



SMYRNA MUNICIPAL PLANNING COMMISSION

February 6, 2025
5:00 p.m. meeting

Smyrna Town Hall

AGENDA

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

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

4. Approval of Minutes of the January 9, 2025 meeting
Approval of Minutes of the January 28, 2025 Special Called meeting
Approval of Minutes of the January 30, 2025 Quarterly meeting

5. Old Business:

- a. Preliminary Plats:

1. Estates at Williamsport - **Requesting one month deferral**
Williamsport Drive
Owner / Developer: RMG Development

- b. Site Plans:

1. 7 Brew
SW Corner of President Place & Isabella Lane
Owner / Developer: Who Brew, LLC
2. Janet Ibrahim - **Requesting one month deferral**
Rocky Fork Road
Owner / Developer: Janet Ibrahim

6. New Business:

- a. Rezoning Requests:

1. House On Rock, LLC
Enon Springs Roads, West
C-2 to PRD Rezoning Request

2. Caravan Ventures
Tridon Drive
C-2 to I-1 Rezoning Request

- b. Preliminary Plats:
 1. Lyndwood, Section 1, Phase 1 & 2
Almaville Road
Owner / Developer: Stars & Stripes 30, LLC / St. Bourke

- c. Final Plats:
 1. Briley Downs, Section 1, Phase 1
Rocky Fork Almaville Road
Owner / Developer: Southcoast DFH Nashville, LLC

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

- d. Site Plans:
 1. Sewart's Landing Outparcels 4 & 5
Allan Sewart Way
Owner / Developer: Equitable Property Company

 2. Spring Branch, Phase 2
Ledbury Drive / Salinger Way
Owner / Developer: Green Trails

7. February Bond Review Report

8. Staff comments and/or other business

9. Adjournment



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES JANUARY 9, 2025

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, January 9, 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 Councilman Steve Sullivan and the Pledge of Allegiance was led by Vice-Mayor Marc Adkins.

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

Present: Steve Sullivan, Councilman; Marc Adkins, Vice-Mayor; Matthew Carver; Salena Scott; Amy Wise; 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; Scott Byers, Fire Dept. Captain; Charles King, Engineer; Kristi Worrell, Building Official; James Hardison, Utilities Project Engineer

1. Citizens' Comments:

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

2. Approval of Minutes of the December 5, 2024 meeting

Motion by Amy Wise, seconded by Matthew Carver to approve the Minutes of the December 5, 2024 meeting

Vote: 6 - 0 Passed - Unanimously

3. Public Hearing:

a. Plan of Services for Greengate Place

Chairman Morrell opened the public hearing regarding the Plan of Service. No one spoke at the public hearing.

Motion by Councilman Steve Sullivan, seconded by Salena Scott to recommend approval to the Town Council the Plan of Services for Greengate Place.

Vote: 7 - 0 Passed - Unanimously

4. Old Business:

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

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

Bill France Road & Interstate 840

Annexation & I-2, C-2, & R-3 Zoning Request

An Annexation & I-2, C-2, and R-3 Zoning request was submitted for Bill France Road & I-840. This property can be further referenced by Rutherford County Tax Map: 11, Parcels: 5.00, 6.00, and 9.01, is comprised of 818.3 acres, and is is zoned RM. The surrounding zoning is RM in Rutherford County. The Land Use Plan for the area is the 840 Gateway character area along 840, which would support hospitality, restaurant, retail, high density residential, and industrial/warehousing uses. The eastern portion of the requested area is Mixed Industrial, which would support industrial and warehousing uses. The Major Thoroughfare Plan designates Bill France Road as a Principal Arterial. The Plan also shows a future Minor Arterial connecting Bill France Road to Hickory Grove Road and eventually to Jefferson Pike. The following staff comments were made:

1. Development of these properties would require dedication of right-of-way and construction of this improvement.
2. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum.
3. This would require either a noncontiguous annexation or the annexation of several miles of existing County and State road right-of-way. The amount of right-of-way required to be annexed to create continuity would be 1 mile of W. Jefferson Pike and .9 mile of Bill France Road, which are State roads, and 4.2 miles of Mona Road, .8 mile of Allen Barrett Road, and 2.2 miles of Powell's Chapel Road, which are County roads. All distances are approximate. A noncontiguous annexation would require an interlocal agreement between the Town of Smyrna and Rutherford County with regards to emergency response and road maintenance for the area between the existing Town limits and the newly annexed area.
4. Staff is concerned that a portion of the requested area may not be located within Rutherford County. In discussions with Rutherford County staff, there is not a reliable map of the County boundary in this area. Staff is aware of efforts to better define this boundary.
5. The off-site improvements required to serve the annexed and rezoned areas have been determined by CUD and were approved for CUD to participate in for cost sharing. The developer(s) must enter and execute a legal contract with CUD for required cost sharing for water infrastructure improvements. Once off-site improvements are completed according to CUD, each property owner/developer should submit a separate water service availability request to CUDengineering@ cudrc.com for individual analysis to determine feasibility. Water availability to all annexed and rezoned areas is dependent on ALL conditions of said contract and required water infrastructure improvements being strictly adhered to.
6. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

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

Vote: 7 - 0 Passed - Unanimously

5. New Business:

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

1. Robert Tresider
Greengate Place
Annexation & R-3 Zoning Request

An Annexation & R-3 Zoning was submitted for Greengate Place. This property can be further referenced by Rutherford County Tax Map: 54, part of Parcel: 14.03, is comprised of 1.7664 acres, and is zoned RM. The surrounding zoning is PRD (Bankside, Westover) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential development in this area. No roads shown on the Major Thoroughfare Plan are affected by this request. The following staff comments were made:

1. CUD has existing 8" water mains along Byres Court and Morton Lane to serve the annexed property.
2. CUD's existing infrastructure should be adequate to meet 1,000 GPM flow requirements in this vicinity.
3. Owner must submit a Water Service Availability request to CUDengineering@ cudrc.com to receive a Will Serve letter from CUD.

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to recommend approval to the Town Council the Annexation & R-3 Zoning request located at Rutherford County Tax Map: 54, part of Parcel: 14.03 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Estates at Williamsport
Williamsport Drive
Owner / Developer: RMG Development

A Preliminary Plat for Estates at Williamsport located on Williamsport Drive was submitted. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 103.01, is comprised of 43.03 acres, is zoned R-3, and consists of 73 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. No roads shown on the Major Thoroughfare Plan are affected by this request.
4. A grading permit fee of \$4,688.00 will be required.
5. Signs will require a separate permit.
6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any homes over 3,600 sq. ft. would have an increased fire flow requirement. Adequate fire flow at this location may be an issue due to the topography. The engineer will be required to provide fire flow calculations to staff.

8. No burn permits will be issued for this site.
9. Any retaining walls greater than 4' will require a building permit from the Codes Dept.
10. Show Williamsport Drive on the southern side of this property extending into the site to connect to Bonifay Drive where Spearing Court is shown. The existing portion of Williamsport Drive on the southern side of this development will be required to be renamed and every house along it will be required to change the address.
11. Submit road names & E911 approval for those road names.
12. Show and label all easements with measurements.
13. Do not show existing structures without a mass grading permit.
14. Add a fire hydrant at the end of Road "A".
15. Locate the fire hydrant outside of the sidewalk at Lots 4 & 49.
16. Add the water and sewer line sizes.
17. Since the Finished Floor Elevation of this project is below the rim elevation of the next upstream sewer manhole, the sewer exiting the first floor of this building must pass through a backwater valve in compliance with section 714 of the International Plumbing Code (2018 ed.). Note that plumbing from the upper stories may NOT pass through this backwater valve. Note backwater valves on the drawings.

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

Vote: 7 - 0 Passed - Unanimously

2. Mable Farms

Rock Springs Road

Owners / Developer: Morgan Mable, John Morgan, Mike & Teresa Wray, Joe Morgan, Josh Miller / Century Communities of Tennessee, LLC

A Preliminary Plat for Mable Farms was submitted for Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 32, Parcels: 29.00, 29.02, 29.03, 29.04, 29.05, is comprised of 40.34 acres, and is zoned PRD. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$4,419.00 will be required.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way is shown to be dedicated for this street.
6. 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 for the houses and 1,500 GPM @ 20 PSI for the amenity center.
8. Any retaining walls greater than 4' will require a building permit from the Codes Dept.
9. An ARAP will be required for each road and utility crossing.
10. All architectural requirements of the PRD will be required to be met when building permits are issued.
11. A separate site plan will be required for review of the amenity center.
12. The sewer main extension to the western property line may need to be relocated due to topography in the area where it is shown.
13. Add a crosswalk across Triana Lane to connect the sidewalks together.
14. Please reference CUD Will Serve Letter for Cooks Lane 2 issued 4/21/2024 for detailed

- information regarding water line connections and existing flow available to site. CUD can only meet 500 GPM flow requirement and homes will be required to be fire-sprinkled.
- 15. Plans have been submitted to CUD and are currently in queue to be reviewed by CUD.
- 16. All easements labeled "PUDAE" should be labeled "PUDE" on all sheets.

Motion by Amy Wise, seconded by Salena Scott to approve the Preliminary Plat for Mable Farms with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

c. Final Plats:

1. Sam Davis Center

Intersection of Sam Davis Road & Nissan Drive
 Owner / Developer: Grand Salkhi Properties, LLC / Salkhi Properties, LLC

A Final Plat for Sam Davis Center located at the intersection of Sam Davis Road & Nissan Drive was submitted. This property can be further referenced by Rutherford County Tax Map: 27, Parcel: 6.08, is comprised of 4.00 acres, is zoned C-2, and consist of 3 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. Signs will require a separate permit.
3. 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.
4. Provide cross access easements for all three lots to be able to access each other.
5. Add the owner's signature prior to submittal for recording.
6. Show the proposed fire hydrant location.
7. Show the correct spelling of the owners' names for Tax Map 27, Parcel 31.

