development. If deficiencies or maintenance are not corrected after thirty (30) days, the Building

Official shall call upon any public or private agency to maintain the common open space. The cost of such maintenance by such agency shall be assessed proportionally against the properties within the planned development that have a right of enjoyment of the common open space, and shall become a lien on said properties.

10. The common open space of any planned development that contains any residential units shall conform with the following minimum standards:
 - a. A minimum of 15% of the gross acreage of the site shall be set aside as common open space. This space may be unimproved and passive in nature and could include steep slopes, floodplains, other natural features, or stormwater management areas.
 - b. A minimum of 30% of the gross acreage set aside as common open space must be suitably improved to be usable by the residents in the area. These improvements could be swimming pools, courts or fields for various sports, walking trails, playgrounds, pavilions, level open fields, or other amenities that are appropriate for the proposed development. The proposed amenities shall be reviewed in detail as a part of the planned development submittal. Sufficient information to include drawings, plans, pictures, or other data shall be included with the submittal package for review.
 - c. A concrete slab with a roof shall be installed for use as a bus stop for the residents within the development. This bus stop shall be situated so as to allow for the transfer of passengers without entering into the development. The minimum size of this bus stop shall be two hundred (200) square feet. The requirement of the installation of bus stops may be waived if public right-of-ways are extended through the development, or if the development is restricted to senior living.

D. Waiver of Board of Zoning Appeals Action

No action of the Board of Zoning Appeals shall be required in the approval of a planned development including those activities or uses which would otherwise require special use permits as provided by this ordinance.

E. Phasing of Development

1. Within 12 months from and after the effective date of the ordinance approving the planned development, a building permit shall be required to be pulled. In the event that a building permit has not been pulled, the Planning Commission shall review the zoning of the planned development and may recommend to the Town Council that action be taken to zone the land back to the zoning classification placed upon the land prior to the adoption of the ordinance approving the planned development.

2. The Planning Commission may permit the development to progress in phases and sections, provided, each phase or section of the development is so planned and so related to existing surroundings and available facilities and services that failure to proceed to subsequent stages will not have an adverse impact on the initial phases or sections of the planned development or its surroundings.

F. Annexation

An application for planned development approval may be made simultaneous with a request for annexation.

4.072 Types of Planned Developments.

Planned developments shall consist of four (4) types. These are as follows:

A. PRD – Planned Residential District

Any planned development for a land use, uses, or combination of uses permitted by right or by special exception in the R-1, R-2, R-3, R-4, R-5, and R-6 districts as indicated in Article V of this Ordinance shall be classified as and shown on the official zoning map as a PRD, Planned Residential District.

B. PCD – Planned Commercial District

Any planned development for a land use, uses, or a combination of uses permitted by right or by special exception in the C-1, C-2, C-3, C-4, or P-O districts as indicated in Article V of this Ordinance shall be classified as and shown on the official zoning map as a PCD, Planned Commercial District.

C. PID – Planned Industrial District

Any planned development for a land use, uses, or a combination of uses permitted by right or by special exception in the I-1, I-2, and I-3 districts as indicated in Article V of this Ordinance shall be classified as and shown on the official zoning map as a PID, Planned Industrial District.

D. PUD – Planned Unit District

Any planned development consisting of a combination of uses permitted by right or by special exception in a combination of the zoning districts in Article V of this Ordinance shall be classified as and shown on the official zoning map as a PUD, Planned Unit District.

4.073 Minimum lot area and frontage requirements within a planned development.

1. No minimum lot size or yards shall be required within a planned development. Every dwelling unit or other permitted use in the planned development shall have access to a public road or street either directly or via an approved private road, pedestrian way, court, or other area dedicated to public use or reserved for private use, or common

element guaranteeing access. Permitted uses are not required to front on a public dedicated road or street.

