



SMYRNA MUNICIPAL PLANNING COMMISSION

January 9, 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 December 5, 2024 meeting
5. Public Hearing:
 - a. Plan of Services for Greengate Place
6. 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
7. New Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Robert Tresider
Greengate Place
Annexation & R-3 Zoning Request
 - b. Preliminary Plats:
 1. Estates at Williamsport
Williamsport Drive
Owner / Developer: RMG Development

2. Mable Farms
Rock Springs Road
Owners / Developer: Morgan Mable, John Morgan, Mike & Teresa Wray, Joe Morgan, Josh Miller / Century Communities of Tennessee, LLC
- c. Final Plats:
 1. Sam Davis Center
Intersection of Sam Davis Road & Nissan Drive
Owner / Developer: Grand Salkhi Properties, LLC / Salkhi Properties, LLC
- d. Site Plans:
 1. 7 Brew
SW Corner of President Place & Isabella Lane
Owner / Developer: Who Brew, LLC
 2. Harts Branch Clubhouse
Off of Rock Springs Road
Owner / Developer: Regent Development, LLC
 3. Janet Ibrahim
Rocky Fork Road
Owner / Developer: Janet Ibrahim
 4. Murphy USA
584 Enon Springs Road, East
Owner / Developer: Murphy Oil USA, Inc.
 5. Stewart Creek Retail
Intersection of Poplarwood Drive & Almaville Road
Owner / Developer: Mayan 2022, Inc.
8. Zoning Ordinance Amendment:
 - a. Amendments to the Zoning Ordinance: Article II, Article IV, Article V, and Article VII regarding Special Institutional Care Facilities
 - b. Amendment to the Zoning Ordinance: Article IV, Section 4.073
9. January Bond Review Report
10. Staff comments and/or other business
11. Adjournment



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES DECEMBER 5, 2024

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

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

Present: Tim Morrell, Councilman; Matthew Carver; Salena Scott; Amy Wise; Charles Scurr, PhD

Absent: Marc Adkins, Vice-Mayor

Staff Dave Santucci, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town

Present: Attorney; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Smith, Office Coordinator; James Lawrence, Assistant Fire Chief; Charles King, Engineer; Mike Strange, Utilities Director; Kristi Worrell, Building Official

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 November 7, 2024 meeting

Motion by Matthew Carver, seconded by Salena Scott to approve the Minutes from the November 7, 2024 meeting.

Vote: 5 - 0 Passed - Unanimously

3. Public Hearing:

a. Plan of Services for Rocky Fork Almadillo Road

At this time, Councilman Tim Morrell opened a public hearing at which no one spoke.

Motion by Matthew Carver, seconded by Amy Wise to recommend approval to the Town Council the Plan of Services for Rocky Fork Almadale Road.

Vote: 5 - 0 Passed - Unanimously

b. Plan of Services 139 Neal Avenue

At this time, Councilman Tim Morrell opened the Public Hearing.

People who spoke at the Public Hearing:

Dave Elliott residing at 134 Neal Avenue
James Arnel residing at 137 Neal Avenue
Harley Castoo residing at 709 Cloverland Drive
Masoul Morgan residing at 6807 Kew Garden.

Motion by Matthew Carver, seconded by Amy Wise to recommend approval to Town Council the Plan of Service for 139 Neal Avenue.

Vote: 5 - 0 Passed - Unanimously

4. Old Business:

a. Site Plans:

1. Grand Wash/ Retail / Gas Station

NW Corner of Nissan Drive & Sam Davis Road

Owner / Developer: Car Wash Pro Designers / Riverstone Investments, LLC

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

Proposal

A. Location Analysis

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

sidewalk. The ROW dedication would occur as part of the final plat process.



Caption

Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2.28 Acres
Square Footage of Open Space/Landscaping	9,922 SF	0.92 Acres
Total Parking	98 Spaces	115 Spaces
Handicapped Parking Space(s)	7 Spaces	7 Spaces

B. Landscaping

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

C. Design Review

Architectural elevations show the car wash on all four sides to have a mixture of various materials including brick, stone, glass/glazing, EIFS and fiber cement board. All elevations meet the minimum 75% primary material requirement, per the Design Review Manual. The convenience store and retail center would have similar materials as the car wash, and all sides are to be finished with a minimum of 75% primary materials.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with

- this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permit.
 3. A grading permit fee will be required.
 4. Signs will require a separate permit and may not be located within any easements.
 5. The Major Thoroughfare Plan designates Nissan Drive as a principal arterial and Sam Davis Road as a collector. Adequate right-of-way exists for Sam Davis Road, but right-of-way will be required along Nissan Drive to accommodate the proposed right turn lane and sidewalk.
 6. The required minimum fire flow is 2,000 GPM at 20 PSI for the gas station and car wash, and 2,250 GPM at 20 PSI for the retail building.
 7. Submit a final plat prior to receiving building permits.

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

Motion by Matthew Carver, seconded by Salena Scott to approve the site plan for Grand Wash / Retail / Gas Station with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

5. New Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Proverbs Build Homes
139 Neal Avenue
Annexation & R-3 Zoning Request

An Annexation & R-3 Zoning request was submitted for 139 Neal Avenue. This property can be further referenced by Rutherford County Tax Map: 50J, Group: E, Parcel: 15.00, is comprised of 0.89 acres, and is zoned R-3. The surrounding zoning is I-2 and PRD (Belmont) 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. Provide letter of consent from the current property owner, shown as Mabel E. Gurney, for the property to be annexed, or provide proof of purchase by the applicant.
2. Staff would recommend annexation of approximately 240 linear feet of the existing public right-of-way of Neal Avenue in front of the property requested for annexation.
3. CUD has an existing 6" water main along Neal Avenue to serve the annexed property.
4. CUD should be able to meet a fire flow of 1,000 GPM.
5. If applicable, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.
6. If additional fire protection is required, submit a fire hydrant application to CUDengineering@ cudrc.com.

Motion by Salena Scott, seconded by Matthew Carver to recommend approval to the Town Council the Annexation and R-3 Zoning request for 139 Neal Avenue with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

- b. Rezoning Requests:

1. Ayoub Eshak
608 Rock Springs Road
Rezoning R-4 to PRD

A Rezoning R-4 to PRD request was submitted for 608 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 34.00, is comprised of 4.32 acres, and is zoned R-4. The surrounding zoning is R-4 and PRD (Spring Branch Townhomes). The Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way dedication would be required upon development of the property. The requested PRD is for 10 single family lots and 13 townhomes. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM @ 20 PSI.
2. Staff would recommend brick or stone be at least partially utilized on all housing elevations. This is especially important for houses with direct visibility from Rock Springs Road.
3. Add a brick facade to the 1st floor of the units with the most visibility on Rock Springs Road.

At this time, Councilman Tim Morrell acknowledged Clyde Rountree with Huddleston-Steele Engineering, Inc. to speak regarding this request.

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

Motion by Charles Scurr, PhD, seconded by Salena Scott to recommend approval to the Town Council the R-4 to PRD Rezoning request for 608 Rock Springs Road with preserving the tree canopy in the landscaping buffer strip, adding brick facade to the 1st floor of the units with the most visibility on Rock Springs Road, and with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

2. House On Rock, LLC
Enon Springs Road, West
Rezoning C-2 to PRD

A Rezoning C-2 to PRD request was submitted for Enon Springs Road, West. This property can be further referenced by Rutherford County Tax Map: 27P, Group: C, part of Parcel: 4.00, is comprised of 4.52 acres, Acres: 4.52, and is zoned C-2. The surrounding zoning is C-2 and C-3. 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. 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. The requested PRD is for 41 townhomes. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM @ 20 PSI.
2. Show an auto-turn maneuvering the entire property to service all buildings. Anything over 150' for dead end areas requires a turn around. Please contact James Lawrence with the Town of Smyrna Fire Department to discuss.
3. Provide the common open space calculations as required by the Zoning Ordinance. Staff would recommend additional amenities beyond a fire pit and grill.
4. Show proposed utility extensions.
5. Each unit must have a fire wall.
6. Show better sidewalk connectivity throughout the development.
7. Add a written statement generally describing the relationship of the proposed development to

the current policies and plans of the Town and how the proposed development is proposed to be designed, planned, and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of the Zoning Ordinance.