Motion by Amy Wise, seconded by Charles Scurr, PhD to approve the Final Plat for Sam Davis Center with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

d. Site Plans:

1. 7 Brew

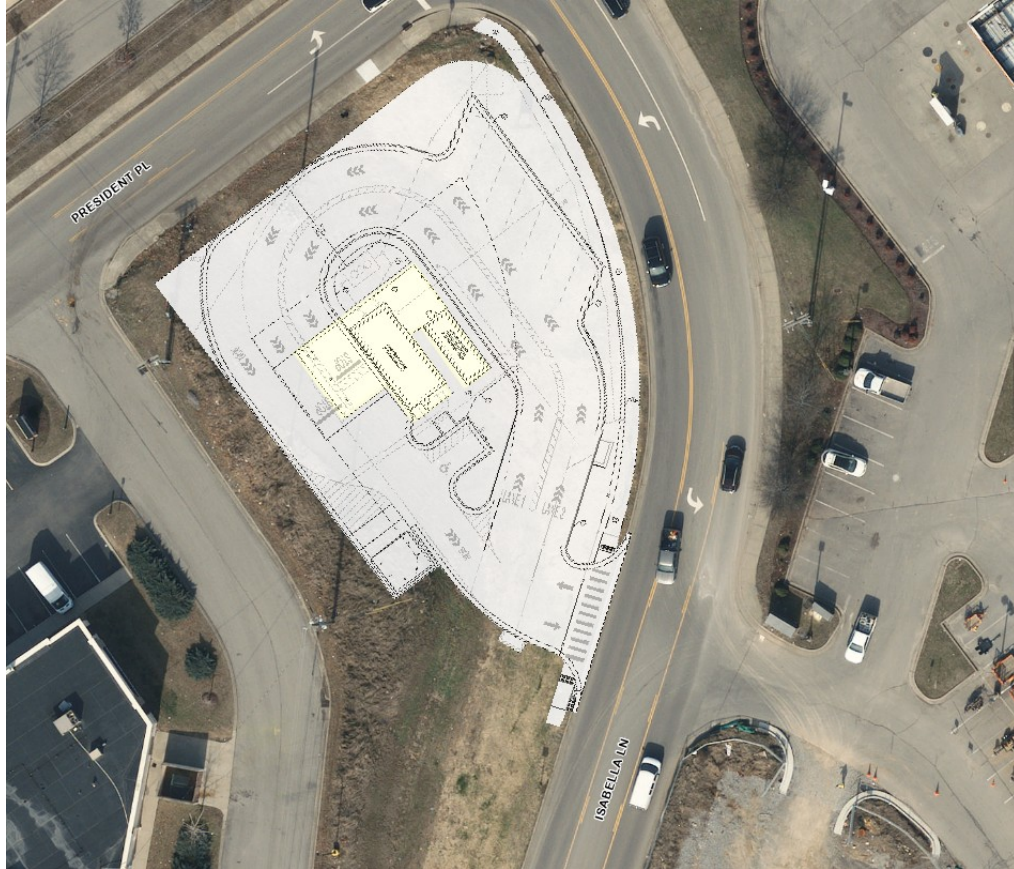
SW Corner of President Place & Isabella Lane
 Owner / Developer: Who Brew, LLC

Location: 800 Isabella Lane	Applicant: Who Brew LLC
Tax Map/Parcel: 28/72.00	Property Owner(s): JLJ Strategic Realty LLC
Zoning: C-2	Use Classification: Restaurant

Proposal

A. Location Analysis

7 Brew Coffee is proposing a new facility at the corner of Isabella Lane and President Place. The building would be 747 square feet and drive-through only. Queuing would accommodate approximately 23 vehicles in two stacking lanes. As shown, there would be one ingress and egress point of access off of Isabella Lane aligned across from the entrance to Home Depot and Champy's Chicken.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	11,054 SF
Square Footage of Open Space/Landscaping	1,105 SF	2,727 SF
Total Parking	8 Spaces	10 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping

Landscape plan shows boxwood shrubs planted throughout the site with sugar maple and willow oaks. As shown, the landscape plan does not meet Design Review Manual requirements for streetscaping.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, glass/glazing, fiber cement siding and metal. All sides of the building must meet the Design Review Manual requirement of a minimum 75% primary materials due to the visibility from all road frontages. The elevations will need to be further detailed to determine if requirements are met.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permit.
3. A grading permit fee will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates President Place and Isabella Lane as collectors. Adequate right-of-way exists for both 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 referenced on the final plat.
7. The required minimum fire flow is 1,500 GPM at 20 PSI.

Staff Comments:

1. Approval of this site plan would be subject to the approval of the rezoning request to C-2 by the Town Council.
2. Submit the required water load sheet for water meter sizing.
3. There is a left turn lane conflict with Home Depot. This conflict must be addressed.
4. Revise the landscape plan to meet the Design Review Manual.
5. A sidewalk is required along the entire lot frontage along Isabella Lane.
6. Provide building material percentages for each wall elevation as well as the entire building.
7. Revise architectural elevations to meet Design Review. All four sides of the building are required to be 75% primary materials. Concrete siding is not a primary material. Please detail what is meant by “siding” for the materials used and show the percentage for each material.
8. Sewer service shall be 6”.
9. Submit hard copies of the elevations.

Staff Recommendation: Staff recommends deferral or denial due to the site work required to be modified with the comments listed above.

Motion by Councilman Steve Sullivan, seconded by Matthew Carver to defer the Site Plan for 7 Brew one month to the February meeting.

Vote: 7 - 0 Passed - Unanimously

2. Harts Branch Clubhouse
Off of Rock Springs Road
Owner / Developer: Regent Development, LLC

Location: 461 Backlin Drive	Applicant: Regent Homes
Tax Map/Group/P/O Parcel: 28E/A/16.00	Property Owner(s): Harts Branch, LLC
Zoning: PRD	Use Classification: Amenity Center

Proposal

A. Location Analysis

The Harts Branch townhome subdivision is proposing to construct a clubhouse building in an amenity area near the intersection of Backlin Drive and Sturdee Circle. The clubhouse area is to be approximately 1,417 square feet with 155 square feet of covered patio space, yielding a total square footage of 1,572. The building is to be finished with a mixture of brick and fiber cement board, which is consistent with other buildings within the development.



Development Standards

	Required	Proposed (Site Total)
Square Footage of Vehicular Use Area	N/A	4.04 Acres
Square Footage of Open Space/Landscaping	0.41 Acres	0.55 Acres

B. Landscaping

Landscape plan shows a variety of shrubbery and trees planted at the base of the proposed clubhouse building.

C. Design Review

Architectural elevations show the clubhouse to have a mixture of brick, glass/glazing and fiber cement siding. As presented, the materials shown for the clubhouse match the materials for townhomes within the development.

Standard Comments:

1. No roads shown on the Major Thoroughfare Plan are affected by this request.
2. Signs will require a separate permit. Signs may not be located within any easements.
3. 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.
4. The required minimum fire flow is 1,500 GPM at 20 PSI.
5. Submit required water load sheet for water meter sizing.
6. The clubhouse will need a separate grading permit as it is not covered under the current grading permit.

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

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

Vote: 7 - 0 Passed - Unanimously

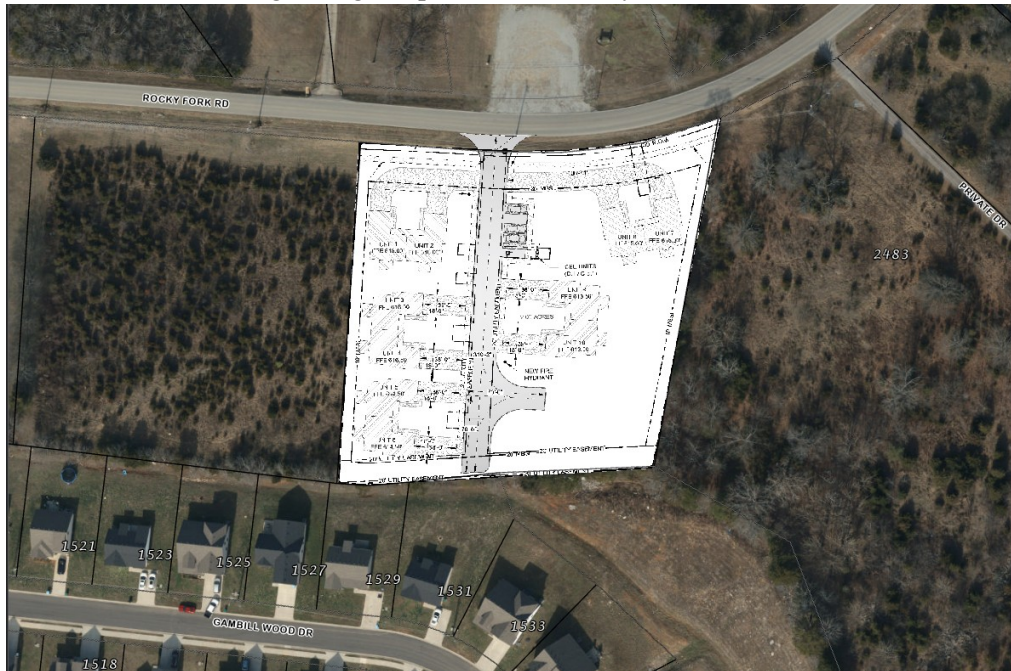
3. Janet Ibrahim
 Rocky Fork Road
 Owner / Developer: Janet Ibrahim

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

Proposal

A. Location Analysis

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



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	9,981 SF
Square Footage of Open Space/Landscaping	998 SF	9,974 SF
Total Parking	45 Spaces	45 Spaces
Handicapped Parking Space(s)	N/A	1 Space

B. Landscaping

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

C. Design Review

Architectural elevations show the units to be finished with a mixture of brick, glass/glazing and fiber

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

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permit.
3. A grading permit fee of \$555.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. Adequate right-of-way is required to be dedicated for this street.
6. The required minimum fire flow is 1,000 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 referenced on the final plat.

Staff Comments:

1. Submit the required water load sheet for water meter sizing.
2. Submit and record the final plat prior to receiving building permits. Show right-of-way dedication and utility easements on the plat.
3. How is the drainage going to the detention pond? Please show on the plans.
4. Provide documentation where the developer has permission from the adjacent property owner to extend the sewer through the easement.
5. Submit architectural elevations to match what is shown on the approved PRD.
6. Landscape and storm structures cannot overlap. Out fall running through the buffer.
7. Provide parking details.
8. Show all existing utilities around offsite sewer tie-in.
9. The maximum run of a sewer main from manhole to manhole is 350 feet.
10. Submit profile pages for proposed water and sewer mains.
11. Submit a full set of construction plans.
12. Submit a plan showing proposed lighting and screening consistent with the requirements of the Enon Springs Overlay.
13. Show the existing tree canopy area including which portion of it will be preserved.
14. Provide a color palette for the proposed buildings.
15. Show the existing water, sewer and gas mains on Gambillwood Drive.
16. Why are existing trees being shown on top of sewer lines?
17. No trees are allowed within sewer easements.
18. Show all proposed easements and offsite sewer easements.
19. Submit road name and E911 approval of that road name.
20. Show crosswalk where truncated domes are located.