2. Notwithstanding the above, within a planned development with single-family dwellings consisting of twenty-five (25) or more residential dwellings, there shall be a minimum of three lot size tiers that encompass a percentage of the entire lots within the development which consist of the following:

Tier	Lot Size Minimum	Percentage of Lots within the Development
Small	7,000	Maximum 40%
Medium	9,000	Maximum 30%
Large	11,000	Minimum 30%

A minimum of 2,000 square feet in lot size minimums is required between tiers.

- A. Townhomes may be proposed as part of a planned development, but shall not exceed 50% of the lots within the small tier and shall count towards the 40% lot maximum.

3. When adjoining an existing R-1 (Low-Density Residential) zoned property within the Town of Smyrna or a property zoned RM (Medium-Density Residential) in Rutherford County, the lot size of the properties within the planned development abutting the aforementioned zoned lots are required to be a minimum 11,000 square feet. When the planned development adjoins any other single family residentially zoned property, the lot size of the properties within the planned development abutting such property are required to have a minimum lot size of 75% of the required minimum lot size required by the abutting zoning district. In the event two different zoning lots are adjacent, the larger minimum shall take precedence. This regulation shall still apply in the event a landscape or fence buffer is provided between the planned development lots and the adjoining property.

4.074 Other Developmental Requirements.

1. No zero side yard shall be adjacent to any public or private right-of-way, nor shall it be adjacent to any parcel of land not being approved by the Planning Commission and Town Council for a planned development.
2. No portion of a dwelling or architectural features of a structure shall project over any property line.

3. Where the same interior property line is utilized for the zero side yard construction of any dividing structure, such dividing structure shall consist of double walls separated by a minimum air space of two (2) inches.
4. Where the same interior property line is utilized for the construction of any zero side yard structure, all the provisions of the Building Code adopted by the Town of Smyrna shall be met, and all such fire walls shall have a rating as required by the State Fire Marshall's Office.
5. All residential structures must contain a firewall between the various dwelling units, extending from the footing to the underside of the roof deck without openings which would permit the spread of fire. Such wall shall not have less than two hours fire rating. The firewall must be bisected by a line dividing each dwelling unit so that one-half of the firewall is on each parcel.

4.075 Building Spacing.

- A. Minimum Building Spacing: Space between buildings shall comply with the fire code adopted by the Town Council.
- B. Minimum Distance to Side and Rear Property Line: The minimum distance between the building and the side and/or rear property shall comply with the fire code adopted by the Town Council.
- C. Perimeter requirements. If topographical or other barriers do not provide adequate privacy for existing uses adjacent to the planned development, the Planning Commission may impose either of the following requirements:
 1. Structures located on the perimeter of the planned development must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses, if applicable.
 2. Structures located on the perimeter of the planned development must be permanently screened in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses. Such screening should be suitably landscaped with grass and/or ground cover, shrubs and trees. (See definition of buffer strip).
- D. Additional requirements. If a side setback is requested in any planned development that is less than 10 (ten) feet, the construction materials required for the sides of any structure subject to that building setback shall be brick, stone, concrete siding, or other nonflammable masonry material. HVAC units for parcels subject to a side setback of less than 10 (ten) feet shall be located in the rear of the building or on the roof, if applicable.

4.076 Additional Requirements for Planned Developments With 25 or More Residential Lots.

1. Exterior Façade

A. A minimum of 12 unique exterior elevations shall be submitted with the pattern book for the rezoning request for a planned development.

B. Street Facing Facades

i. A minimum of 2 materials consisting of brick, stone or fiber cement siding shall be used for any street facing façade.

ii. The aforementioned two material requirement for street facing facades shall not be applicable if the entire street facing façade is brick.

iii. Architectural details shall be incorporated on all street facing facades including, but not limited to: shutters, windows, wrap around porch, bay windows, arches, dormers.

C. Non-Street Facing Facades

i. The entire façade, excluding architectural details, of any non-street facing elevation may be one material of brick, stone, or fiber cement siding.

