



TOWN OF SMYRNA

MUNICIPAL PLANNING COMMISSION MEETING

AGENDA



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

August 7, 2025

5:00 PM

Smyrna Town Hall

1. Call to Order

Prayer

Pledge of Allegiance

2. Citizen Comments

- a. Theresa Stewart Fitzcharles, 6586 Lee Road, Smyrna - Hidden Springs, Phase 1 Final Plat
- b. Simeon Panagatos, 611 Tammy Circle, Smyrna - Under Preservation of Green Space

3. Approval or Correction of Minutes

- a. July 1, 2025 Regular Meeting
- b. July 31, 2025 Quarterly Joint Workshop meeting

4. Old Business

- a. Annexation, Zoning, and Plan of Service Request:
 1. 452 Properties, LLC - **Recommended to be deferred until September**
Bill France Road & I-840
Annexation & PUD Zoning Request

5. New Business

- a. Rezoning Requests:
 1. Gamble Design Collaborative
Rocky Fork Almaville & Briley Road
Rezoning R-3 to PRD & PRD Amendment
 2. Sewart's Landing
2001 Motlow College Blvd. & Sam Ridley Pkwy, West
Rezoning C-2 to PUD & PUD Amendment

- b. Sketch Plat:
 - 1. Hidden Hills, Section 7
West of Tamland Drive, Burgundy Drive, & Bonifay Drive
Owner / Developer: OpenLand Communities
- c. Preliminary Plats:
 - 1. Greystone, Phase 1D
Winnager Way
Owner / Developer: Meritage Homes
 - 2. Sewart's Landing - Squadron Street
2050 Motlow College Blvd.
Owner / Developer: Sewart's Landing Partners, LP
- d. Final Plats:
 - 1. Cornerstone, Section I
Hollingshead Circle
Owner / Developer: Southern Rock Manufacturers, LLC, Michael A. Hollingshead, Hollingshead Land, LLC
 - 2. Bulldog Drive Subdivision
Lee Victory Pkwy & Bulldog Pkwy
Owner / Developer: Nir Homes, Inc. / Kroger Limited Partnership I
 - 3. Hidden Springs, Phase 1
Lee Road
Owner / Developer: David Weekley Homes
- e. Site Plans:
 - 1. 12415 Old Nashville Highway
12415 Old Nashville Highway
Owner / Developer: BLP Investments, Inc.
 - 2. Sewart's Landing, Phase 1.5
Pilot Place & Motlow College Blvd.
Owner / Developer: Equitable Property Company
 - 3. SRM Block Plant
Hickory Grove Road
Owner / Developer: Hollingshead Land, LLC

6. Subdivision Regulations Amendment

- a. Section 7-101.2 and addition of Appendix A

7. Mandatory Referral

- a. Imperial Boulevard Water Line Extension
- b. Unimproved ROW Description between Lots 24 & 25 Preserve at Stewarts Creek

- 8. Bond Review Report**
 - a. August Bond Review Report
- 9. Staff Comments and/or Other Business**
- 10. Adjournment**



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES JULY 1, 2025

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, July 1, 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; Matthew Carver; Salena Scott; Ken Hill; Tim Morrell; Charles Scurr, PhD

Staff Present: Dave Santucci, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Smith, Office Coordinator; James Lawrence, Asst. Chief of Fire Prevention; Mark Parker, Assistant Director of Utilities; Charles King, 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".

Glen Cotant, 537 Lyness Drive, Smyrna - Rock Springs Road Expansion & Pedestrian Sidewalk Installation

2. Approval of Minutes of the June 5, 2025 meeting

Motion by Matthew Carver, seconded by Ken Hill to approve the Minutes of the June 5, 2025 meeting.

Vote: 7 - 0 Passed - Unanimously

3. Public Hearing:

a. Plan of Services for Hamilton Development, LLC

No one spoke at the public hearing.

- b. Plan of Services for Hollingshead Land, LLC

No one spoke at the public hearing.

- 4. Old Business:

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

- 1. 452 Properties, LLC - **Requesting Deferral to August Meeting**
Bill France Road & I-840
Annexation & PUD Zoning Request

An Annexation & PUD 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 and part of 6.00, is comprised of 818.3 acres, is currently zoned RM, and the proposed zoning is PUD. 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 requested PUD is essentially 34.3 acres zoned C-2 and the remaining zoned I-2, with the request that the height limit in the I-2 areas be 60' in lieu of the 50' limit as stated in the Zoning Ordinance. The maximum square footage allowed in the C-2 area is 350,000, and the maximum square footage in the I-2 area is 8,500,000. No pole signs would be allowed. The following staff comments were made:

1. The required minimum fire flow is 2,000 GPM @ 20 PSI with a sprinkler reduction.
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. Annexation of existing roads would require the Town to begin maintenance of those roads, as well as provide emergency services including traffic accident response and traffic control, upon the effective date of annexation.
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. Staff is concerned that the assessed line is being used as a part of the annexation request based on opinions of several land surveyors that the "county line based on agreed assessment jurisdiction" allows for the Town to annex and serve the area. The Town of Smyrna cannot annex an area outside of the established Urban Growth Boundary, which in this area is the boundary line between Rutherford and Wilson Counties.
4. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum. The Town of Smyrna will not provide sewer service to any property

- outside of Rutherford County boundaries. At this time, there is not an agreement on how sewer will be extended to the area and by whom.
5. If the annexation is approved as requested, parts of the area would exceed the 5 mile drive radius from Fire Station 4. This could jeopardize the Town's ISO rating unless an additional station is built, equipped, and staffed, which would be a significant cost.
 6. Show proposed utility extensions and stormwater facilities.
 7. The PUD request references that the signs within the development would follow the Town's Zoning Ordinance. Signs are regulated by the Sign Ordinance, so the request should be amended to reflect this.
 8. The landscape buffers as proposed for the area of the PUD proposed to allow I-2 uses would be required to be Type D, not Type C, in any location where the development abuts property zoned for residential uses.
 9. Sidewalks will be required per the Zoning Ordinance of the Town without any exemptions as requested as a part of the PUD.
 10. 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.
 11. The water service availability request is currently in queue to be reviewed by CUD. More detailed information should be available once CUD issues a Will Serve letter stating the level of service that can be provided to the site.
 12. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.
 13. This item has been requested by the applicant to be deferred to the August Planning Commission meeting.

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to defer until the August Planning Commission meeting.

Vote: 7 - 0 Passed - Unanimously

b. Final Plat:

1. Gwynne Farms, Phase 4, Section 1 - **Staff recommends consideration of postponing this item until after the Gwynne Farms, Phase 4 Preliminary Plat**
Robert Gwynne Drive
Owner / Developer: Millrose Properties Tennessee, LLC

A Final Plat for Gwynne Farms, Phase 4, Section 1 was submitted for Robert Gwynne Drive. This property can be further referenced by Rutherford County Tax Map: 51, Parcel: 5.01, is comprised of 13.30 acres, is zoned PRD, and consists of 66 lots. The following staff comments were made:

1. Signs will require a separate permit and must be within setbacks where applicable.
2. No roads shown on the Major Thoroughfare Plan are affected by this request.
3. The required minimum fire flow is 1,000 GPM at 20 PSI. The required fire flow will increase for any house larger than 3,600 square feet.
4. Add signatures of the owner prior to submittal for recording.
5. Add signature of the land surveyor.
6. No burning will be allowed within 300' of the Texas Eastern line.
7. The forcemain shown in Phase 3, Section 2 is not shown on the construction plans or recorded

final plat for this phase. This will need to be revised and re-recorded to reflect this.

Motion by Vice-Mayor Marc Adkins, seconded by Councilman Steve Sullivan to postpone on the agenda until after item 5. C. 3.

Vote: 7 - 0 Passed - Unanimously

5. New Business:

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

1. Hamilton Development, LLC

W. Jefferson Pike/SR 266 across from Hickory Grove Road
Annexation with C-2 & I-1 Zoning Request

An Annexation & C-2 & I-1 Zoning Request was submitted for West Jefferson Pike/SR 266 across from Hickory Grove Road. This property can be further referenced by Rutherford County Tax Map: 20, Parcels: 45.00, 61.01, 61.02, and 61.03, Tax Map: 26, Parcels: 13.00, 13.01, 13.02, 15.00, 15.01, and 18.01, is comprised of 180.83 acres is zoned RM, and the Proposed Zoning is C-2 & I-1. The surrounding zoning is PUD (Cornerstone at Smyrna) in Town and RM and CS in Rutherford County. The Land Use Plan for the portion of this request along W. Jefferson Pike is the 840 Gateway character area. Hospitality, retail, restaurant, high density residential, and industrial/warehousing uses are particularly appropriate for this area. This extends from 400 feet to 1200 feet off of W. Jefferson Pike, depending on the location. For the portion of these properties that are south and west of that designation, Low Density Residential development would be supported. The Major Thoroughfare Plan designates W. Jefferson Pike/SR 266 as a principal arterial. Adequate right-of-way exists for this street. The request is for approximately 23.00 acres along W. Jefferson Pike/SR 266 to be zoned C-2 and the remaining 155.6 acres to be zoned I-1. The following staff comments were made:

1. A traffic study will be required with the submittal of any site plan for this development. Any improvements recommended by the traffic study must be completed by the developer.
2. The required minimum fire flow is 2,000 GPM @ 20 PSI.
3. A 60' average buffer is required for a jurisdictional feature.

At this time, Chairmain Tim Morrell acknowledged Jeff Koineczny with Hamilton Development Company to speak regarding this request.

Motion by Councilman Steve Sullivan, seconded by Matthew Carver to recommend approval to the Town Council the Annexation & C-2 & I-1 Zoning Request for Rutherford County Tax Map: 20, Parcels: 45.00, 61.01, 61.02, and 61.03, Tax Map: 26, Parcels: 13.00, 13.01, 13.02, 15.00, 15.01, and 18.01 with 23.6 acres zoned C-2 and 155.00 acres zoned I-1 as discussed, the above listed staff comments, and the Plan of Services.

Vote: 7 - 0 Passed - Unanimously

2. Hollingshead Land, LLC

Hickory Grove Road/West Jefferson Pike
Annexation with C-2 & I-3 Zoning Request

An Annexation & C-2 & I-3 Zoning Request was submitted for Hickory Grove Road/West Jefferson Pike. This property can be further referenced by Rutherford County Tax Map: 26, Parcels: 21.00 and 27.00, Tax Map: 20, Parcels: 9.00, 20.01, 22.00, 33.00, 35.00, 36.00, and 42.00, is comprised of 70.06 acres, is currently zoned RM, and the proposed zoning is C-2 & I-3. The surrounding zoning is PUD (Cornerstone at Smyrna) in Town and RM and LI in Rutherford County. The Land Use Plan for the portion of this request along W. Jefferson Pike is the 840 Gateway character area. Hospitality, retail, restaurant, high density residential, and industrial/warehousing uses are particularly appropriate for this area. This includes the parcels that have frontage along W. Jefferson Pike and includes all of the Cornerstone at Smyrna PUD. The area north of this designation would support Mixed Industrial development east of Hickory Grove Road and Low Density Residential development west of Hickory Grove Road. The Major Thoroughfare Plan designates W. Jefferson Pike/SR 266 as a principal arterial. Adequate right-of-way exists for this street. Hickory Grove Road is designated as a collector. Adequate right-of-way would be required upon development of the parcels along this road. The request is for 2 parcels totaling approximately 3.48 acres to be zoned C-2 and the remaining 7 parcels totaling approximately 66.58 acres to be zoned I-3. The following staff comment was made:

1. If this annexation request is approved as requested, staff would recommend the annexation of the existing right-of-way of Hickory Grove Road from the current Town limits approximately 1.1 miles to the easternmost property line of Parcel 9.00. In addition, there is an approximately 674 feet long x 50 feet wide strip of land extending eastward from Hickory Grove Road immediately north of Parcel 42.00 that appears to be an old right-of-way which would need to be annexed. This right-of-way appears to be utilized as the access for the SRM quarry.

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to recommend approval to Town Council the Annexation & C-2 & I-3 Zoning Request for Rutherford County Tax Map: 26, Parcels: 21.00 and 27.00, Tax Map: 20, Parcels: 9.00, 20.01, 22.00, 33.00, 35.00, 36.00, and 42.00 with the above listed staff comment and Plan of Services.

Vote: 7 - 0 Passed - Unanimously

b. Rezoning Requests:

1. Delta Civil Engineering, PLLC
Gambill Lane
PRD Amendment

A PRD Amendment with ESO was submitted for Gambill Lane. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 87.00, is comprised of 7.13 acres is currently zoned PRD, and the proposed zoning is PRD. The surrounding zoning is R-1 and R-3. The Land Use Plan for the area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for these areas. The Major Thoroughfare Plan designates Gambill Lane as a collector. Development of this property would require dedication of adequate right-of-way. The PRD approved in July 2024 would allow for 22 single family lots with a minimum house size of 1700 square feet with a two car garage. After the dedication of right-of-way for Gambill Lane, the total development area would be 6.78 acres. This translates to a density of 3.24 dwellings/acre, and after the common open space of 1.02 acres is removed the density is 3.82 dwellings/acre. The requested PRD amendment would increase the number of lots to 23. This translates to an overall density of 3.39 units/acre, and after the common open space of 1.66 acres is removed the density is 4.49 dwellings/acre. In addition, the changes include eliminating one of the cul-de-sacs, consolidating two detention areas into one, and moving the amenity area to a different location to allow for the larger detention area. The overall open space would be increased from 1.02 acres to 1.66 acres. No other changes from the original PRD are proposed. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM @ 20 PSI.
2. No burn permits will be issued for this location.
3. Show existing and proposed utilities.

Motion by Vice-Mayor Marc Adkins, seconded by Charles Scurr, PhD to recommend approval to the Town Council the PRD Amendment with ESO located at Rutherford County Tax Map: 33, Parcel: 87.00 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. MDT Construction
1170 Rock Springs Road
PCD to C-2 Rezoning Request

A PCD to C-2 Rezoning Request was submitted for 1170 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 75.00, is comprised of 1.63 acres, is currently zoned PCD, and the proposed zoning is C-2. The surrounding zoning is C-2 and C-4. The Land Use Plan is the Sam Ridley Corridor character area, which would support a combination of retail uses and services that provide markets for both local and regional customers. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Development of this property would require dedication of adequate right-of-way. This property was rezoned from C-2 to PCD in May 2023 to allow an automobile rental business with a detached car wash for use by the business only. The request is to rezone the property back to the C-2 district.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to recommend approval to Town Council the PCD to C-2 Rezoning Request for 1170 Rock Springs Road.

Vote: 7 - 0 Passed - Unanimously

3. Madison Jones
Tridon Drive & Safari Drive
C-2 to I-2 Rezoning Request

A C-2 to I-2 Rezoning Request located at Tridon Drive & Safari Drive. This property can be further referenced by Rutherford County Tax Map: 50, Parcel: 14.00, is comprised of 9.88 acres, is currently zoned C-2, and the proposed zoning is I-2. The surrounding zoning is C-2, I-1, and I-2 in Town and IN (Institutional) in Rutherford County. The Land Use Plan for the area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for these areas. No roads shown on the Major Thoroughfare Plan are affected by this request.