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

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

Vote: 7 - 0 Passed - Unanimously

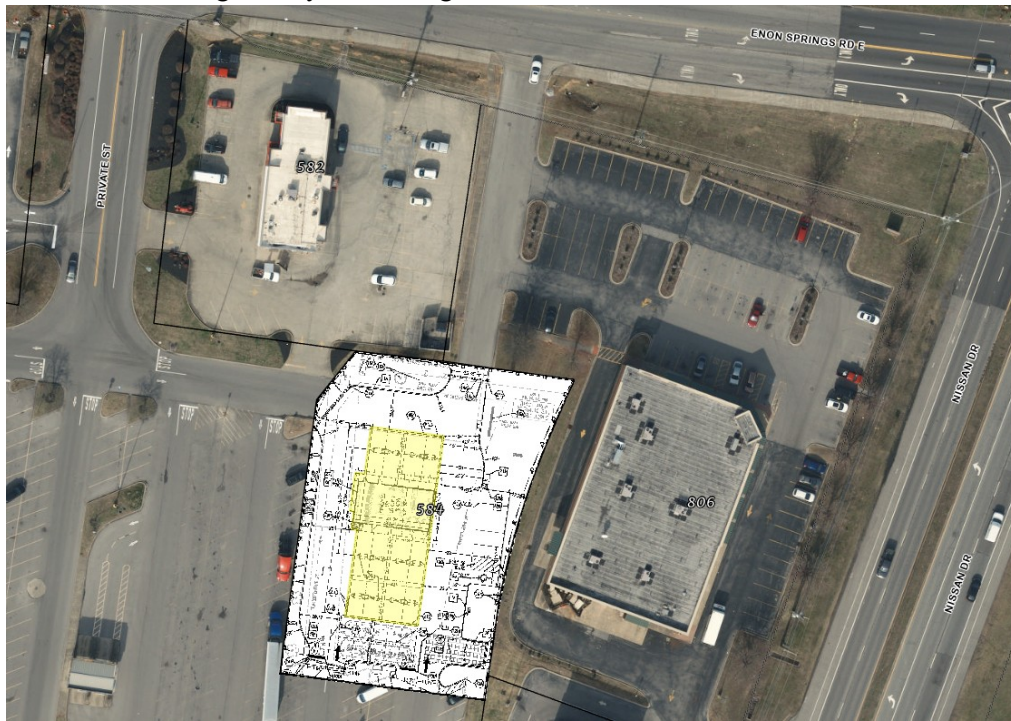
4. Murphy USA
 584 Enon Springs Road, East
 Owner / Developer: Murphy Oil USA, Inc.

Location: 584 Enon Springs Road E.	Applicant: Greenberg Farrow
Tax Map/Group/Parcel: 34C/A/2.02	Property Owner(s): Murphy Oil USA Inc.
Zoning: C-2	Use Classification: Fuel Center

Proposal

A. Location Analysis

Murphy USA is proposing a redevelopment of their existing facility within the Walmart parking lot. The existing building is approximately 123 square feet with a 2,688 square foot canopy and 8 fuel pumps. The proposed plans show an approximately 1,400 square foot building with a 5,658 square foot canopy and 12 fuel pumps. Building orientation on the property and canopy is proposed to stay consistent with the existing facility, but enlarged.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	14,869 SF
Square Footage of Open Space/Landscaping	1,487 SF	3,169 SF
Total Parking	14 Spaces	18 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping

Landscape plan shows existing vegetation remaining on the site in non-disturbed areas. Additional shrubbery and a tree is proposed to be planted in the southeastern corner of the site where the parking is to be reconfigured and dumpster enclosure added.

C. Design Review

Architectural elevations submitted show a mixture of brick, glass/glazing and architectural composite

metal panels (ACM). Percentages have not been shown to verify whether the elevations meet Design Review requirements.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permit.
3. A grading permit fee will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. No roads shown on the Major Thoroughfare Plan are affected by this request.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.

Staff Comments:

1. Provide architectural elevations with percentages on each wall face and building as a whole.
2. The relocation of the fuel tanks requires a State permit.
3. Provide a 6 inch sewer service.
4. Water service needs a backflow preventer with a hot box.
5. Provide sewer cleanouts at a maximum of 75’.
6. Use water and sewer details from the Town of Smyrna water and sewer specifications.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Councilman Steve Sullivan, seconded by Salena Scott to approve the Site Plan for Murphy USA with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

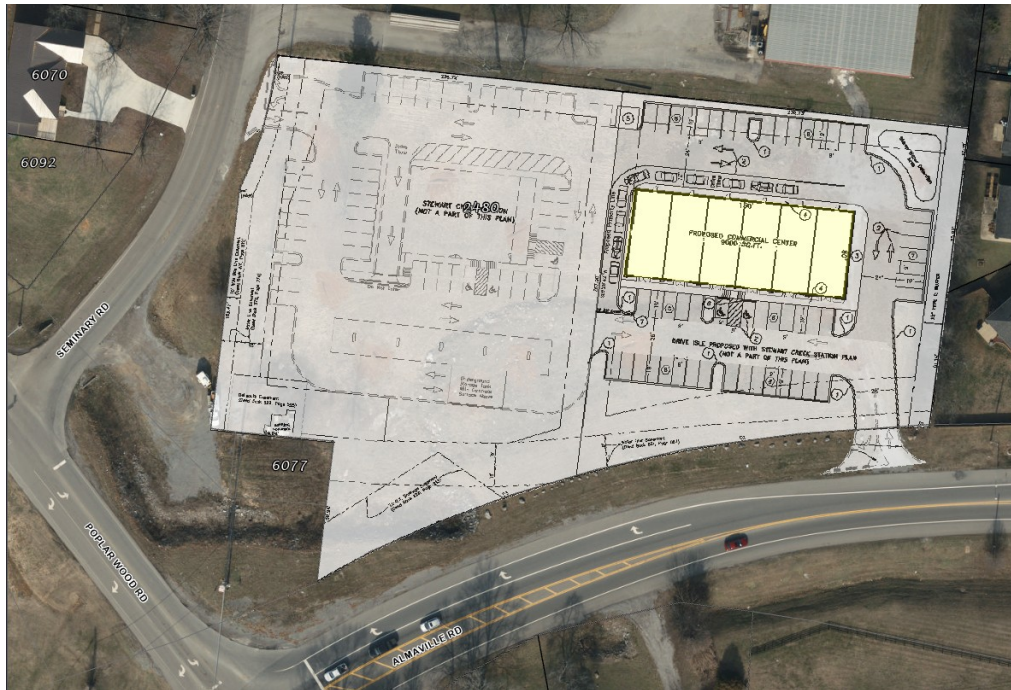
5. Stewart Creek Retail
Intersection of Poplarwood Drive & Almaville Road
Owner / Developer: Mayan 2022, Inc.

Location: Corner of Almaville Rd & Poplar Wood Rd	Applicant: Hardik Patel
Tax Map/Part of Parcel: 55/7.02	Property Owner(s): Mayan 2022 Inc
Zoning: C-2	Use Classification: Retail

Proposal

A. Location Analysis

Stewarts Creek Retail is proposing to build a 9,000 square foot general commercial building near the intersection of Almaville Road and Poplarwood Road. There would be a single right in/right out off of Almaville Road with additional access from the future parcel to the west. Upgrades to Almaville Road and intersections in the vicinity are proposed with the development of the adjoining gas station.



Development Standards

Square Footage of Vehicular Use Area	N/A	0.61 Acres
Square Footage of Open Space/Landscaping	2,667 SF	2,750 SF
Total Parking	45 Spaces	51 Spaces
Handicapped Parking Space(s)	3 Spaces	3 Spaces

B. Landscaping

Landscape plan shows a Type C landscape buffer along the eastern property line abutting the single family residences in Belmont Subdivision with shrubbery continuing along the rear lot line. Additional streetscaping is shown along Almayville Road with trees in landscaped islands throughout the site.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, tile and glass/glazing. As presented, revised elevations meet Design Review with all four wall faces to be finished with at least 75% primary materials.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permit.
3. A grading permit fee of \$512.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Almayville Road as a minor arterial. Adequate right-of-way exists for this street.
6. The required minimum fireflow 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 referenced on the final plat.

Staff Comments:

1. Submit required water load sheet for water meter sizing.
2. Submit final plat to be recorded prior to receiving building permits.
3. Add a raised curb at the right-in and right-out only access point off of Almaville Road.
4. Owner must submit a Water Service Availability request to CUDengineering@ cudrc.com to receive a Will Serve letter from CUD.
5. CUD has an existing 12” water main along Almaville Road that should be able to meet the 1,500 GPM flow requirement to this site.
6. Once available, for specific comments, submit full set of plans directly to CUDengineering@ cudrc.com for future review and comment.

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

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

Motion by Councilman Steve Sullivan, seconded by Matthew Carver to approve the Site Plan for Stewart Creek Retail with the consideration of curbed entrances and the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

6. Zoning Ordinance Amendment:

- a. Amendments to the Zoning Ordinance: Article II, Article IV, Article V, and Article VII regarding Special Institutional Care Facilities

Motion by Councilman Steve Sullivan, seconded by Charles Scurr, PhD to approve the Amendments to the Zoning Ordinance: Article II, Article IV, Article V, and Article VII regarding Special Institutional Care Facilities.

Vote: 7 - 0 Passed - Unanimously

- b. Amendment to the Zoning Ordinance: Article IV, Section 4.073

Motion by Amy Wise, seconded by Matthew Carver to approve the Amendment to the Zoning Ordinance: Article IV, Section 4.073.

Vote: 7 - 0 Passed - Unanimously

7. January Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the January Bond Review Report with staff recommendations.

Vote: 7 - 0 Passed - Unanimously

8. Staff comments and/or other business

At this time, Kevin Rigsby made an announcement to remind everyone of the upcoming joint Planning Commission and Town Council meeting on January 28, 2025 at 5:00pm at the Event Center to discuss the Safe Streets for All Plan and the Mobility Plan.

At this time, Kevin Rigsby made an announcement to remind everyone of the upcoming joint Planning Commission and Town Council meeting on January 30, 2025 at 3:00pm at Town Hall to discuss various issues.

