



SMYRNA MUNICIPAL PLANNING COMMISSION

April 3, 2025
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. Election of Officers
5. Approval of Minutes of the March 6, 2025 meeting
6. Old Business:
 - a. Preliminary Plats:
 1. Estates at Williamsport
Williamsport Drive
Owner / Developer: RMG Development
 - b. Site Plans:
 1. Janet Ibrahim
Rocky Fork Road
Owner / Developer: Janet Ibrahim
7. New Business:
 - a. Rezoning Request:
 1. Andrew Tarsi
115 Rebel Road
R-1 to PCD Rezoning Request

b. Preliminary Plats:

1. Bulldog Drive Subdivision
Lee Victory Parkway & Bulldog Drive
Owner / Developer: NIR Homes, Inc. / Kroger Limited Partnership I

c. Final Plats:

1. Six Cedars Business Park Phase 1, Buildings K & L
Seven Oaks Boulevard
Owner / Developer: Six Cedars Investments, LLC
2. The Vintage Block 2
Needham Drive/White Birch Avenue/Carriage House Drive
Owner / Developer: Waldron Vester Family Limited Partnership

d. Site Plans:

1. Jonathan's Grille
Pilot Place/Sam Ridley Parkway, West
Owner / Developer: Equitable Property Company
2. Katelyn Point Business Center
188 Moore Avenue
Owner / Developer: Sherif Fouad
3. Kroger - Bulldog Drive
Lee Victory Parkway & Bulldog Drive
Owner / Developer: Kroger Limited Partnership I
4. Rutherford County Medical Examiners Lab
215 I Street
Owner / Developer: Rutherford County
5. Tuckers Pointe, Phase 2
8613 Rocky Fork Almaville Road
Owner / Developer: Tuckers Point Ventures, GP

8. April Bond Review Report
9. Staff comments and/or other business
10. Adjournment



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES MARCH 6, 2025

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, March 6, 2025 by Chairman 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 Chairman Tim Morrell and the Pledge of Allegiance was led by Councilman Steve Sullivan.

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

Present: Steve Sullivan, Councilman; Marc Adkins, Vice-Mayor; Amy Wise; Tim Morrell; Charles Scurr, PhD

Absent: Matthew Carver; Salena Scott

Staff Dave Santucci, Town Manager; Jeff Peach, Town Attorney; Kevin Rigsby, Town Planner; Mitchell

Present: Wensman, Planner; Kathryn Smith, Office Coordinator; Scott Byers, Fire Dept. Captain; Charles King, Engineer; Kristi Worrell, Building Official; James Hardison, Utilities Project Engineer

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. Approval of Minutes of the February 6, 2025 meeting

Motion by Amy Wise, seconded by Councilman Steve Sullivan to approve the Minutes of the February 6, 2025 meeting.

Vote: 5 - 0 Passed - Unanimously

3. Old Business:

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

1. Joe Haddix - **Requested to be deferred two months**

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

An Annexation & I-2, C-2, and R-3 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, and 9.01, is comprised of 818.3 acres, and is 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. The following staff comments were made:

1. Development of these properties would require dedication of right-of-way and construction of this improvement.
2. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum.
3. 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.
4. 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.
5. The off-site improvements required to serve the annexed and rezoned areas have been determined by CUD and were approved for CUD to participate in for cost sharing. The developer(s) must enter and execute a legal contract with CUD for required cost sharing for water infrastructure improvements. Once off-site improvements are completed according to CUD, each property owner/developer should submit a separate water service availability request to CUDengineering@ cudrc.com for individual analysis to determine feasibility. Water availability to all annexed and rezoned areas is dependent on ALL conditions of said contract and required water infrastructure improvements being strictly adhered to.
6. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to defer the Annexation & I-2, C-2, and R-3 Zoning request for Bill France Road & I-840 for two months to the May meeting.

Vote: 5 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Estates at Williamsport - **Requesting one month deferral**

Williamsport Drive
Owner / Developer: RMG Development

Preliminary Plat: Estates at Williamsport
 Location: Williamsport Drive
 Tax Map: 28 Parcel: 103.01
 Acres: 43.03 Zone: R-3 Lots: 73

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. No roads shown on the Major Thoroughfare Plan are affected by this request.
4. A grading permit fee of \$4,688.00 will be required.
5. Signs will require a separate permit.
6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any homes over 3,600 sq. ft. would have an increased fire flow requirement. Adequate fire flow at this location may be an issue due to the topography. The engineer will be required to provide fire flow calculations to staff.
8. No burn permits will be issued for this site.
9. Any retaining walls greater than 4' will require a building permit from the Codes Dept.
10. Show Williamsport Drive on the southern side of this property extending into the site to connect to Bonifay Drive where Spearing Court is shown. The existing portion of Williamsport Drive on the southern side of this development will be required to be renamed and every house along it will be required to change the address.
11. Submit road names & E911 approval for those road names.
12. Show and label all easements with measurements.
13. Do not show existing structures without a mass grading permit.
14. Add a fire hydrant at the end of Road "A".
15. Locate the fire hydrant outside of the sidewalk at Lots 4 & 49.
16. Add the water and sewer line sizes.
17. Since the Finished Floor Elevation of this project is below the rim elevation of the next upstream sewer manhole, the sewer exiting the first floor of this building must pass through a backwater valve in compliance with section 714 of the International Plumbing Code (2018 ed.). Note that plumbing from the upper stories may NOT pass through this backwater valve. Note backwater valves on the drawings.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to defer the Preliminary Plat for Estates at Williamsport one month to the April meeting.

Vote: 5 - 0 Passed - Unanimously

c. Site Plans:

1. Janet Ibrahim
 Rocky Fork Road
 Owner / Developer: Janet Ibrahim

Location: Rocky Fork Road	Applicant: Rhodes Engineering
Tax Map/Parcel: 33/73.03	Property Owner(s): Philo Construction LLC
Zoning: PRD	Use Classification: Duplexes

Proposal

A. Location Analysis

A new duplex development is planned on Rocky Fork Road following a recent approval by the Town Council for a rezoning to PRD in November 2024. The development would consist of 5 duplexes/10 units on 2.10 acres with one ingress/egress point off of Rocky Fork Road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	9,981 SF
Square Footage of Open Space/Landscaping	998 SF	- SF
Total Parking	45 Spaces	37 Spaces
Handicapped Parking Space(s)	N/A	1 Space

B. Landscaping

Landscape plan shows a Type A landscape buffer along the eastern and western lot lines abutting the adjacently zoned R-3 property. Willow Oak trees are shown along Rocky Fork Road with shrubbery planted between the trees. There is no vegetation shown on the southern lot line due to the presence of underground utilities and easements. Additional shrubbery and trees are shown within the development.

C. Design Review

Architectural elevations show the units to be finished with a mixture of brick, glass/glazing and fiber cement boards. The front elevations show to be entirely brick on the first floor with primarily fiber cement board on the second floor and windowed eaves to be brick. The right and left elevations mirror one another with the front half being single story shown as brick and the entire second half of the side elevations are to be fiber cement board. The rear of the units are entirely fiber cement board.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. 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 of \$555.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. Adequate right-of-way is required to be dedicated for this street.
6. The required minimum fire flow is 1,500 GPM at 20 PSI for the homes. For homes 3,600 square feet or larger, the fire flow will increase.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.

Staff Comments:

1. Submit and record the final plat prior to receiving building permits. Show right-of-way dedication and utility easements on the plat. Landscaping cannot be placed in the right-of-way.
2. Provide documentation where the developer has permission from the adjacent property owner to extend the sewer through the easement.
3. Submit architectural elevations to match what is shown on the approved PRD.
4. Provide dimensions for the parking stalls.
5. Show all existing utilities around offsite sewer tie-in.
6. Submit construction plans including profile pages for proposed water and sewer mains.
7. Show the existing water, sewer, and gas mains on Gambillwood Drive.
8. Please show driveway dimensions for units 1, 2, 7 & 8. These driveways will be required to stack 4 vehicles.
9. The landscape plan does not meet requirements as set forth in the Enon Springs Overlay, Section 5.059 of the Zoning Ordinance.
10. Update the landscape plan to show the total proposed landscaping area.
11. Please show how runoff from impervious surfaces throughout the site will direct to the detention areas.

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

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to defer the Site Plan for Janet Ibrahim one month to the April meeting.

Vote: 5 - 0 Passed - Unanimously

4. New Business:

a. Rezoning Requests:

1. Robert Latimer
657-698 S. Lowry Street
Rezoning PRD with LSO to PID with LSO

A PRD with LSO to PID with LSO Rezoning Request was submitted for 657 & 698 S. Lowry Street. This property can be further referenced by Rutherford County Tax Map: 34G , Group: A , Parcel: 1.00, is comprised of 1.4 acres, and is zoned PRD. The Proposed Zoning is PID. The surrounding zoning is C-2, C-3, and PRD (Southside Townhomes). The Land Use Plan for this area is the Mixed Use Center character area. This would support a wide range of uses and building types. New development should focus on a mix of uses and services. Retail, restaurant, and attached residential uses are particularly appropriate for this area. The Major Thoroughfare Plan designates South Lowry Street as a major arterial. Adequate right-of-way exists for this street. The proposed PID is for a 78,277 square feet self storage facility. The following staff comments were made:

1. The required minimum fire flow is 1,750 GPM @ 20 PSI with the required fire sprinkler system.
2. The required minimum number of parking spaces is 26 per the Zoning Ordinance. The developer has requested an exception to allow for 22 spaces.
3. The minimum building setback along S. Lowry Street is 40' per requirements of the Lowry Street Overlay (LSO). The developer has requested an exception to allow a 25' front setback.
4. The LSO requires awnings/canopies to be at least 9' above finished grade and to extend at least 6' from the building face. The proposed awnings shown with this request do not meet these requirements. The developer has requested an exception to have the awnings be approved as submitted.
5. The landscaping requirements of the LSO will apply and will be reviewed in detail with the site plan if the rezoning is approved. The developer has requested an exception to the requirements for the type and size of street trees and frontage trees along S. Lowry Street due to utility conflicts and to modify the required Type "D" buffer along the northeastern side of the site.
6. Provide a sidewalk along S. Lowry Street.