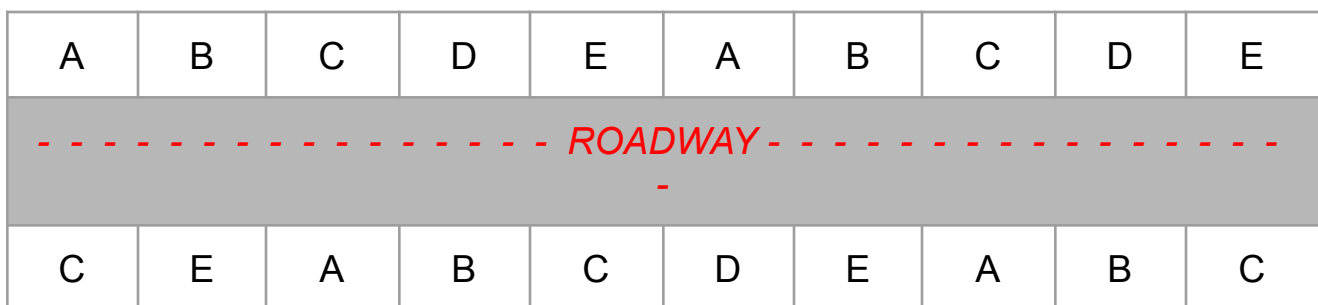
ii. Any material not listed above may be used on non-street facing façades, but may not exceed ten (10) percent of the entire building façade.

D. Foundation

i. There shall be no exposed concrete block or concrete slab upon completion of the dwelling. This shall be concealed using brick or stone on all facades.

2. Repeating Front Façade

A. There shall be a minimum two (2) lot gap between identical elevations. No building elevation may be repeated across from, adjacent to, or diagonal to another identical elevation.



A, B, C, D, E each represent a different elevation and the layout along a roadway to maintain the two (2) lot gap distance between identical elevations.

B. Provide a variation in roof orientation, ridge lines, eave heights and garage details between each lot when possible.

C. Building façade, colors and design elements should vary between each lot with a variation of massing and architectural details on each block.

3. Dwelling Orientation

Any dwelling on a lot with multiple road frontages shall face the roadway with a higher classification as established on the adopted Major Thoroughfare Plan. In the event multiple roadways have the same classification, the dwelling shall face the more prominent roadway.

4. Setbacks

A. Front Setback

- i. Public Road: The garage shall be setback a minimum of thirty-five (35) feet from the public right-of-way.
- ii. Private Road: The garage shall be setback a minimum of thirty-eight (38) feet from the edge of pavement or the back of the sidewalk, as applicable, on the roadway.
- iii. Architectural features (wrap around porches, bay windows, etc.) may extend into the secondary front setback of a corner lot, meaning the street on which the house does not face.

B. Side Setback

- i. A maximum of forty (40) percent of lots within the development may have seven and a half (7.5) feet side setbacks.
- ii. Lots not having side setbacks of seven and a half (7.5) feet shall have side setbacks of at least ten (10) feet.
- iii. If a side entry garage is utilized for a single-family dwelling on non-corner lots, side setbacks may be reduced to a minimum of five (5) feet on the side lot line opposite of the garage entry with a minimum of ten (10) feet on the opposite side. A minimum of fifteen (15) feet must be maintained between dwellings.
- iv. Dwellings with side entry garages with a reduced side setback shall not count towards the forty (40) percent maximum of lots at or under seven and a half (7.5) feet setbacks within the development.

5. Garages

A. Corner lots are required to have side entry garages.

B. Area

- i. Garages that face a street shall not exceed 40% of the façade square footage for two story dwellings.
- ii. The area restriction shall not be applicable to single story dwellings, side entry garage dwellings, nor rear or alley loaded garage dwellings.