At this time, Vice-Mayor Marc Adkins welcomed Councilman Steve Sullivan to the Planning Commission, and thanked Tim Morrell for his continued service to the Planning Commission.

At this time, Town Manager Dave Santucci addressed the closing of Town Hall and only operating with essential employees for Friday, January 10, 2025.

At this time, Kevin Rigsby reminded everyone of the survey for the Mobility Plan that is located at the top of the Town website as a banner at the top of the page.

9. Adjournment

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Tim Morrell
Chairman



JOINT WORKSHOP OF THE SMYRNA TOWN COUNCIL AND MUNICIPAL PLANNING COMMISSION

January 28, 2025

Smyrna Event Center

5:00 p.m. meeting

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 of Committee, at least twenty-four hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to three (3) minutes. Additional comments may be submitted in writing.

2. Presentation by the Tennessee Department of Transportation regarding current projects
3. Presentation by Kimley-Horn regarding the SS4A (Safe Streets for All) Plan
4. Presentation by Kimley-Horn regarding the Mobility Plan
5. Staff comments and/or other business
6. Adjournment

**MINUTES OF MEETING OF A JOINT SPECIAL CALLED SESSION
OF THE TOWN COUNCIL AND PLANNING COMMISSION
OF THE TOWN OF SMYRNA
ON JANUARY 28, 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 5:00p.m. on January 28, 2025, at Town Hall with Mary Esther Reed, Mayor, presiding.

Mayor Mary Esther Reed called the meeting to order at 5:00p.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
Amy Wise
Salena Scott

In addition to members of the Town Council, various staff members and citizens were present. There were no citizen comments at this time.

First, representatives from the Tennessee Department of Transportation presented on various projects as it relates to Smyrna. Next, representatives from Kimley-Horn presented relative to the Safe Streets for All Plan, as well as the Mobility Plan.

Following discussion, and there being no further business before the Council, the meeting was adjourned at 7:13 p.m.

TOWN OF SMYRNA, TENNESSEE

ATTEST:

**Tim Morrell, Chairman
Planning Commission**

**Kevin Rigsby, Secretary
Town Planner**



JOINT WORKSHOP OF THE SMYRNA TOWN COUNCIL AND MUNICIPAL PLANNING COMMISSION

January 30, 2025

Smyrna Town Hall

3:00 p.m. meeting

AGENDA

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 of Committee, at least twenty-four hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to three (3) minutes. Additional comments may be submitted in writing.

2. PRD Issues

a. Living Space Square Footage vs. Total Square Footage

b. Net Density Calculations included in submissions

c. Third Party traffic studies from Town approved or provided engineers, paid for by the developer

d. Lane Requirements for all developments along roads identified as needing to be expanded (Rock Springs Road, Rocky Fork Almadale Road, Rocky Fork Road, Almadale Road, etc.)

3. Service Boundary Line

4. Development Tracker

5. Staff comments and/or other business

6. Adjournment

**MINUTES OF MEETING OF A JOINT SPECIAL CALLED SESSION
OF THE TOWN COUNCIL AND PLANNING COMMISSION
OF THE TOWN OF SMYRNA
ON JANUARY 30, 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 January 30, 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
Amy Wise
Salena Scott

In addition to members of the Town Council, various staff members and citizens were present. There were no citizen comments at this time.

Following discussion, and there being no further business before the Council, the meeting was adjourned at 4:43 p.m.

TOWN OF SMYRNA, TENNESSEE

ATTEST:

**Tim Morrell, Chairman
Planning Commission**

**Kevin Rigsby, Secretary
Town Planner**

Subject:

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

Williamsport Drive

Owner / Developer: RMG Development

Summary:

Preliminary Plat: Estates at Williamsport

Location: Williamsport Drive

Tax Map: 28

Parcel: 103.01

Acres: 43.03

Zone: R-3

Lots: 73

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

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

7 Brew

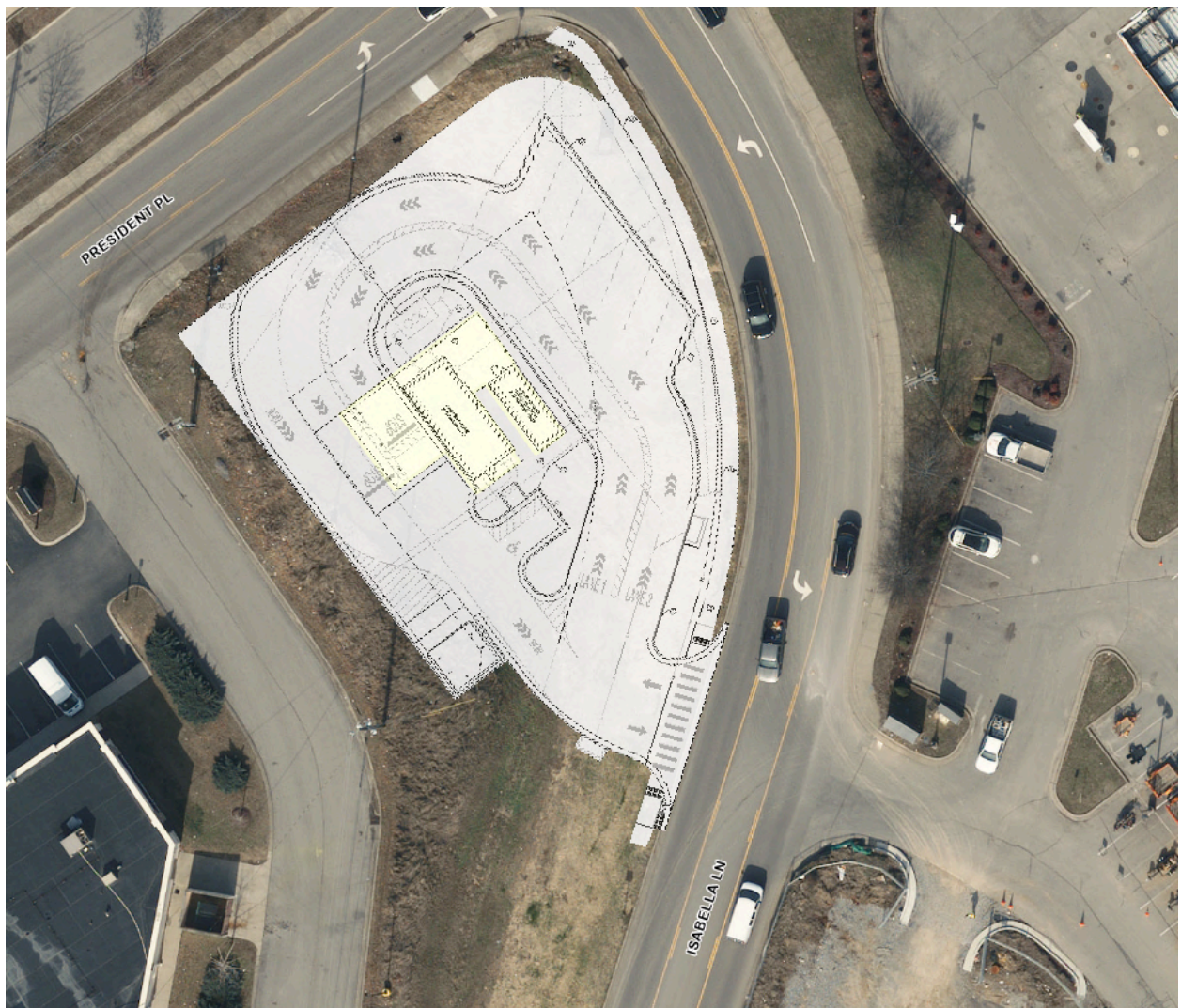
Site Plan

Location: 800 Isabella Lane	Applicant: Who Brew LLC
Tax Map/Parcel: 28/72.00	Property Owner(s): JLJ Strategic Realty LLC
Zoning: C-2	Use Classification: Restaurant

Proposal

A. Location Analysis

7 Brew Coffee is proposing a new facility at the corner of Isabella Lane and President Place. The building would be 750 square feet and two drive-through lanes only; there would be no service from the building interior. Queuing would accommodate approximately 23 vehicles in two stacking lanes. As shown, there would be a single ingress and egress point of access off of Isabella Lane aligned across from the entrance to Home Depot and Champy’s Chicken.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	11,054 SF
Square Footage of Open Space/Landscaping	1,105 SF	2,427 SF
Total Parking	8 Spaces	8 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping

Landscape plan shows boxwood shrubs planted throughout the site with sugar maple and willow oaks. Due to the presence of underground utility lines along Isabella Lane, streetscaping meeting Design Review requirements is not met, but the streetscaping proceeds the entire length of the property along Isabella Lane. Along President Place, streetscaping for trees is not being met due

Planning Commission
7 Brew
2-6-2025

to pavement being built up to the edge of the property line.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, glass/glazing, fiber cement siding and metal. All wall faces meet Design Review requirements of at least 75% primary materials on all four elevations.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. This project must follow the Town of Smyrna land disturbance guidelines for property under 1 acre.
3. Signs will require a separate permit and may not be located within any easements.
4. The Major Thoroughfare Plan designates President Place and Isabella Lane as collectors. Adequate right-of-way exists for both streets.
5. 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.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.

Staff Comments:

1. Revise the landscape plan to meet the Design Review Manual.
2. Revise architectural elevations to meet Design Review with regard to the dumpster enclosure. Fiber cement siding is not allowed to be utilized on the dumpster enclosure. Utilize the same brick to be installed on the building.
3. Show the water service line connecting to the main along President Place. The water line shown along Isabella Lane is a natural gas main.