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 Buildings H & I.
9. Adequate parking is not shown. 182 spaces are shown, and 185 are required. Garages cannot be counted as parking spaces.
10. Staff would recommend brick or stone be at least partially utilized on all elevations. This is especially important for houses with direct visibility from Enon Springs Road, West.

Motion by Salena Scott, seconded by Amy Wise to recommend denial to Town Council the C-2 to PRD Rezoning request located at Rutherford County Tax Map: 27P, Group: C, part of Parcel: 4.00 due to the use and layout.

Vote: 5 - 0 Passed - Unanimously

3. JLJ Strategic Realty
800 Isabella Lane
Rezoning PCD to C-2

A Rezoning PCD to C-2 request was submitted for 800 Isabella Lane. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 72.00, is comprised of 0.69 acres, and is zoned PCD. The surrounding zoning is C-2 and PUD (Isabella Lane Self Storage). The Land Use Plan for this area is the Sam Ridley Corridor character area. This would support a combination of retail uses and services that provide markets for both local and regional customers. The Major Thoroughfare Plan designates President Place and Isabella Lane as collectors. Adequate right-of-way exists for both streets. The following staff comment was made:

1. The previously approved PCD would allow for a quick service oil and lube business.

Motion by Matthew Carver, seconded by Salena Scott to recommend to the Town Council the Rezoning PCD to C-2 request located at 800 Isabella Lane with the above listed staff comment.

Vote: 5 - 0 Passed - Unanimously

4. Tucker's Pointe
8613 & 8675 Rocky Fork Almaville Road
PRD Amendment

A PRD Amendment was submitted for 8613 & 8675 Rocky Fork Almaville Road. This property can be further referenced by Rutherford county Tax Map: 54, Parcel: 41.00 & 44.00, is comprised of 38.89 acres, and is zoned PRD. The surrounding zoning is PRD (Blakeney and The Courtyards at Stewart Creek) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Residential development in this area. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way would be required to be dedicated for this street. The requested PRD amendment is for 32 townhomes and 59 single family lots with a 1,500 square feet minimum house size. The previously approved PRD is for 33 townhomes and 80 single family lots with a 1,650 square feet minimum house size. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM @ 20 PSI.
2. All rear alley loaded units will require clear address labeling on the front and rear of the units.
3. Building plans will be required for retaining walls over 4' in height.
4. A Hydrological Determination will be required on any drainage features on the site.

5. A road is shown connecting to this property on the western side of the property. This was shown on the revised Blakeney PRD with three lots near the Tucker's Pointe property, but it was not included on the plat for Blakeney Section 3, Phase 2. It has not been constructed, but it has been shown on this plan. However, the previously approved extension of that road into Tucker's Pointe has been removed. If this connection is approved to be removed, it may require the creation of an IFC compliant turnaround within Blakeney at the existing northern end of Loudwater Court.
6. Staff would recommend brick or stone be at least partially utilized on all housing options. This is especially important for houses with direct visibility from Rocky Fork Almaville Road.
7. What is the proposed use for the common space next to Lot 37 and along Kenwyn Pass?
8. Please reference CUD Will Serve Letter for Tuckers Pointe issued 9/25/2023 for detailed information regarding water line connections and existing flow available to site. CUD can meet the 1,000 GPM flow requirement, but only for homes with the water meter installed at an elevation of 768' or below.
9. For specific comments, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

At this time, Councilman Tim Morrell acknowledged Nathan Quinn with Freehill Ventures to speak regarding this request.

Motion by Amy Wise, seconded by Matthew Carver to recommend approval to the Town Council the PRD Amendment for 8613 & 8675 Rocky Fork Almaville Road with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

c. Sketch Plat:

1. Williamsport Drive Subdivision
Williamsport Drive
Owner / Developer: RMG Development

A Sketch Plat for Williamsport Drive Subdivision was submitted for Williamsport Drive. 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 will be required.
5. Signs will require a separate permit.
6. 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.
7. No burn permits will be issued for this site.
8. Show Williamsport Drive extending into the site.
9. Most if not all of these lots would be critical lots and would be required to be labeled as such on any future preliminary plat submittals.
10. Cross lot sewer line easements will be required to be a minimum of 30 feet wide.

Motion by Amy Wise, seconded by Salena Scott to approve the Sketch Plat for Williamsport Drive Subdivision with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

d. Preliminary Plats:

1. Hidden Springs, Phase III
6304 Lee Road
Owner / Developer: David Weekley Homes

A Preliminary Plat for Hidden Springs, Phase III was submitted for 6304 Lee Road. This property can be further referenced by Rutherford County Tax Map: 51, Parcel: 8.11, is zoned PRD is comprised of 15.4 acres, and consists of 47 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 will be required.
5. Signs will require a separate permit.
6. The required minimum fire flow is 1,000 GPM @ 20 PSI.
7. Submit E911 approval for the road names. The road name in Phases 1 & 2 of this development named Somerby Way must be changed to Napa Valley Drive.
8. If the road isn't completed in Phases 1 & 2 when the road in Phase 3 is completed at Lot 101, a temporary turn around will be required to be constructed.
9. Please reference CUD Will Serve Letter for Hidden Springs Phase 3 issued 7/12/2024 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.
10. Phase 3 plans have been submitted to CUD and are currently in queue to be reviewed by CUD.

Motion by Matthew Carver, seconded by Amy Wise to approve the Preliminary Plat for Hidden Springs, Phase III with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

2. Reverie at Music City
5100 Almaville Road
Owner / Developer: First Baptist Church of Smyrna Tennessee / Dream Finders Homes

A Preliminary Plat was submitted for Reverie at Music City located at 5100 Almaville Road. This property can be further referenced by Rutherford County Tax Map: 73, Parcels: 16.01, 16.02, 17.00, is zoned PRD, is comprised of 109.65 acres, and consists of 316 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street.
4. A grading permit fee will be required.

5. Signs will require a separate permit.
6. The required minimum fire flow is 1,000 GPM @ 20 PSI. If homes are larger than 3,600 sq. ft. fire flow requirements may increase. The required minimum fire flow is 1,500 GPM @ 20 PSI for the amenity center.
7. The proposed lift station must be built with the first phase of development.
8. Submit a flood plain development permit. The bridge over the creek on the walking trail must be considered as a part of the floodplain development permit.
9. The church will be required to be a signatory to the Phase 3 final plat due to the construction of the road extension to Almaville Road across its' property.
10. An ARAP will be required at all road and utility crossings.
11. The improvements as recommended by the submitted traffic study will be required to be constructed by the developer. Staff would recommend that this development and the three adjoining developments (Lyndwood, Briley Downs, Queencliff) provide how the four individual traffic impact studies are to be coordinated and implemented as discussed by the Town Council during the Queencliff PRD annexation discussion and approval.
12. All gates must meet fire code requirements and must be ANSI approved. Provide details on the proposed gates to be utilized.
13. Submit road names & E911 approval for those road names.
14. Label topographic contour lines on all preliminary plat sheets.
15. Ensure all structures are located within drainage easements or common areas.
16. Provide an ADA crosswalk along Rocky Fork Almaville Road at the entrance.
17. Please reference CUD Will Serve Letter for Reverie FKA Lifepoint issued 4/7/2024 for detailed information regarding water line connections and existing flow available to site. CUD can meet the 1,000 GPM flow requirement, but not the assumed 1,500 GPM for the amenity/commercial portion. Owner must submit updated fire flow for the amenity/commercial portion to CUDengineering@ cudrc.com.
18. Once available, for specific comments, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Salena Scott, seconded by Matthew Carver to approve the Preliminary Plat for Reverie at Music City breaking up the naming of Yellowstone Street into different names so it is not one long continuous road name through the entire development, and with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

e. Final Plats:

1. Resubdivision of Lot 1 James C. Epps Subdivision
2302 Rocky Fork Road
Owner / Developer: Kepley Properties, LLC

A Final Plat was submitted for Resubdivision of Lot 1 James C. Epps Subdivision located at 2302 Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 44.01 is zoned R-1, is comprised of 3.4595 acres, 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. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. Adequate right-of-way is shown to be dedicated on the plat.