C. Design Variation

- i. Garage doors for all street facing garages must incorporate windows. In addition, a minimum of two other design variations shall be required from the following list:
 - (a) Garage recessed a minimum of five (5) feet from the front façade
 - (b) Wall lighting and/or gooseneck lighting
 - (c) Gabled roofline above the garage
 - (d) Decorative trim around the garage door
 - (e) Multiple garage doors in lieu of a single door

(f) Awning above the garage door

(g) Window placed above the garage either on the façade or on the roof

(h) Decorative garage door (hardware, shape, color)

4.0776 Administrative procedure.

A. Application for Planned Development Approval

The application shall be accompanied by a nonrefundable fee established from time to time by the Town Council and shall include the following:

1. For all planned residential developments:

- (a) A map showing available utilities, easements, roadways, rail lines, and public rights-of-way crossing and adjacent to the subject property.
- (b) A graphic rendering of the existing conditions and/or aerial photographs showing the existing conditions and depicting all significant natural topographical and physical features of the subject property; location and extent of water courses, wetlands, floodways, and floodplains on the property; existing drainage patterns; location and extent of tree cover; and community greenways and pedestrian ways in proximity to the subject property.
- (c) A site plan, aerial photograph, or combination thereof depicting the subject and adjoining properties including the location of structures on site and within two hundred (200) feet of the subject property and the identification of the use thereof.
- (d) A drawing defining the general location and maximum number of lots, parcels, or sites proposed to be developed or occupied by buildings in the planned development; the general location and maximum amount of area to be developed for parking; the general location and maximum amount of area to be devoted to open space and to be conveyed, dedicated, or reserved for parks, playgrounds, recreation uses, public buildings, and other common use areas; the approximate location of points of ingress and egress and access streets; the approximate location of pedestrian, bicycle and vehicular ways or the restrictions pertaining thereto; the location of proposed utility extensions; the location of proposed stormwater facilities; proposed architectural designs; a circulation diagram and/or road layout; and the extent of proposed landscaping, planting, screening, or fencing.

- (e) A tabulation of the maximum number of dwelling units proposed by type of dwelling as defined in Article II of this Ordinance.
 - (f) A tabulation of the maximum floor area proposed to be constructed.
 - (g) A written statement generally describing the relationship of the proposed planned development to the current policies and plans of the Town and how the proposed planned development is to be designed, arranged, and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of this Ordinance.
 - (h) If the planned development is proposed to be constructed in stages or units during a period extending beyond a single construction season a development schedule indicating:
 - (1) The approximate date when construction of the project can be expected to begin;
 - (2) The order in which the phases of the project will be built;
 - (3) The minimum area and the approximate location of common space and public improvements that will be required at each stage;
 - (4) A breakdown by phase for subsections (e) and (f) above.
 - (i) Proposed means of assuring the continued maintenance of common open space or other common elements and governing the use and continued protection of the planned development.
 - (j) A statement setting forth in detail either (1) the exceptions which are required from the zoning and subdivision regulations otherwise applicable to the property to permit the development of the proposed planned development or (2) the bulk, use, and/or other regulations under which the planned development is proposed.
 - (k) The location and proposed improvements of any street depicted on the Major Thoroughfare Plan.
 - (l) The planning staff, Planning Commission, or Town Council may require additional information to be submitted which may be necessary to make a determination regarding the application for a planned development.
2. For all planned commercial, planned industrial and planned unit developments.
- (a) A map showing available utilities, easements, roadways, rail lines, and public rights-of-way crossing and adjacent to the subject property.