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

Rocky Fork Townhomes

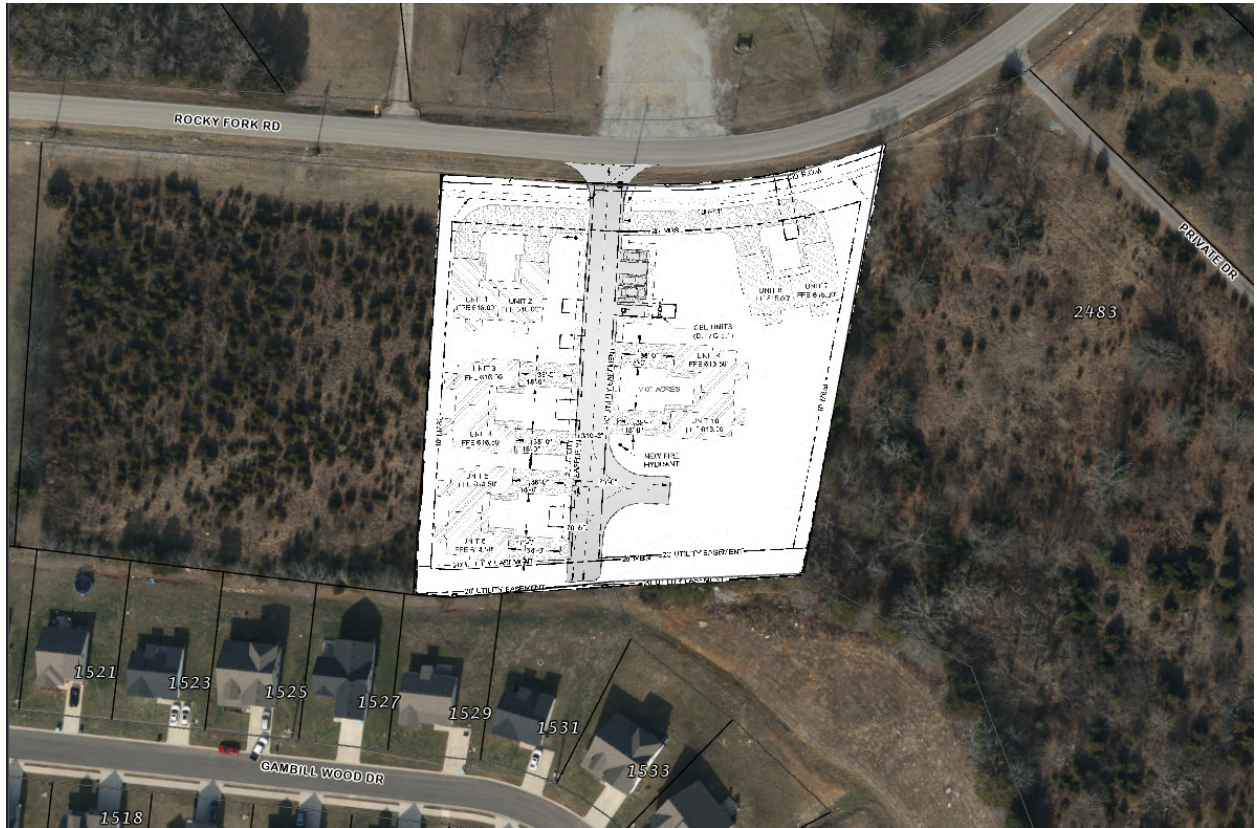
Site Plan

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

Proposal

A. Location Analysis

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



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	9,981 SF
Square Footage of Open Space/Landscaping	998 SF	9,974 SF
Total Parking	45 Spaces	45 Spaces
Handicapped Parking Space(s)	N/A	1 Space

B. Landscaping

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

C. Design Review

Architectural elevations show the units to be finished with a mixture of brick, glass/glazing and fiber cement boards. The front elevations show to be entirely brick on the first floor with primarily fiber cement board on the second floor and windowed eaves to be brick. The right and

Planning Commission
Janet Ibrahim
2-6-2025

left elevations mirror one another with the front half being single story shown as brick and the entire second half of the side elevations are to be fiber cement board. The rear of the units are entirely fiber cement board.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permit.
3. A grading permit fee of \$555.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. Adequate right-of-way is required to be dedicated for this street.
6. The required minimum fire flow is ____ 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 referenced on the final plat.

Staff Comments:

1. Submit the required water load sheet for water meter sizing.
2. Submit and record the final plat prior to receiving building permits. Show right-of-way dedication and utility easements on the plat.
3. How is the drainage going to the detention pond? Please show on the plans.
4. Provide documentation where the developer has permission from the adjacent property owner to extend the sewer through the easement.
5. Submit architectural elevations to match what is shown on the approved PRD.
6. Landscape and storm structures cannot overlap. Out fall running through the buffer.
7. Provide parking details.
8. Show all existing utilities around offsite sewer tie-in.
9. The maximum run of a sewer main from manhole to manhole is 350 feet.
10. Submit profile pages for proposed water and sewer mains.
11. Submit a full set of construction plans.
12. Submit a plan showing proposed lighting and screening consistent with the requirements of the Enon Springs Overlay.
13. Show the existing tree canopy area including which portion of it will be preserved.
14. Provide a color palette for the proposed buildings.
15. Show the existing water, sewer and gas mains on Gambillwood Drive.
16. Why are existing trees being shown on top of sewer lines?
17. No trees are allowed within sewer easements.
18. Show all proposed easements and offsite sewer easements.
19. Submit road name and E911 approval of that road name.
20. Show crosswalk where truncated domes are located.

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

Subject:

House On Rock, LLC
Enon Springs Roads, West
C-2 to PRD Rezoning Request

Summary:

House On Rock, LLC: Rezoning C-2 to PRD

Location: Enon Springs Road, West

Tax Map: 27P

Group: C

part of Parcel: 4.00

Acres: 4.65

Requested Zoning: PRD

Existing Zoning: C-2

1. The surrounding zoning is C-2 and C-3.
2. The Land Use Plan for this area is the Depot District character area. This would support a mix of uses and services that are more urban in lot sizes and setbacks. Retail, restaurant, office, and attached residential and multifamily residential uses are particularly appropriate for this area.
3. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial. Adequate right-of-way would be required to be dedicated for this street.
4. The requested PRD is for 35 townhomes.
5. The required minimum fire flow is 1,000 GPM @ 20 PSI.
6. Show proposed utility extensions throughout the site.
7. Show better sidewalk connectivity throughout the development. Connect Building G sidewalk to the rest of the sidewalk system via crosswalk.
8. The parking spaces are required to be within 60' of the residential units they serve. This plan does not meet this requirement, especially with regard to Building G.
9. Label the correct bus shelter location. The shelter should not be located within the public right-of-way.
10. Are these townhomes intended to be rental or for sale? Show on the plans.
11. Confirm that the buildings within the development would be 100 feet off of the centerline of the railroad track. Verify the location of the railroad easement with CSX. Are structures of any kind approved to be located in that area by CSX? Provide confirmation about the playground, patio structures, and HVAC units being allowed to be located in the CSX easement.

Attachments

Application

Location Map 1

Location Map 2



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

Name/Company: HOUSE ON ROCK LLC

Street Address: 3409 WHITESAIL CT

City: ANTIOCH

State: TN

ZIP: 37013

Email: m.makar1979@gmail.com

Phone: (615) 243-9139

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

Name/Company: CATALYST DESIGN GROUP

Street Address: 1524 WILLIAMS DRIVE SUITE 201

City: MURFREESBORO

State: TN

ZIP: 37129

Email: JREIKKEN@CATALYST-DG.COM

Phone: (615) 425-6250

PROPERTY INFORMATION

Street Address/Intersecting Streets: ENON SPRINGS ROAD W

Tax Map: 004

Group:

Parcel: 027P C 004.00

Requested Lot Area (Square feet/Acres): 4.01 AC.

Existing Zoning: C-2 (COMMERCIAL)

Requested Zoning: PUD

*Current Property Owner (See Note Below): HOUSE ON ROCK LLC

APPLICANT AUTHORIZATION

Applicant Signature: *[Handwritten Signature]*

Date: 8-6-2024

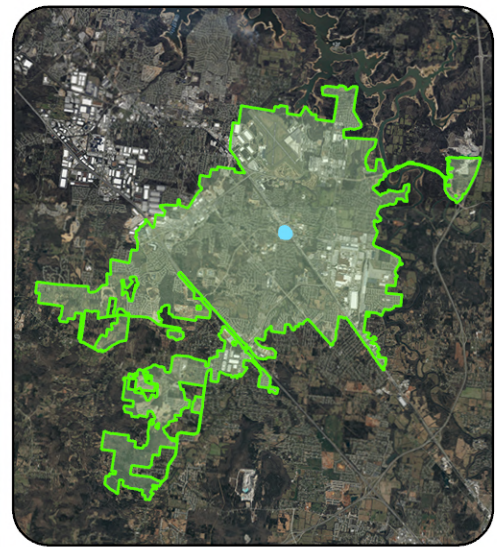
OFFICE USE ONLY




Staff Initials:

Review Fee:

Date:

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

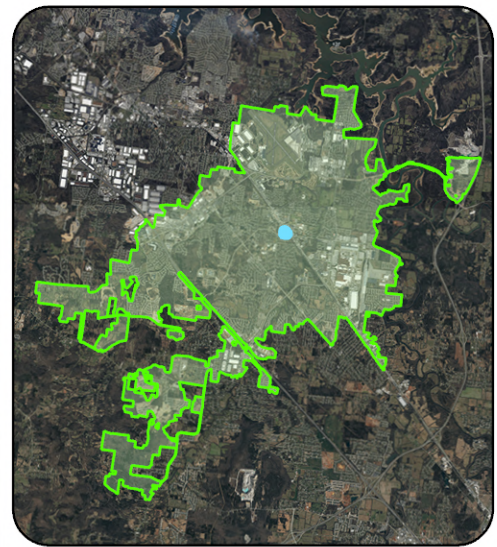



-  Parcels
-  Requested Parcels
-  PRD Requested



Mariam Makar
 C-2 to PRD

Tax Map: 27P
Group: C
P/O Parcel: 4.00
Acres: 4.01

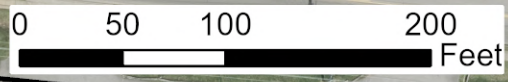


-  Parcels
-  Requested Parcels



Mariam Makar
 C-2 to PRD

Tax Map: 27P
Group: C
P/O Parcel: 4.00
Acres: 4.01



Subject:

Caravan Ventures
Tridon Drive
C-2 to I-1 Rezoning Request

Summary:

Caravan Ventures: Rezoning C-2 to I-1

Location: Tridon Drive

Tax Map: 50

Parcel: 14.07

Acres: 3.57

Zone: C-2

Requested Zoning: I-1

1. The surrounding zoning is C-2.
2. The Land Use Plan for this 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.
3. No roads shown on the Major Thoroughfare Plan are affected by this request.