4. A grading permit fee will be required.
5. 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.
6. Signs will require a separate permit.
7. The legal documents establishing the access easement and ensuring maintenance of the easement shall be submitted with the final plat for review and approval and shall be recorded with the final plat. Please submit these documents.

Motion by Salena Scott, seconded by Matthew Carver to approve the Final Plat for Resubdivision of Lot 1 James C. Epps Subdivision with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

6. December Bond Review Report

Motion by Amy Wise, seconded by Matthew Carver to approve the December Bond Review Report with staff recommendation.

Vote: 5 - 0 Passed - Unanimously

7. Staff comments and/or other business

Kevin Rigsby mentioned that we will be starting quarterly joint meetings with the Town Council beginning January 30, 2024 at 4:00 pm.

Kevin Rigsby mentioned that on January 23, 2025 at 5:00pm at the Event Center we will be moving forward with a joint Council and Planning Commission meeting regarding the Safe Streets For All Plan, and updating the Major Thoroughfare Plan.

Kevin Rigsby mentioned that tonight's meeting would be Tim Morrell's last meeting, and thanked him for his service.

Councilman Tim Morrell wished everyone a Merry Christmas and a Happy New Year!

8. Adjournment

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Councilman Tim Morrell
Chairman

Subject:

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

Summary:

Joe Haddix - Annexation & I-2, C-2, and R-3 Zoning

Location: Bill France Road & I-840

Tax Map: 11 Parcels: 5.00, 6.00, and 9.01 Acres: 818.3

Current Zoning: RM Proposed Zoning: I-2, C-2, & R-3

1. The surrounding zoning is RM in Rutherford County.
2. The Land Use Plan for the area is the 840 Gateway character area along 840, which would support hospitality, restaurant, retail, high density residential, and industrial/warehousing uses. The eastern portion of the requested area is Mixed Industrial, which would support industrial and warehousing uses.
3. The Major Thoroughfare Plan designates Bill France Road as a Principal Arterial. The Plan also shows a future Minor Arterial connecting Bill France Road to Hickory Grove Road and eventually to Jefferson Pike. Development of these properties would require dedication of right-of-way and construction of this improvement.
4. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum.
5. This would require either a noncontiguous annexation or the annexation of several miles of existing County and State road right-of-way. The amount of right-of-way required to be annexed to create continuity would be 1 mile of W. Jefferson Pike and .9 mile of Bill France Road, which are State roads, and 4.2 miles of Mona Road, .8 mile of Allen Barrett Road, and 2.2 miles of Powell's Chapel Road, which are County roads. All distances are approximate. A noncontiguous annexation would require an interlocal agreement between the Town of Smyrna and Rutherford County with regards to emergency response and road maintenance for the area between the existing Town limits and the newly annexed area.
6. Staff is concerned that a portion of the requested area may not be located within Rutherford County. In discussions with Rutherford County staff, there is not a reliable map of the County boundary in this area. Staff is aware of efforts to better define this boundary.
7. 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.

8. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Attachments

Joe Haddix Application

Joe Haddix Application

Plan of Service

Location Map 1

Location Map 2

Location Map 3



Town of Smyrna


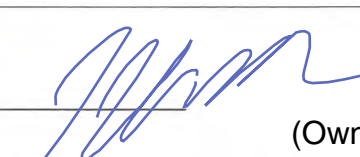
ANNEXATION REQUEST

1. PROPERTY DESCRIPTION:

Location: <i>(Describe in relation to nearest intersection)</i> Bill France Road and Interstate 840				
Tax Map: 158 & 11	Group:	Parcel: 03.00 & 3.00, 5.00, 6.00, 7.04, 10.00, 11.01, 14A, 14B, 14C	Lot:	Acreage:
Existing Zoning: RM-Medium Density Residential (Rutherford County)		Proposed zoning into city limits: I-2, C-3, & R-3 as shown on the attached exhibit		
Address: <i>(If applicable)</i>				
Current Property Owner: Michelle Rollins				

2. APPLICANT INFORMATION:

Name of Applicant:	CSDG - Joe Haddix
Address:	2305 Kline Ave, Suite 300 Nashville, TN 37211
Phone Number:	615-248-9999
Email Address:	joeh@csdgtn.com
Contractor/Developer Email:	



11/14/22

 Signature (CSDG) (Owner) Date

For Official Use Only

Date Received: _____ Review Fee: _____ Initials: _____



Town of Smyrna

REZONING REQUEST

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

APPLICANT'S INFORMATION		APPLICANT IS: <input type="checkbox"/> OWNER OR <input checked="" type="checkbox"/> AUTHORIZED AGENT OF OWNER	
Last Name Haddix		First Name Joe	
Street Address 2305 Kline Ave, Suite 300			
City Nashville		State TN	Zip Code 37211
Telephone Number 615-248-9999		Cell Phone Number	
Email joeh@csdgt.com			
Contractor/Developer Email			

Property Owner Signature:  (Owner) Date: 11/14/22

Contractor/Agent Signature:  (CSDG) Date: 11/14/22

For Official Use Only

Date Received: _____ Review Fee: _____ Initials: _____

RESOLUTION

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF CERTAIN AREAS BY THE TOWN OF SMYRNA, TENNESSEE.

WHEREAS, TCA 6-51-102 (a) (2) as amended May 19, 1998, requires that a Plan of Service be adopted by the governing body of a municipality for areas where an annexation ordinance was not final on November 25, 1997.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SMYRNA, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described below, the following plan of service:

Rollins Marital Trust
Bill France Road/Mona Road/Allen Barrett Road/Powells Chapel Road

Tax Map 11, Parcel 5.00, owned and requested by Rollins Marital Trust. Bordered on the west by the right of way of I-840; on the south by the U.S. Army Corps of Engineers; on the east by the existing right-of-way of Mona Road, Parcel 4.03, owned by Nashville Speedway USA, Parcels 4.01 and 4.02, owned by Wendy L. Smith, and Parcel 4.00, owned by Fernando Martinez Mixteca; and on the north by Parcel 2.00, owned by Glendon Jay Barrett. Area annexed contains approximately 226.33 acres.

Tax Map 11, part of Parcel 6.00, owned and requested by Rollins Marital Trust. Bordered on the west by Parcel 17.00, owned by Loran T. Roden Bypass Trust, and Parcel 17.02, owned by James Richard Bradley; on the south and east by the right-of-way of Powells Chapel Road, Parcels 16.01 and 16.02, owned by Ryan Hollingshead, Parcel 7.02, owned by Charles V. Phelan, Parcel 7.03, owned by Gail Tune, Parcel 7.05, owned by Billy Joe Coons, Parcel 7.06, owned by Wanda K. Nipper, Parcel 7.07, owned by Houston O. Garvin, Parcel 7.09, owned by Cynthia Dianne Sanchez, Parcel 7.10, owned by Little D. Jones, Parcel 7.11, owned by Christopher H. Garvin, Parcel 9.00, owned by Charles C. Stinnett, Parcel 10.03, owned by John Curtis Furlow, and Tax Map 21B, Group B, Parcel 9.01, owned by Consolidated Utility District of Rutherford County. Area requested to be annexed contains approximately 591.97 acres.