Motion by Councilman Steve Sullivan, seconded by Salena Scott to recommend approval to Town Council the C-2 to I-2 Rezoning Request located at Rutherford County Tax Map: 50, Parcel: 14.00.

Vote: 7 - 0 Passed - Unanimously

c. Preliminary Plats:

1. Greystone, Phase 2A
Balling Way/Redtree Lane
Owner/Developer: Meritage Homes

A Preliminary Plat was submitted for Greystone, Phase 2A located at Balling Way / Redtree Lane. This property can be further referenced by Rutherford County Tax Map: 50, Parcel: 2.03, is comprised of 5.71 acres, is zoned PRD, and is comprised of 60 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 and must be within setbacks where applicable.
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 referenced on the final plat.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI.
8. Submit road names & E911 approval for those road names.
9. Remove the 10' PUE in the front yard on all lots fronting Balling Way and Poppys Way as it is unnecessary.

Motion by Matthew Carver, seconded by Salena Scott to approve the Preliminary Plat for Greystone, Phase 2A with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. Greystone, Phase 2B
Long Drive/Redtree Lane
Owner/Developer: Meritage Homes

A Preliminary Plat was submitted for Greystone, Phase 2B located at Long Drive / Redtree Lane. This property can be further referenced by Rutherford County Tax Map: 50, Parcel: 2.02, is comprised of 4.88 acres, is zoned PRD, and consists of 45 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 and must be within setbacks where applicable.
5. Greentree Drive is designated as a collector on the Major Thoroughfare Plan. Adequate right-of-way has been dedicated for this street.
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.
8. Remove the 10' PUE located at the front of all lots along Long Drive as it is unnecessary.

Motion by Matthew Carver, seconded by Councilman Steve Sullivan to approve the Preliminary Plat for Greystone, Phase 2B with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

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

A Preliminary Plat was submitted for Gwynne Farms, Phase 4 located on Robert Gwynne Drive. This property can be further referenced by Rutherford County Tax Map: 32, Parcel: 51.00, is comprised of 36.4 acres, is zoned PRD, and consists of 153 lots. The following staff comments were made:

1. Signs will require a separate permit and must be within setbacks where applicable.
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. No roads shown on the Major Thoroughfare Plan are affected by this request.
4. Any retaining wall over 4' will require a building permit.
5. No retaining walls or any buildable elements shall be allowed in public drainage easements.
6. The minimum required fire flow is 1,000 GPM at 20 PSI. Any home over 3,600 square feet will require additional flow.
7. The Property Assessor's map still shows a cemetery in this area, though it has been stated that it has been moved. Please show cemetery lot lines as shown per Property Assessor. A note may be added designating the lots lines are to be removed upon recording of the final plat for this phase.
8. This is a revision of the previously approved preliminary plat. The road connection to the east has changed location, along with the location of the sewer lift station. The detention area has been enlarged and four lots have been moved.

Motion by Councilman Steve Sullivan, seconded by Matthew Carver to approve the Preliminary Plat for Gwynne Farms, Phase 4 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

4. Gwynne Farms, Phase 4, Section 1
Robert Gwynne Drive
Owner / Developer: Millrose Properties Tennessee, LLC

A Final Plat for Gwynne Farms, Phase 4, Section 1 was submitted located on Robert Gwynne Drive. This property can be further referenced by Rutherford County Tax Map: 51, Parcel: 5.01, is comprised of 13.30 acres, is zoned PRD, and consists of 66 lots. The following staff comments were made:

1. Signs will require a separate permit and must be within setbacks where applicable.
2. No roads shown on the Major Thoroughfare Plan are affected by this request.
3. The required minimum fire flow is 1,000 GPM at 20 PSI. The required fire flow will increase for any house larger than 3,600 square feet.
4. Add signatures of the owner prior to submittal for recording.
5. Add signature of the land surveyor.
6. No burning will be allowed within 300' of the Texas Eastern line.
7. The forcemain shown in Phase 3, Section 2 is not shown on the construction plans or recorded final plat for this phase. This will need to be revised and re-recorded to reflect this.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the Final Plat for Gwynne Farms, Phase 4, Section 1 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

- 5. Narron Hill
5458 Cooks Lane
Owner/Developer: Naron Family Trust/Century Communities

A Preliminary Plat was submitted for Narron Hill located at 5458 Cooks Lane. This property can be further referenced by Rutherford County Tax Map: 51, Parcel: 3.00, is comprised of 34.11 acres, is zoned PRD, and consists of 145 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 and must be within setbacks where applicable.
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. A second entrance must be operational once the 100th home has been built.
7. Cooks Lane is designated as a collector on the Major Thoroughfare Plan. Adequate right-of-way is shown to be dedicated for this street.
8. The minimum required fire flow is 1,000 GPM at 20 PSI. Any home over 3,600 square feet will require additional flow.
9. This is a revision of the previously approved preliminary plat. Changes include elimination of a road known as Seville Road and relocation of 6 lots. This revision also includes the dedication of right-of-way for the Cooks Lane improvements, relocation of the sewer lift station to the southern end of the property, and relocation/modification of the proposed walking trail amenity.
10. Plans have been approved by CUD. Developer should submit full set of plans directly to CUDengineering@ cudrc.com to ensure all changes proposed in the amendments are acceptable to CUD.

At this time, Chairman Time Morrell acknowledged Town Engineer Charles King to speak regarding this request.

Motion by Councilman Steve Sullivan, seconded by Ken Hill to approve the Preliminary Plat for Narron Hill with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

d. Site Plans:

1. In-N-Out Burger
999 Industrial Boulevard
Owner/Developer: In-N-Out Burger

Location: 999 Industrial Boulevard	Applicant: DMG, LLC
Tax Map/Parcel: 28/66.01	Property Owner(s): In-N-Out Burgers
Zoning: C-2	Use Classification: Restaurant

Proposal

A. Location Analysis

In-N-Out Burger is proposing to locate at 999 Industrial Boulevard, which is the existing site of Hickory Falls. The existing building is proposed to be demolished and the site reconfigured with a drive-thru. Two drive-thru lanes are shown with the ability to queue approximately 33 vehicles. The site layout shows a utilization of the existing access points with one off of Industrial Boulevard and one off of Team Boulevard. Both of these locations, today, are full ingress and egress points with no limited turning motions. Staff does have concerns regarding the overall traffic flow to access this site and in the immediate vicinity. The recently approved SS4A plan identified this location as an area requiring further study for safety and pedestrian improvements.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.02 Ac
Square Footage of Open Space/Landscaping	4,456 SF	15,602 SF
Total Parking	49 Spaces	63 Spaces
Handicapped Parking Space(s)	3 Spaces	3 Spaces

B. Landscaping

Landscape plan shows a variety of shrubbery and trees lining both road frontages of Industrial Boulevard and Team Boulevard. Additional trees and shrubs are shown lining the western and southwestern property lines. Notable trees shown on the landscape plan include two variations of palm trees. Staff does have a concern the palm trees may be unable to survive due to the climate zones palm trees are typically found in which may not extend to the middle Tennessee region.

C. Design Review

Architectural elevations show the building to be finished with a mixture of EIFS, brick and glazing. Overall elevations for the building show a finished percentage of 54.74% EIFS, 33.48% brick and 6.52% glazing. Design Review requires a minimum of 50% of the entire building to be finished with primary materials; as designed this building is approximately 40%. Additionally, Design Review requires at least 75% primary materials for any wall facade visible from a public street. No elevations for this building are shown to meet that requirement.

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 must be within setbacks where applicable.
5. The Major Thoroughfare Plan designates Industrial Boulevard as a collector. Additional right-of-way will be required to be dedicated to include the sidewalk along this roadway.
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. Coordinate the construction of the modifications to the access at Team Boulevard with the adjoining property owner.
2. Architectural elevations do not meet Design Review. Please revise.
3. Revise the dumpster enclosure to use only primary materials matching the building. Stucco is not a primary material.
4. Any improvements recommended by the traffic study must be completed by the developer. Staff has concerns regarding the traffic study and the lack of proposed improvements. This is a higher impact use than the existing use and is located at one of the busiest traffic areas in Town. At a minimum, the existing access to Industrial Boulevard should be modified to a right-in/right-out only. Staff would also recommend a study be undertaken for the area along Industrial Boulevard from the intersection with Sam Ridley Parkway to the Town limits consistent with the recommendations of the Safe Streets For All plan.
5. Please verify that the varieties of palm trees shown on the landscape plan will survive in middle Tennessee's plant hardiness zone. Staff does not believe palm trees will survive.
6. When the Zoning Ordinance and a recorded plat show two different minimum building setback lines, the most restrictive applies. The required minimum front building setback in the C-2 district is 35', so the required setback along Industrial Boulevard is 35'. Please show correctly. The current setback shown is 27' from the new right-of-way dedication line.
7. Provide a utility demolition plan.
8. All sanitary sewer PVC shall be SDR 26, not 35.
9. A plat will be required to dedicate public right-of-way along Industrial Boulevard to show the sidewalk entirely within the public right-of-way.
10. The FDC must be relocated. Please contact James Lawrence with the Town of Smyrna Fire Department.

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

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to defer the Site Plan for In-N-Out Burger to the September Planning Commission meeting.

Vote: 7 - 0 Passed - Unanimously

2. Lot 1, Home Depot Subdivision
1170 Rock Springs Road
Owner/Developer: Lee Tashie Partners/MDT Construction

Location: 1170 Rock Springs Road	Applicant: MDT Construction
Tax Map/Parcel: 28/75.00	Property Owner(s): Lee Tashie Partners
Zoning: PCD	Use Classification: General Retail

Proposal

A. Location Analysis

Lot 1 within the Home Depot Subdivision is proposed for development of a 9,000 square foot general retail building accommodating a maximum of 6 tenants. Access points to the site would be provided via an access easement to Home Depot off of Austin Lee Drive in addition to two access points off of Rock Springs Road. The property is currently zoned PCD for the allowed use of automobile rental with a detached private car wash. The proposed use is not permitted under the existing zoning and requires a rezoning.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	22,810 SF
Square Footage of Open Space/Landscaping	2,281 SF	5,500 SF
Total Parking	45 Spaces	53 Spaces
Handicapped Parking Space(s)	3 Spaces	3 Spaces

B. Landscaping

Landscape plan shows maple trees along both road frontages of Austin Lee Drive and Rock Springs Road. Shrubbery is shown between the street trees along the pavement parking area. Additional shrubbery is shown around the base of the building.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, stone, stucco and glass/glazing. Due to the location and orientation of the building, all wall faces will be required to meet Design Review requirement of at least 75% primary materials on all facades. The elevations meet Design Review, as submitted.

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 must be within setbacks where applicable.
5. The Major Thoroughfare Plan designates Rock Springs Road and Austin Lee Drive as collectors. Adequate right-of-way exists for these roadways.
6. The required minimum fire flow is 2,000 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. This property is currently zoned PCD for the use of an automobile rental business with a detached private car wash. The proposed use for this site plan is not permitted under the existing zoning, so a rezoning request is required. Any approval of the site plan would be contingent upon the Town Council’s approval of the rezoning for this property.
2. Stormwater must drain to the existing pond behind Home Depot or detention is required to be located on this site.
3. Show streetscaping on Austin Lee Drive meeting Design Review requirements. Add shrubbery between the street trees ensuring the street trees are spaced 40’ on center.
4. Show dumpster enclosure elevations.
5. The square footage of the building allowed for restaurant use is a maximum of 1,500 square feet based on the provided parking shown.

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 Lot 1, Home Depot Subdivision with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

3. Nissan P33C Back Door Module FPL1 & FPL2 Modifications
983 Nissan Drive
Owner/Developer: Industrial Development Board of Rutherford County

Location: 983 Nissan Drive	Applicant: T. W. Frierson Contractor
Tax Map/Parcel: 34/12.00	Property Owner(s): Industrial Development Board of Rutherford County
Zoning: I-3	Use Classification: Warehouse

Proposal

A. Location Analysis

Nissan is proposing an 18,000 square foot building addition as well as the addition of new loading docks. The additions are for warehousing and process space. The addition would be located on the north side of the main building with the three new loading docks to be added near the center of the main building.



Development Standards

B. Landscaping

There will be no increase in vehicular use area on the site, therefore no additional landscaping is required.

C. Design Review

Architectural elevations show the addition to be finished with metal and concrete. The proposed materials would match the existing building.

Standard Comments:

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

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

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the Site Plan for Nissan P33C Back Door Module FPL1 & FPL2 Modifications with the above listed staff comments

Vote: 6 - 0 Passed

Other: Councilman Steve Sullivan (ABSTAIN)

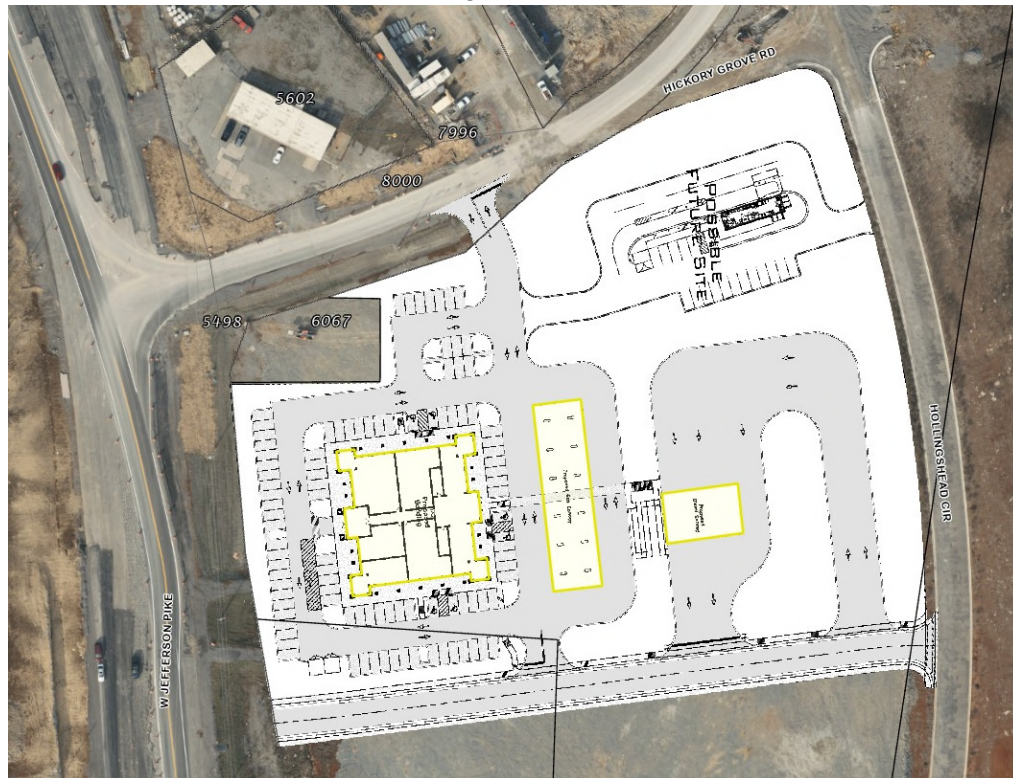
4. SRM Gas Station at Cornerstone
 W. Jefferson Pike & Hickory Grove Road
 Owner/Developer: Hollingshead Land, LLC

Location: Hickory Grove Rd. & W. Jefferson Pike	Applicant: Hollingshead Land, LLC
Tax Map/Parcels: 26/18.00 & 20.00	Property Owner(s): Michael Hollingshead
Zoning: PUD	Use Classification: Convenience Commercial

Proposal

A. Location Analysis

SRM is proposing an 11,940 square foot building that would include 8,028 square feet of retail and restaurant space with a 3,912 square foot convenience store. In addition, 24 regular fuel pumps with an additional 3,150 square feet of diesel fuel pump canopy are shown. Access to the site is shown from Hickory Grove Road with additional entrances off of a private road to the south of the site, which has not been constructed, and via Hollingshead Circle.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.72 Ac
Square Footage of Open Space/Landscaping	7,526 SF	8,688 SF
Total Parking	40 Spaces - Restaurant 40 Spaces - Retail 80 Total	124 Spaces
Handicapped Parking Space(s)	5 Spaces	6 Spaces

B. Landscaping

Landscape plan shows street trees planted along West Jefferson Pike and Hickory Grove Road with additional varieties of trees planted within the site in landscaped islands and along the private roadways around the site. Shrubbery is shown between the street trees and within landscaped islands throughout the site.