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

Motion by Charles Scurr, PhD, seconded by Councilman Steve Sullivan to recommend approval to the Town Council the PRD with LSO to PID with LSO Rezoning Request located at 657 & 698 S. Lowry Street with the sidewalk requirement and the above listed staff comments.

Vote: 4 - 1 Passed

NAY: Amy Wise

b. Preliminary Plats:

1. Gwynne Farms, Phase 5
Lee Road
Owner / Developer: Lennar Homes of Tennessee, LLC

A Preliminary Plat was submitted for Gwynne Farms, Phase 5 located on Lee Road. This property can be further referenced by Rutherford County Tax Map: 51, Parcel: 5.00, is comprised of 22.60 acres, is zoned PRD, and is comprised of 178 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 Lee Road as a collector. Development of this property would require dedication of right-of-way along this street.
5. Signs will require a separate permit.
6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
7. The required minimum fireflow is 1,000 GPM at 20 PSI.
8. Any retaining wall over 4 feet in height will require a building permit.
9. The mail kiosk shall be installed and operational prior to the issuance of the first certificate of occupancy.
10. The previously submitted traffic study for Gwynne Farms did not include this property. It is also now 6 years old. Submit a revised traffic study including the development of this parcel. Any recommended improvements would be required to be installed by the developer. Staff would recommend installation of a left turn lane into the site off of Lee Road and that the main entrance road from Lee Road should be constructed with 3 lanes, including a single entrance lane and right and left turn lanes leaving the development.
11. It appears there is a cemetery above Lots 411-415. Please show. It is referenced by Tax Map 51, Parcel 7.01 and is labeled Ray Cemetery by the Rutherford County Property Assessor.

At this time, Chairman Tim Morrell acknowledged John Miner and Rob Molchan with SEC, Inc. speak regarding this request.

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to approve the Preliminary Plat for Gwynne Farms, Phase 5 with a Type C buffer to be added from the creek southward to beyond the end of the retaining wall and with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

2. Southlight Subdivision, Section 1 & 2, Phase 1
Drew Street
Owner / Developer: Scott Helton / St. Bourke

A Preliminary Plat was submitted for Southlight Subdivision Section 1 & 2, Phase 1 located on Drew Street. This property can be further referenced by Rutherford County Tax Map: 73, Parcel: 19.02, is comprised of 39.42 acres, is zoned PRD, and consists of 111 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. Signs will require a separate permit.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the

- specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. No roads shown on the Major Thoroughfare Plan are affected by this request.
 7. The required minimum fire flow is 1,000 GPM @ 20 PSI for the homes. For homes 3,600 sq. ft. or larger the fire flow will increase.
 8. Sewer is not available until the Stewart's Creek trunk line is built.
 9. The amenity center as approved as a part of the PRD will require a separate site plan submittal.
 10. Submit a floodplain development permit application prior to submittal for a grading permit.
 11. Show and label the boundary and elevation of the 100 year floodplain.
 12. Label all critical lots. Lots 99 and 100 should be labeled, as an apparent sinkhole is on both lots.
 13. Please show easements and stormwater along property lines whenever possible. Provide dimensions from the easement to property lines if not possible.
 14. Provide a sewer design and show how it will connect in the future, but also show how this development will connect to existing sewer.
 15. Show the size of the stream crossing.
 16. Please reference CUD Will Serve & FID Results Letter for Queencliff issued 6/30/2024 for detailed information regarding water line connections and existing flow available to site. CUD can only meet 1,000 GPM flow requirement with off-site improvement upgrades or connection to the existing 12" water main through the Briley Downs and Lyndwood developments.
 17. Construction plans are currently in queue to be reviewed by CUD.

Motion by Councilman Steve Sullivan, seconded by Amy Wise to approve the Preliminary Plat for Southlight Subdivision, Section 1 & 2, Phase 1 with the above listed staff comments.

Vote: 4 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

3. Tucker's Pointe, Phase 1
8613 & 8675 Rocky Fork Almaville Road
Owner / Developer: Tuckers Pointe Venture Group, GP

A Preliminary Plat was submitted for Tucker's Point, Phase 1 located at 8613 & 8675 Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 41.00 & 44.00, is comprised of 38.82 acres, is zoned PRD, is comprised of 60 lots and 59 units. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Right-of-way is shown to be dedicated along this street.
7. Any retaining wall over 4 feet in height will require a building permit.
8. The required minimum fire flow is 1,000 GPM @ 20 PSI for the homes. For homes 3,600 sq. ft. or larger the fire flow will increase.
9. Submit construction plans.

10. The final plat for Blakeney Section 3, Phase 1 will need to be revised and recorded again in order for the existing cul-de-sac right-of-way to be abandoned and combined with the adjoining properties.
11. Show, label, and dimension all easements. Show easements along property boundaries if possible. Provide dimensions from the easement to property lines if not possible.
12. Label all sewer lines and show the size of each line.
13. Label all critical lots. The existing grade of the lots determine whether or not lots are critical, not proposed grading.
14. Label offsite sewer to existing sewer in Blakeney 3.
15. Show and label the size of all water lines.
16. Please reference CUD Will Serve Letter for Tucker's Pointe PRD issued 9/25/2023 for detailed information regarding water line connections and existing flow available to site. CUD can only meet 1,000 GPM flow requirement for lots with water meters at or below elevation of 768'.
17. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the Preliminary Plat for Tucker's Point, Phase 1 with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

c. Final Plats:

1. Briley Downs, Section 1, Phase 3
Rocky Fork Almaville Road
Owner / Developer: Southcoast DFH Nashville, LLC

A Final Plat was submitted for Briley Downs, Section 1, Phase 3 located at Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 73, Parcel: 13.00 & 13.04, is zoned PRD, is comprised of 6.487 acres, and consists of 29 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. Signs will require a separate permit.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. No roads shown on the Major Thoroughfare Plan are affected by this request.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI for the homes. For homes 3,600 sq. ft. or larger the fire flow will increase.
8. Submit E911 approval for the road names directly from RCECD.
9. Add the signatures of the owner and CUD prior to submittal of the plat for recording.
10. All temporary turnarounds are required to be 96' in diameter.
11. Water line construction must be completed and fully released by the CUD inspector prior to CUD signature of final approval of final plat.
12. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

Motion by Amy Wise, seconded by Councilman Steve Sullivan to approve the Final Plat for Briley Downs, Section 1, Phase 3 with the above listed staff comments.

Vote: 4 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

2. Briley Downs, Section 1, Phase 4
Rocky Fork Almaville Road
Owner / Developer: Southcoast DFH Nashville, LLC

A Final Plat was submitted for Briley Downs, Section 1, Phase 4 located on Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, 73, Parcels: 57.02 & 13.00, is comprised of 5.672 acres, is zoned PRD, and is comprised of 16 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. Signs will require a separate permit.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. No roads shown on the Major Thoroughfare Plan are affected by this request.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI for the homes. For homes 3,600 sq. ft. or larger the fire flow will increase.
8. Submit E911 approval for the road names directly from RCECD.
9. Add the signatures of the owner and CUD prior to submittal of the plat for recording.
10. Water line construction must be completed and fully released by the CUD inspector prior to CUD signature of final approval of final plat.
11. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

Motion by Amy Wise, seconded by Charles Scurr, PhD to approve the Final Plat for Briley Downs, Section 1, Phase 4 with the above listed staff comments.

Vote: 4 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

3. The Courtyards at Stewart's Creek, Phase 2
Rocky Fork Almaville Road / Restoration Drive
Owner / Developer: Epcon Stewarts Creek, LLC

A Final Plat was submitted for The Courtyards at Stewart's Creek, Phase 2 located on Rocky Fork Almaville Road / Restoration Drive. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 19.00, is comprised of 18.44 acres, is zoned PRD, and consists of 42 lots. The following staff comments were made:

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

- grading or building permits.
3. A grading permit fee will be required.
 4. Signs will require a separate permit.
 5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
 6. No roads shown on the Major Thoroughfare Plan are affected by this request.
 7. The required minimum fire flow is 1,000 GPM @ 20 PSI for the homes. For homes 3,600 sq. ft. or larger the fire flow will increase.
 8. Add the signatures of the owner and CUD prior to submittal of the plat for recording.
 9. Water line construction must be completed and fully released by the CUD inspector prior to CUD signature of final approval of final plat.
 10. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

Motion by Amy Wise, seconded by Councilman Steve Sullivan to approve the Final Plat for The Courtyards at Stewart's Creek, Phase 2 with the above listed staff comments.

Vote: 4 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

4. Villagewood Townhomes, Phase I HPR
Country Village Drive & Wildwood Drive
Owner / Developer: Infinity Home Builders

A Final Plat was submitted for Villagewood Townhomes, Phase I HPR Plat located on Country Village Drive and Wildwood Drive. This property can be further referenced by Rutherford County Tax Map: 33, part of Parcel: 77.00, is comprised of 13.63 acres, is zoned PRD, and consists of 1 lot and 39 units. The following staff comments were made:

1. Signs will require a separate permit.
2. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
3. The Major Thoroughfare Plan designates Country Village Drive as a collector. Adequate right-of-way exists for this street.
4. The required minimum fire flow is 1,000 GPM @ 20 PSI for the homes. For homes 3,600 sq. ft. or larger the fire flow will increase.
5. Add the stamp and signature of the land surveyor that created the plat.
6. Add the signatures of the owner and attorney prior to submittal of the plat for recording.
7. Add crosswalks on Mountindale Drive near Unit 201.