The annexation includes the annexation of the existing rights-of-way of the following public roads:

SR 266/W. Jefferson Pike: approximately 5,200 linear feet from the existing Town limits to the intersection with Mona Road;

Mona Road: approximately 22,300 linear feet from the intersection with SR 266/W. Jefferson Pike northward;

Allen Barrett Road: approximately 4,200 linear feet from the intersection with Mona Road to the intersection with Powells Chapel Road;

Powells Chapel Road: approximately 11,700 linear feet from the intersection with Allen Barrett Road northward;

SR 452/Bill France Road: approximately 4,800 linear feet from the intersection with Powells Chapel Road westward to the intersection with Marty Robbins Drive.

A. Water

Water services will be provided by the Consolidated Utility District.

B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater mains as a part of the Jefferson Pike improvement project and further extensions by the property owner.

C. Streets

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

D. Planning and Zoning

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

E. Street Lighting

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

F. Recreation

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

G. Street Name Signs

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

H. Fire Protection

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

I. Police Protection

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

J. Traffic Control

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

K. Refuse Collection

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

L. Inspection Services

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

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

ADOPTED THIS ____TH DAY OF FEBRUARY, 2025

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

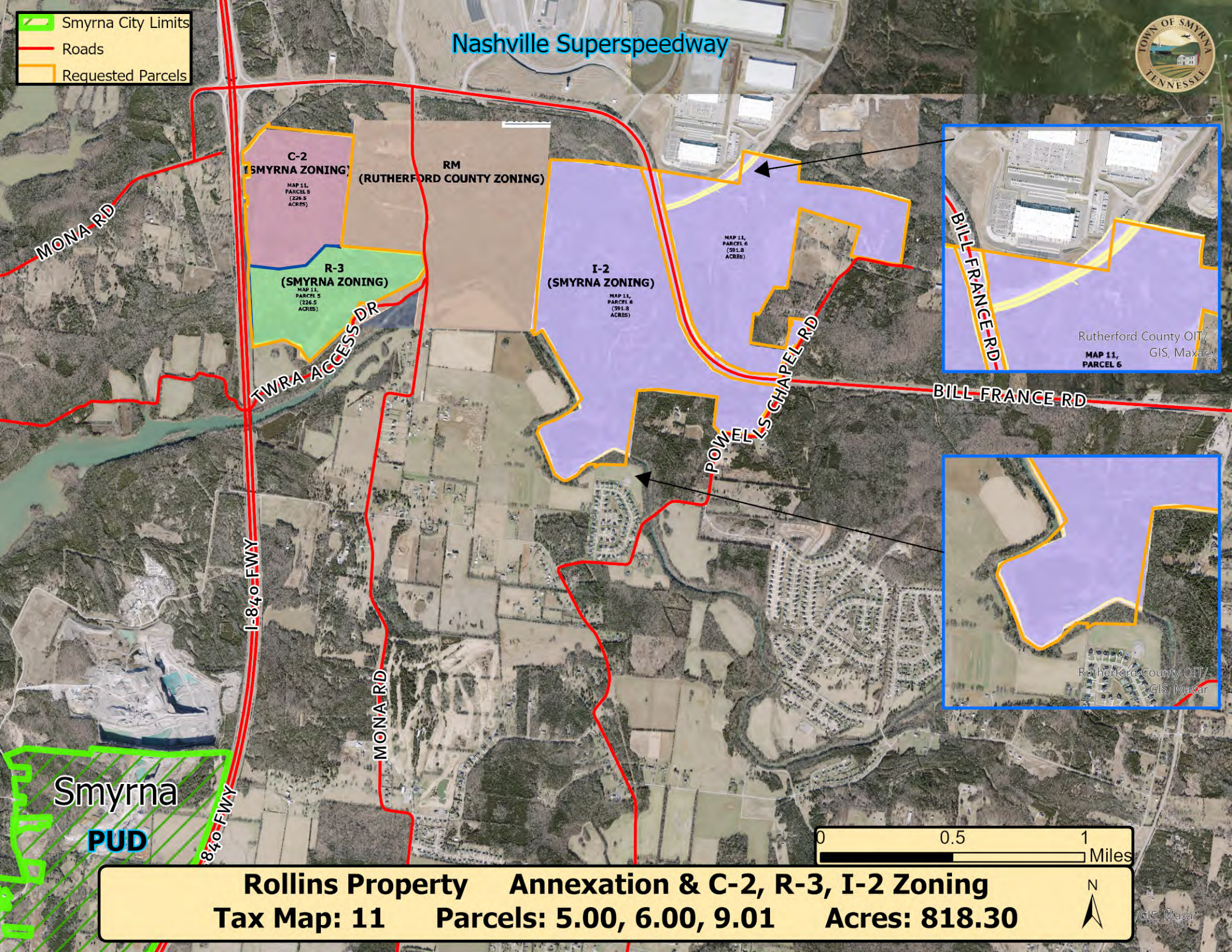
ATTEST:

Amber Hobbs, Town Clerk



Smyrna City Limits
Roads
Requested Parcels

Nashville Superspeedway



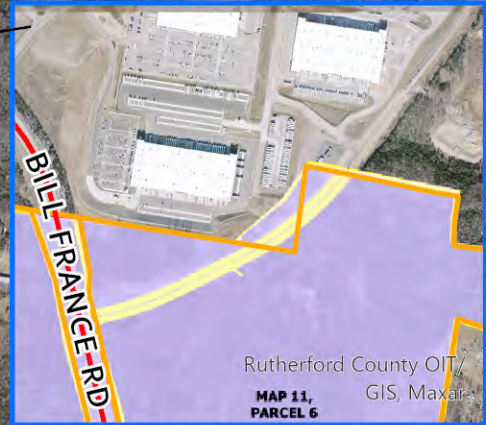
C-2 (SMYRNA ZONING)
MAP 11, PARCEL 5 (226.5 ACRES)

RM (RUTHERFORD COUNTY ZONING)

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

I-2 (SMYRNA ZONING)
MAP 11, PARCEL 6 (391.8 ACRES)

MAP 11, PARCEL 6 (391.8 ACRES)



Rutherford County OIT/
GIS, Maxar
MAP 11, PARCEL 6



Rutherford County OIT/
GIS, Maxar

Smyrna
PUD

I-840 FWY

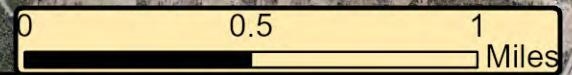
840 FWY

MONA RD

TWRA ACCESS DR

POWELL CHAPEL RD

BILL FRANCE RD



Rollins Property Annexation & C-2, R-3, I-2 Zoning
Tax Map: 11 Parcels: 5.00, 6.00, 9.01 Acres: 818.30



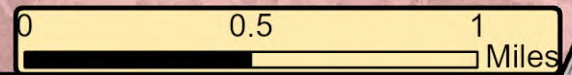
- Wilson County
- Murfreesboro UGB
- Smyrna City Limits
- Roads
- Requested Parcels