C. Design Review

Architectural elevations show the building to be finished with stone, concrete and glass/glazing. This PUD permits offices, retail shops and neighborhood support services to use concrete and glass with fiber cement board and stone as accent materials. Concrete and glass comprise most of the finished elevations with the minimum side elevation comprising 80%.

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 must be within setbacks where applicable.
5. The Major Thoroughfare Plan designates W. Jefferson Pike/SR 266 as a principal arterial. Adequate right-of-way exists for this street. Hickory Grove Road is designated as a collector. Adequate right-of-way is required to be dedicated for this street.
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. Please resubmit the preliminary plat for Phase 1 of Cornerstone at Smyrna, as it was approved in August 2020 and the approval has expired. In addition, please submit the final plat for Phase 1. Completion of the improvements to the Hollingshead Circle and Hickory Grove Road intersection is required to be done as a part of the development of this site. When will the improvements to the existing Hickory Grove Road from the intersection to the quarry entrance to Town standards as required by the PUD approval be completed?
2. A combination plat combining the two existing parcels proposed as a part of this site plan as well as dedication of right-of-way for Hickory Grove Road must be submitted for review and recorded prior to issuance of any building permits.
3. Provide a TDOT permit for the entry/driveway improvements.
4. The landscape plan does not meet Design Review. Please revise and add a landscape schedule.
5. The architectural elevations do not meet Design Review. However, this location is a part of the Cornerstone at Smyrna PUD, and the retail buildings within that PUD were approved for “a combination of concrete, glass, stone, brick, and cement board” with no minimum percentage of primary materials. The proposal is for 48% concrete, 41% glass, 2% stone, and 9% metal.
6. What is the occupancy load of each business? The building will be required to be sprinkled. If not, the occupancy load will be limited to 99 people for the entire building.
7. Extend the sidewalk along the relocated Hickory Grove Road to the Hollingshead Circle intersection.
8. Submit dumpster enclosure elevations.

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

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the Site Plan for SRM Gas Station at Cornerstone with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

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

Vote: 7 - 0 Passed - Unanimously

7. Staff comments and/or other business

At this time, Kevin Rigsby reminded the Planning Commission of the July 31, 2025 joint Council work session at 2:00pm.

Vice-Mayor Mark Adkins would like to discuss storage issues.

Ken Hill would like to discuss the cutting down and replacement of trees.

Charles Scurr would like to discuss a Tree Ordinance.

At this time, Councilman Steve Sullivan reminded everyone of the Town of Smyrna Fireworks Show being held on Thursday, July 4, 2025.

At this time, Vice-Mayor Marc Adkins reminded everyone of the Sally Walls Plaque Recognition Ceremony being held on Thursday, July 3, 2025 10:00am at the Justice Center.

At this time, Chairman Tim Morrell wished everyone a Happy Independence Day, and thanked all of our Veterans for their service.

8. Adjournment

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Tim Morrell
Chairman



**TOWN OF SMYRNA
TOWN COUNCIL QUARTERLY JOINT WORKSHOP WITH
THE MUNICIPAL PLANNING COMMISSION
July 31, 2025
Town Hall
3:00 PM**



Items for Discussion

1. Public Comment.
Note: The Town's Public Comment Period shall be reserved for those citizens that have signed up to address the Town Council, or a Board or Committee, at least 24 hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to 3 minutes. Additional comments may be submitted in writing.
2. Tree Ordinance/Landscaping Requirements.
3. Self-Storage Buildings in Commercial Districts.
4. Temporary Retail Uses.
5. Tourist Homes in C-4 Districts.
6. Detached Accessory Structures.
7. Other.

Presentation Materials

1. Presentation

**MINUTES OF MEETING OF A JOINT SPECIAL CALLED SESSION
OF THE TOWN COUNCIL AND PLANNING COMMISSION
OF THE TOWN OF SMYRNA
ON JULY 31, 2025**

The Town Council of the Town of Smyrna, Rutherford County, Tennessee, met in a joint special called session with the Town’s Planning Commission at 3:00p.m. on July 31, 2025, at Town Hall with Mary Esther Reed, Mayor, presiding.

Mayor Mary Esther Reed called the meeting to order at 3:00p.m.

The following Town Council Members were present:

Mayor Mary Esther Reed
Vice-Mayor Marc Adkins
H.G. Cole
Racquel Peebles
Steve Sullivan
Gerry Short
Jerome Dempsey

The following Planning Commission members were present:

Tim Morrell
Matthew Carver
Charles Scurr
Salena Scott
Ken Hill

In addition to members of the Town Council, various staff members and citizens were present. There were no citizen comments at this time. Various items were discussed, including but not limited to, Tree Ordinance/Landscaping Requirements, Self-Storage Buildings in Commercial Districts, Temporary Retail Uses, Tourist Homes in C-4 Districts, and Detached Accessory Structures.

Following discussion, and there being no further business before the Council, the meeting was adjourned at 4:55 p.m.

TOWN OF SMYRNA, TENNESSEE

ATTEST:

Tim Morrell, Chairman

Kevin Rigsby, Town Planner



Subject:

452 Properties, LLC - **Recommended to be deferred until September**
Bill France Road & I-840
Annexation & PUD Zoning Request

Fiscal Impact:

Contract Type:

Contract Term (if applicable):

Background:

Summary:

452 Properties, LLC - Annexation & PUD Zoning

Location: Bill France Road & I-840

Tax Map: 11 Parcels: 5.00 and part of 6.00 Acres: 819.45

Current Zoning: RM Proposed Zoning: PUD

1. The surrounding zoning is RM in Rutherford County.
2. The Land Use Plan for the area is the 840 Gateway character area along 840, which would support hospitality, restaurant, retail, high density residential, and industrial/warehousing uses. The eastern portion of the requested area is Mixed Industrial, which would support industrial and warehousing uses.
3. The Major Thoroughfare Plan designates Bill France Road as a principal arterial. The Plan also shows a future minor arterial connecting Bill France Road to Hickory Grove Road and eventually to Jefferson Pike. Development of these properties would require dedication of right-of-way and construction of this improvement.
4. The requested PUD is essentially 34.3 acres zoned C-2 and the remaining zoned I-2, with the request that the height limit in the I-2 areas be 60' in lieu of the 50' limit as stated in the Zoning Ordinance. The maximum square footage allowed in

the C-2 area is 350,000, and the maximum square footage in the I-2 area is 8,500,000. No pole signs would be allowed.

5. The required minimum fire flow is 2,000 GPM @ 20 PSI with a sprinkler reduction.
6. 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. Annexation of existing roads would require the Town to begin maintenance of those roads, as well as provide emergency services including traffic accident response and traffic control, upon the effective date of annexation.
7. 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. Staff is concerned that the assessed line is being used as a part of the annexation request based on opinions of several land surveyors that the "county line based on agreed assessment jurisdiction" allows for the Town to annex and serve the area. The Town of Smyrna cannot annex an area outside of the established Urban Growth Boundary, which in this area is the boundary line between Rutherford and Wilson Counties.
8. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum. The Town of Smyrna will not provide sewer service to any property outside of Rutherford County boundaries. At this time, there is not an agreement on how sewer will be extended to the area and by whom.
9. If the annexation is approved as requested, parts of the area would exceed the 5 mile drive radius from Fire Station 4. This could jeopardize the Town's ISO rating unless an additional station is built, equipped, and staffed, which would be a significant cost.
10. Show proposed utility extensions and stormwater facilities.
11. The PUD request references that the signs within the development would follow the Town's Zoning Ordinance. Signs are regulated by the Sign Ordinance, so the request should be amended to reflect this.
12. The landscape buffers as proposed for the area of the PUD proposed to allow I-2 uses would be required to be Type D, not Type C, in any location where the development abuts property zoned for residential uses.
13. Sidewalks will be required per the Zoning Ordinance of the Town without any exemptions as requested as a part of the PUD.
14. 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.

15. The water service availability request is currently in queue to be reviewed by CUD. More detailed information should be available once CUD issues a Will Serve letter stating the level of service that can be provided to the site.
16. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Recommended Council Action:

Attachments:

1. Annexation Application
2. 452 Properties LLC Map 1 (Rollins)
3. 452 Properties LLC Map 2 (Rollins)
4. 452 Properties LLC Map 3 (Rollins)
5. 452 Properties LLC Map 4 (Rollins)



Town of Smyrna

Annexation Request Application

APPLICANT INFORMATION:		
Name/Company: 452 Properties LLC		
Street Address: 1730 S Federal Hwy PMB377		
City: Delray Beach	State: FL	ZIP: 33483
Email: don@321woodland.com	Phone: 423-663-2323	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT <input type="checkbox"/>		
Name/Company: Hillwood Investment Properties		
Street Address: 6410 Poplar Avenue, Suite 385		
City: Memphis	State: TN	ZIP: 38119
Email: paul.reinke@hillwood.com	Phone: 901-461-9034	
PROPERTY INFORMATION		
Street Address/Intersecting Streets: Bill France & Coulter Ct, Mona Rd, Marty Robbins Dr, Powells Chapel Rd		
Tax Map: 11	Group:	Parcel: 5.00 & 6.00
Requested Lot Area (Square feet/Acres): +/-819.45 acres		
Existing Zoning: Med. Density Residential	Requested Smyrna Zoning: P.U.D.	
*Current Property Owner (See Note Below): 452 Properties LLC		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>[Signature]</i> President		Date: 4/3/25
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

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

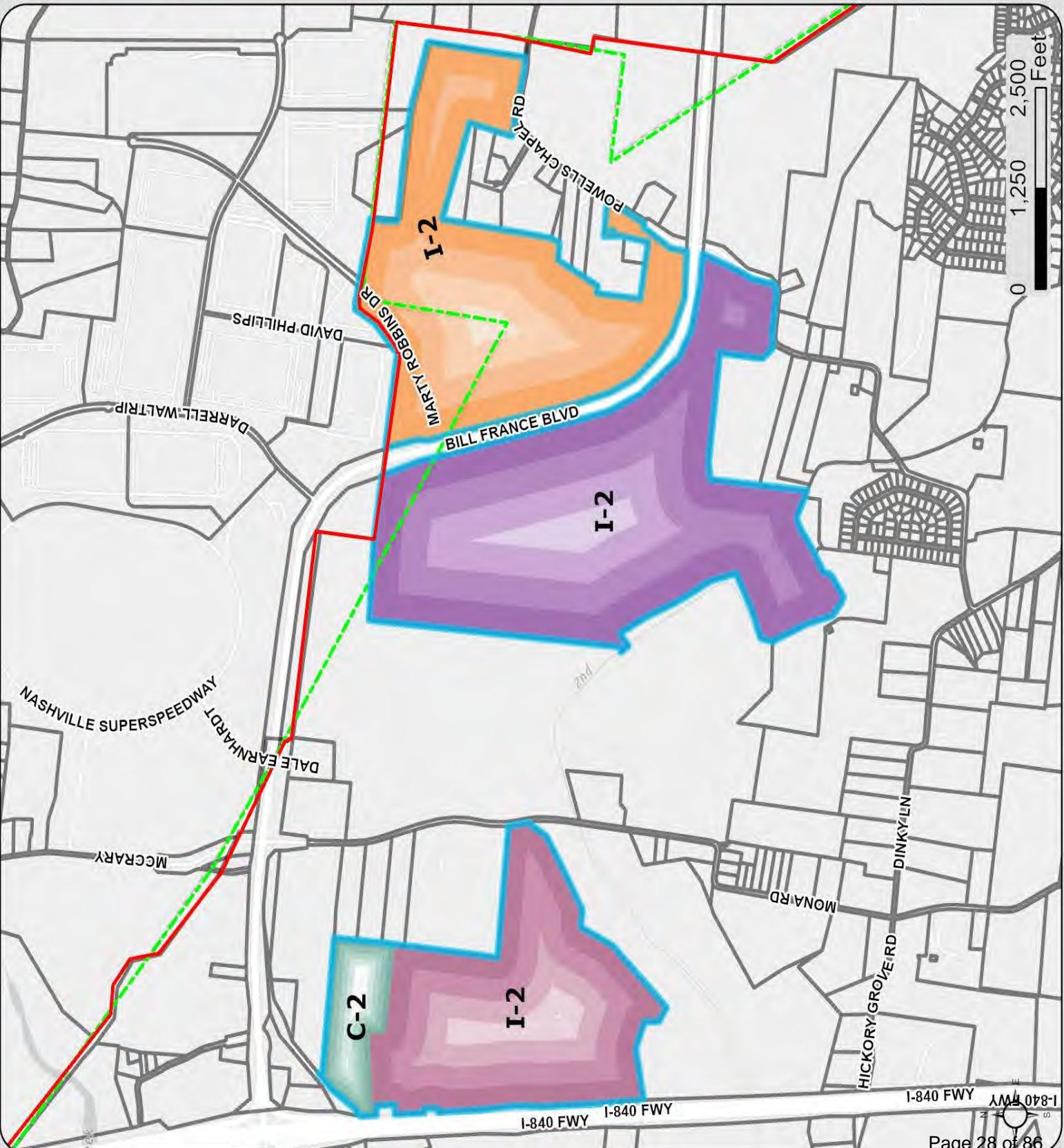


- Parcels
- Requested Parcels
- Tract 1
- Tract 2
- Tract 3
- Tract 4
- Wilson County Line
- Actual County Border
- Smyrna City Limits