Motion by Amy Wise, seconded by Councilman Steve Sullivan to approve the Final Plat for Villagewood Townhomes, Phase I HPR Plat with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

d. Site Plans:

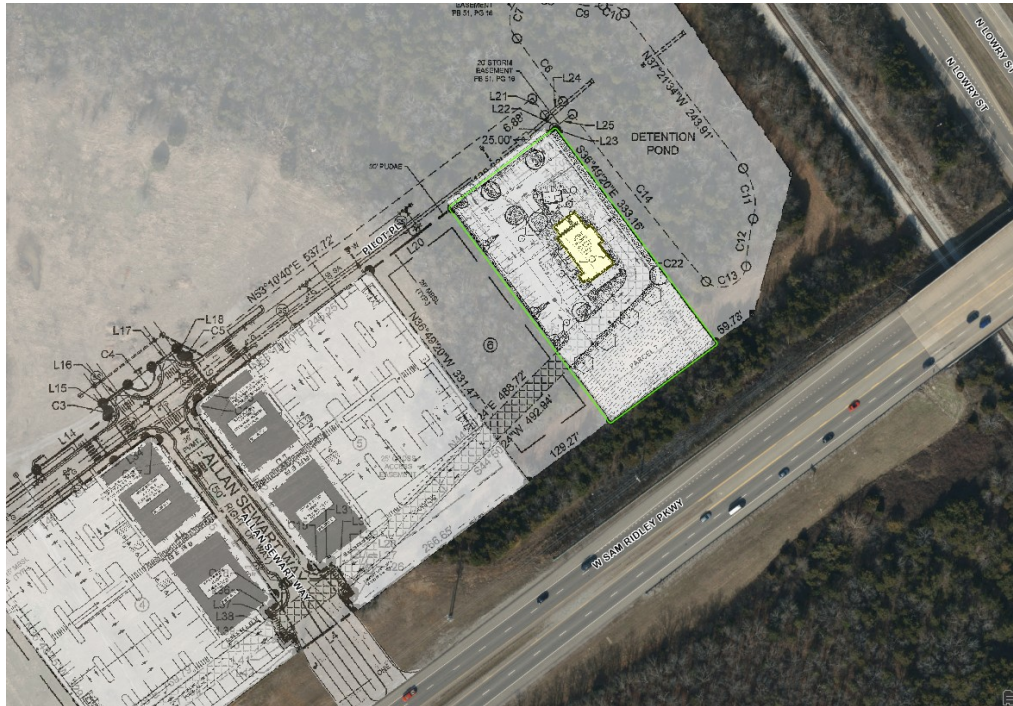
1. City Barbeque
Pilot Place & Allan Sewart Way
Owner / Developer: City Barbeque, Inc.

Location: Pilot Place	Applicant: City Barbeque LLC
Tax Map/Parcel: 18/10.05	Property Owner(s): Stewarts Landing Partners LP
Zoning: PUD	Use Classification: Restaurant

Proposal

A. Location Analysis

City Barbeque is proposing a new location within the Sewart's Landing development with frontage on Sam Ridley Parkway, West, on Lot 7. Currently, there are no active locations for City Barbeque within Tennessee. Access to this site would primarily be served from Pilot Place with a secondary access point via a cross access easement through Lots 5 and 6.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.56 Ac
Square Footage of Open Space/Landscaping	2,464 SF	6,762 SF
Total Parking	33 Spaces	43 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows shrubbery lining the perimeter of the property with street trees shown along the Sam Ridley Parkway, West parcel line to satisfy streetscaping requirements. Additional shrubbery is shown around the base of the building and within landscaped islands. A variety of trees are proposed in landscape islands throughout the site.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, glass/glazing, EIFS and metal coping. All four elevations are shown to meet the Design Review requirement of a minimum 75% primary materials. Smokers are shown on the western elevation and are to be enclosed with a black powdercoated fence for safety. A patio area is also shown for dining on the southern elevation fronting Sam Ridley Parkway, West. As presented, the building meets Design Review requirements.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. 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 Sam Ridley Parkway, West as a principal arterial. Adequate right-of-way exists for this street.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.

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

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to approve the Site Plan for City Barbecue with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

2. Six Cedars Business Park, Building K & L
889 Seven Oaks Boulevard
Owner / Developer: Six Cedar Investments, LLC

Location: 889 & 891 Seven Oaks	Applicant: SEC, Inc. - Aws Ahmed
Tax Map/Parcel: 50/7.02	Property Owner(s): Six Cedars Investments LLC
Zoning: C-2	Use Classification: Office/Warehouse

Proposal

A. Location Analysis

Six Cedars Business Park is proposing to develop the final two buildings for this development, buildings K and L. Points of access to the site are already established off of Seven Oaks Boulevard via an access easement from the property to the east and south. The buildings are proposed for office and warehouse use, which is consistent with other buildings within this development and the Seven Oaks Business Park development.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.04 Ac
Square Footage of Open Space/Landscaping	4,539 SF	4,611 SF
Total Parking	35 Spaces	77 Spaces
Handicapped Parking Space(s)	4 Spaces	4 Spaces

B. Landscaping

Landscape plan shows an 8 foot privacy fence along the eastern property line abutting the townhouse development, in addition to evergreen trees and shrubs. This would be an extension of the existing buffer that was completed with a previous phase. Additional trees and shrubs are shown within landscape islands throughout the site. A landscape buffer is required, per the Zoning Ordinance, along the northern property line of the site which adjoins an apartment complex; currently no landscaping is shown in this area.

C. Design Review

Architectural elevations show the buildings to be finished with brick and glass/glazing on the front and side of the buildings. The rear of the buildings are shown to be metal with rollup doors. As proposed, the elevations do not meet Design Review requirements, but are consistent with all other buildings in this development and the adjacent Seven Oaks Business Park development.

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 and may not be located within any easements.
5. No roads shown on the Major Thoroughfare Plan are affected by this request.
6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted

to the Stormwater Department.

7. The required minimum fire flow for Building L is 2,500 GPM @ 20 PSI and for Building K is 2,000 GPM @ 20 PSI. Fire walls can be added to reduce the fire flow to 1,500 GPM @ 20 PSI.

Staff Comments:

1. Provide the maximum number of units and tenants for each building.
2. Any retaining wall over 4' requires a building permit.
3. A Type C landscape buffer is required along the northwestern property line abutting the apartments. The developer has requested a waiver from this requirement due to the fact that "The retaining wall for the apartment buildings located to the northwest of the site measures approximately 9 to 10 feet in height, with an additional 6-foot masonry screening wall on top, resulting in a total height of approximately 15 feet. Given this significant elevation difference, the buffer would have minimal to no impact on screening the site". The Planning Commission has the authority under the Zoning Ordinance to allow for existing fencing or vegetation to be used as all or part of a required buffer strip. Staff would recommend adding a Type C landscape buffer from the retaining wall on the apartment complexes property to the corner property line in the northern extent of the subject property.
4. Please relocate the two ADA parking spaces near Building L to the front of the building.
5. Metal is considered an accent material per the Design Review Manual and cannot exceed 10% of the entire building. Both of these buildings exceed the 10% threshold. However the design is consistent with other previously approved buildings within this development and the adjacent Seven Oaks Business Park development. Staff would recommend maintaining the architectural consistency with the adjacent buildings.

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

Motion by Vice-Mayor Marc Adkins, seconded by Councilman Steve Sullivan to approve the Site Plan for Six Cedars Business Park, Building K & L to include a type C buffer as recommended and with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

5. March Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Charles Scurr, PhD to approve the March Bond Review Report with staff recommendations.

Vote: 5 - 0 Passed - Unanimously

6. Staff comments and/or other business

At this time Kevin Rigsby spoke in reference to the Major Thoroughfare and Bike/Pedestrian Plan.

7. Adjournment

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Councilman Tim Morrell
Chairman

Subject:

Estates at Williamsport
Williamsport Drive
Owner / Developer: RMG Development

Summary:

Preliminary Plat: Estates at Williamsport
Location: Williamsport Drive
Tax Map: 28 Parcel: 103.01
Acres: 43.03 Zone: R-3 Lots: 73

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. No roads shown on the Major Thoroughfare Plan are affected by this request.
4. A grading permit fee of \$4,688.00 will be required.
5. Signs will require a separate permit.
6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any homes over 3,600 sq. ft. would have an increased fire flow requirement. Adequate fire flow at this location may be an issue due to the topography. The engineer will be required to provide fire flow calculations to staff.
8. No burn permits will be issued for this site.
9. Any retaining walls greater than 4' will require a building permit from the Codes Dept.
10. Show Williamsport Drive on the southern side of this property extending into the site to connect to Bonifay Drive where Spearing Court is shown. The existing portion of Williamsport Drive on the southern side of this development will be required to be renamed and every house along it will be required to change the address.
11. Submit road names & E911 approval for those road names.
12. Show and label all easements with measurements.
13. Do not show existing structures without a mass grading permit.
14. Add a fire hydrant at the end of Road "A".
15. Locate the fire hydrant outside of the sidewalk at Lots 4 & 49.