- (b) A graphic rendering of the existing conditions and/or aerial photographs showing the existing conditions and depicting all significant natural topographical and physical features of the subject property; location and extent of water courses, wetlands, floodways, and floodplains on the property; existing drainage patterns; location and extent of tree cover; and community greenways and pedestrian ways in proximity to the subject property.
- (c) A site plan, aerial photograph, or combination thereof depicting the subject and adjoining properties including the location of structures on site and within two hundred (200) feet of the subject property and the identification of the use thereof.
- (d) A drawing defining the general location and maximum number of lots, parcels, or sites proposed to be developed or occupied by buildings in the planned development; the general location and maximum amount of area to be developed for parking, including provisions of spaces for loading; the general location and maximum amount of area to be devoted to open space and to be conveyed, dedicated, or reserved for parks, playgrounds, recreation uses, public buildings, and other common use areas; the approximate location of points of ingress and egress and access streets; the approximate location of pedestrian, bicycle and vehicular ways or the restrictions pertaining thereto; the location of proposed utility extensions; the location of proposed stormwater facilities; proposed architectural designs; a circulation diagram and/or road layout; and the extent of proposed landscaping, planting, screening, or fencing.
- (e) A tabulation of the maximum number of dwelling units proposed by type of dwelling as defined in Article II of this Ordinance.
- (f) A tabulation setting forth:
 - (1) Maximum total square feet of building floor area proposed for commercial uses and industrial uses, by general type of use.
 - (2) Maximum total land area, expressed in acres and as a percent of the total development area, proposed to be devoted to commercial and/or industrial uses; minimum public and private open space; streets and off-street parking and loading areas.
 - (3) A tabulation of the maximum floor area to be constructed.

- (g) A written statement generally describing the relationship of the proposed planned development to the current policies and plans of the Town and how the proposed planned development is to be designed, arranged, and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of this Ordinance.
- (h) If the planned development is proposed to be constructed in stages or units during a period extending beyond a single construction season a development schedule indicating:
 - (1) The approximate date when construction of the project can be expected to begin;
 - (2) The order in which the phases of the project will be built;
 - (3) The minimum area and the approximate location of common space and public improvements that will be required at each stage;
 - (4) A breakdown by phase for subsections (e) and (f) above.
- (i) Proposed means of assuring the continued maintenance of common open space or other common elements and governing the use and continued protection of the planned development.
- (j) A statement setting forth in detail either (1) the exceptions which are required from the zoning and subdivision regulations otherwise applicable to the property to permit the development of the proposed planned development or (2) the bulk, use, and/or other regulations under which the planned development is proposed.
- (k) The location and proposed improvements of any street depicted on the Major Thoroughfare Plan.
- (l) The planning staff, Planning Commission, or Town Council may require additional information to be submitted which may be necessary to make a determination regarding the application for a planned development.

B. Staff Review of Application

Upon receipt of an application for planned development approval, the planning staff shall review the application for completion. In the event the planning staff determines the application is incomplete, the planning staff shall notify the applicant of elements necessary to complete the application. When the application is complete, the planning staff shall prepare a written response recommending appropriate changes, additions, and deletions and identifying any special concerns with respect to the proposed planned development.

C. Planning Commission Review of Application

Not more than thirty (30) days after a complete application for planned development approval has been filed, staff shall forward the application to the Planning Commission for review along with the staff's written response. During this review, the Planning Commission members may suggest changes to the proposed development plan. Within thirty (30) days of the date of the Planning Commission meeting at which the planned development is first considered, the Planning Commission shall make a recommendation to the Town Council for approval, disapproval, or approval subject to special conditions.

If the Planning Commission fails to make a recommendation within the thirty- (30) day period, it shall be deemed to have recommended approval of the planned development.

D. Town Council Review of Application

The Town Council shall proceed with a planned development application as an amendment to the Zoning Map detailed in Section 7.090 of this Ordinance. The Town Council shall approve, disapprove, or approve subject to special conditions the planned development application. The Town Council may condition approval upon conditions in addition or in substitution to those placed by the Planning Commission.

Approval by the Town Council shall constitute a change of the zoning map and shall authorize the applicant to proceed with the filing of applications for site plans, subdivision plats, building permits, and any other permits ordinarily required for development. These applications shall be reviewed by staff and by the Planning Commission as established in the Zoning Ordinance and Subdivision Regulations.

E. Minor Deviations

When filing subsequent applications for required approvals, the applicant must identify any deviations from the approved planned development. Staff shall evaluate the deviations to determine whether they are substantial or minor in accordance with the following:

1. It provides for less density than the approved plan;
2. It provides greater open space by the elimination of or reduction in the size of the residential, commercial, or industrial buildings;

3. It modifies the orientation, location, siting, or height of buildings and structures if required by engineering or other circumstances not foreseen at the time the planned development was approved. No change authorized by this section can be greater than ten (10) percent of the approved planned development.