452 Properties LLC

Annexation & PUD
Rezoning

Tax Map: 11
Parcels: 5.00, 6.00
Acres: 819.45



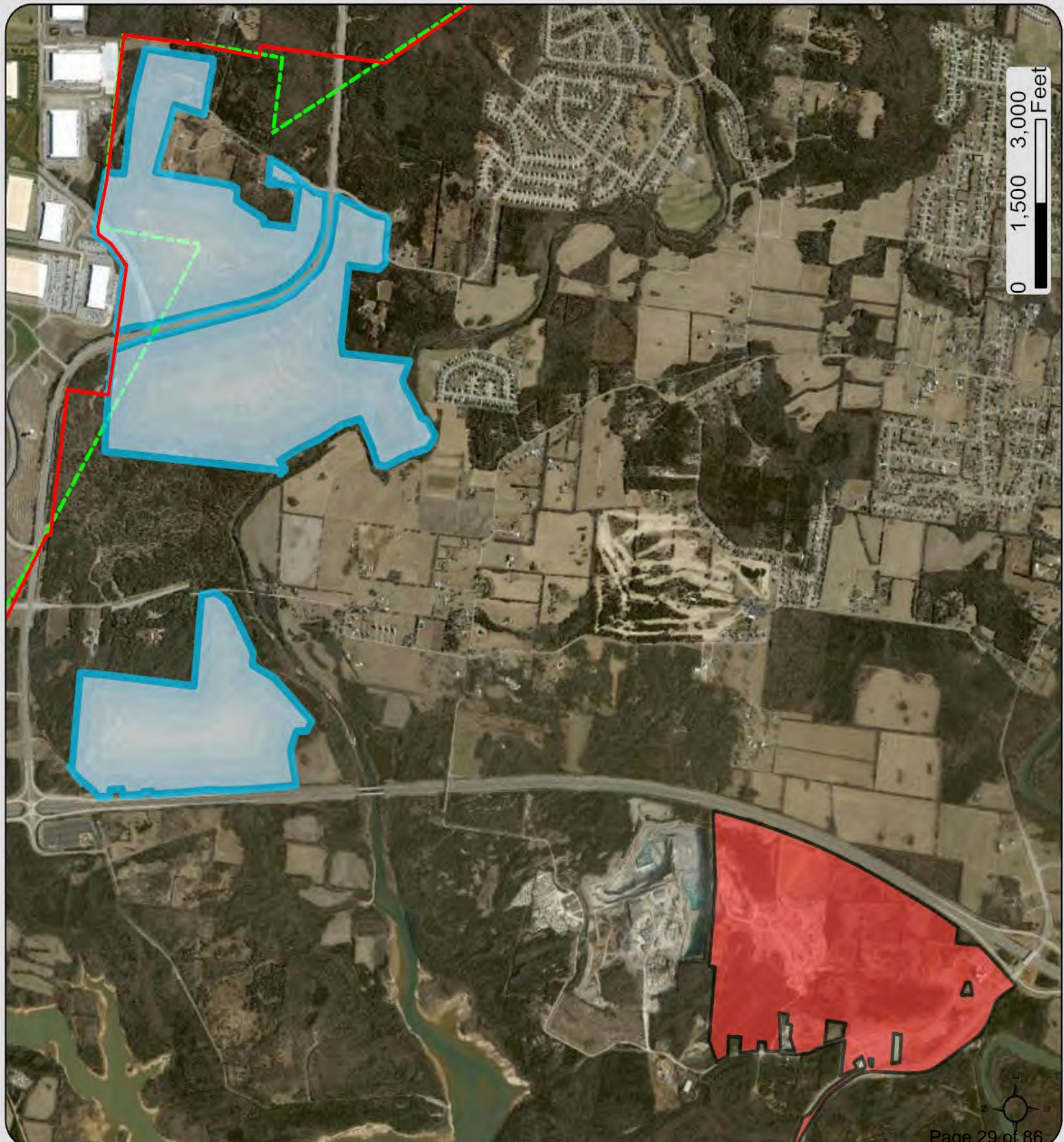


- Requested Parcels
- Wilson County Line
- Actual County Border
- Smyrna City Limits

452 Properties LLC

Annexation & PUD
Rezoning

Tax Map: 11
Parcels: 5.00, 6.00
Acres: 819.45



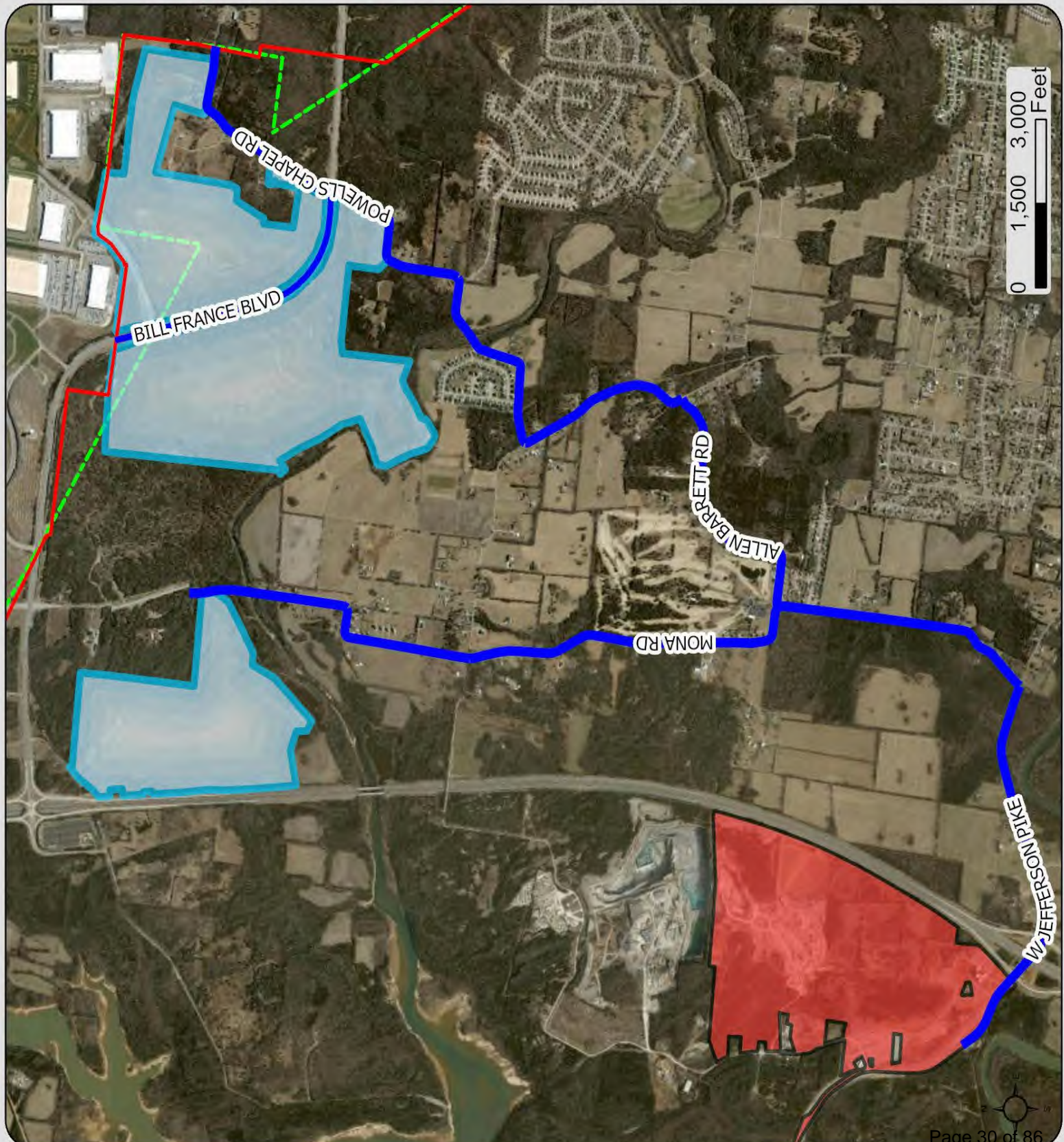


- Requested Parcels
- Wilson County Line
- Actual County Border
- Smyrna City Limits
- Streets to be Annexed

452 Properties LLC

Annexation & PUD
Rezoning

Tax Map: 11
Parcels: 5.00, 6.00
Acres: 819.45





- Requested Parcels
- Wilson County Line
- Actual County Border
- Smyrna City Limits

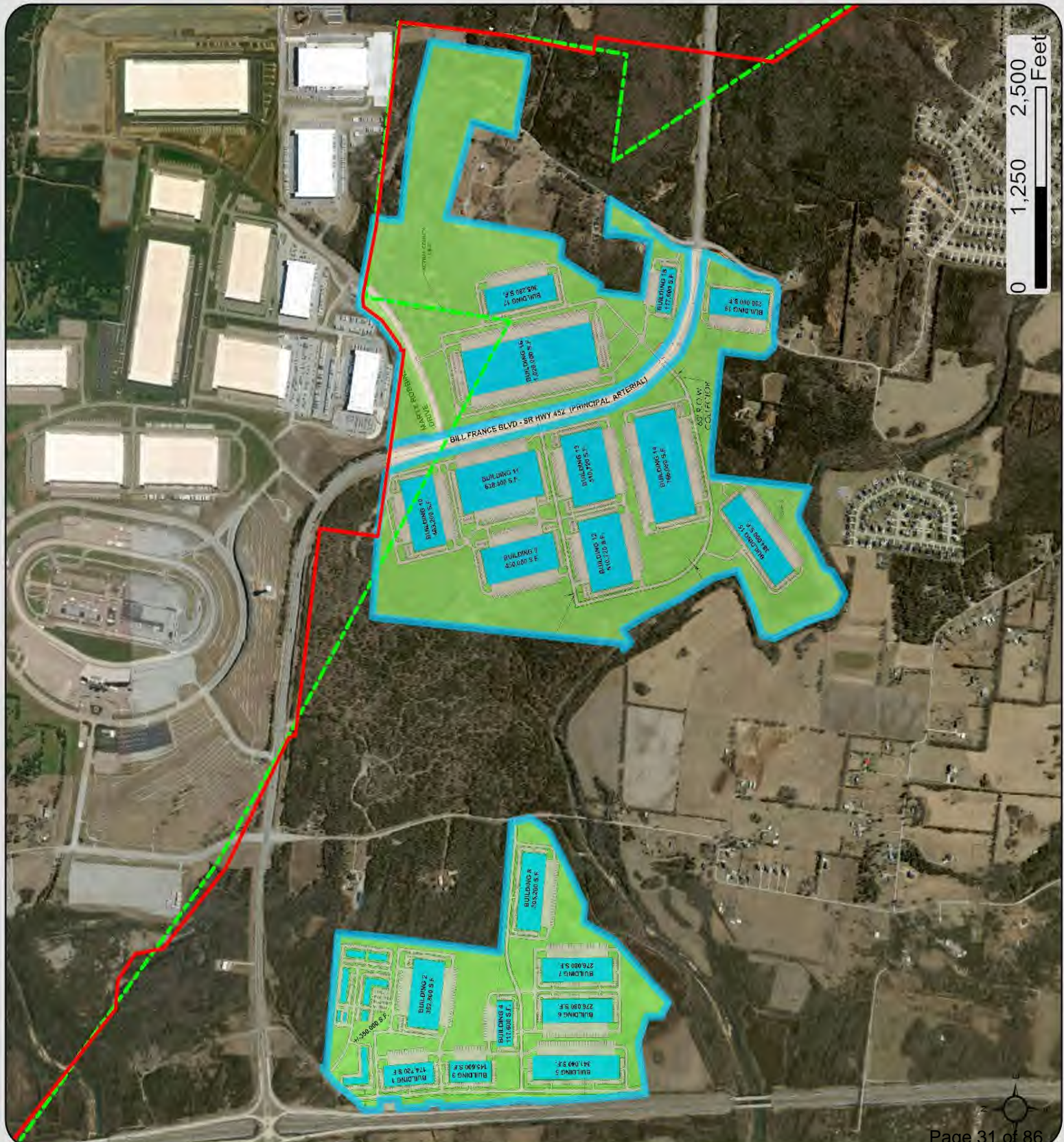
452 Properties LLC

Annexation & PUD
Rezoning

Tax Map: 11

Parcels: 5.00, 6.00

Acres: 819.45





Subject:

Gamble Design Collaborative
Rocky Fork Almaville & Briley Road
Rezoning R-3 to PRD & PRD Amendment

Fiscal Impact:

Contract Type:

Contract Term (if applicable):

Background:

Summary:

Gamble Design Collaborative - R-3 to PRD and PRD Amendment

Location: Rocky Fork Almaville Road/Briley Road

Tax Map: 54	Parcel: 57.02	
Tax Map: 73	Parcels: 13.00, 13.01, 13.03, 13.04, & 16.00	Acres: 67.68
Current Zoning: PRD	Proposed Zoning: PRD	
Tax Map: 54	part of Parcel 57.00	Acres: 0.31
Current Zoning: R-3	Proposed Zoning: PRD	

1. The surrounding zoning is PRD (Collins Grove, Alfaro Subdivision, Reverie at Music City, Lyndwood) in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Right-of-way dedication is shown on the plans for this road.
4. The existing approved PRD for Briley Downs is for 212 single family lots on 67.68 acres, for a density of 3.13 units/acre. When the provided open space of 15.47 acres is considered, the density is 212 lots on 52.21 acres, for a density of 4.06 units/acre.

5. The requested PRD/PRD amendment would add .31 acre currently zoned R-3 from an adjacent tract. The requested PRD is for 217 single family lots on 67.99 acres, for a density of 3.19 units/acre. When the proposed provided open space of 15.45 acres is considered, the density would be 217 lots on 52.54 acres, for a density of 4.13 units/acre. In addition, the amenities proposed have been changed to add a pool and clubhouse replacing a pavilion, dog park, and community garden. In addition, it has been requested to amend the front setback from 35' to 20' with a 35' setback to the garage. The overall layout, minimum/maximum house size, etc., has not changed.
6. The preliminary plat has been approved for this entire development using the current approved PRD, as well as the final plat for all phases of Section 1. If the PRD amendment is approved, the preliminary plats for Section 1, Phases 1, 3, and 4, Section 2, and Section 3 would be required to be resubmitted for review and approval. In addition, the final plats for Section 1, Phases 1, 3, and 4 would also be required to be resubmitted for review and approval.
7. Submit an updated Water Service Availability request to CUDengineering@ cudrc.com to receive a Will Serve letter from CUD.