16. Add the water and sewer line sizes.
 17. Since the Finished Floor Elevation of this project is below the rim elevation of the next upstream sewer manhole, the sewer exiting the first floor of this building must pass through a backwater valve in compliance with section 714 of the International Plumbing Code (2018 ed.). Note that plumbing from the upper stories may NOT pass through this backwater valve. Note backwater valves on the drawings.
-

Rocky Fork Townhomes

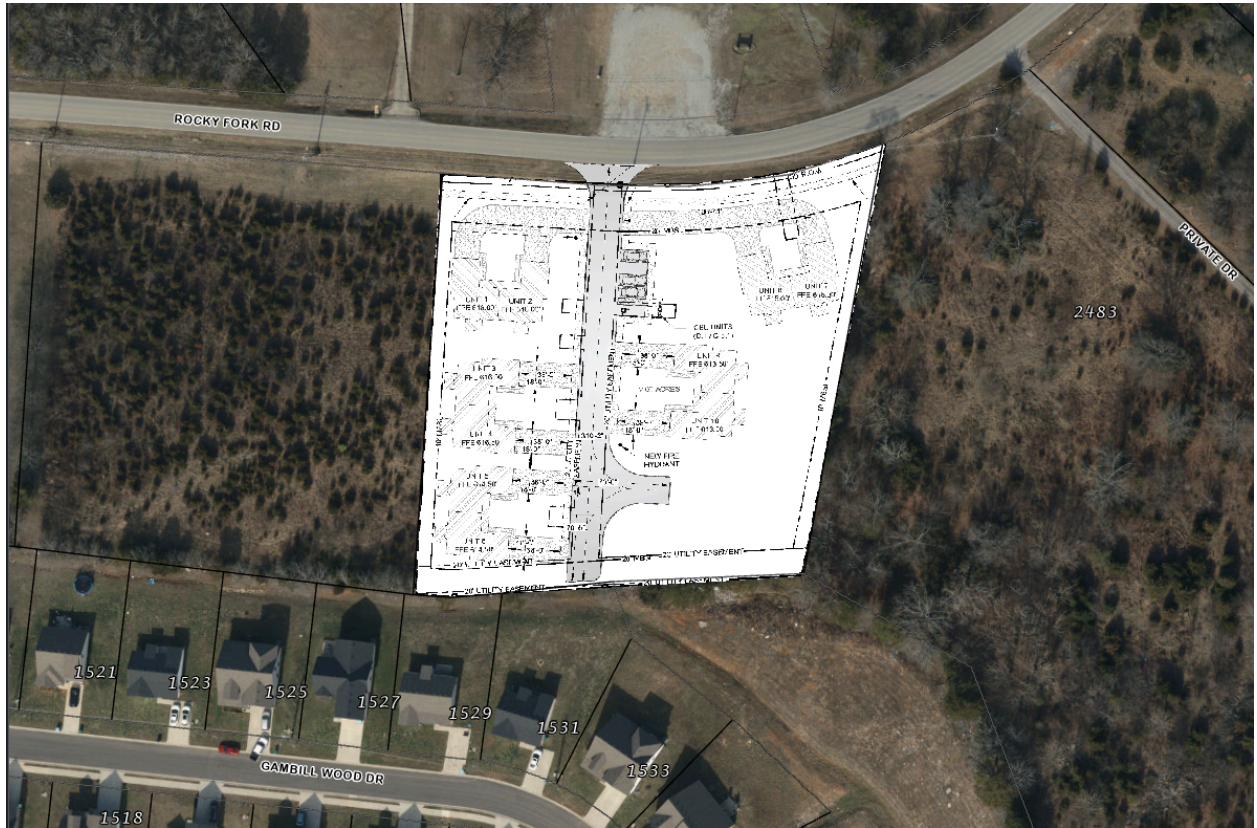
Site Plan

Location: Rocky Fork Road	Applicant: Rhodes Engineering
Tax Map/Parcel: 33/73.03	Property Owner(s): Philo Construction LLC
Zoning: PRD	Use Classification: Duplexes

Proposal

A. Location Analysis

A new duplex development is planned on Rocky Fork Road following a recent approval by the Town Council for a rezoning to PRD in November 2024. The development would consist of 5 duplexes/10 units on 2.10 acres with one ingress/egress point off of Rocky Fork Road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	9,981 SF
Square Footage of Open Space/Landscaping	998 SF	- SF
Total Parking	45 Spaces	37 Spaces
Handicapped Parking Space(s)	N/A	1 Space

B. Landscaping

Landscape plan shows a Type A landscape buffer along the eastern and western lot lines abutting the adjacently zoned R-3 property. Willow Oak trees are shown along Rocky Fork Road with shrubbery planted between the trees. There is no vegetation shown on the southern lot line due to the presence of underground utilities and easements. Additional shrubbery and trees are shown within the development.

C. Design Review

Architectural elevations show the units to be finished with a mixture of brick, glass/glazing and fiber cement boards. The front elevations show to be entirely brick on the first floor with primarily fiber cement board on the second floor and windowed eaves to be brick. The right and left elevations mirror one another with the front half being single story shown as brick and the

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Janet Ibrahim
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entire second half of the side elevations are to be fiber cement board. The rear of the units are entirely fiber cement board. Submitted elevations are not consistent with 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 of \$555.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. Adequate right-of-way is required to be dedicated for this street.
6. The required minimum fire flow is 1,000 GPM at 20 PSI for the homes. For homes 3,600 square feet or larger, the fire flow will increase.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.

Staff Comments:

1. Submit and record the final plat prior to receiving building permits. Show right-of-way dedication and utility easements on the plat. Landscaping cannot be placed in the right-of-way.
2. Utility construction plans are under review.
3. Provide documentation where the developer has permission from the adjacent property owner to extend the sewer through the easement.
4. Submit architectural elevations to match what is shown on the approved PRD. The requirement of the approved PRD is more than what was submitted for PRD review. The PRD approval requires brick on the entire first floor on all four sides.
5. Show the driveway dimensions for Units 1, 2, 7 & 8. Adequate parking of four spaces per unit must be provided within the driveway without blocking access to the adjoining house.
6. The proposed landscaping plans do not meet the requirements of the Enon Springs Overlay. Please resubmit revised landscaping plans with the resubmittal, as no plans were included with the last submittal package.
7. Show the total square footage of landscaping provided.
8. Show how runoff from impervious surfaces will be directed to the detention areas.
9. Submit the profile sheet for sewer line D.
10. The ADA parking space must meet van accessible width requirements.
11. Update the parking detail to meet, at least, the Town of Smyrna minimum dimension requirements on all applicable pages.
12. Parking requirements shown in the site data table on the cover page are incorrect. Please update.

Staff Recommendation: Staff recommends denial due to the list of outstanding comments and modification to the plans required as a result of the comments.

Subject:

Andrew Tarsi
115 Rebel Road
R-1 to PCD Rezoning Request

Summary:

Andrew Tarsi: R-1 to PCD Rezoning Request
Location: Corner of Florence Road and Rebel Road
Tax Map: 35 Parcel: 88.00
Acres: 4.04 Zone: R-1

1. The surrounding zoning is R-1, R-3, and I-3 in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. The requested PCD would allow for 28,063 square feet of multi-tenant commercial space in two buildings. The proposed uses include all uses as allowed in the C-4 Neighborhood Service Business District, as well as the following additional uses: Food and Beverage Services with Drive-Thru (Cafe, Hookah Lounge), Convenience Commercial including a Market with Beer and Wine Sales (No Gasoline Sales), and General Retail Trade with exclusions for Automotive Parts, Department Stores, Grocery Stores, Miscellaneous General Merchandise Stores, and Variety Stores.
4. The Major Thoroughfare Plan designates Florence Road as a minor arterial. Adequate right-of-way would be required to be dedicated for this street.
5. The required minimum required fireflow is 2,250 GPM @ 20 PSI.
6. All buildings will be required to meet Design Review. The buildings as submitted do not meet Design Review.
7. The grease trap and the domestic waste water need to be on separate lines.
8. The 8" sidewalk will be installed by either the developer or Town of Smyrna based on when the Florence Road sidewalk project occurs.
9. Rebel Road will need to be improved to a minimum width of 22'. It will also need to be cored to ensure it has adequate thickness to support commercial traffic. If right-of-way 25' from the center has not already been dedicated for Rebel Road, it will be required as well.
10. Four dumpsters are shown for 19 tenants. Staff is concerned whether or not this is adequate, depending on the tenant mix.
11. Staff recommends a sidewalk be added along Rebel Road.
12. Show ADA compliant pedestrian access from the front of the buildings to the public sidewalk.
13. Show a fire hydrant within 400' of the buildings.