The evaluation shall be made within ten (10) working days. If staff finds the application deviates substantially from the approved application, the applicant shall apply for an amendment of the planned development as provided in this section.

F. Amendments

A planned development may be amended in accordance with the procedure which governs its approval as provided in this section.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/16/2016	Buckingham Place Section I, Phase II / CB Development, LLC	11/16/2024	Southern Bank of Tennessee	\$10,000

Bond is for: Roads, Sewer, Stormwater

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

Public Works Department Comments:

1. All P.U.D.E. and drainage ditches need to be put on grade per plan
2. Storm pipe at lot 1 beside Lee Rd. into detention pond is full of sediment.
3. Headwall behind lot 33 is full of sediment.
4. Remove 2 ft. piece of sidewalk at Freemark and Covent.
5. All signage must meet MUTCD requirements.
6. The headwall going into the detention pond needs to be cleaned out.
7. Large amounts of erosion from swales/ headwalls leading into pond at the end of Freemark.
8. Headwall leading into the pond from Hertfordshire Way needs to be dug out.
9. Area in front of the headwall leading out of the pond needs to be dug out.
10. The headwall behind lots 34 and 33 (6004 and 6006 Hertfordshire) needs to be dug out, area cleared, tree removed, and rock check dam removed.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 11/16. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/17/2022	Oak Meadows, Section 1 /JM Byrnes	11/17/2024	Southern Bank of Tennessee	\$37,800

Bond is for: Roads, Water, Sewer, Stormwater

Development is 92.9% built out. (26 out of 28 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. All P.U.D.E. and drainage ditches need to be put on grade per planned.
8. All signage must meet MUTCD specifications.
9. Resolve all issues with the detention pond behind lot 1 so that it drains within 72 hours. This pond will also need to be fully stabilized.

Utilities Department Comments:

1. MH-4 Casting needs to be recentered.

- MH-16, MH-25, MH-25, MH-17, Mh-18, MH-19, MH-20, MH-21, MH-22, MH-23 Has Mastic Seal either on the bench or in the trough that needs to be cleaned out. The excess mastic that has bulged out needs to be trimmed off so it does not fall into the
2. manhole.
Valve Closes to MH-20 in the Intersection of Napa Valley Needs the tracer wore
 3. raised to the casting.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

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

RECOMMENDATION:

Extend six months.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
2/17/2016	Woodcrest Subdivision, Section III / CB Development	11/18/2024	Southern Bank of Tennessee	\$10,000

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

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

Public Works Department Comments:

1. Stop signs must meet MUTCD requirements.

Utilities Department Comments:

1. Submit as built.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 11/18. Otherwise, extend three months.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/8/2014	Rooker's Bend Subdivision, Section I, Phase I / Elite Development Partnership	11/20/2024	Escrow	\$29,600

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

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

Public Works Department Comments:

1. Place final topping and striping.
2. Some areas need to be milled.
3. All P.U.D.E. and drainage ditches need to be put on grade per plan.
4. Road bore on Rookers Bend Dr. has buckled the binder.
5. Sidewalks not complete.
6. 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. Detention pond still acting as sediment basin for Phase 2.
13. The headwall behind lots 16 and 17 leading into the detention pond needs to be

14. Ensure all headwalls with water flowing out of them have a riprap apron underlain with geotextile fabric.
15. Submit stormwater as-builts including verification of the elevations in the detention pond.

Utilities Department Comments:

- NO CHANGES SINCE LAST REVIEW JULY 2015 no work orders to recheck have
1. been sent in.
 2. 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. to 198.5 ft. and debris @ 211.5 ft.
 3. Submit as builts.

DEVELOPER TIM JOHNSON'S COMMENTS:

Mr. Johnson recently passed away.