Recommended Council Action:

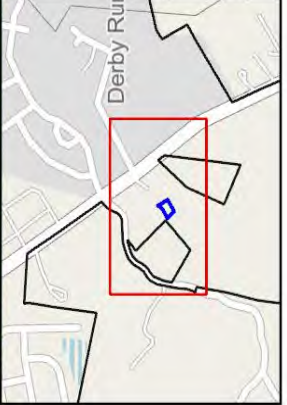
Attachments:




1. PRD Amendment Request - Application
2. Briley Downs R-3 to PRD Rezoning Map
3. Briley Downs PRD Amendment Map 1
4. Briley Downs PRD Amendment Map 2



APPLICANT INFORMATION:		
Name/Company: CIAMBLE DESIGN COLLABORATIVE		
Street Address: 3020 STANSBERRY LANE, STE. 201		
City: FRANKLIN	State: TN	ZIP: 37069
Email: MATT.HUFF@GDC-TN.COM		Phone: 615-414-6723
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company: DREAMFINDERS HOMES		
Street Address: 101 FORREST CROSSING, #107		
City: FRANKLIN	State: TN	ZIP: 37064
Email: CRAIG.MERIAN@DREAMFINDERSHOMES.COM		Phone: 859-625-8960
PROPERTY INFORMATION		
Street Address/Intersecting Streets: SOUTH OF THE INTERSECTION OF BRILEY & POKEY FORD ALMANVILLE RD		
Tax Map: <small>054 073 073</small>	Group:	Parcel: <small>57.02 16.00 13.00, 13.01, 13.03, & 13.04</small>
Requested Lot Area (Square feet/Acres): 67.99 AC		
Existing Zoning: PRD 3.13 DUA	Requested Zoning: PRD (AMENDMENT) 3.19 DUA	
*Current Property Owner (See Note Below): SOUTHCOST DFT NASHVILLE, LLC		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>Matt Huff</i>		Date: 7/14/2025
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.



R-3 to PRD Rezoning

Tax Map: 54 | P/O Parcel: 57.00 | Acres: +/- 0.31

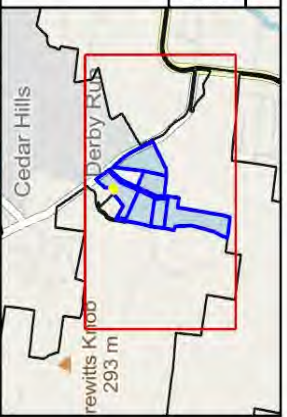
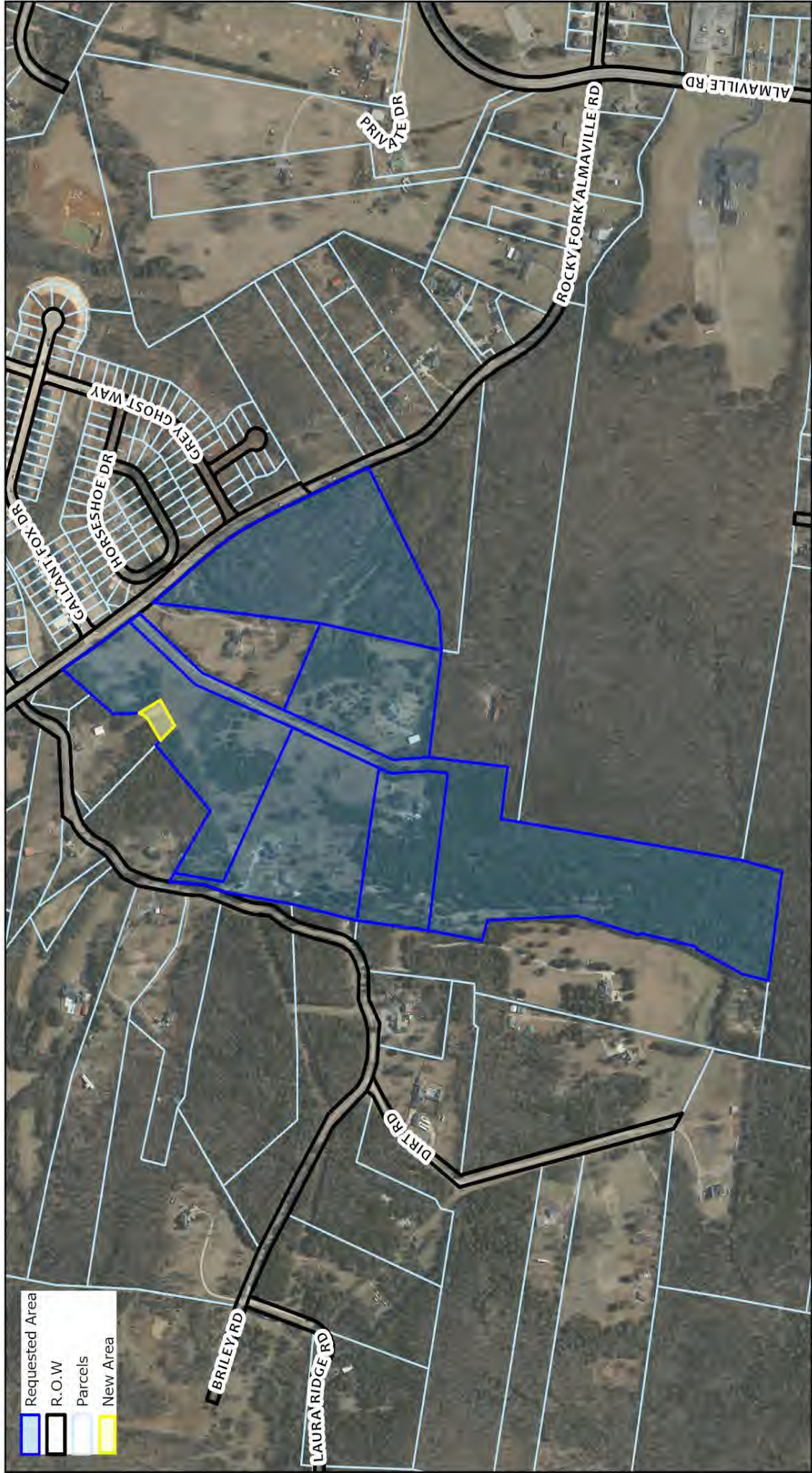
Requested by: Gamble Design Collaborative on behalf of Southcoast DFH Nashville, LLC

August 2025

Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet





PRD Zoning Amendment Request

Tax Map: 54 | Parcel: 57.02 Acres: +/- 67.99
 Tax Map: 73 | Parcels: 13.00, 13.01, 13.03, 13.04, 16.00

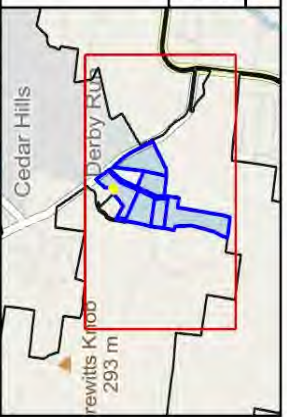
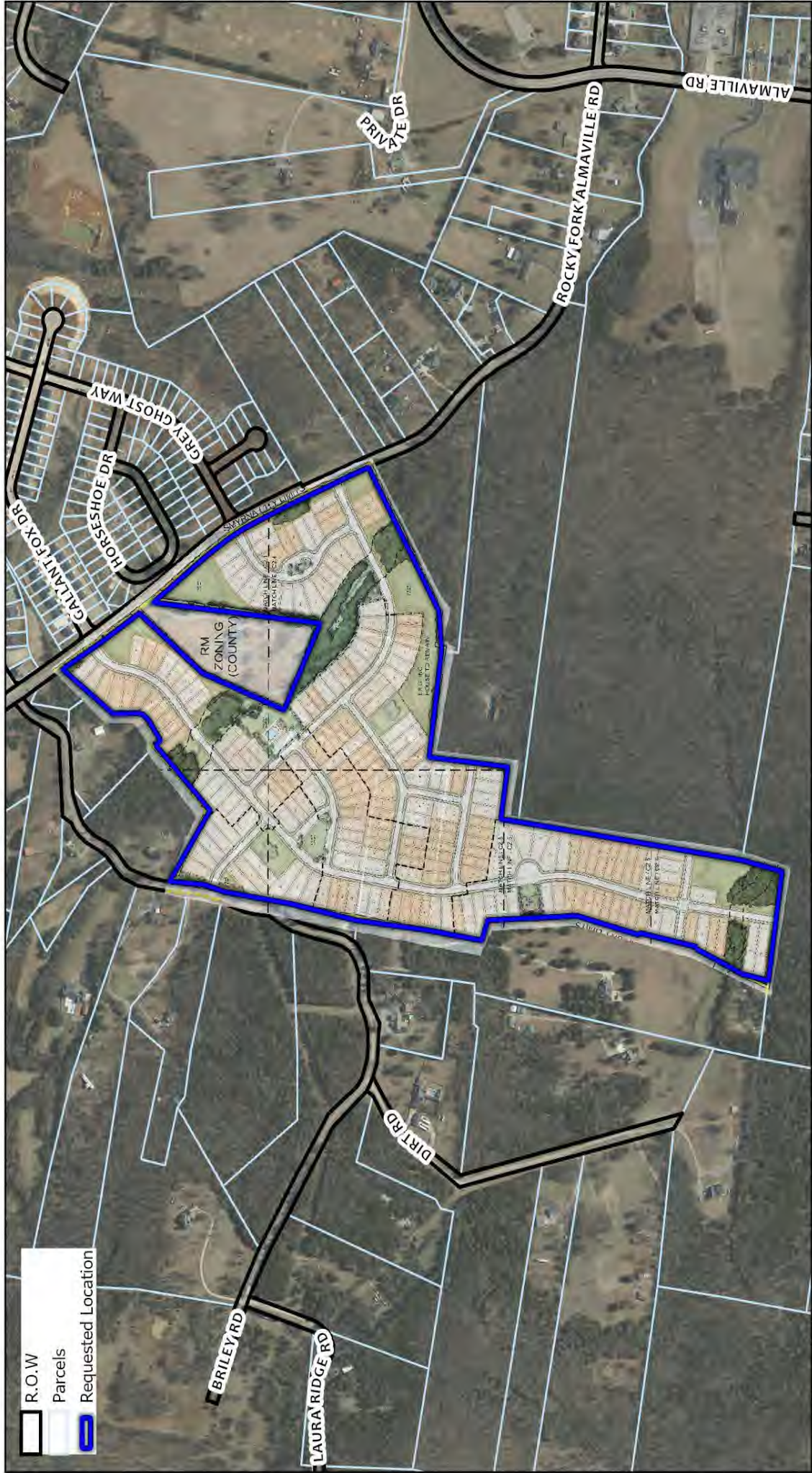
Requested by: Gamble Design Collaborative on behalf of Southcoast DFH Nashville, LLC

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Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

August 2025





PRD Zoning Amendment Request

Tax Map: 54 | Parcel: 57.02 Acres: +/- 67.99
 Tax Map: 73 | Parcels: 13.00, 13.01, 13.03, 13.04, 16.00

Requested by: Gamble Design Collaborative on behalf of Southcoast DFH Nashville, LLC

Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

August 2025





**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.a.2.
Department: Planning
Date: August 7, 2025**

Subject:

Sewart's Landing
2001 Motlow College Blvd. & Sam Ridley Pkwy, West
Rezoning C-2 to PUD & PUD Amendment

Fiscal Impact:

Contract Type:

Contract Term (if applicable):

Background:

Summary:

Sewart's Landing - C-2 to PUD/PUD Amendment
Location: Motlow College Blvd. & Sam Ridley Pkwy, West
Tax Map: 18 Parcels: 10.01, 10.02, 10.03, 10.04, and 10.05
Tax Map: 28 Parcels: 44.29, 44.30, and 44.31
Acres: 43.9 Current Zoning: C-2/PUD Proposed Zoning: PUD

1. The surrounding zoning is C-2 in Town and Ag (Agriculture) in LaVergne.
2. The Land Use Plan for this area is the Sam Ridley Corridor character area, which would support a combination of retail uses and services that provide markets for both local and regional customers.
3. 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 streets.
4. The existing approved PUD would allow for 280,400 square feet of commercial buildings, 245,500 square feet of office space, 240 hotel rooms, and 75 for sale condominiums.
5. The requested PUD/PUD amendment would add 3 acres in the extreme northwest corner of this parcel which was excluded originally with a note that use

would be coordinated with the Town and Motlow State Community College. This portion of the parcel is still zoned C-2, but has been requested to be incorporated into the PUD with this amendment. In addition, the PUD amendment would include the following:

6. Remove the 75 for sale condominiums and replace them with 268 for rent apartments.
7. The requirement of a minimum of 75% brick, stone, and glass exterior has been requested to be amended to a minimum of 64.31% masonry and glass.
8. The list of primary materials would be amended to add authentic stucco, composite metal panels, prefinished wood, and painted wood, and the list of secondary materials would be amended to add cementitious siding, fabric awnings, architectural metal panels, and smooth faced concrete masonry.
9. Please adjust the parcels on the application, as they are incorrect. There are now eight parcels, not one.
10. At no time can any part of the fire apparatus leave the roadway. This includes the overhang within the turn. Please contact James Lawrence with the Town of Smyrna Fire Department regarding the turnout.
11. Any building over 30' in height requires the road or drive aisle to be 26' wide.
12. The required minimum fire flow will be determined per building.
13. Provide details for the proposed recreational amenities for the plazas/parks.
14. The Town of Smyrna Sign Ordinance requires a PUD to include a signage plan to be included. This was a condition of the original PUD approval, and has still not been provided. Compliance with the Sign Ordinance requires submittal of a signage plan, not just multiple possible concepts. At minimum, a maximum height and size of the development ground signs should be established as a part of the PUD with the signage on the individual parcels to comply the appropriate sections of the Sign Ordinance.
15. Staff would recommend that the standalone nonresidential buildings be required to meet the current approved PUD standard with regards to the minimum required percentage of brick/stone/glass. Staff would also recommend that the requested amendment be brick/stone/glass, not masonry/glass. This would be consistent with the Town's design standards for any commercial/office development. The requested percentage amendment would only apply to the commercial/residential mixed use buildings and the residential buildings. Staff would also recommend that the percentages be shown on the architectural guidelines similar to what was shown on the original PUD documents.

Recommended Council Action:

Attachments:

1. Sewart's Landing_Site Plan & Plat Application 2025_Signed
2. Sewarts Landing C-2 to PUD Rezoning Map
3. Sewarts Landing PUD Amendment Map 1

PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT

Town of Smyrna, Tennessee

Amendment Request to the Approved PUD

Developer: Equitable Property Company, LLC
3201 Trevor Street, Suite 200
Nashville, TN 37209

Project/PUD Name: Sewart's Landing

Subject Property: 2050 Motlow College Blvd
Smyrna, TN

Parcel: 018-010.00-000

Original PUD Approval: May 2023

Purpose of Amendment:

This amendment request is submitted to revise the previously approved Planned Unit Development (PUD) Master Plan for the subject site. The proposed amendment includes: (1) increasing the number of multifamily residential units from 75 for-sale condominiums to 268 market-rate apartment units to better align with current housing demand and development feasibility; and (2) the approved exterior building material amended from 75% glazing and brick to 64.31% Masonry and Glazing. These changes maintain consistency with the intent and quality of the original PUD.

Amended Development Proposal:

1. **Multifamily Unit Increase**

- Replace 75 approved for-sale condominium units with 268 market-rate apartment units.
- No change to total land area or general use type.