Nashville Superspeedway

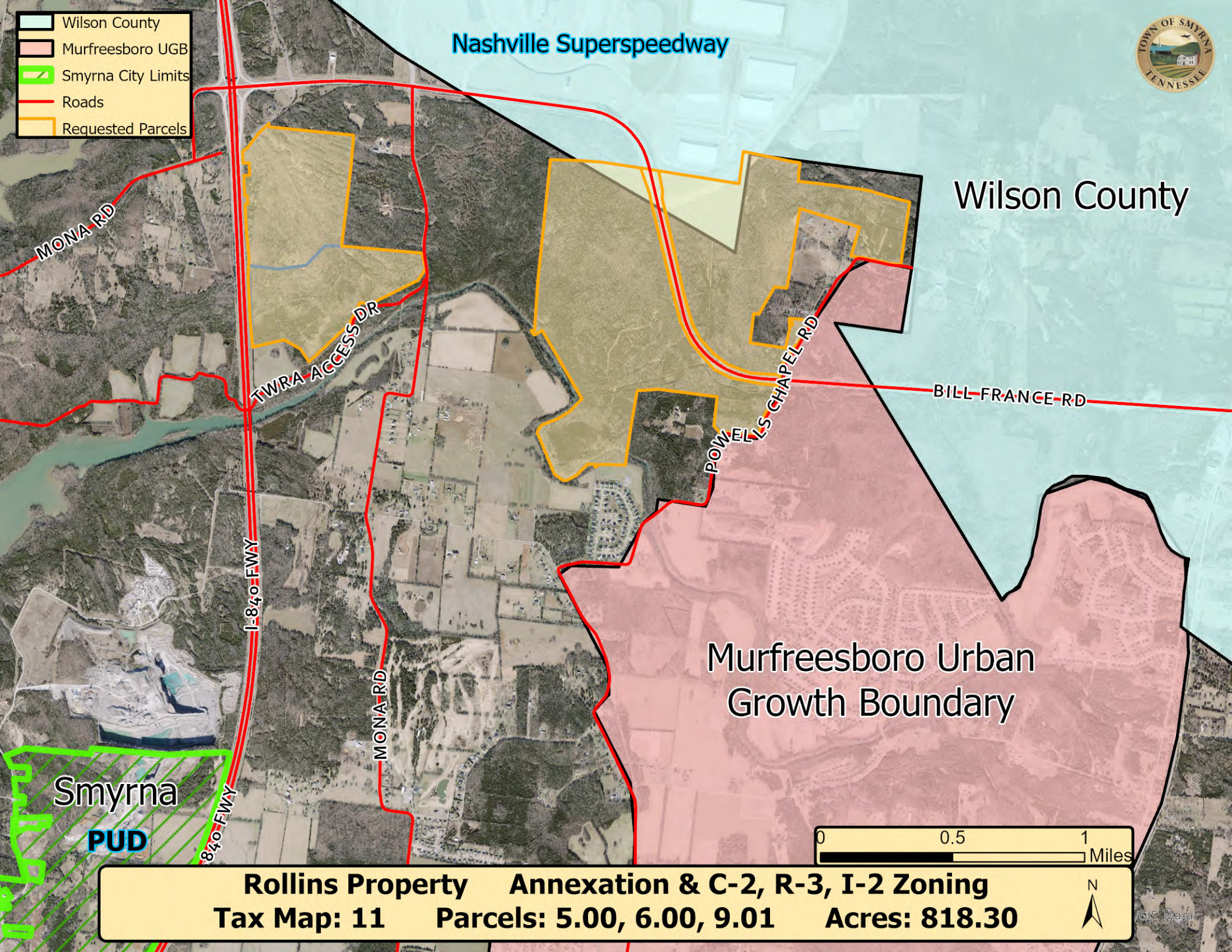
Wilson County

Murfreesboro Urban Growth Boundary




Smyrna PUD



Rollins Property Annexation & C-2, R-3, I-2 Zoning
Tax Map: 11 Parcels: 5.00, 6.00, 9.01 Acres: 818.30





 Smyrna City Limits
 Roads
 Requested Parcels

Nashville Superspeedway

MONA RD

C-2

R-3

TWRA ACCESS DR

I-2

I-2

POWELL CHAPEL RD

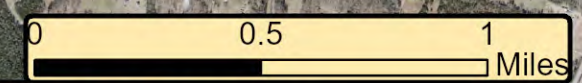
BILL FRANCE RD

I-840 FWY

840 FWY

MONA RD

Smyrna
PUD



Rollins Property Annexation & C-2, R-3, I-2 Zoning
Tax Map: 11 Parcels: 5.00, 6.00, 9.01 Acres: 818.30



**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. a. 1.
Department: Planning & Zoning
Date: January 9, 2025**

Subject:

Robert Tresider
Greengate Place
Annexation & R-3 Zoning Request

Summary:

Robert Tresider: Annexation & R-3 Zoning

Location: Greengate Place

Tax Map: 54 part of Parcel: 14.03 Acres: 1.7664

Requested Zoning: R-3 Existing Zoning: RM

1. The surrounding zoning is PRD (Bankside, Westover) in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. No roads shown on the Major Thoroughfare Plan are affected by this request.
4. CUD has existing 8" water mains along Byres Court and Morton Lane to serve the annexed property.
5. CUD's existing infrastructure should be adequate to meet 1,000 GPM flow requirements in this vicinity.
6. Owner must submit a Water Service Availability request to CUDengineering@cudrc.com to receive a Will Serve letter from CUD.

Attachments

Application
Plan of Service
Location Map 1
Location Map 2



Town of Smyrna

Annexation Request Application

APPLICANT INFORMATION:		
Name/Company: ROBERT TRESIDER		
Street Address: 4356 MORTON LN.		
City: SMYRNA	State: TN.	ZIP: 37167
Email: bdavtre@yahoo.com	Phone: 615-887-9675	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company: SAME AS APPLICANT		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets: BREENGATE PL., SMYRNA, TN		
Tax Map: 54	Group: —	Parcel: PART OF 014.03
Requested Lot Area (Square feet/Acres): 78944 S.F. / 1.7664 ACRES		
Existing Zoning: RM	Requested Smyrna Zoning: R3	
*Current Property Owner (See Note Below): ROBERT & LUCINDA TRESIDER		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>[Signature]</i>		Date: 11-18-2024
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 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.

RESOLUTION

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF CERTAIN AREAS BY THE TOWN OF SMYRNA, TENNESSEE.

WHEREAS, TCA 6-51-102 (a) (2) as amended May 19, 1998, requires that a Plan of Service be adopted by the governing body of a municipality for areas where an annexation ordinance was not final on November 25, 1997.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SMYRNA, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described below, the following plan of service:

Robert and Lucinda Tresider
4356 Morton Lane

Tax Map 54, part of Parcel 14.03, owned by Robert and Lucinda Tresider. Bordered on the west by Parcel 15.17, owned by Michael M. Murphy; on the south by the Westover development; on the east by the remainder of Parcel 14.03; and on the north by the Bankside development. Area annexed contains approximately 1.76 acres.

A. Water

Water services will be provided by Consolidated Utility District.