14. Submit a traffic study. Any recommended improvements would be required to be installed by the developer.

Attachments

Application


Rebel Rd Rezoning Map 1

Rebel Rd Rezoning Map 2

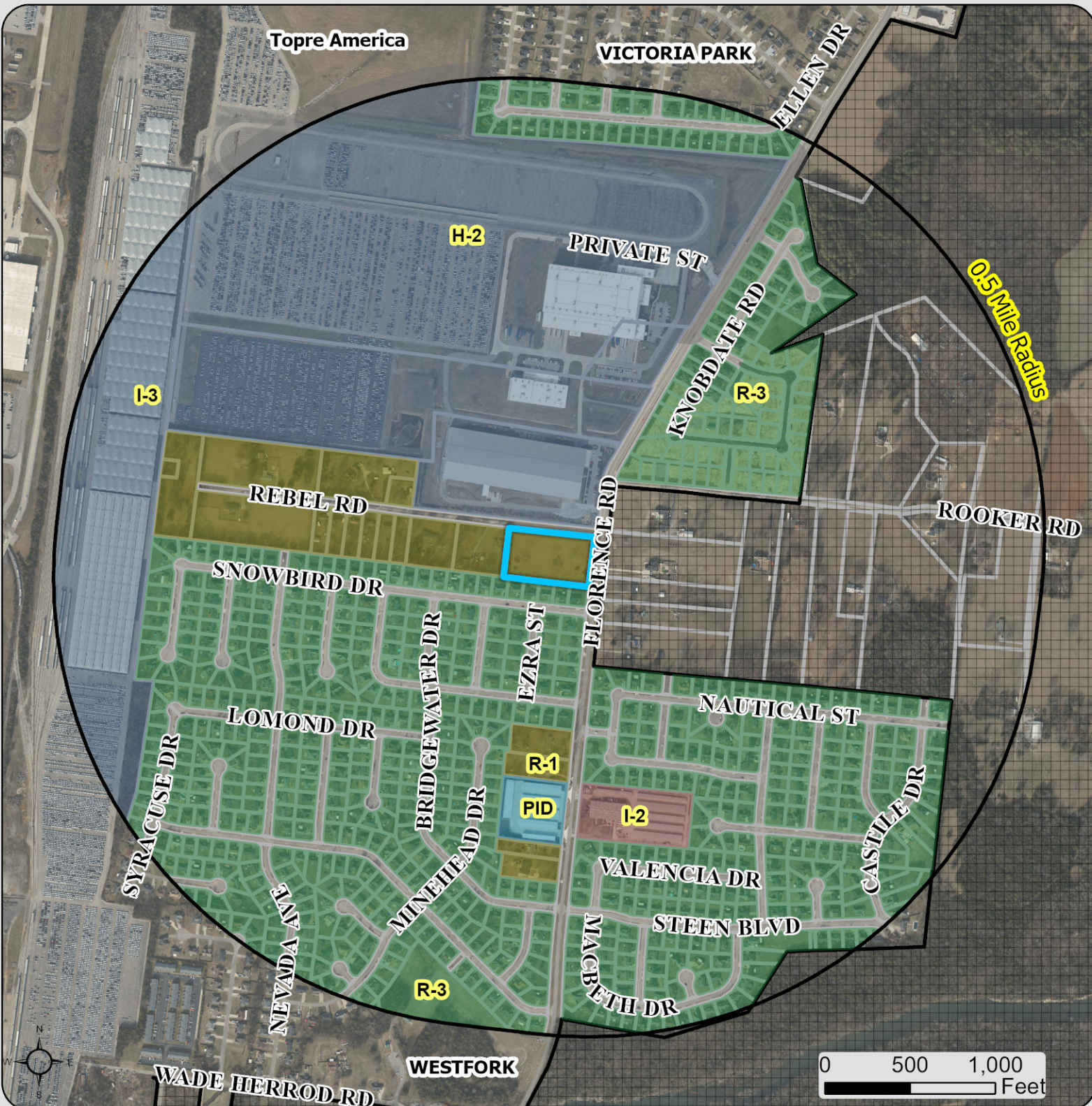


Town of Smyrna

Rezoning Request Application

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

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

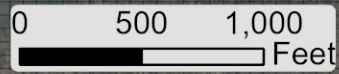


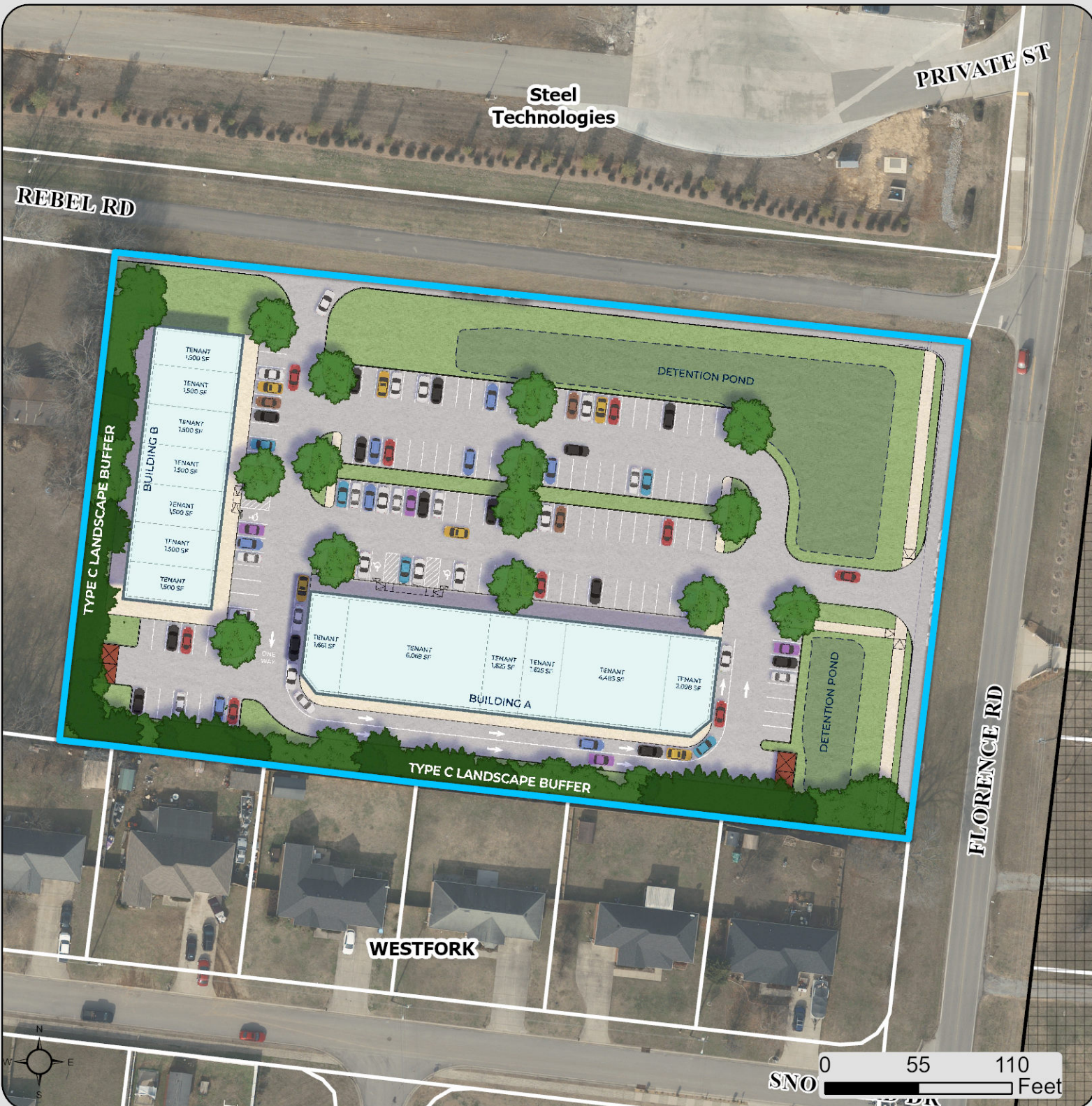
- Requested Location
- 0.5 Mile Radius
- I-2 LIGHT INDUSTRIAL
- I-3 HEAVY INDUSTRIAL
- R-1 LOW DENSITY RESIDENTIAL
- R-3 MEDIUM DENSITY RESIDENTIAL
- HEIGHT
- PID PLANNED INDUSTRIAL DISTRICT
- Parcels
- Rutherford County

Andrew Tarsi
(Ragan Smith)

R-1 to PCD
Rezoning

Tax Map: 35
Parcel: 88.00
Acres: 4.04





-  Requested Location
-  Rutherford County
-  Parcels

Andrew Tarsi
(Ragan Smith)

R-1 to PCD
Rezoning

Tax Map: 35
Parcel: 88.00
Acres: 4.04



Subject:

Bulldog Drive Subdivision

Lee Victory Parkway & Bulldog Drive

Owner / Developer: NIR Homes, Inc. / Kroger Limited Partnership I

Summary:

Preliminary Plat: Bulldog Drive Subdivision

Location: Lee Victory Parkway & Bulldog Drive

Tax Map: 34

Part of Parcel: 45.00

Acres: 27.67

Zone: C-2

Lots: 8

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. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. The Major Thoroughfare Plan designates Lee Victory Parkway as a principal arterial and Bulldog Drive as a collector. Adequate right-of-way exists for these streets.
7. Add the stamp and signature of the engineer that prepared the plat.
8. Provide an access easement from the proposed private cul-de-sac to the property proposed to be donated to the Rutherford County Board of Education.
9. Show and label all proposed public easements. If an easement is not located on a proposed or existing property line, provide dimensions from property lines to the easement lines in multiple locations.
10. Show and label ingress/egress easements for all lots as needed.
11. Show a sidewalk along Bulldog Drive on the east side extending to the end of Lot 4.
12. A Type C landscape buffer strip is required where the property abuts the adjoining apartment development. A stormwater line is shown in that area. Please ensure that adequate space for a Type C buffer will be provided.
13. Add the name and address of the owner of the land, the subdivider of the land, and the engineer that prepared the plat.
14. Remove hydrants out of the roadway, provide a PUDE for them, and remove hydrants from the pond.
15. Show all road names.