• **Material Composition Update**

- Modify approved exterior building material percentage of 75%:
 - 64.31% Masonry and Glazing

Submitted this 11th day of July, 2025.

DEVELOPER

Equitable Property Company, LLC:

Signature:  _____

Name: Land Deleot, President



APPLICANT INFORMATION:

Name/Company: Sewart's Landing		
Street Address: 3201 Trevor Street, Suite 200		
City: Nashville	State: TN	ZIP: 37209
Email: Victoria@EquitableTN.com		Phone: 615.424.4350

CONTRACTOR/DEVELOPER INFORMATION:
CHECK BOX IF SAME AS APPLICANT

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

REQUEST INFORMATION

Project Name: Sewart's Landing		
Street Address/Intersecting Streets: 2001 Motlow College Blvd & Sam Ridley Pkwy West		
Tax Map: 18	Group:	Parcel: 10
Requested Lot Area (Square feet/Acres):	Lots:	Units: 268 Multi-Family Units
Zoning: CS	Building Square Footage:	

SUBMITTAL TYPE & REVIEW FEE

Sketch Plat: \$150 <input type="checkbox"/>	Concept Plan: \$150 <input type="checkbox"/>
Preliminary Plat: \$400 + \$75/Lot <input type="checkbox"/>	Site Plan: \$500 <input type="checkbox"/>
Final Plat: \$200 + \$50/Lot <input type="checkbox"/>	Site Plan Renewal/Extension: \$200 <input type="checkbox"/>

APPLICANT AUTHORIZATION

Applicant Signature: 	Date: 7.11.2025
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OFFICE USE ONLY

Staff Initials:	Review Fee:	Date:
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- By signing above, the developer acknowledges that it is their responsibility to ensure that submittals comply with all Town of Smyrna development requirements. If plans, as submitted for second staff review, do not comply with all Town of Smyrna development requirements and adequately addresses staff's comments, then the application will be removed from the Planning Commission agenda.
- Construction drawings must be submitted at the same time as the preliminary plat for the preliminary plat to be included on the Planning Commission agenda.



- HEIGHT
- R-4 MEDIUM DENSITY RESIDENTIAL
- R-6 HIGH DENSITY RESIDENTIAL
- PRD PLANNED RESIDENTIAL DISTRICT
- C-2 HIGHWAY SERVICE
- PUD PLANNED UNIT DEVELOPMENT
- R.O.W
- Parcels
- Requested Area



C-2 to PUD Zoning Request

Tax Map: 18 | P/O Parcel: 10.01 | Acres: +/- 3.00

Requested by: Equitable Property Company, LLC on behalf of Sewarts Landing Partners LP




August 2025

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Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet





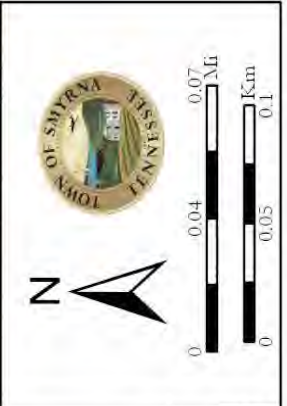
PUD Zoning Amendment Request

Tax Map: 28 | Parcels: 44.29, 44.30, 44.31 Acres: +/- 40.94
 Tax Map: 18 | Parcels: 10.01, 10.02, 10.03, 10.04, 10.05
 Requested by: Equitable Property Company, LLC on behalf of Sewart's Landing Partners LP

August 2025

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 Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet





PUD Zoning Amendment Request

Tax Map: 28 | Parcels: 44.29, 44.30, 44.31 Acres: +/- 40.94
 Tax Map: 18 | Parcels: 10.01, 10.02, 10.03, 10.04, 10.05

Requested by: Equitable Property Company, LLC on behalf of Searwats Landing Partners LP

Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet



August 2025



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.b.1.
Department: Planning
Date: August 7, 2025**

Subject:

Hidden Hills, Section 7
West of Tamland Drive, Burgundy Drive, & Bonifay Drive
Owner / Developer: OpenLand Communities

Fiscal Impact:

Contract Type:

Contract Term (if applicable):

Background:

Summary:

Sketch Plat - Hidden Hills, Section 7
Location: West of Tamland Drive, Burgundy Drive, & Bonifay Drive
Tax Map: 33 Parcel: 9.00
Acres: 22.78 Zoned: R-3 Lots: 59

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 must be within setbacks where applicable.
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 streets are affected by the Major Thoroughfare Plan for this phase.
7. Each lot will require 1" water service.

8. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any construction over 3,600 sq. ft. under roof will increase the minimum required fire flow.
9. No burn permits will be issued for this area.
10. Based on the existing topography, there will most likely be several critical lots within this development.

Recommended Council Action:

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.c.1.
Department: Planning
Date: August 7, 2025**

Subject:

Greystone, Phase 1D
Winnager Way
Owner / Developer: Meritage Homes

Fiscal Impact:

Contract Type:

Contract Term (if applicable):

Background:

Summary:

Preliminary Plat - Greystone, Phase 1D
Location: Winnager Way
Tax Map: 50 Parcel: 2.04
Acres: 15.82 Zoned: PRD w/ESO Lots: 64

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 must be within setbacks where applicable.
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 required minimum fire flow is 1,000 GPM @ 20 PSI. Any construction over 3,600 sq. ft. under roof will increase the minimum required fire flow.

7. No streets are affected by the Major Thoroughfare Plan for this phase.
8. Change Peaceful Night to anything other than Circle, as it is not a circle.
9. Each lot will require 1" water service.

Recommended Council Action:

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.c.2.
Department: Planning
Date: August 7, 2025**

Subject:

Sewart's Landing - Squadron Street
2050 Motlow College Blvd.
Owner / Developer: Sewart's Landing Partners, LP

Fiscal Impact:

Contract Type:

Contract Term (if applicable):

Background:

Summary:

Preliminary Plat - Sewart's Landing - Squadron Street
Location: 2050 Motlow College Blvd.
Tax Map: 18 Parcel: 10.01
Acres: 6.93 Zoned: 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. Signs will require a separate permit and must be within setbacks where applicable.
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. Submit construction plans prior to submittal of the final plat.
7. The Major Thoroughfare Plan designates Motlow College Boulevard as a

- collector. Adequate right-of-way exists for this street.
8. Add the signature of the surveyor and the signature and stamp of the engineer that prepared the plat.

Recommended Council Action:

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.d.1.
Department: Planning
Date: August 7, 2025**

Subject:

Cornerstone, Section I
Hollingshead Circle
Owner / Developer: Southern Rock Manufacturers, LLC, Michael A. Hollingshead,
Hollingshead Land, LLC

Fiscal Impact:

Contract Type:

Contract Term (if applicable):

Background:

Summary:

Final Plat - Cornerstone, Section I
Location: Hollingshead Circle
Tax Map: 26 Parcels: 18.00, 20.00, 24.01
Acres: Zoned: PUD

1. 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.
2. The Major Thoroughfare Plan designates W. Jefferson Pike as a principal arterial and Hickory Grove Road as a collector. Adequate right-of-way exists for W. Jefferson Pike, but right-of-way dedication is required for Hickory Grove Road.
3. This final plat does not match the approved preliminary plat. The preliminary plat showed a configuration of the Hickory Grove Road and Hollingshead Circle intersection as a 90 degree four way stop. It has not been constructed as such, and the final plat reflects the current construction. If the proposed connection is ever made on the north side as shown on the approved master plan, this intersection will have to be configured as originally planned. In addition,

Hollingshead Circle was shown to be built as a public street, but has instead been built utilizing concrete which doesn't meet the Town's public street standards. As such, it is now shown as a private street.

4. Show all existing fire hydrants.
5. Parcels 18.00 and 20.00 should be combined and reconfigured to be consistent with the property boundaries shown on the site plan for the convenience store.

Recommended Council Action:

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.d.2.
Department: Planning
Date: August 7, 2025**

Subject:

Bulldog Drive Subdivision
Lee Victory Pkwy & Bulldog Pkwy
Owner / Developer: Nir Homes, Inc. / Kroger Limited Partnership I

Fiscal Impact:

Contract Type:

Contract Term (if applicable):

Background:

Summary:

Final Plat - Bulldog Drive Subdivision
Location: Lee Victory Parkway & Bulldog Drive
Tax Map: 34 Parcel: 45.00 Lots: 8
Acres: 27.51 Zoned: C-2

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 must be within setbacks where applicable.
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. The easement that begins at Bulldog Drive between Lots 4 & 5 changes width as it moves eastward. Add an additional measurement for the width where it intersects the perpendicular easement at the rear of Lot 1.
8. Label the public utility and drainage easement and access easement along the rear of Lot 1 as a private drainage and access easement & public utility easement. The stormwater infrastructure within this easement will not be maintained by the Town.
9. The plat should be labeled as a final plat, not a preliminary plat.
10. The sign within the proposed 20' x 20' sign easement at the corner of Lot 4 is required to meet the minimum setbacks as dictated by the Sign Ordinance.
11. 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 per the approval of the preliminary plat.

Recommended Council Action:

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.d.3.
Department: Planning
Date: August 7, 2025**

Subject:

Hidden Springs, Phase 1
Lee Road
Owner / Developer: David Weekley Homes

Fiscal Impact:

Contract Type:

Contract Term (if applicable):

Background:

Summary:

Final Plat: Hidden Springs Subdivision, Phase 1
Location: Lee Road
Tax Map: 51 Parcels: 8.18 & 8.07 Acres: 21.04
Zone: PRD Lots: 52

1. Signs will require a separate permit and must be within setbacks where applicable.
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 Lee Road as a collector. Adequate right-of-way dedication is shown for this street.
4. The required minimum fire flow is 1,000 GPM @ 20 PSI for dwellings under 3,600 square feet.
5. Add signatures of the owners and CUD prior to recording.
6. Show and label the landscape buffer required per the PRD approval along the western property lines abutting the single family tracts, as well as any easements or other modifications as required by the developer's agreement with the

neighboring property owners to the west of the development.

7. The extension of Belton Way, both the road and sidewalk, as well as the sewer to the parcel line of Parcel 8.24 may need to be amended per the agreement with the adjoining property owners.
8. Show, dimension, and label all easements where applicable.
9. Lee Road is required to be a 60' right-of-way per the Major Thoroughfare Plan, not 50' as shown.
10. Show a drainage easement for the stormwater pipe on Lot 1.
11. Label all lots and open spaces.
12. Public easements should be labeled as such.
13. Extend a 20' wide public utility easement for the sewer line across the open space east of Napa Valley Drive.
14. Water line construction must be completed and fully released by the CUD inspector prior to CUD signature of final approval of final plat.
15. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for review and specific comments.

Recommended Council Action:

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.e.1.
Department: Planning
Date: August 7, 2025**

Subject:

12415 Old Nashville Highway
12415 Old Nashville Highway
Owner / Developer: BLP Investments, Inc.

Fiscal Impact:

Contract Type:

Contract Term (if applicable):

Background:

Summary:

12415 Old Nashville Highway

Site Plan

Location: 12415 Old Nashville Hwy.	Applicant: Huddleston Steele Eng.
Tax Map/Parcel: 33/30.00	Property Owner(s): BLP Investments, LLC
Zoning: C-2	Use Classification: Convenience Commercial

Proposal

A. Location Analysis

A vacant parcel on the western corner of Old Nashville Highway and Rocky Fork Road is proposed for development of a retail and convenience store with a fuel station. The one retail suite is 1,140 square feet and the convenience store is 4,122 square feet with 8 fuel pumps. Access to the site is shown via two access points, one on Old Nashville Highway and one on Rocky Fork Road. The access points are situated at the maximum possible distance from the intersection. This property is located within the Enon Springs Overlay and will be required to meet those additional requirements.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.59 Ac
Square Footage of Open Space/Landscaping	2,575 SF	10,064 SF
Total Parking	45 Spaces	47 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows maple trees lining the perimeter of the property. Along both Old Nashville Highway and Rocky Fork Road, shrubbery is shown between the street trees. The landscaping plan will need to be revised to meet the Enon Springs Overlay requirements.

C. Design Review

Architectural elevations show the building to be finished with a mixture of two different colors of brick, glass/glazing and metal accents. All wall faces are shown to have at least 75% primary materials and the metal does not exceed 10% of the entire building 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 permits.
3. A grading permit fee will be required.

4. Signs will require a separate permit and must be within setbacks where applicable. Pole signs are not allowed in the ESO district.
5. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial and Rocky Fork Road as a collector. Adequate right-of-way exists for Old Nashville Highway. Additional right-of-way is required to be dedicated for Rocky Fork Road.
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 is 1,500 GPM at 20 PSI.

Staff Comments:

1. A significant amount of stormwater is not being captured. Where is the runoff going?
2. The parapet wall for the elevations fronting Old Nashville Highway and Rocky Fork Road should be extended to cover the entirety of each building elevation.
3. Show the roof mounted equipment on the elevations. Must be screened by the parapet walls.
4. Electric transformers, utility pads, water meters, gas meters and electric meters are required to be screened from public view. Screening may be achieved with vegetation, fences or walls.
5. Sidewalks adjacent to parking stalls are required to be 7' wide to accommodate vehicle overhang.
6. The landscaping plan must meet the Design Review Manual and ESO requirements shown in Section 5.059 D.7 of the Zoning Ordinance. The submitted plan does not meet these requirements.
7. What material is proposed for the equipment screen wall?
8. No more than 15 parking spaces are allowed in a row without a landscape island. The row of parking along Old Nashville Highway has 17 spaces in a row.
9. The material square footage percentages for the east building elevation do not seem to match what is shown on the drawing. Are these correct?

Staff Recommendation: Staff recommends deferral due to the outstanding questions regarding landscaping compliance and drainage.

Recommended Council Action:

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.e.2.
Department: Planning
Date: August 7, 2025**

Subject:

Sewart's Landing, Phase 1.5
Pilot Place & Motlow College Blvd.
Owner / Developer: Equitable Property Company

Fiscal Impact:

Contract Type:

Contract Term (if applicable):

Background:

Summary:

Sprouts

Site Plan

Location: Intersection of Pilot Place and Motlow College Blvd.	Applicant: Fulmer Lucas Eng.
Tax Map/Part of Parcel: 18/10.01	Property Owner(s): Sewarts Landing Partners, LP
Zoning: PUD	Use Classification: General Retail Trade

Proposal

A. Location Analysis

Sprouts is proposing to locate a 23,300 square foot grocery store within the Sewarts Landing development. Access to the site would be provided via Pilot Place and Squadron Street. This building would be on the same parcel as two future buildings that will have a site plan submitted at a later date. A final plat will have to be recorded for this area prior to issuance of any building permits.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	3.72 Ac
Square Footage of Open Space/Landscaping	16,210 SF	27,085 SF
Total Parking	222 Spaces Shared Parking at 1/250 SF	329 Spaces
Handicapped Parking Space(s)	8 Spaces	10 Spaces

B. Landscaping

Landscape plan shows a variety of trees and shrubbery to be planted throughout the site, along the public roads and within landscaped islands. The Design Review streetscaping requirements are not being met with the proposed design. Additional street trees and shrubbery will be required along the roadways.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, stone, glazing, EIFS, fiber cement siding and metal trim. The sides and rear of the building meet Design Review while the front of the building does not. The front (east) elevation shows a total of 53.2% primary materials.