Attachments

Application

Location Map 1



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

Name/Company: Caravan Ventures

Street Address: 501 Cowan Street

City: Nashville

State: TN

ZIP: 37207

Email: jbailey@baileycompany.com

Phone: 615-939-4756

CONTRACTOR/DEVELOPER INFORMATION:

CHECK BOX IF SAME AS APPLICANT

Name/Company: TBD

Street Address:

City:

State:

ZIP:

Email:

Phone:

PROPERTY INFORMATION

Street Address/Intersecting Streets: Tridon Ave

Tax Map:

Group:

Parcel: 01407

Requested Lot Area (Square feet/Acres): 3.57 acres

Existing Zoning: C-2

Requested Zoning: |-1

*Current Property Owner (See Note Below): Swanson Developments, LP

APPLICANT AUTHORIZATION

Applicant Signature:

Date: 12/10/2024

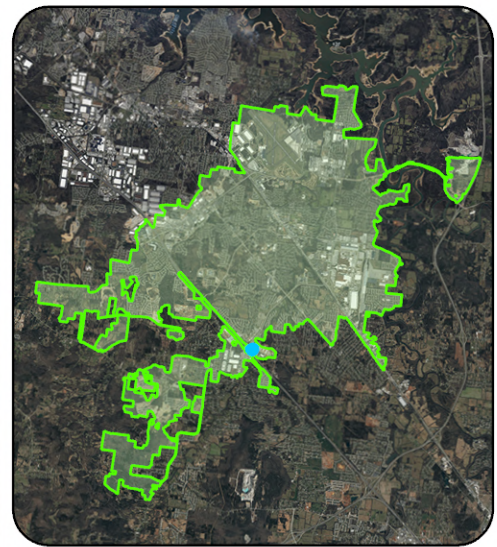
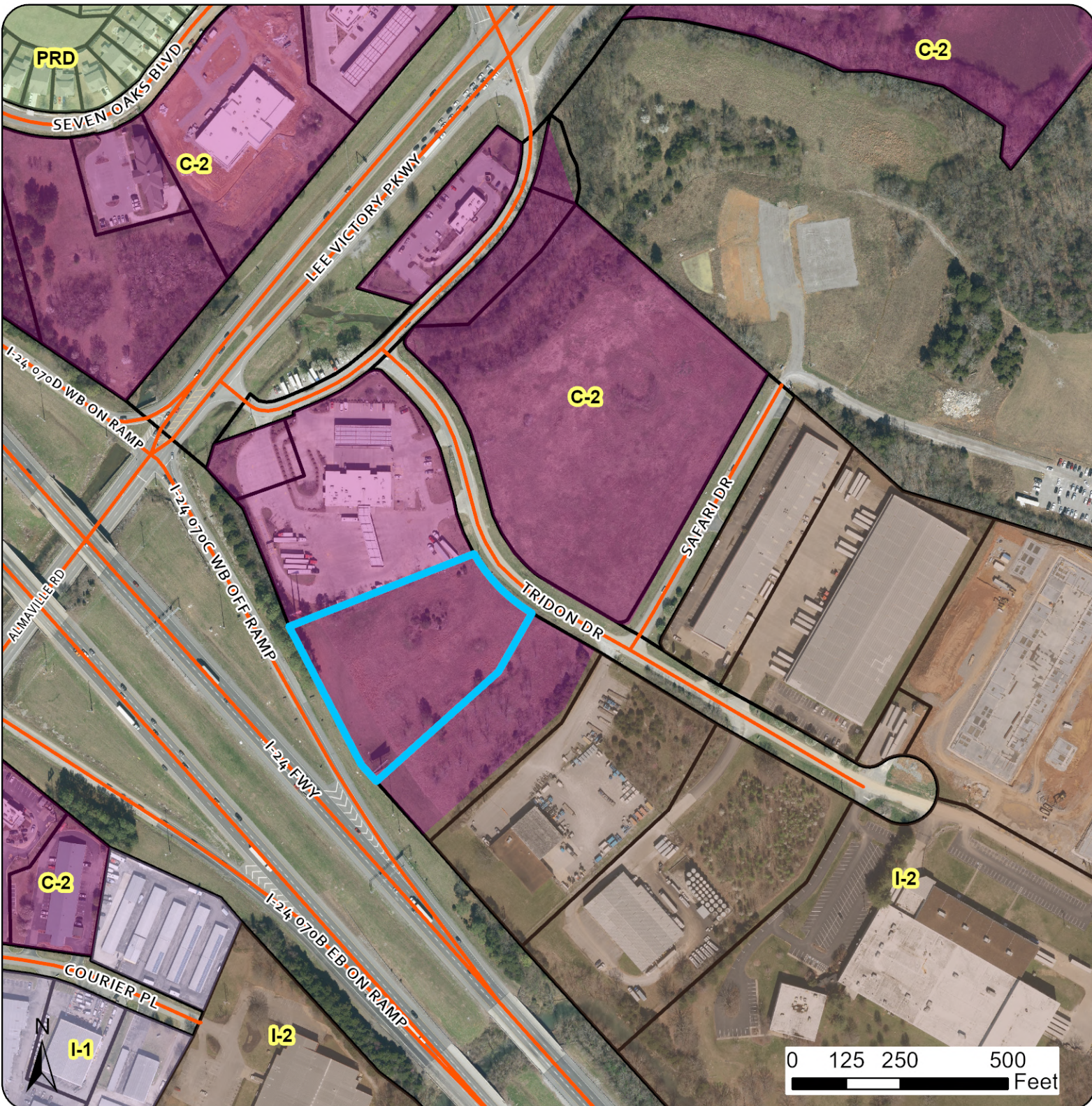
OFFICE USE ONLY




Staff Initials:

Review Fee:

Date:

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

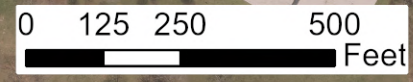


-  Parcels
-  Road Centerlines
-  Requested Parcel



Justin Bailey
 C-2 to I-1 Rezoning

Tax Map: 50
Parcel: 14.07
Acres: 3.57



Subject:

Lyndwood, Section 1, Phase 1 & 2

Almaville Road

Owner / Developer: Stars & Stripes 30, LLC / St. Bourke

Summary:

Preliminary Plat: Lyndwood, Section 1, Phase 1 & 2

Location: Drew Street

Tax Map: 73

Parcel: 18.00

Acres: 44.95

Zone: PRD

Lots: 139

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. No roads shown on the Major Thoroughfare Plan are affected by this request.
5. Signs will require a separate permit.
6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any house construction over 3,600 square feet will increase the required minimum fire flow.
8. Submit E911 approval for the road names. Submit road name approval via PDF. Road names that have not been approved: Sunrise Street, Twilight Cove, Sun Circle, Sundale Drive.
9. Stream buffers should be an average of 60' with a minimum of 30'. Label and dimension all applicable sheets.
10. Label existing contours at 2' intervals on the preliminary plat sheets.
11. It appears that there is proposed work within Rutherford County road right-of-way on Drew Street. This will need to be coordinated with the Rutherford County Highway Department.
12. The improvements as recommended by the traffic study are required to be installed by the developer. What is the status of the coordination effort for the traffic studies for this development along with The Reverie at Music City, Briley Downs, and Queencliff Court developments?
13. The required stream buffer is measured from the top of the bank and appears to drop below the required minimum width near Lots 128 & 129. Please label the buffer

width in this area.

14. How will 4 parking spaces be provided on each lot? Will the garages be set back at least 35'? Show how this will be done on the typical lot layouts.
 15. Sunrise Street, Ledger Road, Radiance Way, and Glowstone Terrace should be labeled and constructed as residential collector streets, not residential minor streets, per the requirements of the Subdivision Regulations.
 16. Show a PUDE for the drainage swales on the rear of Lots 103-111, crossing Lots 135-137, Lots 25-32, and Lots 92-98.
 17. Use the correct road cross-sections from the current approved Subdivision Regulations.
 18. Show a PUDE for the sewer line which crosses Open Space #5.
 19. The open area within the roundabout is required to be maintained by the HOA. This can be done by designating it a common open space and removing it from the public right-of-way, or an agreement can be put in place requiring the HOA to maintain that portion of the public right-of-way.
 20. Please reference CUD Will Serve & FID Results Letter for Lyndwood issued 9/15/2023 for detailed information regarding water line connections and existing flow available to site. CUD can only meet 1,000 GPM flow requirement for approximately 200 lots with water meters at or below elevation of 683' and will require a connection to the proposed 12" water main at the end of Briley Downs subdivision.
 21. Submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for review and specific comments.
-

Subject:

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

Summary:

Final Plat: Briley Downs, Section 1, Phase 1
Location: Rocky Fork Almaville Road
Tax Map: 54 Parcels: 57.00, 57.02
Tax Map: 73 Parcels: 13.00, 13.01, 13.03
Acres: 11.465 Zone: PRD Lots: 28

1. 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.
 2. A grading permit fee will be required.
 3. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street.
 4. Signs will require a separate permit.
 5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
 6. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any house construction over 3,600 square feet will increase the required minimum fire flow.
 7. Add the owner's signature prior to submittal for recording.
 8. Revise Note 12 by removing "P.U.D.E."
 9. The floodplain development permit application has not been received for this project.
 10. Water line construction must be completed and fully released by the CUD inspector prior to CUD signature of final approval of final plat.
 11. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for review and specific comments.
-

Subject:

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

Summary:

Final Plat: Briley Downs, Section 1, Phase 2
Location: Rocky Fork Almaville Road
Tax Map: 54 Parcels: 57.00, 57.02
Tax Map: 73 Parcels: 13.00, 13.01, 13.03
Acres: 14.898 Zone: PRD Lots: 27

1. 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.
 2. A grading permit fee will be required.
 3. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street.
 4. Signs will require a separate permit.
 5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
 6. Building permits cannot be issued in this phase until the lift station at Reverie of Music City is completed.
 7. Add the owner's signature prior to submittal for recording.
 8. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any house construction over 3,600 square feet will increase the required minimum fire flow.
 9. Revise Note 12 by removing "P.U.D.E."
 10. Stop the sidewalks along Mammoth Trace at the proposed right-of-way dedication line.
 11. The floodplain development permit application has not been received for this project.
 12. Water line construction must be completed and fully released by the CUD inspector prior to CUD signature of final approval of final plat.
 13. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.
-