Subject:

Six Cedars Business Park Phase 1, Buildings K & L
Seven Oaks Boulevard
Owner / Developer: Six Cedars Investments, LLC

Summary:

Final Plat: Six Cedars Business Park Phase 1, Buildings K & L
Location: Seven Oaks Boulevard
Tax Map: 50 Parcel: 7.02
Acres: 4.479 Zone: C-2 Lots: 1

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
 2. A 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. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
 6. No roads shown on the Major Thoroughfare Plan are affected by this request.
 7. Add signatures of the owner and attorney prior to submittal to the Town for signatures.
 8. Provide dimensions from property lines for any easement that is not located on a property line.
-

Subject:

The Vintage Block 2
Needham Drive/White Birch Avenue/Carriage House Drive
Owner / Developer: Waldron Vester Family Limited Partnership

Summary:

Final Plat: The Vintage Block 2
Location: Needham Drive/White Birch Avenue/Carriage House Drive
Tax Map: 28 Part of Parcel: 44.07
Acres: 16.448 Zone: PRD 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. Signs will require a separate permit.
 5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
 6. The Major Thoroughfare Plan designates White Birch Avenue and Carriage House Drive as collectors. Adequate right-of-way is shown to be dedicated for these streets.
 7. Submit utility construction plans.
 8. Add signature of the owner prior to recording.
 9. Show all existing utilities.
 10. Show all necessary public utility and drainage easements.
 11. Public sewer is not to be routed through a detention pond.
 12. Remove drainage easements from the pond. The property owner is responsible for the pond maintenance.
 13. An ARAP will be required to cross Hart's Branch.
 14. Show the 12" water main along Genie Lane in its' entirety.
 15. Show the 8" sewer main connecting to the 12" sewer main along Genie Lane.
-

Jonathan's Grille

Site Plan

Location: 160 W. Sam Ridley Parkway	Applicant: Fulmer Lucas Engineering
Tax Map/Parcel: 28/44.30	Property Owner(s): Stewarts Landing Partners LP
Zoning: PUD	Use Classification: Restaurant

Proposal

A. Location Analysis

Jonathan's Grille is proposing to construct a 10,100 square foot facility within the Sewart's Landing development on Lot 2. Access to the site would be provided via two ingress and egress drives off of Pilot Place and through a shared access easement across the southern property line, parallel to Sam Ridley Parkway, West.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.95 Ac
Square Footage of Open Space/Landscaping	4,146 SF	6,573 SF
Total Parking	101 Spaces	111 Spaces
Handicapped Parking Space(s)	5 Spaces	5 Spaces

B. Landscaping

Landscape plan shows shrubbery lining both the Pilot Place and Sam Ridley Parkway, West road frontage. Additional street trees will need to be shown to meet Design Review requirements for streetscaping. Trees and shrubs are shown within landscaped islands with additional shrubs planted at the base of the proposed building.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, glass/glazing and EIFS. All four elevations are shown to have a minimum of 87% primary materials. As presented, the elevations meet Design Review requirements.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$540.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial. Adequate right-of-way exists for this street.
6. The required minimum fire flow is 1,000 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. Retaining walls over 4' in height require a building permit.
2. Utility construction plans are under review.
3. The FDC must have a 3' clearance around it.
4. All landscaping must meet MTE standards.
5. The landscaping plan shows conflicts where the water meter and backflow preventers are proposed to be located. Please clarify.
6. Label the existing topographic contours.
7. The landscaping plan does not meet Design Review. Add 5 street trees along Pilot Place.
8. Per Design Review, no more than 25% of the trees shown on site may be ornamental. Please revise.
9. The correct tax map and parcel number is Tax Map 28, Parcel 44.30. Please show correctly on the plans.

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

Katelyn Point Business Center

Site Plan

Location: 188 Moore Avenue	Applicant: Sherif Fouad
Tax Map/Group/Parcel: 28E/C/4.00	Property Owner(s): Sherif Fouad
Zoning: C-4	Use Classification: Professional Services

Proposal

A. Location Analysis

The vacant tract at 188 Moore Avenue is proposed for development of a two story, 2,823 square foot professional services use building. The lot is 9,864 square feet/0.23 acres in size. Access to the lot would be provided via a single access point off of Moore Avenue. This section of Moore Avenue from Overton Drive to Crescent Avenue is zoned C-4, but the properties are primarily all being used for residential purposes. These properties were rezoned by the Town Council in November 2004.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	3,836 SF
Square Footage of Open Space/Landscaping	384 SF	500 SF
Total Parking (Professional Services Use: 1 Space/400 SF)	8 Spaces	8 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping

Landscape plan shows streetscaping along Moore Avenue between the parking lot and roadway. Additional vegetation is shown surrounding the base of the proposed building.

C. Design Review

Architectural elevations show the building to be finished with primarily brick and glass glazing with all wall faces containing at least 86% primary materials. A cornice of fiber cement siding

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wraps around the top of the entire building on all four sides. As presented, the architectural 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 of \$408.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. No roads shown on the Major Thoroughfare Plan are affected by this request.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. A land surveyor is required to stake all corners of the building prior to obtaining a building permit to ensure the structure is meeting setback requirements.
2. Remove the door providing access to the roof if it is not to be used.
3. Staff would recommend additional landscaping along the eastern property line adjoining the commercially zoned lot being utilized for residential use.
4. The sewer cleanout must be a maximum of 10' away from the building.
5. Show a landing pad outside of the rear door.
6. Show the size of the proposed water service.
7. Shift the tree closest to the water meter to the other side of the driveway.

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

Kroger
 Site Plan

Location: Bulldog Drive	Applicant: Goodwyn Mills Caywood, LLC
Tax Map/Parcel: 34/45.00	Property Owner(s): NIR Homes Inc
Zoning: C-2	Use Classification: General Retail

Proposal

A. Location Analysis

Kroger is proposing to develop their second store within Smyrna off of Bulldog Drive. The store would be located on Lot 1 within the proposed Bulldog Drive commercial subdivision. Access to the site would be provided via Bulldog Drive through three separate locations. A second outbuilding is shown on this future parcel behind Lot 6. Parking and landscaping are shown, but a separate site plan will be required for the building. A future lot to the south is proposed to be a fuel center for Kroger, which will be a separate submission.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	9.10 Ac
Square Footage of Open Space/Landscaping	0.91 Ac	0.91 Ac
Total Parking	533 Spaces	544 Spaces
Handicapped Parking Space(s)	11 Spaces	20 Spaces

B. Landscaping

Landscape plan shows a buffer along the northern property line abutting the apartments. A Type C landscape buffer is required with a C-2 development adjacent to R-6 property; the existing vegetation will have to be revised to meet Type C landscaping requirements. Trees and shrubs are shown within some landscape islands in the parking lot. Design Review requires landscaping within all landscape islands; several islands are missing vegetation.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, stone, glass/glazing, fiber cement board and metal accents. All four wall faces are shown to have a

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Kroger
4-3-2025

minimum of 75% primary materials and not exceeding 10% accent materials (metal). As shown, the elevations meet Design Review requirements.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$3,734.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Lee Victory Parkway as a principal arterial and Bulldog Drive as a collector. Adequate right-of-way exists for these streets.
6. The required minimum fire flow is 2,250 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. Submit water and sewer construction plans to the Utilities Department.
2. Coordinate with Captain James Scott with the Smyrna Police Department regarding placement of security cameras on the poles to be integrated into the Town's system.
3. Provide written confirmation from the School Board that the proposed alterations to its property have been approved.
4. The fuel station on Lot 2 and the future shops building on Lot 1 will require separate site plan submittals as the fuel station is on a separate lot and no architectural elevations have been submitted for the shops building.
5. The auto turn is required to show the route through the parking lot and in front of the buildings as well as Lots 2 and 7. Contact James Lawrence with the Town of Smyrna Fire Department.
6. Add a sidewalk along the eastern side of Bulldog Drive to the southern end of Lot 4.
7. A Type C landscape buffer is required along the northern boundary of Lot 1. There is barely 15' between the property line and the stormwater pipe in that area. Staff is concerned about conflicts regarding the long term maintenance of the storm pipe and landscape buffer. The buffer as shown does not meet Type C requirements, as only a single row of evergreen trees are shown and a double row supplemented by evergreen shrubs are required.
8. Show lots and lot numbering consistent with the preliminary plat submittal on all appropriate sheets.
9. The landscaping plan does not meet Design Review. The overall plan is short 16 required trees with most of the provided trees in the buffer area. All landscaping islands are required to have landscaping within them. Move the islands if necessary, as several are shown on top of a storm pipe or other utilities. Only 39 trees are shown within the vehicular use area of Lot 1.
10. Provide sewer profiles.
11. A fire hydrant cannot be on top of the underground electric. Please move to a better location.
12. Floor drain cannot connect to the sanitary sewer main.
13. Show dumpster locations and include elevations to match materials on the primary building.
14. Submit the most recent traffic study which was completed and submitted to TDOT.
15. Include Sheets C-201 and C-301 with the next resubmittal.
16. Submit only the following plan sheets in hard copy form for the Planning Commission meeting: G-000, C-001-007, C-201-206, C-301-304, C-901-911, L-101-104, and A1. Submit all sheets in digital format.