Standard Comments:

- 1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
- 2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
- 3. A grading permit fee will be required.
- 4. Signs will require a separate permit and must be within setbacks where applicable.
- 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 streets.
- 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 is 1,000 GPM at 20 PSI.

Staff Comments:

- 1. The final plat will be required to be recorded prior to issuance of a building permit.
- 2. The architectural elevations for the front of the building does not meet the requirements of the PUD and does not meet Design Review. Staff would recommend a front elevation similar to the Sprouts location on Highway 96 in Franklin. At minimum, staff would recommend the elevations meet the architectural requirements of Design Review.
- 3. Staff would recommend incorporating architectural features found on the front of the building onto the sides and rear of the building to provide variation in those wall elevations which would be visible from Motlow College Boulevard, a collector level street.
- 4. Hydrants must be within 400' of the building. Cannot use reuse hydrants.
- 5. Please show shopping cart corral locations as this will remove several parking spaces.
- 6. Provide dumpster enclosure elevations with materials labeled.
- 7. Landscaping along public right-of-ways should have street trees placed at intervals of no more than 40 feet on center with shrubbery between the trees.
- 8. What is the rectangle in the rear of the building by the intersection of Pilot Place and Motlow College Boulevard? The new sidewalk is shown going through it.

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

Recommended Council Action:

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.e.3.
Department: Planning
Date: August 7, 2025**

Subject:
SRM Block Plant
Hickory Grove Road
Owner / Developer: Hollingshead Land, LLC

Fiscal Impact:

Contract Type:

Contract Term (if applicable):

Background:

Summary:

SRM Block Plant

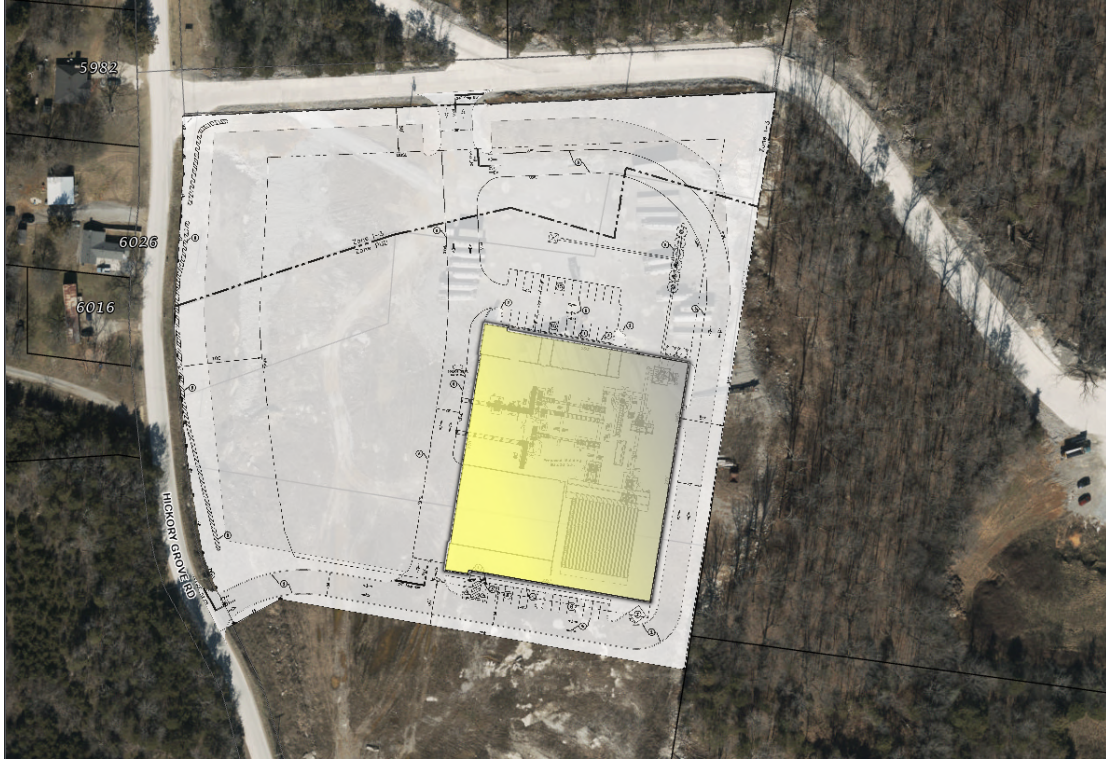
Site Plan

Location: Hickory Grove Road	Applicant: Hollingshead Land, LLC
Tax Map/Parcels: 20/42.00, 43.00, 46.01 & 48.00	Property Owner(s): Hollingshead Land, LLC
Zoning: PUD & RM (Rutherford County)	Use Classification: Heavy Industrial

Proposal

A. Location Analysis

SRM is proposing to construct a block plant on Hickory Grove Road south of the entrance to the quarry. Two access points are shown to access the site, one off of the access road and a new point of entry from Hickory Grove Road. Half of the 8.19 acre, proposed site, would be utilized for the building with the other half paralleling Hickory Grove Road to be used for product sales and storage.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.29 Ac
Square Footage of Open Space/Landscaping	4,523 SF	13,313 SF
Total Parking	46 Spaces	46 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows a berm along Hickory Grove Road, a minimum 2 foot tall and 3 foot wide at the top. Atop the landscape berm is a variety of evergreens and ornamental trees. The purpose of the berm is to provide a buffer between Hickory Grove Road and an area on site to be utilized for product sales and storage. Additional shrubbery is shown along the southern drive aisle into the site with a mixture of trees and shrubbery. There are trees shown lining the right-of-way to the north of the site.

C. Design Review

Architectural elevations submitted at this time are incomplete. Renderings submitted show a building corner with materials which appear to be a mix of brick, glass and concrete tilt panel. Applicant has noted that an architect has been engaged and elevations will be provided when

ready. The applicant has also noted the building is proposed to be primarily concrete tilt panels and block. The PUD permits offices, retail shops and other buildings to be a combination of concrete, glass, stone, brick and cement board.

Standard Comments:

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

Staff Comments:

1. Site plan approval would be contingent upon approval of the annexation and I-3 zoning request.
2. Water/sewer plans are under review.
3. Show the size of the fire and domestic water lines.
4. This site is required to detain and treat stormwater. Please show.
5. Provide a sidewalk along Hickory Grove Road.
6. Dedicate right-of-way along Hickory Grove Road 30 feet from the centerline. Provide the correct dimension.
7. Submit architectural elevations for the building, dumpster enclosure, material bins, and other structures showing the height and materials to be utilized.
8. The landscape plan does not meet Design Review. Trees shown along Hickory Grove Road are not street trees.
9. The building square footage does not match the square footage shown on the plans. When dimensioning the building, the square footage does not equal 60,000.
10. What is the wash down plan for the plant? No concrete debris or wash down is allowed in the sewer.
11. The acreage shown is less than the total of the four parcels listed. Provide a survey/proposed plat to combine/resubdivide the four parcels into one/two tracts.
12. Must have a metro box on private force main every 500 feet.
13. Show water meter and backflow size.

Staff Recommendation: Staff recommends deferral due to lack of architectural elevations.

Recommended Council Action:

Memorandum

To: Smyrna Municipal Planning Commission

From: Kevin Rigsby, AICP

CC: Town Council/Staff

Date: 08/01/25

RE: Revisions to the Subdivision Regulations

Attached are proposed revisions to Article 7, Section 7-101.2 as well as the addition of Appendix A to the Subdivision Regulations. These revisions are proposed to provide a third alternative for financial surety for recording of a plat with incomplete public improvements. Currently, letters of credit and cashier's checks are the only two alternatives. The revision would add the ability to provide surety in another form suitable to the Town Attorney which would ensure the Town is protected in the event of a developer's failure to complete a project. The appendix is to simply provide a boiler plate example of what is required if a letter of credit is provided as financial surety.

These changes are proposed to allow for the provision of alternative surety with review by the Town Attorney, as well as provide clarity to developers and financial institutions regarding what is required if surety is provided via a letter of credit.

The language to be removed is struck-through, and the new language is highlighted in yellow.

ARTICLE 7

ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

7-101 Improvements and Letters of Credit/Escrow Accounts

7-101.1 Completion of Improvements -- Before the final subdivision plat is signed by the Planning Commission officer specified in Section 3-106.1 of these regulations, all applicants shall complete, in accordance with the Planning Commission's decision and to the satisfaction of the Director of Public Works, Town Engineer, and the Director of Utilities, all public way, sanitary, and other improvements, including lot improvements on the individual lots of the subdivision, as required in these regulations and approved by the Planning Commission, and shall dedicate such improvements to the governing body free and clear of all liens and encumbrances on the property and public improvements thus dedicated. To this end, "as-built" plans as discussed in Section 3-106.1(2) herein shall be approved by said Director of Public Works and the Director of Utilities. These "as-built" plans must be submitted prior to the release of the financial surety on the plat.

7-101.2 Surety Instrument¹ -- The Planning Commission at its discretion may waive the requirement that the applicant complete and dedicate all public improvements prior to the signing of the final subdivision plat by providing that, as an alternative, the applicant post a bond at the time of submission for final subdivision approval in an amount estimated by the Planning Commission as sufficient to guarantee to the governing body the satisfactory construction, installation, and dedication of the incomplete portion of required improvements.

Said estimate shall include an additional twenty percent (20%) over and above the cost of securing all necessary improvements to cover the increase in costs due to inflation or other factors over the bondable period. The letter of credit or escrow funds also shall secure all lot improvements on the individual lots of the subdivision as required in these regulations. The Town may dispose of funds in any manner deemed appropriate and available to remedy improvements not constructed to the specified standards.

A performance bond/agreement authorized by the Planning Commission shall be secured by either an irrevocable letter of credit, or a cashier's check, or other form as approved by the Town

¹ Amended November 2003.

Attorney. The beneficiary of the surety shall be the Town of Smyrna. Such letter of credit shall comply with all statutory requirements and shall be satisfactory to the Town Attorney as to form, sufficiency, and manner of execution as set forth in these regulations. Accordingly, such letter of credit must be officially filed and approved on the appropriate form. Moreover, only commercial banks and federally chartered savings and loan associations located in Rutherford County, Tennessee or any bordering county to Rutherford County, Tennessee, shall be acceptable institutions for the issuance of letters of credit as required for the purposes of these regulations. See Appendix A of these Regulations for a sample letter of credit form.

It shall be the responsibility of the Director of Public Works to establish the amount for roadway and drainage and the Director of Utilities to establish the amount for water and sewer improvements. The Town Planner shall establish the total amount based on the amounts calculated by the Director of Public Works and the Director of Utilities of all performance bonds or letters of credit. All such surety instruments shall be segregated into cost estimates for each specific type of improvements, i.e. streets, drainage, lot improvements, utilities, etc.

The period within which required improvements must be completed as assured through the use of a performance agreement and letter of credit shall be specified by the Planning Commission in the resolution approving the final subdivision plat and shall be incorporated in the agreement and letter of credit. This period shall be for one (1) year and shall not in any event exceed two (2) years from date of final approval. Moreover, whenever such agreement and letter of credit is extended according to these regulations, the price of completing all bondable improvements must be reanalyzed and established by the Planning Commission in order that the surety instrument be adequate to cover the cost of all improvements. Again, an additional twenty percent (20%) of the cost of securing all necessary improvements shall be added to this cost figure in order to insure that these improvements be properly installed in relation to the rate of inflation for the period of extension. Such agreement and letter of credit shall be approved by the Town Planner or a designated representative as to amount, surety and conditions. The Planning Commission may recommend to the appropriate local legislative body, upon proof of difficulty, extension of the completion date set forth in such agreement and letter of credit (normally a one (1) year period) for a maximum period of one (1) additional year. The legislative body may accept, at any time during the period of such agreement and letter of credit,

a substitution of principal or sureties on the agreement and letter of credit upon the recommendation of the Planning Commission.

Appendix A

Letter of Credit Form

ISSUING BANK LETTER HEAD

IRREVOCABLE LETTER OF CREDIT

1. DATE OF ISSUE _____

2. LETTER OF CREDIT NUMBER _____

3. NAME OF ISSUING BANK _____

4. PROJECT NAME _____

5. ACCOUNTEE NAME AND ADDRESS _____

6. BENEFICIARY NAME AND ADDRESS _____

7. EXPIRATION DATE _____

8. MAXIMUM AMOUNT _____

9. SPECIFIC IMPROVEMENTS INCLUDED IN THE MAXIMUM AMOUNT:

Streets:	\$ _____
Water:	\$ _____
Sewer:	\$ _____
Stormwater:	\$ _____
Other:	\$ _____

10. We hereby issue this letter of credit in favor of the Town of Smyrna which is available against your drafts at _____ drawn on _____ Bank, Credit No. _____ accompanied by the following document: A Certificate of Default signed by the Town Manager of the Town of Smyrna certifying that the Accountee has not complied with the terms of the development agreement and the amount necessary to complete the work, which amount shall be identical to the face amount of the accompanying draft.

11. We hereby engage with the bona-fide holders of all drafts or documents presented under and in compliance with the term of this Letter of Credit that such drafts or documents will be duly honored upon presentation to us.

Authorized Signature, Issuing Bank

Memorandum

To: Smyrna Municipal Planning Commission

From: Kevin Rigsby, Town Planner

CC: Town Council/Staff

Date: 08/01/25

RE: Imperial Boulevard Water Line Easement Acquisition

The Town of Smyrna is preparing to obtain easements for the extension of a 16" water line along Imperial Boulevard to Rock Springs Road. This would extend the existing 16" line at the north end of Imperial Blvd. and connect it to the 6" line at the intersection of Rock Springs Road and Imperial Blvd. This is a part of the improvements being made to increase fire flow in the older part of Town. Attached is a map showing the proposed location of the easements to be acquired as a part of this project, as well as a spreadsheet showing property ownership and the amount of each easement to be acquired.

The Planning Commission is required to review the obtaining of these easements and find whether or not it is in keeping with the adopted comprehensive plan of the Town and make a recommendation to the Town Council. Staff recommends approval.



Memorandum

To: Smyrna Municipal Planning Commission

From: Kevin Rigsby, Town Planner

CC: Town Council/Staff

Date: 08/01/25

RE: Right-of-Way Request

The Town has received a request regarding the existing unimproved public right-of-way of Miledale Lane east of High Echelon Circle. The request is from the HOA of The Preserve at Stewart Creek neighborhood. The request is for the Town to quitclaim this right-of-way so it can become a part of the common area of the neighborhood.

This right-of-way was dedicated as a part of the development of the neighborhood, but was not improved. This was a part of the PRD approval and was done to allow for the neighborhood to be connected in the future if needed, but was not required due to concerns from the adjoining neighborhood regarding cut-through traffic. The HOA wishes to obtain ownership of the property for use as an amenity space.