Sewart's Landing - Lots 4 & 5

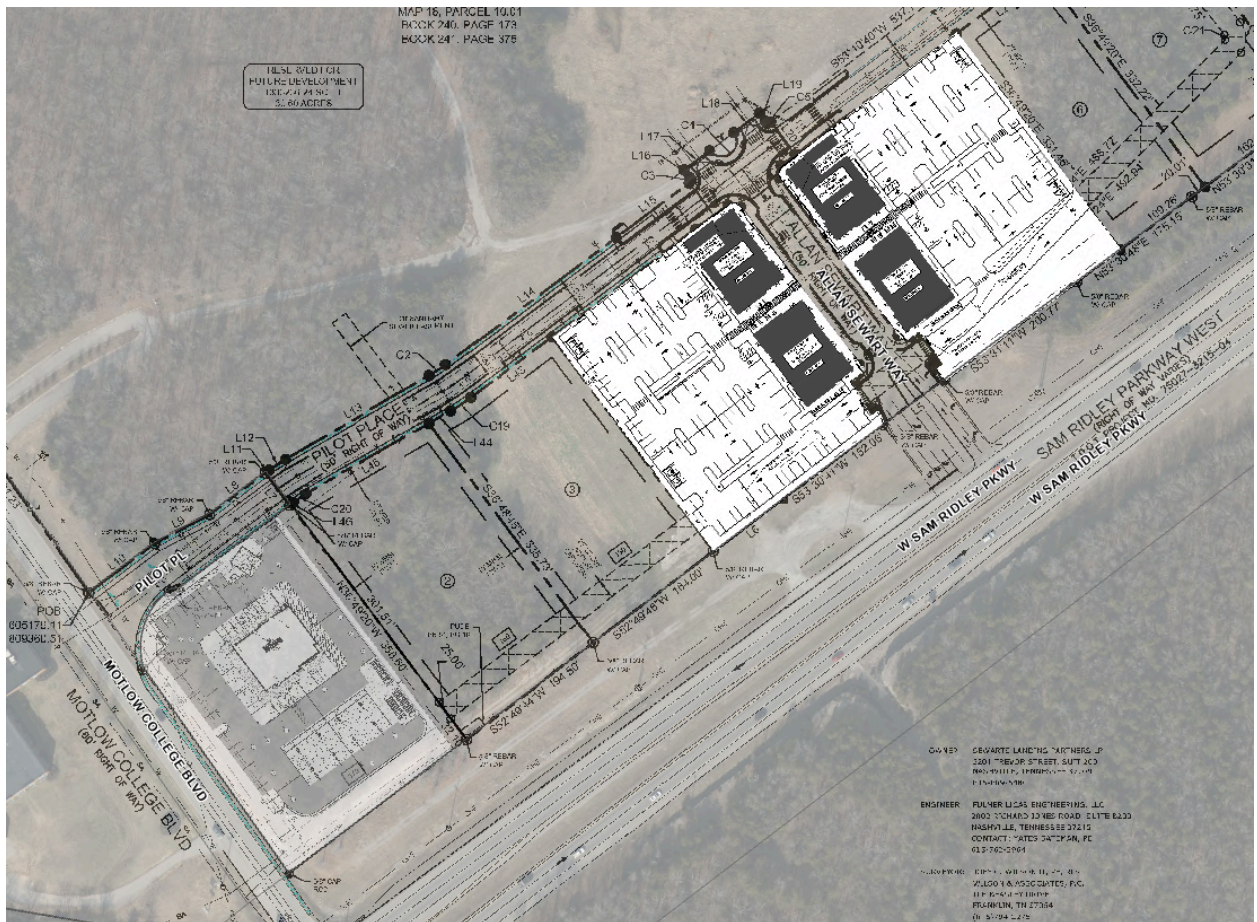
Site Plan

Location: Corner of Allan Sewart Way & Pilot Place	Applicant: Fulmer Lucas Engineering
Tax Map/Part of Parcel: 18/10.01	Property Owner(s): Stewarts Landing Partners, LP
Zoning: PUD	Use Classification: Office & Retail

Proposal

A. Location Analysis

Lots 4 and 5 within the Sewart's Landing development are proposed for four buildings, two on each lot. The proposed use for these buildings would be a mixture of office and retail space among the total 47,166 square feet of building space. These parcels would be located at the main entrance to the Sewart's Landing off of W. Sam Ridley Parkway and would have shared parking with primary points of access from Allan Sewart Way and Pilot Place.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	3.41 Acres
Square Footage of Open Space/Landscaping	0.34 Acres	0.50 Acres
Total Parking	207 Spaces	231 Spaces
Handicapped Parking Space(s)	7 Spaces	9 Spaces

B. Landscaping

Landscape plan shows a variety of street trees and ornamental trees planted throughout the site to be developed and along all right-of-ways. Nearly all islands around the parking areas contain a mixture of shrubs and trees. Trees along Sam Ridley Parkway W. are shown within the right-of-way and staff will need to be provided approval from TDOT to plant vegetation within their right-of-way.

Planning Commission
Sewart's Landing - Lots 4 & 5
2-6-2025

C. Design Review

Architectural elevations show the buildings to be finished in a mixture of brick, limestone, EFIS, metal veneer and glass/glazing. Four colors of brick are shown to be used, black, white, gray and peach. All elevations are to have a minimum 75% primary materials for all wall faces to meet Design Review requirements.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permit.
3. A grading permit fee will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial. Adequate right-of-way exists 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. Please provide documentation from TDOT for landscaping within the right-of-way.
2. Provide the maximum number of tenants and units in each building.
3. The minimum road width is 26' for any building over 30' tall.
4. The required minimum fire flow is 1,750 at 20 PSI. Buildings A & C will require a fire sprinkler system. No FDC's are allowed on the building and a fire hydrant must be within 100' of the FDC.

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

Spring Branch, Phase 2

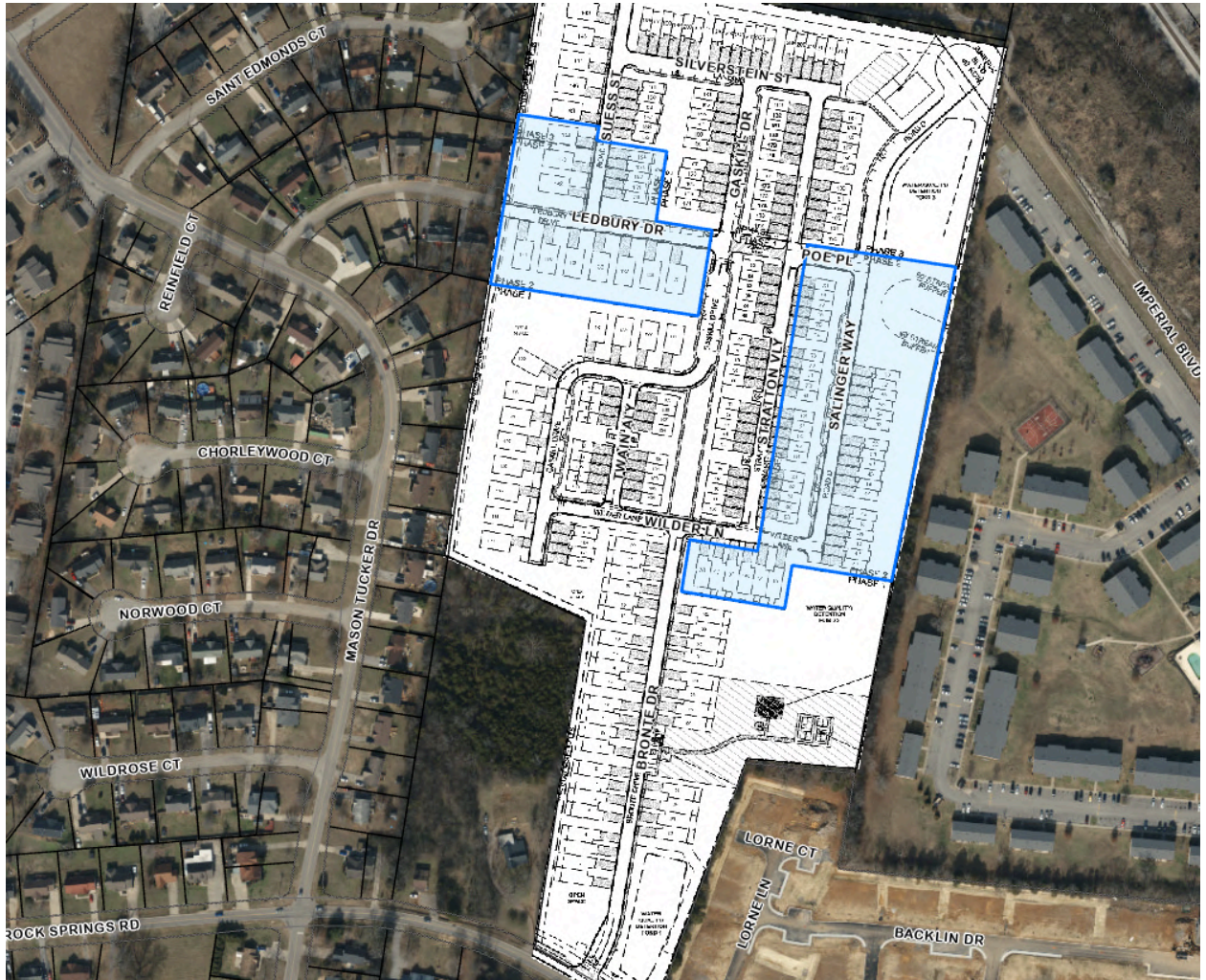
Site Plan

Location: 602 & 604 Rock Springs Road	Applicant: Land Solutions Company, LLC
Tax Map/Part of Parcel: 28/31.01	Property Owner(s): Green Trails LLC
Zoning: PRD	Use Classification: Residential

Proposal

A. Location Analysis

The second phase of Spring Branch is proposed to consist of 10 single family homes and 50 townhomes. Access to this phase would be off of Ledbury Drive and Salinger Way. All amenities and the mail kiosk are located within Phase 1. A future phase 3 of the development would be the last phase of the development.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.01 Acres
Square Footage of Open Space/Landscaping	4,417 SF	4,732 SF
Total Parking	265 Spaces	265 Spaces
Handicapped Parking Space(s)	N/A	N/A

B. Landscaping

Landscape plan shows various locations of existing preserved vegetation remaining with additional trees planted near most of the townhomes and in front of all single family dwellings proposed as part of this phase. Shrubbery is proposed to line the road frontages along the sidewalk.

Planning Commission
Spring Branch, Phase 2
2-6-2025

C. Design Review

Similarly to phase 1, architectural elevations show the front elevations to consist of fiber cement board, brick and/or stone materials. Side and rear elevations are shown to be primarily fiber cement, with the option for some units to have the addition of stone or brick.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permit.
3. A grading permit fee will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. No roads shown on the Major Thoroughfare Plan are affected by this request.
6. The required minimum fireflow is 1,000 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. The Town is not able to provide fire flow protection for units 135-154 until the Imperial Boulevard improvements are made unless the units are sprinkled.