RECOMMENDATION:

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

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/29/2022	Gwynne Farms Offsite Improvements / Lennar Homes of Tennessee	11/25/2024	Regions Bank	\$56,700

Bond is for: Roads

Public Works Department Comments:

1. Sidewalks not complete.
2. Need to backfill around sidewalks.
3. Guard rails along Rock Springs Road need to be complete per TDOT specifications.
4. Back fill along Rock Springs Rd.

DEVELOPER DOUG YOUNG WITH LENNAR'S COMMENTS:

Sidewalks will be completed soon. Will work on the guard rails in conjunction with the Town's repair planned on the opposite side of the bridge.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/31/2021	Westover, Phase 1B / Westover Developers, LLC	11/30/2024	Escrow	\$10,000

Bond is for: Roads, Sewer, Stormwater

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

Public Works Department Comments:

1. All signage must meet MUTCD regulations.
2. Some catch basin grates are broken and need replaced.
3. All P.U.D.E. and drainage ditches need to be put on grade per plan.
4. Neighbor behind detention pond has water issue coming onto his property that needs to be addressed. Has complaints about excess water getting on his property from Westover.
5. Submit stormwater as-builts including verification of the elevations in the detention pond.

Utilities Department Comments:

1. Manhole B60-263 has majestic seal in the troth that needs to be removed.

- Manhole B60-261 has debris in the troth that needs to be removed.

DEVELOPER THOMAS STEFFEN'S COMMENTS:

We believe we are nearing completion of the punch list and would like to wrap everything up and have the bond released.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 11/30. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/2/2021	Blakeney Subdivision, Section 2, Phase 3 / Blakeney Partners, GP	12/2/2024	Wilson Bank & Trust	\$10,000

Bond is for: Sewer, Roads, Stormwater

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

Public Works Department Comments:

- Some manholes and water valve boxes need adjusting.
- All signage must meet MUTCD regulations.
- Sidewalks not complete. Sidewalks must go to end of phase line.
- All sidewalks and crosswalks must be ADA compliant.
- All P.U.D.E. and drainage ditches need to be put on grade per plan.
- Clean bottom of all catch basins.
- Between lots 222 and 223 there is a 4.5 foot retaining wall in a drainage easement that must be removed.
- Place striping.
- Submit stormwater as-builts including verification of the elevations in the detention pond.

Utilities Department Comments:

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

DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 12/2. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/4/2021	Blakeney Subdivision, Section 2, Phase 2 / Blakeney Partners, GP	12/2/2024	Wilson Bank & Trust	\$10,000

Bond is for: Roads, Sewer, Stormwater

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

Public Works Department Comments:

- All signage must meet MUTCD regulations.
- Sidewalks not complete. Sidewalks must go to end of phase line.
- All sidewalks and crosswalks must be ADA compliant.
- All P.U.D.E. and drainage ditches need to be put on grade per plan.
- Clean bottom of all catch basins. Several need adjusting before final topping.

- 6. Place striping.
- 7. Submit stormwater as-builts including verification of the elevations in the detention pond.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 12/2. Otherwise, extend three months.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/4/2021	Blakeney Subdivision, Section 2, Phase 1 / Blakeney Partners, GP	12/3/2024	Wilson Bank & Trust	\$10,000

Bond is for: Roads, Sewer, Stormwater

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

Public Works Department Comments:

- 1. Sidewalks not complete. All sidewalks must go to end of phase line.
- 2. All sidewalks and crosswalks must be ADA compliant.
- 3. All signage must meet MUTCD specifications.
- 4. Catch basin at corner of Caranna and Walsham needs repaired.
- 5. All P.U.D.E. and drainage ditches need to be put on grade per plan.
- 6. Stabilize parking easement area next to lot 295.
- 7. Place striping.
- 8. Submit stormwater as-builts including verification of the elevations in the detention pond.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 12/3. Otherwise, extend three months.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/6/2022	Cedar Hills Section 3, Phase 2 / Cedar Hills Holding, LP	12/6/2024	Escrow	\$122,400

Bond is for: Roads, Sewer, Stormwater, Offsite Road Improvements

Development is 92.6% built out. (63 out of 68 lots built)

Public Works Department Comments:

- 1. Place final topping and striping.
- 2. Some areas of curb and gutter need replaced or repaired.
- 3. Some manholes and water valve boxes need adjusting.
- 4. Remove silt fabric from catch basins before final inspection.