Consolidated Utility District has a water line within this right-of-way and will require a 30' easement be dedicated for this water line. The recorded plat and a legal description of the property is attached.

The Planning Commission is required to review the disposition of this property and find whether or not it is in keeping with the adopted comprehensive plan of the Town and make a recommendation to the Town Council. Staff recommends approval.

Right-of-Way Abandonment

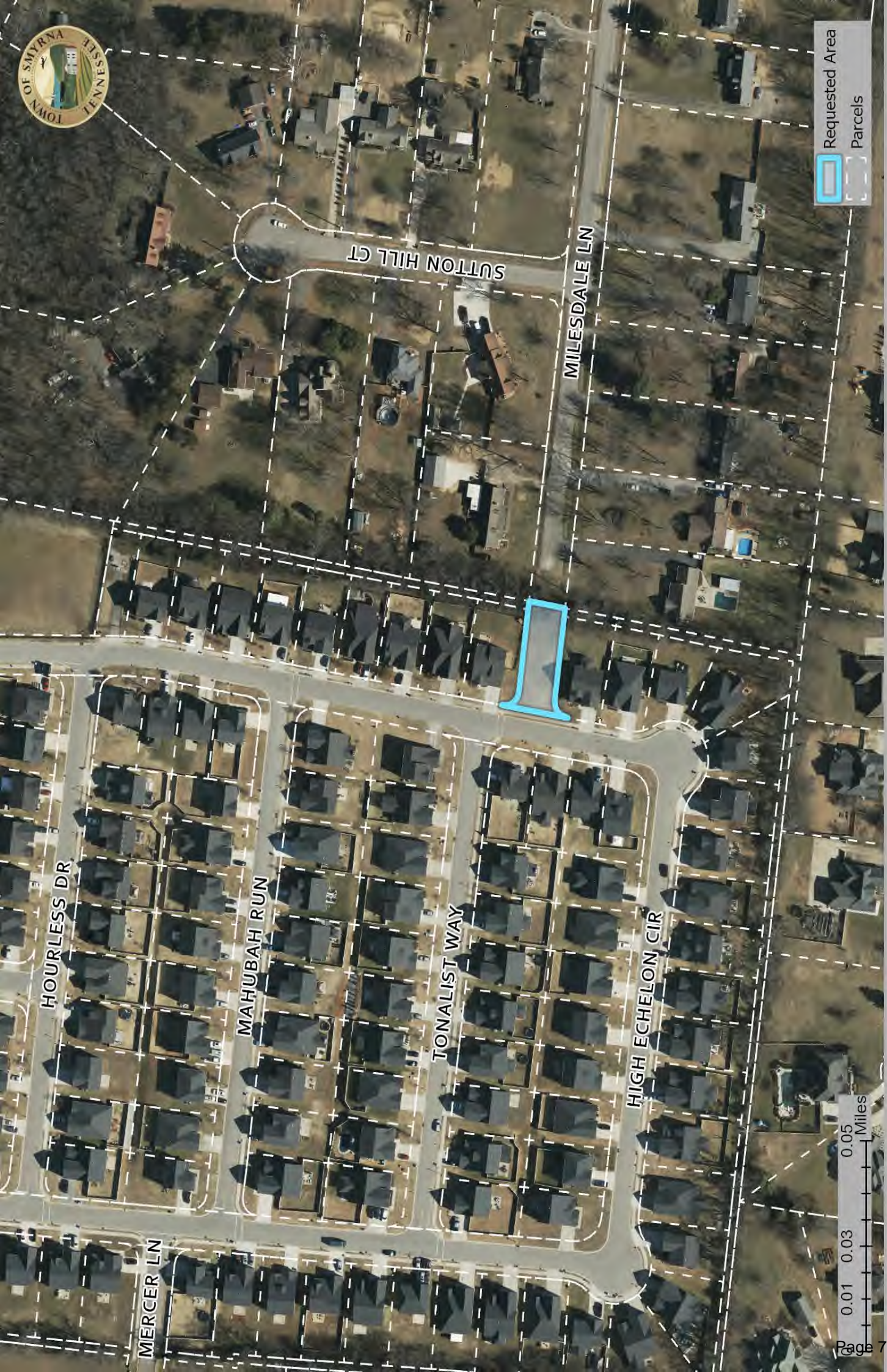
A tract of land shown as "Unimproved Right-of-Way" on the Final Plat of Section I, The Preserve At Stewart Creek as recorded in Plat Book 40, Page 39 and being more particularly described as follows:

Beginning at an iron pin on the north right-of-way of Miledale Lane at it's west terminus, said pin being the SW corner of Lot 19, Section 1, Twin Creeks (Plat Book 12, Page 48) and the NE corner of this tract; thence with the west terminus of Miledale Lane S-10°14'43"-W, 49.27 feet to a point; thence S-10°22'41"-W, 0.82 feet to an iron pin being the SE corner of this tract; thence with the north line of Common Area D, Section I, The Preserve At Stewart Creek N-83°02'53"-W, 10.47 feet to an iron pin; thence with the north line of Lot 25, Section I, The Preserve At Stewart Creek N-83°02'53"-W, 106.31 feet to an iron pin; thence with a curve to the left having a radius of 20.00 feet and a chord bearing and distance of S-53°38'22"-W, 27.44 feet for an arc length of 30.24 feet to an iron pin on the east right-of-way of High Echelon Circle being the SW corner of this tract; thence with the east right-of-way of High Echelon Circle N-10°19'37"-E, 90.16 feet to an iron pin being the NW corner of this tract; thence with the south line of Lot 24, Section I, The Preserve At Stewart Creek and a curve to the left having a radius of 20.00 feet and a chord bearing and distance of S-36°21'38"-E, 29.10 feet for an arc length of 32.59 feet to an iron pin; thence continuing with the south line of Lot 24 S-83°02'53"-E, 103.95 feet to an iron pin; thence with the south line of Common Area C, Section I, The Preserve At Stewart Creek S-83°02'53"-E, 10.40 feet to the pin at the beginning.

This tract is subject to all easements and/or restrictions as shown on the Final Plat, Section I, The Preserve At Stewart Creek as recorded in Plat Book 40, Page 39, of the Register's Office of Rutherford County, Tennessee and any other easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Prepared by:
Huddleston-Steele Engineering, Inc.
2115 Northwest Broad Street
Murfreesboro, TN 37129





Requested Area
Parcels



Mandatory Referral: Right-of-Way Abandonment

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/16/2022	Hidden Hills Section VI, Phase I / Scott Butler	8/16/2025	Escrow	\$24,000
<p>Bond is for: Roads, Sewer, Stormwater, Water</p> <p>Development is 66.7% built out. (12 out of 18 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> 1. Place final topping, striping, and lighting. 2. Remove silt fabric from catch basins before final inspections. 3. All P.U.D.E. and drainage ditches need to be put on grade per plan. 4. All sidewalks and crosswalks must be ADA compliant. 5. All signage must meet MUTCD requirements. 6. Some areas of curb and gutter are damaged and need to be replaced or repaired. 7. Need to define berm so water does not spill over into Hunters Point Annex 3. <p>Utilities Department Comments:</p> <ol style="list-style-type: none"> 1. MH128-5-2 (A21-50) has debris in the trough, and casting is off center. 2. MH128-5-3 (A21-33) has debris in the trough. <p>DEVELOPER SCOTT BUTLER'S COMMENTS:</p> <p>I would like to finish a few more houses before I pave, and the development of the adjoining property may cause damage to the roads in this section when it begins.</p> <p>RECOMMENDATION:</p> <p>Extend six months.</p>				

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/16/2016	Buckingham Place, Section I, Phase II / CB Development	8/16/2025	Southern Bank of Tennessee	\$10,000
<p>Bond is for: Roads, Sewer, Stormwater, Water is CUD</p> <p>Development is 100% built out. (31 out of 31 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> 1. Headwall behind lot 33 is full of sediment. 2. Finalize stabilization of the detention pond. <p>Utilities Department Comments:</p> <ol style="list-style-type: none"> 1. No Issues. <p>DEVELOPER OLIVER CONSTABLE'S COMMENTS:</p> <p>We are currently finishing the work in this phase.</p> <p>RECOMMENDATION:</p> <p>End of the maintenance period. Release if all items are completed by 8/16. Otherwise, extend three months.</p>				

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
2/17/2016	Woodcrest Subdivision, Section III / CB Development, LLC	8/18/2025	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:

- Headwall between 5533 and 5535 Stonefield Drive needs to be cleaned out and put
 1. on grade.

Utilities Department Comments:

1. Submit sewer as-builts.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We are currently finishing the work in this phase.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 8/18. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/24/2018	Burton Farms Subdivision, Section VI / Waldron Enterprises, LLC	8/22/2025	Escrow	\$15,000

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

Development is 100% built out. (56 out of 56 lots built)

Public Works Department Comments:

1. Need striping.
2. Catch basin grate in cul-de-sac of Wrangler Ln. is broken and needs replaced.
3. Remove silt fabric from catch basins before final inspection.
4. Detention pond has silt/trees in the bottom and needs to be cleaned.
5. Headwalls need to be stabilized in this section.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
7. Remove inlet protection bags and any other remnant EPSC or construction debris.
8. Submit stormwater as-builts including verification of detention pond elevations.

Utilities Department Comments:

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

DEVELOPER DAVID WALDRON'S COMMENTS:

I did not hear back from Mr. Waldron prior to the packet being completed.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 8/22. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/18/2019	Buckingham Hills / Oliver Constable	8/23/2025	Southern Bank of Tennessee	\$10,000

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

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

Planning Department Comments:

1. Place the tot lot, pavilion, walking trails, and sitting areas as required by the approved PRD.

Public Works Department Comments:

1. Need crosswalk striping.
2. Need to dress up around kiosk on Abbottswood and remove large rocks and backfill around sidewalk.
3. Headwall going into detention pond needs to be cleaned.
4. Need to complete ADA crosswalk at Napa Valley and Kew Garden. Needs pedestrian signs.
5. Need mid-block crosswalk at Kew Garden and Abbottswood for mail kiosk access.
6. Crosswalks need to be ADA compliant. Need pedestrian crosswalk signs at intersection.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
8. Ditch behind homes on Kew Garden is not per plan.
9. Need to remove debris behind lot 26.
10. Ensure detention pond drains within 72 hours. Vegetation suggests water is standing for longer than 72 hours.
11. Ensure the floor of the pond is stabilized to 70% uniform vegetative coverage.

Utilities Department Comments:

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

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We are currently finishing the work in this phase.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 8/23. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/29/2022	Gwynne Farms Offsite Improvements / Lennar Homes of Tennessee	8/25/2025	Regions Bank	\$56,700

Bond is for: Roads

Public Works Department Comments:

1. Need to backfill around sidewalks.
2. Guard rails along Rock Springs need to be complete per TDOT specifications.
3. Ditch in front of Gossett house needs to be put back on grade.
4. Back fill along Rock Springs Rd.

DEVELOPER DOUG YOUNG WITH LENNAR'S COMMENTS:

I did not hear back from Mr. Young prior to the packets being completed.

RECOMMENDATION:

Staff has worked with the developer on Item #2 to get the bridge guardrail completed and have not heard anything back since he got an estimate from the Town's contractor. This has come up on the TDOT Inspection Flag List for the last two inspections. Since the Town is doing work on the old section of the bridge to replace a beam, staff has included this in the construction plans to get it finished. The Town's project should be ready to bid in the next couple of months. Staff would recommend calling this letter of credit and completing the remaining items.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/30/2023	Helmsley Place / Regent Homes, LLC Troy Davis	8/30/2025	Regions Bank	\$20,000

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

Development is 100% built out. (57 out of 57 lots built)

Public Works Department Comments:

1. Need crosswalk striping in 2 places.
2. Sidewalks not complete. Sidewalks must go to end of phase line
3. All sidewalks and crosswalks must be ADA compliant.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
5. Several catch basin grates are damaged and need to be replaced throughout.
6. Ensure detention pond drains within 72 hours. Vegetation suggests water is standing for longer than 72 hours.
7. Ensure the floor of the pond is stabilized to 70% uniform vegetative coverage.
8. Remove any construction remnants/debris.
9. Ensure all swales are stabilized and free of erosion.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER CASEY KEISTER WITH MERITAGE HOMES' COMMENTS:

We finished this punch list a year ago. We would like to be released from the bond.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 8/30. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/2/2022	Blakeney Subdivision, Section 3, Phase 1 / Land Solutions Company	9/1/2025	Wilson Bank & Trust	\$47,500

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

Development is 73.4% built out. (58 out of 79 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Some manholes and water valve boxes need adjusting.
3. All signage must meet MUTCD regulations.
4. Sidewalks not complete. Sidewalks must go to end of phase line.
5. Some curb and gutter is damaged and needs to be replaced or repaired.
6. All sidewalks and crosswalks must be ADA compliant.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
8. Remove silt fabric from catch basins before final inspection.
9. Clean bottom of all catch basins.
10. Connect sidewalk next to mail kiosk.
11. Ensure all swales are free of erosion and stabilized to 70% uniform vegetative coverage.
13. All bare soil needs to be stabilized to 70% uniform vegetative coverage.

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 completed.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/2/2021	Blakeney Subdivision, Section 2, Phase 3 / Blakeney Partners, GP	9/2/2025	Wilson Bank & Trust	\$10,000

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

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

Public Works Department Comments:

1. Need striping.
2. Some manholes and water valve boxes need adjusting.
3. All signage must meet MUTCD regulations.
4. Some curb and gutter is damaged and needs replaced or repaired.
5. All sidewalks and crosswalks must be ADA compliant.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
7. Clean bottom of all catch basins.
8. Remove retaining wall in drainage easement between lots 222 and 223.

Utilities Department Comments:

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

DEVELOPER ROBERT NOYES WITH LAND SOLUTIONS' COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 9/2. 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	9/2/2025	Wilson Bank & Trust	\$10,000

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

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

Public Works Department Comments:

1. Need striping.
2. Sidewalks not complete. Sidewalks must go to end of phase line.
3. All sidewalks and crosswalks must be ADA compliant.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
5. Clean bottom of all catch basins. Several need adjusting before final topping.

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 completed.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 9/2. 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	9/3/2025	Wilson Bank & Trust	\$10,000

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

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

Public Works Department Comments:

1. 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. Need striping.
5. Catch basin at corner of Caranna and Walsham needs repaired.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
7. All signage must meet MUTCD standards.
8. Ensure all swales are stabilized and free of erosion.
9. All bare soil needs to be stabilized to 70% uniform vegetative coverage.

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 completed.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 9/3. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/14/2020	Blakeney Subdivision, Section 1, Phase 2 / Blakeney Partners, GP	9/7/2025	Wilson Bank & Trust	\$10,000

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

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

Public Works Department Comments:

1. All sidewalks and crosswalks must be ADA compliant.
2. All signage must meet MUTCD regulations.
3. Need striping.
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.

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 completed.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 9/7. Otherwise, extend three months.