B. Wastewater

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

C. Streets

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

D. Planning and Zoning

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

E. Street Lighting

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

F. Recreation

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

G. Street Name Signs

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

H. Fire Protection

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

I. Police Protection

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

J. Traffic Control

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

K. Refuse Collection

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

L. Inspection Services

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

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

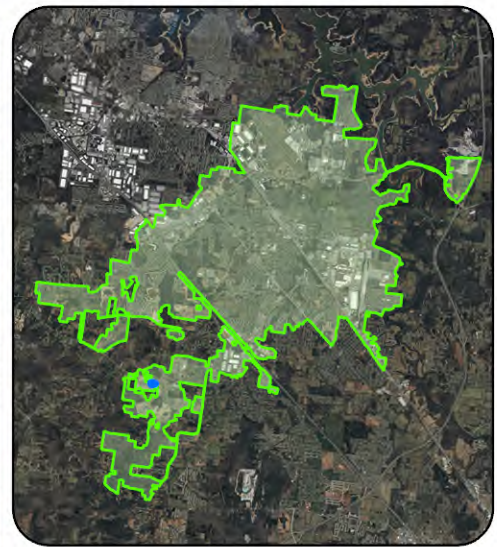
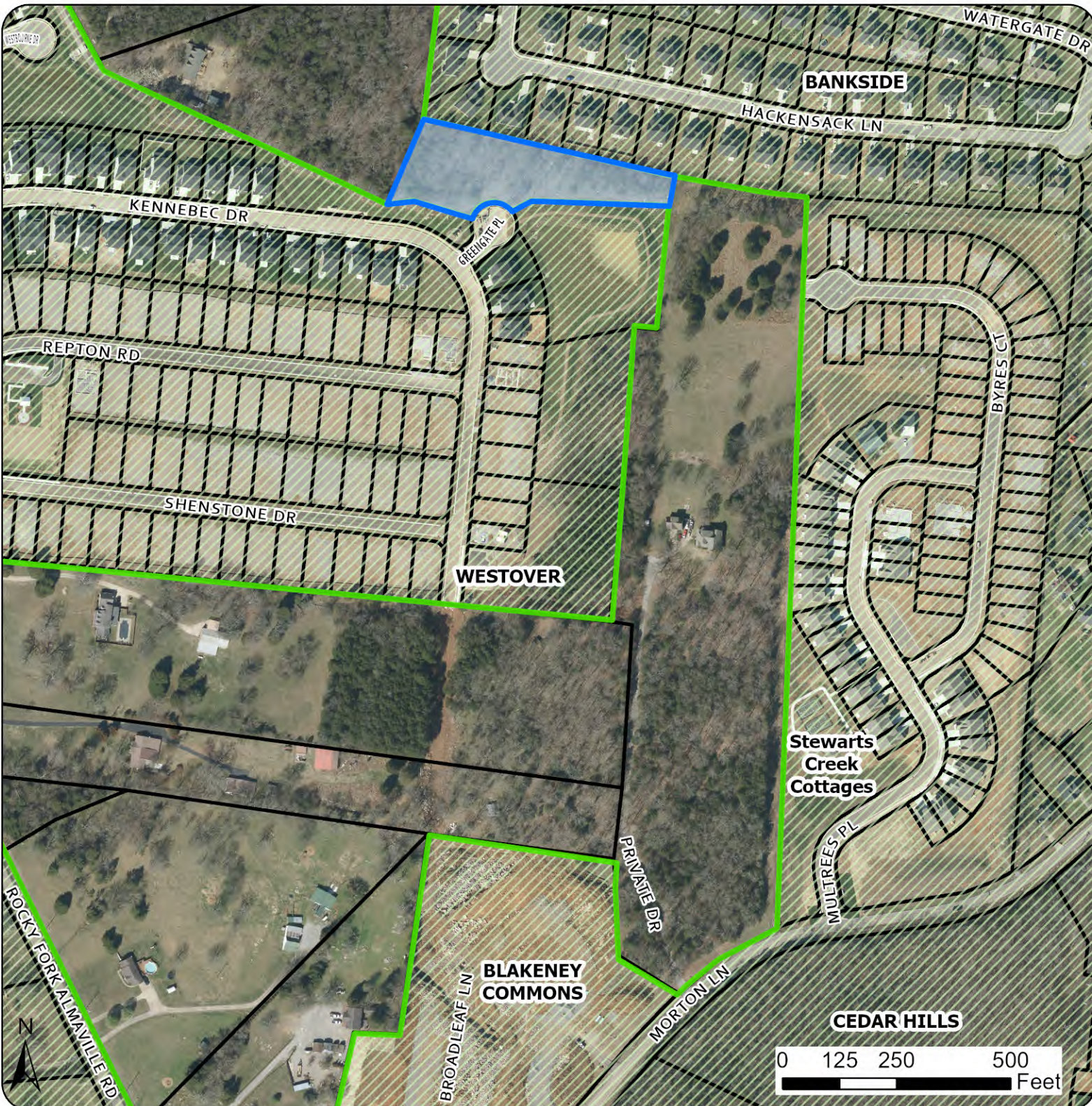
ADOPTED THIS ____TH DAY OF FEBRUARY, 2025

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk

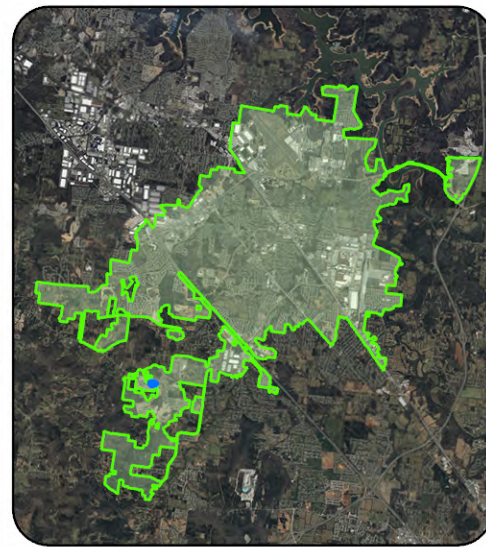


-  Parcels
-  Smyrna City Limits
-  Requested Area



Robert Tresider
 Annexation & R-3 Zoning

Tax Map: 54
P/O Parcel: 14.03
Acres: 1.76

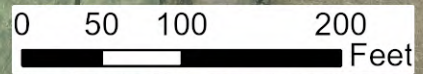


-  Parcels
-  Requested Area



Robert Tresider
 Annexation & R-3 Zoning

Tax Map: 54
P/O Parcel: 14.03
Acres: 1.76



Subject:

Estates at Williamsport
Williamsport Drive
Owner / Developer: RMG Development

Summary:

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

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

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

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. b. 2.
Department: Planning & Zoning
Date: January 9, 2025**

Subject:

Mable Farms

Rock Springs Road

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

Summary:

Preliminary Plat: Mable Farms

Location: Rock Springs Road

Tax Map: 32

Parcels: 29.00, 29.02, 29.03, 29.04, 29.05

Acres: 40.34

Requested Zoning: C-2

Existing Zoning:

PCD

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. Ensure all drainage structures are in a drainage easement or common area.
13. Clearly dimension and label all proposed easements. Show offsite sewer easements.
14. Show water main sizes.
15. Show the maximum overall height for any building measured in feet.
16. The sewer main extension to the western property line may need to be relocated due to topography in the area where it is shown.

17. Provide additional details and dimensions from any property line to an easement on any lot where the easement is not immediately adjacent to a property line.
 18. Show the front setback lines entirely within the building envelope.
 19. Extend the sewer to the edge of the road at Lots 38 and 37 because a force main is coming back to connect to the manhole.
 20. Add a crosswalk across Triana Lane to connect the sidewalks together.
 21. 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.
 22. Plans have been submitted to CUD and are currently in queue to be reviewed by CUD.
-

Subject:

Sam Davis Center

Intersection of Sam Davis Road & Nissan Drive

Owner / Developer: Grand Salkhi Properties, LLC / Salkhi Properties, LLC

Summary:

Final Plat: Sam Davis Center

Location: Intersection of Sam Davis Road & Nissan Drive

Tax Map: 27

Parcel: 6.08

Acres: 4.00

Zone: C-2

Lots: 3

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
 2. 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. A separate sewer service is required for each lot. Show the necessary easements for these services.
 6. Add the owner's signature prior to submittal for recording.
 7. Show the water and sewer improvements including fire hydrant locations per the approved site plan.
 8. Correct spelling errors in the notes section.
 9. Show the proposed water main extension and fire hydrant location.
 10. Show all existing and proposed public utilities.
 11. Correct the parcel information shown on lot 1.
 12. Show the correct spelling of the owners' names for Tax Map 27, Parcel 31.
-