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

Rutherford County Medical Examiners Lab

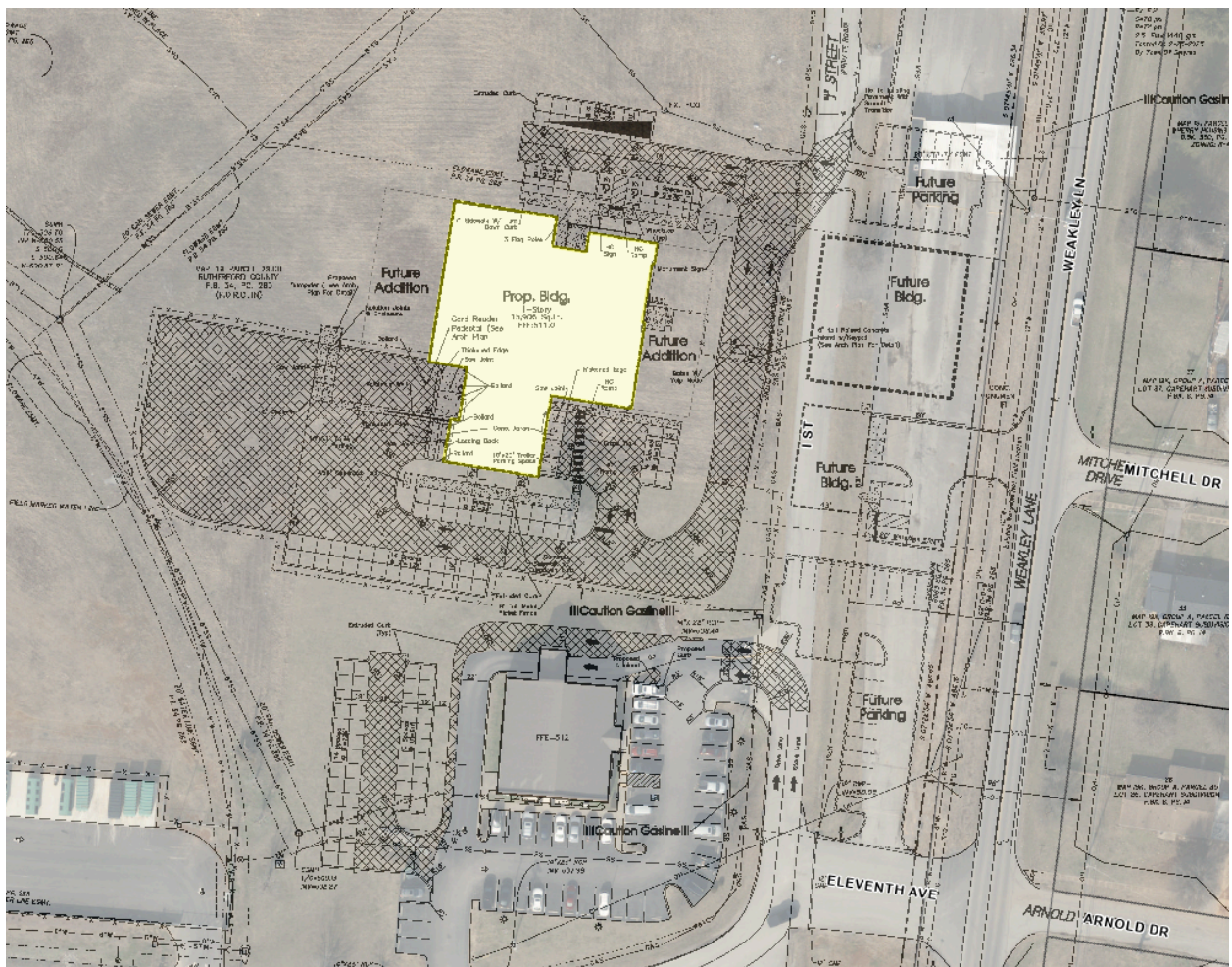
Site Plan

Location: 215 I Street	Applicant: SEC, Inc - Matt Taylor
Tax Map/Parcel: 19/29.00	Property Owner(s): Rutherford County
Zoning: I-2	Use Classification: Gov't Administrative Services

Proposal

A. Location Analysis

Rutherford County is proposing the addition of a medical examiners lab on property owned by Rutherford County on Weakley Lane. Existing buildings on this property include the Rutherford County Clerk Office, recycling facility and the previously used emissions testing facility. Access would be provided via I Street. The proposed use of the medical building would be to provide lab services for forensics and autopsies. The BZA approved the use of this building on this property in February 2025.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.46 Ac
Square Footage of Open Space/Landscaping	6,364 SF	6,898 SF
Total Parking	54 Spaces	70 Spaces (New)
Handicapped Parking Space(s)	3 Spaces	2 Spaces

B. Landscaping

Landscape plan shows a variety of shrubbery and trees planted throughout the site. Trees and shrubs are shown within landscape islands, surrounding new parking lots and vegetation at the base of the building.

C. Design Review

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

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$965.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Weakley Lane as a minor arterial and G Street and 9th Avenue as collectors. Adequate right-of-way is shown for these streets.
6. The required minimum fire flow is 1,000 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. All retaining walls over 4' will require building permits.
2. No sidewalk is required on Weakley Lane between 8th and 11th. The sidewalk will be on the residential side with a crossing at 9th Avenue to the greenway.
3. Add a crosswalk from the new parking area to the existing Clerk's building.
4. Show existing landscaping at the Clerk's building. Replace as necessary as well as add new landscaping for the new islands shown in the existing parking lot.
5. Show the 100 year flood elevation.
6. Please ensure ADA parking space minimum is reflected on the site.
7. Please revise the site data table to reflect this building, not the entire parcel.

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

Tucker's Pointe Townhomes

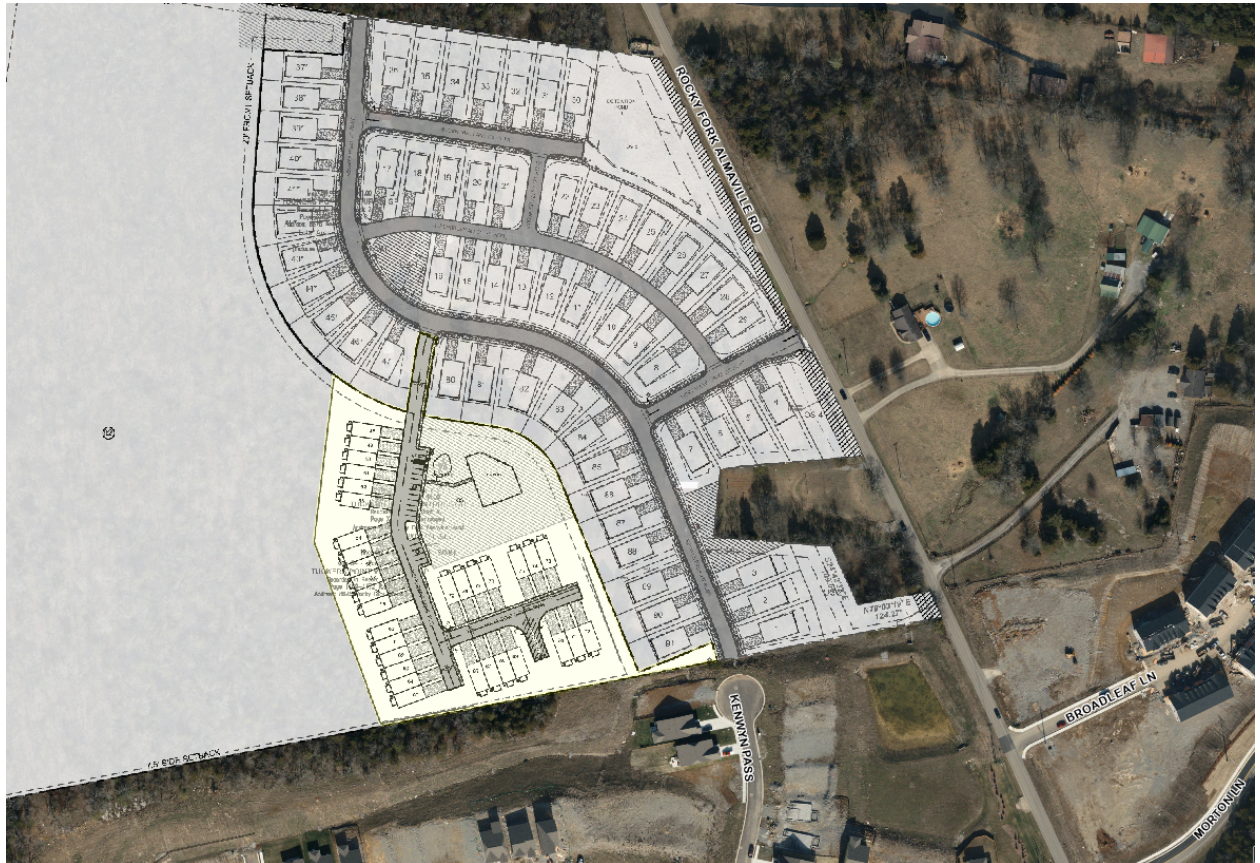
Site Plan

Location: Landsdowne Lane & Kenwyn Pass	Applicant: Land Solutions Company
Tax Map/Parcel: 54/41.00 & 44.00	Property Owner(s): Tuckers Point Ventures GP
Zoning: PRD	Use Classification: Townhomes

Proposal

A. Location Analysis

The Tucker's Pointe subdivision is proposing to develop Phase 2 of their development, which consists of 32 townhomes. Access to the townhomes is provided via a single access road off of Kenwyn Pass, which extends through the single family portion of the subdivision. Amenities provided as part of this phase of development include a playground and dog park.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.60 Ac
Square Footage of Open Space/Landscaping	2,618 SF	2,623 SF
Total Parking	144 Spaces	146 Spaces
Handicapped Parking Space(s)	N/A	1 Space

B. Landscaping

Landscape plan shows landscaping lining the parcel in the area adjacent to the single family dwellings. Additional trees and shrubbery are shown along the guest parking area. Due to topography, the remainder of the site to the west is to be preserved as is.

C. Design Review

Architectural elevations show all townhomes to have two car garages. All homes are required to be finished with brick, fiber cement board, stone or faux stone. As shown, 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 permits.
3. A grading permit fee of \$995.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. No roads shown on the Major Thoroughfare Plan are affected by this request.
6. The required minimum fire flow is 1,000 GPM at 20 PSI. Construction of any units over 3,600 sq. ft. will increase the fire flow requirement.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. Submit sewer construction plans.
2. A HPR creating public easements is required to be submitted, approved, and recorded prior to issuance of building permits.
3. Show a pedestal for electric meters for each set of units.
4. Provide conveyance for water gathering at top of the retaining wall behind lots 57 and 46 into the storm system or around the site. Concentrated water flow falling over the top of the wall at these points will cause substantial erosion over time.
5. Add a fire hydrant at lot 48.
6. Revise limits of disturbance to include work and grading work behind lots 47 & 46.
7. Submit architectural elevations consistent with the requirements of the PRD.
8. Please use Town of Smyrna sewer details.
9. Please reference CUD Will Serve Letter for Tucker's Pointe PRD issued 9/25/2023 for detailed information regarding water line connections and existing flow available to site. CUD can only meet 1,000 GPM flow requirement for lots with water meters at or below elevation of 768'. Any home over 3,600 square feet will require sprinkling.
10. Once available, submit full set of plans directly to CUDengineering@tudrc.com for further review and comment.