5. All P.U.D.E. and drainage ditches need to be put on grade per plan.
6. Sidewalks are not complete.
7. All sidewalks and crosswalks must be ADA compliant.
8. All signage must meet MUTCD regulations.
9. Areas of detention pond are eroding and need to be stabilized and put on grade per plan.
10. Large detention pond still acting as a detention basin for other sections.
11. Stabilize Dovetail Open Space.
12. Sidewalk missing from Dovetail Open Space.
13. Correct erosion in the swale behind the open space along Rocky Fork Almaville/ Inez (Behind lots 206-210).
14. Submit stormwater as-builts including verification of the elevations in the detention pond.

Utilities Department Comments:

- Manhole B60-359 MH 21 has debris in the troth coming from service connection for
1. lot 216.
 2. Manhole B60-350 MH 16 has debris in the troth coming from Blue Olive Dr.
 3. Manhole B60-393 MH 47 I could not check due to it being half the way 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 troth that needs to be removed, and locate where it is coming from.
 6. Manhole B60-195 MH D2 has debris in the troth, and has dried mud in the service line, contractor needs to find out why it is in the manhole.
 7. Manhole B60-336 MH 38 has a wood steak 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.
 10. Manhole B60-357 MH55 & B60-356 MH 54 has Majestic seal needs to be trimmed.

DEVELOPER WILL PEAY WITH TRULAND CONSULTING'S COMMENTS:

We hope to pave before the weather changes, but it may be Spring 2025 before we are able to do so.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/14/2020	Blakeney Subdivision, Section 1, Phase 2 / Blakeney Partners, GP	12/7/2024	Wilson Bank & Trust	\$10,000

Bond is for: Roads, Sewer, Stormwater

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

Public Works Department Comments:

1. Sidewalks not complete. Some areas are broken and need to be replaced. All sidewalks must go to end of phase line.
2. All sidewalks and crosswalks must be ADA compliant.
3. All signage must meet MUTCD regulations.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
5. Some areas of detention pond are eroding and need to be stabilized.
6. Clean all structures in detention pond.
7. Place striping.
8. Submit stormwater as-builts including verification of the elevations in the detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 12/7. Otherwise, extend three months.

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

Bond is for: Roads, Sewer, Stormwater, Water

Development is 66.7% built out. (4 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 including verification of the elevations in the detention pond.

Utilities Department Comments:

1. Submit water and sewer as-builts.

DEVELOPER BOBBY QUEENER'S COMMENTS:

We would plan to begin working on the punch list this fall/winter and plan to pave March-May 2025.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/3/2021	Westover, Phase 1-A / Westover Devleopers, LLC	12/9/2024	Escrow	\$10,000

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

Development is 100% built out. (33/33 lots are built)

Public Works Department Comments:

1. All signage must meet MUTCD specifications.
2. Striping not complete.
3. Remove silt fabric from catch basins before final inspection.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.

5. Neighbor behind detention pond has water issue coming onto his property that needs to be addressed. Has complaints about excess water getting on his property from Westover.

Utilities Department Comments:

1. Manhole B60-270 - Has Debris in the troth that needs cleaned out.
2. Manhole B60-268 - Has Debris in the troth that needs cleaned out.
3. Manhole B60-274 - Has Debris in the troth that needs cleaned out.
4. Manhole B60-252 - Has Debris in the troth that needs cleaned out.
5. Manhole B60-273 - Has Majestic Seal under the ladder on the ledge that needs to be cleaned out.

DEVELOPER THOMAS STEFFEN'S COMMENTS:

We believe we are nearing completion of the punch list and would like to wrap everything up and have the bond released.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 12/9. Otherwise, extend three months.