7 Brew

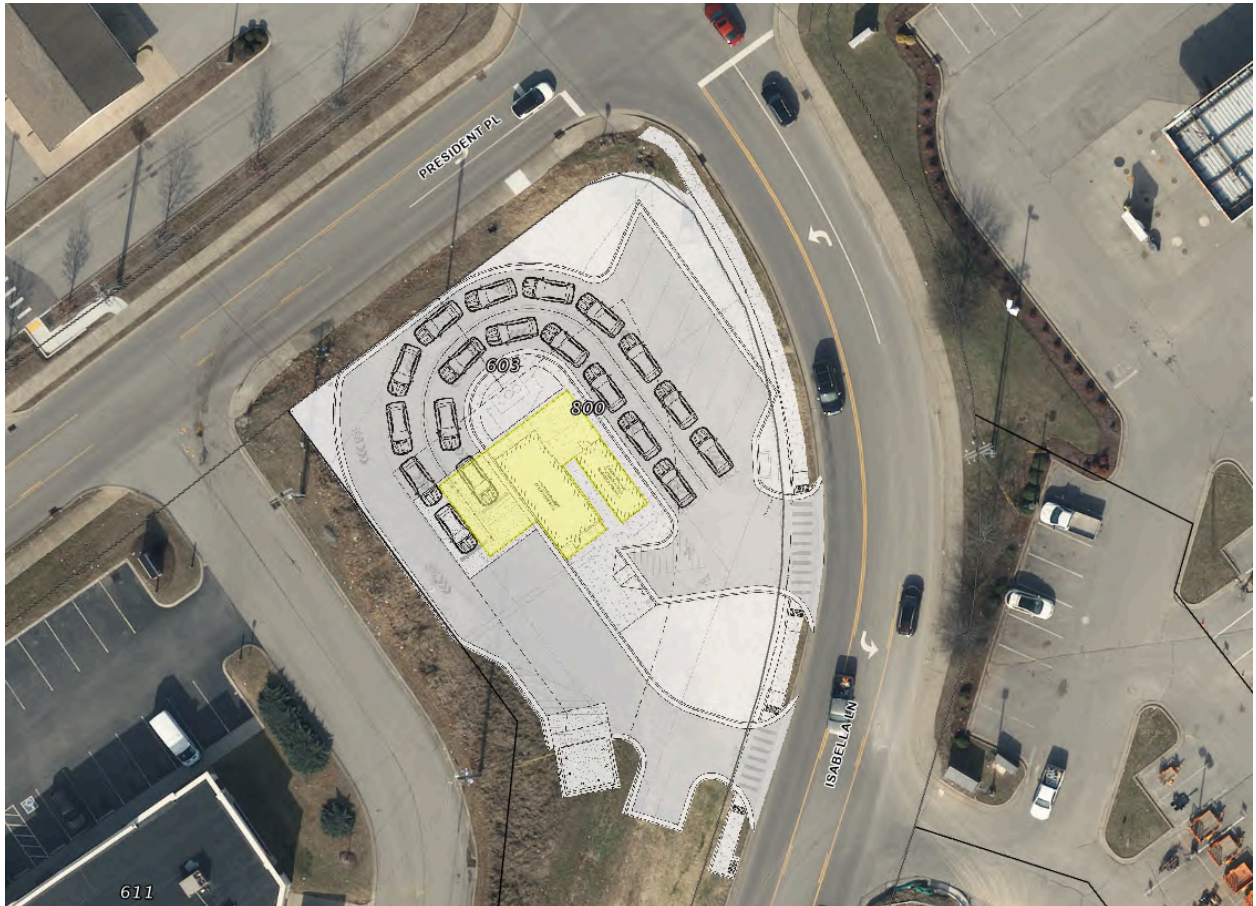
Site Plan

Location: 800 Isabella Lane	Applicant: Who Brew LLC
Tax Map/Parcel: 28/72.00	Property Owner(s): JIJ 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 19 vehicles in two stacking lanes. As shown, there would be two access points onto Isabella Lane with one being a dedicated entrance and one being a dedicated exit.



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

Planning Commission
7 Brew
1-9-2025

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.

Harts Branch Clubhouse

Site Plan

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.

Planning Commission
Harts Branch Clubhouse
1-9-2025

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 _____ 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.

Rocky Fork Townhomes

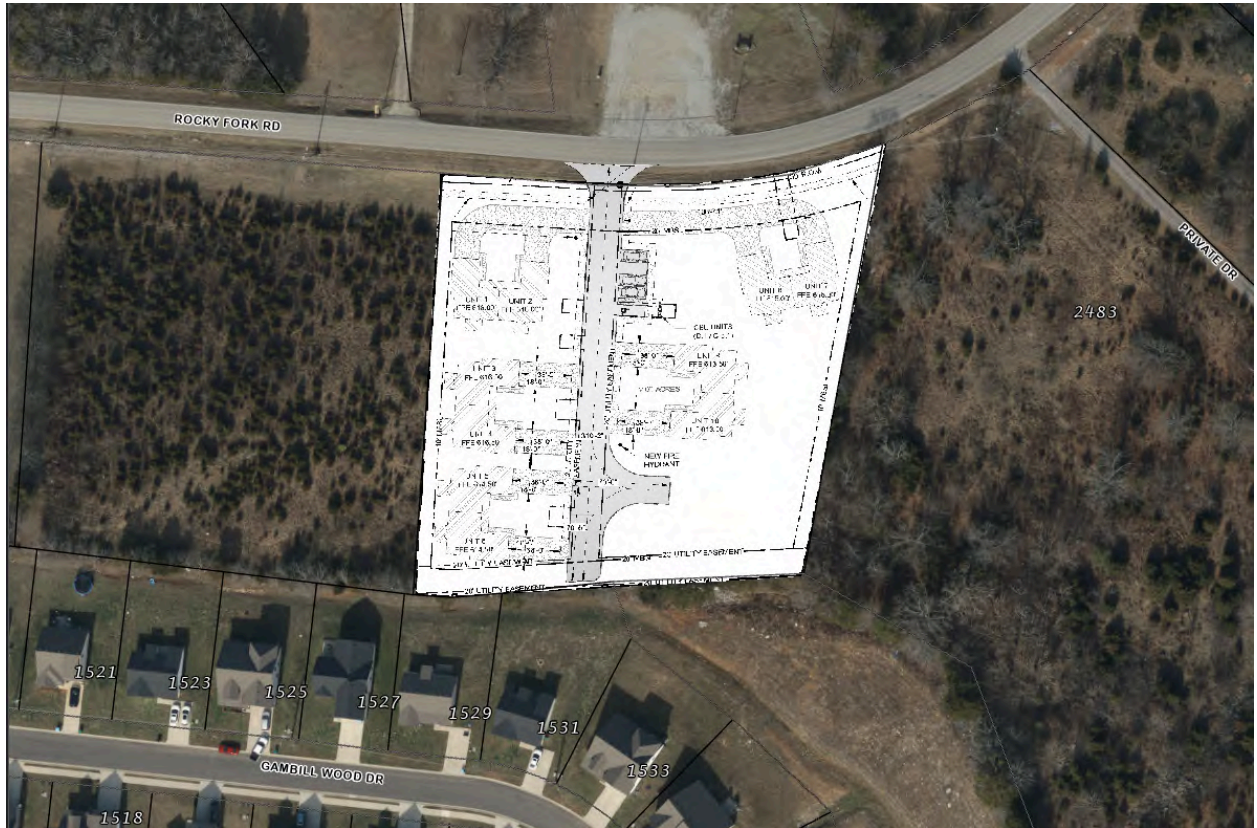
Site Plan

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
1-9-2025

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.

Murphy USA

Site Plan

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 have not been submitted at this time.

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. 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. Submit required water load sheet for water meter sizing.
2. Provide architectural elevations.
3. The dumpster enclosure cannot be finished with CMU block. It must be brick or stone to match the building.
4. The relocation of the fuel tanks requires a State permit.
5. Provide a 6 inch sewer service.
6. Water service needs a backflow preventer with a hot box.
7. A minimum 1,500 gallon grease trap will be required.
8. Provide sewer cleanouts at a maximum of 75'.
9. Use water and sewer details from the Town of Smyrna water and sewer specifications.
10. Show the nearest fire hydrant to the building.
11. Show the existing and proposed total impervious surface area, as well as the existing and proposed vehicular use area.

Staff Recommendation: Staff recommends deferral due to missing architectural elevations and other outstanding staff comments.