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

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
2/17/2016	Woodcrest Subdivision, Section III / CB Development, LLC	2/18/2025	Southern Bank of Tennessee	\$10,000

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

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

Public Works Department Comments:

1. Stop signs must meet MUTCD requirements.

Utilities Department Comments:

1. Submit sewer as-builts.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

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

RECOMMENDATION:

Release if the work is completed by the expiration date. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/31/2021	Westover, Phase 1-B / Westover Developers, LLC	2/28/2025	Escrow	\$10,000

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

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

Public Works Department Comments:

1. Erosion around headwall of pond 2.
2. Erosion on slopes of pond 2.
3. All signage must meet MUTCD regulations.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
5. Neighbor behind detention pond has water issue coming onto his property that needs to be addressed. Has complaints about excess water getting on his property from Westover.

Utilities Department Comments:

1. No Issues.

DEVELOPER THOMAS STEFFEN'S COMMENTS:

I will review these items with Public Works. We intend to have everything completed by the expiration date and request release if we are able to do so.

RECOMMENDATION:

Release if the work is completed by the expiration date. 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	3/1/2025	Wilson Bank & Trust	\$47,500

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

Development is 70.9% built out. (56 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. 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. Remove silt fabric from catch basins before final inspection.
8. Clean bottom of all catch basins.
9. Connect the sidewalk at Lot 83 to the parking area sidewalk.

Utilities Department Comments:

1. No Issues.

DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:

Please extend while we wait for the homebuilders to finish construction.

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	3/2/2025	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:

- Between lots 222 and 223 there is a retaining wall in a drainage easement that was not
1. permitted to be constructed in the easement.
 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. 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. Submit stormwater asbuilts verifying the elevations of the detention pond.

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 FREEHILL VENTURES' COMMENTS:

We believe we will be finished with the punch list prior to the expiration date.

RECOMMENDATION:

Release if the work is completed by the expiration date. 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	3/2/2025	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. All signage must meet MUTCD regulations.
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.
6. Submit stormwater asbuilts verifying the elevations of the detention pond.

Utilities Department Comments:

1. No Issues.

DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:

We believe we will be finished with the punch list prior to the expiration date.

RECOMMENDATION:

Release if the work is completed by the expiration date. 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	3/3/2025	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. Stabilize parking easement area next to lot 295.
2. Sidewalks not complete. All sidewalks must go to end of phase line.
3. All sidewalks and crosswalks must be ADA compliant.
4. All signage must meet MUTCD specifications.
5. 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. Submit stormwater asbuilts verifying the elevations of the detention pond.

Utilities Department Comments:

1. No Issues.

DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:

We believe we will be finished with the punch list prior to the expiration date.

RECOMMENDATION:

Release if the work is completed by the expiration date. 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	3/7/2025	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:

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

Utilities Department Comments:

1. No Issues.

DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:

We believe we will be finished with the punch list prior to the expiration date.

RECOMMENDATION:

Release if the work is completed by the expiration date. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/9/2021	Westover, Phase 1-A / Westover Developers, LLC	3/9/2025	Escrow	\$10,000

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

Development is 100% built out. (33 out of 33 lots built)

Public Works Department Comments:

1. Erosion at the eastern end of the Westbourne cul-de-sac.
2. Remove metal plates from pond outlet structure.
3. All signage must meet MUTCD specifications.
4. Striping not complete.
5. Remove silt fabric from catch basins before final inspection.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
7. Neighbor behind detention pond has water issue coming onto his property that needs to be addressed. Has complaints about excess water getting on his property from Westover.

Utilities Department Comments:

1. No Issues.

DEVELOPER THOMAS STEFFEN'S COMMENTS:

I will review these items with Public Works. We intend to have everything completed by the expiration date and request release if we are able to do so.

RECOMMENDATION:

Release if the work is completed by the expiration date. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/10/2021	Sundale, Section II / Scott Butler	3/10/2025	Escrow	\$68,000

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

Development is 32.6% built out. (14 out of 34 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Need to fix trip hazard at mail kiosk. Driveway apron needs to be completed.
3. Need more gravel in temporary cul-de-sacs.
4. All signage must meet MUTCD regulations.
5. Remove silt fabric from catch basins before final inspection.
6. Some manhole and water valve boxes need to be adjusted.
7. All crosswalks and sidewalks must be ADA compliant.
8. Some areas of curb and gutter are damaged and need to be replaced.
9. Sidewalks not complete.
10. All P.U.D.E. and drainage ditches need to be put on grade per plan.
11. Some areas of detention pond are eroding and need to be stabilized.
12. Erosion on the sides of the swale north of mail kiosk parking lot.
13. Stabilize the swale north of the mail kiosk parking area.

Utilities Department Comments:

- Lot 226 406 Tramore Drive Manhole B46-273 has a rag in the trough that needs to be
1. removed.
 2. Hydrant 330-41093 needs a casting installed on the valve boxes..
 3. The Blow-off valve that is at the end of Big Son Ln. needs a casting installed on the valve boxes.
 4. The Valve with white paint in the intersection of Big Son Ln. & Cordial Dr. needs to be cleaned out so we can see the operating nut.
 5. Dead End Valve at Tramore Dr. needs to be cleaned out; you cannot see the operating nut.

DEVELOPER SCOTT BUTLER'S COMMENTS:

We are currently working on the punch list. We hope to complete paving before summer.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/11/2024	Rookers Bend, Section I, Phase II / M&T Development Partners	3/11/2025	Escrow	\$131,400

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

Development is 22% built out. (11 out of 50 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Water is stagnating in the swale behind lots 45-47.
3. Sidewalks not complete.
4. Need to resurface Rooker Rd.
5. Remove silt fabric from catch basins before final inspection.
6. Some areas of curb and gutter are damaged and need to be repaired or replaced.
7. Some manholes and water valve boxes need to be adjusted.
8. All sidewalks and crosswalks must be ADA compliant.
9. All signage must meet MUTCD specifications.
10. All P.U.D.E. and drainage ditches need to be put on grade per plan.
11. Some areas of detention pond are eroding and need to be put on grade per plan.

Utilities Department Comments:

1. No Issues.

DEVELOPER GARY RINEHART WITH RHB'S COMMENTS:

Please extend. Houses are selling slower in this development than others.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/13/2024	Portico Place Townhomes Subdivision / Dream Finders Home, LLC	3/13/2025	Escrow	\$76,000

Bond is for: Roads, Water/Sewer, Stormwater

Development is 57.6% built out. (19 out of 33 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Sidewalks not complete.
3. Remove silt fabric from catch basins before final inspection.
4. Some areas of curb and gutter are damaged and need to be repaired or replaced.
5. Some manholes and water valve boxes need to be adjusted.
6. All sidewalks and crosswalks must be ADA compliant.
7. All signage must meet MUTCD specifications.
8. All P.U.D.E. and drainage ditches need to be put on grade per plan.
9. Some areas of detention pond are eroding and need to be put on grade per plan.
10. Submit stormwater as-builts.

Utilities Department Comments:

1. No Issues.

DEVELOPER CRAIG YERIAN WITH DREAMFINDERS HOMES' COMMENTS:

We have completed all items except for final asphalt. Please extend.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/14/2018	Woodcrest Subdivision, Section V / John Byrnes	3/14/2025	Southern Bank of Tennessee	\$12,300

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

Development is 100% built out. (9 out of 9 lots built)

Public Works Department Comments:

1. All sidewalks and cross walks must be ADA compliant.
2. All signage must meet MUTCD regulations.
3. Need striping at Twickenham.
4. Need to remove silt fabric from catch basins before final inspection.
5. All P.U.D.E and ditches need to be put on grade per plan.
6. Submit stormwater as-builts.

Utilities Department Comments:

1. No Issues.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

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

RECOMMENDATION:

Release if the work is completed by the expiration date. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/14/2024	Sam Davis Property / Sam Davis Memorial Association	3/14/2025	Escrow	\$294,000

Bond is for: Sewer

Utilities Department Comments:

1. Nothing has been started.

DEVELOPER JOHN HARNEY WITH THE SAM DAVIS MEMORIAL ASSOCIATION'S COMMENTS:

I will talk to the contractor and get back to you.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/15/2024	Derby Run, Phase 2A / Charter Commercial, LLC	3/15/2025	Escrow	\$69,600

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

Development is 100% built out. (28 out of 28 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Stabilize and grade out ALL open spaces.
3. Remove all remnant EPSC not serving other phases/sections (eels, inlet protection bags, silt fence, stakes, etc.)
4. Sidewalks not complete.
5. Remove silt fabric from catch basins before final inspection.
6. Some areas of curb and gutter are damaged and need to be repaired or replaced.
7. Some manholes and water valve boxes need to be adjusted.
8. All sidewalks and crosswalks must be ADA compliant.
9. All signage must meet MUTCD specifications.
10. All P.U.D.E. and drainage ditches need to be put on grade per plan.
11. Some areas of detention pond are eroding and need to be put on grade per plan.

Utilities Department Comments:

1. No Issues.

DEVELOPER PAT MANGER WITH CHARTER COMMERCIAL'S COMMENTS:

Almost all of the homes are built, and we plan to make curb repairs and pave in May/June. Please extend six months.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/15/2021	Walnut Ridge, Section I / JM Byrnes, LLC	3/15/2025	Southern Bank of Tennessee	\$15,000

Bond is for: Roads, Water/Sewer, Stormwater

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

Public Works Department Comments:

- Ensure the detention pond is draining within 72 hours. Water is stagnating before
1. reaching the outlet structure.
 2. Sidewalks not complete. Broken pieces at mail kiosk.
 3. Sidewalks must extend to phase line.
 4. All sidewalks and crosswalks must be ADA compliant.
 5. All signage must meet MUTCD regulations.
 6. Need striping.
 7. Temporary turn arounds need to be opened up and completed.
 8. Remove silt fabric from catch basins before final inspection.
 9. All P.U.D.E. and drainage ditches need to be put on grade per plan.
 10. Some areas of detention pond are eroding and need to be stabilized and put on grade per plan.
 11. Need lighting.

Utilities Department Comments:

1. No Issues.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

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

RECOMMENDATION:

Release if the work is completed by the expiration date. Otherwise, extend three months.