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

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/6/2021	Ideal Tridon / Tridon Property Owner, LLC	4/17/2025	Synovus Bank	\$21,500

Bond is for: Roads, Water, Sewer, Stormwater

Public Works Department Comments:

1. Correct the erosion on the slopes of the swale at the eastern end of the property. (North of headwall D2).
2. Stabilize the slopes of the swale at the northern end of the property between buildings one and two.
3. All head walls with water flowing out of them need a riprap apron underlain with geotextile fabric.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER MATT WRIGHT'S COMMENTS:

We will get these items completed before the due date.

RECOMMENDATION:

End of the maintenance period. Release if final items are completed by 4/17. Otherwise, extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/20/2021	Hidden Hills, Section V, Phase I / Scott Butler Development	4/20/2025	Escrow	\$10,000

Bond is for: Roads, Water, Sewer, Stormwater

Development is 100% built out. (8 out of 8 lots built)

Public Works Department Comments:

1. Correct erosion and stabilize the western end of Bonifay.

Utilities Department Comments:

- Lot 170, 116 Bonifay Dr. & Lot 167, 123 Bonifay Dr. needs the tracer wire visible in the
1. meter box.

DEVELOPER SCOTT BUTLER'S COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if final items are completed by 4/20. Otherwise, extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
4/23/2024	Woodmont, Phase 8A / Meritage Homes of Tennessee, Inc.	4/22/2025	Regions Bank	\$494,400

Bond is for: Roads, Water, Sewer, Stormwater

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

Public Works Department Comments:

1. Place final topping and striping.

2. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.
3. Some areas of sidewalk are damaged and need to be repaired or replaced.
4. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
5. All signage must meet MUTCD standards.
6. Some manholes and water valve boxes need adjusting.
7. Some areas of curb and gutter are damaged and need to be replaced or repaired.
8. Remove silt fabric from catch basins before final inspection.
9. Some areas of detention pond are eroding and need to be stabilized and put on grade per plan.
10. All common areas, swales, etc. need to be stabilized with 70% uniform, vegetative coverage.
11. All headwalls with water flowing out of them need a riprap apron underlain with
12. Submit stormwater as-builts verifying the elevations of the detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER KRIS KEOWN WITH MERITAGE HOMES' COMMENTS:

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

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/9/2022	Pointe, Section 2 / KKS General Partnership	4/24/2025	First Vision Bank	\$115,200

Bond is for: Roads, Water, Sewer, Stormwater

Public Works Department Comments:

1. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
2. All signage must meet MUTCD standards.
3. Clear vegetation and sediment from catch basin #12.

Utilities Department Comments:

1. The Reclaimed blow-off needs the box straightened up and the lid installed correctly. There are two (2) Reclaimed valves that have the wrong casting lid on them. These
2. need to be changed out for the proper ones.

DEVELOPER KEVIN WALDRON'S COMMENTS:

We believe we have completed everything on the punch list.

RECOMMENDATION:

Reduce to \$28,800 and extend one year as the maintenance bond.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
4/27/2023	Six Cedars Business Park / Seven Oaks Investments, LLC	4/27/2025	Redstone Federal Credit Union	\$92,000

Bond is for: Water, Sewer

Development is 100% built out. (2 out of lots 2 built)

Utilities Department Comments:

1. MH-1 has mud in the trough that needs to be cleaned out.
2. MH-1A has asphalt on the bench and in the trough that needs to be cleaned out.
3. Meter valve box casting for Bldg. 885 has a concrete riser box that is broken and needs to be replaced. Tracer wire needs to come up inside the valve box.
4. Meter valve box casting for Bldg. 887 has broken wire. It needs a dri-con wire connector box to reattach.
5. Meter valve box casting has wire coming through the riser box, and it needs to be brought up inside the box.

DEVELOPER JOHN BLANKENSHIP'S COMMENTS:

I have my contractor working on it and we will be done before the expiration date.

RECOMMENDATION:

End of the maintenance period. Release if final items are completed by 4/27. Otherwise, extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/28/2022	Blakeney, Section 3, Phase 2 / Land Solutions	4/28/2025	Wilson Bank & Trust	\$16,500

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

Development is 78.3% built out. (18 out of lots 23 built)

Public Works Department Comments:

1. Place final topping and striping.
2. Remove silt fabric from catch basins before final inspection.
3. Sidewalks not complete.
4. Need truncated plates at crosswalks (yellow in color).
5. All sidewalks and crosswalks must be ADA compliant.
6. Some areas of curb and gutter are damaged and need to be replaced or repaired. Will need a curb and gutter walk before final topping.
7. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
8. Some manholes and water valve boxes need to be adjusted.
9. All signage must meet MUTCD standards.
10. Sidewalk at the mail kiosk does not connect to sidewalk in front of lot 83.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER ROBERT NOYES WITH LAND SOLUTIONS' COMMENTS:

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

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/25/2021	Stonetrace Subdivision Final Plat / Vester Waldron Family Ltd. Partnership	5/1/2025	Wilson Bank & Trust	\$300,000

Bond is for: Roads, Water, Sewer, Stormwater

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

Public Works Department Comments:

1. Place striping.
2. Sidewalks not complete.
3. All sidewalks, crosswalks and driveway aprons must be ADA compliant.
4. All signage must meet MUTCD specifications.
5. Remove all silt fabric from catch basins before final inspection.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
7. Remove trash/debris from in the detention pond as well as the entire site.
8. Ensure all slopes are free of erosion and stabilized to 70% uniform vegetative coverage.
9. Remove all construction remnants (eels, silt fence, construction debris, etc.).

Utilities Department Comments:

1. No issues.

DEVELOPER GREG WALDRON'S COMMENTS:

We recently paved the streets. Please reduce the bond and begin the maintenance period.

RECOMMENDATION:

Reduce to \$75,000 and extend one year as the maintenance bond.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/1/2016	Buckingham Place Subdivision, Section 1 / CB Development, LLC	5/1/2025	Southern Bank of Tennessee	\$10,400

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

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

Public Works Department Comments:

1. Need ADA truncated plates at crosswalks.
2. Headwall going into detention pond needs to be cleaned.
3. All signage must meet MUTCD standards.

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 remaining items are completed prior to the expiration date. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/3/2023	Vintage Block 1 / TDK Companies	5/2/2025	First Bank	\$239,000

Bond is for: Roads, Sewer, Stormwater, Sidewalk

Development is 100% built out. (1 out of 1 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Some manholes and water valve boxes need adjusting.

3. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
4. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.
5. Some areas of sidewalk are damaged and must be replaced or repaired.
6. Some areas of curb and gutter are damaged and need to be replaced.
7. Remove silt fabric from catch basins before final inspection.
8. All signage must meet MUTCD regulations.
9. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.
10. Stabilize the northwestern slope of White Birch Avenue to 70% uniform vegetative coverage.

Utilities Department Comments:

1. There is paint in several manholes.
2. Manholes 12, 12A and 13 do not have pavement around them and were not checked.
3. Both valves for the fire hydrant and end of the line on Old Nashville Hwy. need the casting reentered, and a concrete box is broken.
4. All the valves need to be raised to finish asphalt grade, and make sure there is wire all the way to the casting.
5. There is a valve in front of MH 14 that needs to be cleaned out so we can see the operating nut.
6. The valves that have no binder around were not checked.

DEVELOPER CARSON WARNER WITH TDK'S COMMENTS:

We plan on waiting until completion of Phase II to pave and stripe the roadways due to the construction traffic generated by Phase II. We anticipate that to be completed some time next year.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/3/2021	Woodcrest Subdivision, Section IV / CB Development, LLC	5/4/2025	Southern Bank of Tennessee	\$62,900

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

Development is 100% built out. (20 out of 20 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Remove silt fabric from catch basins before final inspections.
3. Some manholes and water valve boxes need to be adjusted before final topping.
4. Several areas of binder are failing in this section. About 70%.
5. Need to clean bottom of detention pond (silting in).
6. Clean all structures in detention pond.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
8. Clean bottom of headwall behind lot 79.
9. Need to extend storm pipe and headwall between lots 69 & 70.
10. All signage must meet MUTCD regulations.
11. Both headwalls leading into the lot 65 detention pond will need sediment removed and a rock apron interlacing with geotextile fabric added.
12. Headwall behind lot 64 is entirely blocked.
13. Ditch behind lot 64 will need to be stabilized with erosion matting.
14. All Headwalls with water flowing out of them need rock apron underlain with geotextile fabric.
15. Submit stormwater as-builts verifying the elevations of the detention pond.

- Need as-builts for lot 65 detention pond (Contact Bradly Jordan for specific requirements).

Utilities Department Comments:

- 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:

Extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/3/2021	Buckingham Place, Section II, Phase II / CB Development, LLC	5/5/2025	Southern Bank of Tennessee	\$10,000

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

Development is 100% built out. (12 out of 12 lots built)

Public Works Department Comments:

- The headwall behind lot 87 is completely covered. Remove rock and other debris.

Utilities Department Comments:

- 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 remaining item is completed prior to the expiration date. Otherwise, extend three months.