Stewart Creek Retail

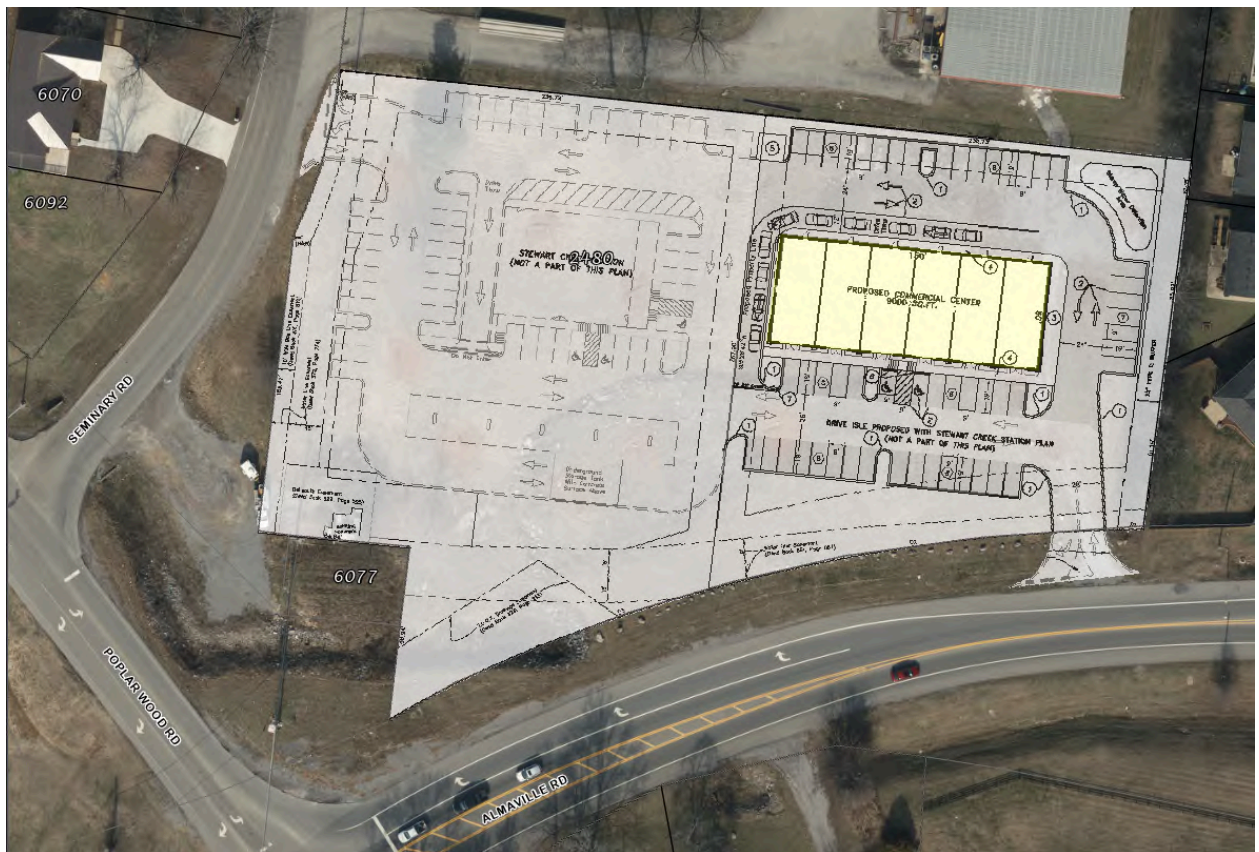
Site Plan

Location: Corner of Almadille 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

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



Development Standards

	Required	Proposed
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	52 Spaces
Handicapped Parking Space(s)	3 Spaces	2 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 Almadille 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, the front elevation will need to be increased to a minimum of 75% primary materials, it is currently 74.42%.

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 Almaville 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. The front building elevation is just under 75% primary building materials. Please increase the brick, stone, or glass on the front of the building to meet Design Review. The tile shown is a secondary material, not primary.
4. The proposed dumpster enclosure is shown on the proposed property line. Shift the dumpster enclosure completely onto this property.
5. Owner must submit a Water Service Availability request to CUDengineering@ cudrc.com to receive a Will Serve letter from CUD.
6. 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.
7. 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.

Memorandum

To: Smyrna Municipal Planning Commission
From: Planning Staff
Cc: Town Council
Date: 01/03/2025
RE: Amendments to the Zoning Ordinance: Article II, Article IV, Article V,
and Article VII regarding Special Institutional Care Facilities

Attached are proposed amendments to the Zoning Ordinance Article II, Sections 2.020 and 2.035.11, Article IV, Section 4.010.2 G., Article V, Section 5.053.3, and Article VII, Section 7.061.14. These amendments are regarding the category of uses known as Special Institutional Care Facilities. Currently, this category of uses is not allowed in any zoning district. The proposed amendments would add a definition of a group shelter, clean up wording regarding the use classification, create a parking requirement for the use, allow the use as a special exception in the I-3 Heavy Industrial District, and amend the special conditions which the category of uses would be required to meet. This will correct an issue within the Zoning Ordinance while limiting the potential locations this category of uses could utilize.

The proposed amendments are attached, with the language to be removed struck-through in red and the new language highlighted in yellow.

ARTICLE II - DEFINITIONS

2.020 Definitions.

GROUP SHELTER: A facility operated by a public or private agency, which may provide a program of services in addition to room and board to persons under continuous protection or supervision.

2.035.11 Activity Type - Special Institutional Care Facilities.

A. Intent and Limitations

This grouping is intended to include facilities that involve forced residency, full time supervision and/or walk-in care for:

- Individuals legally confined due to violations of law;
- Individuals who are addicted to drugs and/or alcohol; and
- Individuals who are mentally ill, including the criminally dangerous.

B. Use Listing

- Detention and/or Correctional Institutions
- Drug and Alcohol Rehabilitation's Facilities
- ~~Half-way Houses (serving convicted felons or recovering substance abusers)~~
- **Group Shelters**
- Institutional Care facilities (including all types of asylums for the psychotic or insane)
- Substance Control Center (Serving recovering substance abusers)

ARTICLE IV - SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS

4.010.2 G. Special Personal and Group Care Type Facilities and Land Uses

Type of Personal and Group Care Facility	Parking Standard
Association for Physically or Mentally Handicapped	1 Space/Employee
Daycare Homes	1 Space/5 Pupils + 1 Space/Employee not Living Within the Home
Daycare Centers	1 Space/Employee + 1 Space/5 Children
Nursing Homes	1 Space/Employee + 1 Space/2 Patients
Special Institutional Care Facilities	1 Space/12 beds + 1

Space/Employee or Volunteer
Working on the Largest Shift + 1
Space/Business Vehicle.

ARTICLE V - ZONING DISTRICTS

5.053.3 I-3, Heavy Industrial District.

A. District Description:

This district is designed to accommodate industrial uses which involve more objectionable influences and hazards, and which therefore, cannot be reasonably expected to conform to a high level of performance standards, but which are essential for the economic viability of the Smyrna area. No new residential developments are permitted, thereby insuring protection of such developments from an undesirable environment while at the same time ensuring adequate areas for industrial activities.

B. Uses Permitted:

In the I-3, Heavy Industrial District, the following uses and their accessory uses are permitted:

1. All uses that are permitted in the I-1, and I-2 Light Industrial District.
2. Extensive manufacturing, with the exception of; ordinance and accessories manufacturing, and junk yard.
3. Extensive impact facilities.
4. Signs as regulated by Town ordinance.
5. Farm equipment and supplies.
6. Feed milling and sales.
7. Lumber and other building material dealers.
8. Seed and storage sales.
9. Building materials and farm equipment sales.
10. Farms.

C. Uses Permitted as Special Exceptions:

In the I-3, Heavy Industrial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Group assembly activities, other than schools for profit, colleges and universities, technical and trade schools, commercial resorts, and commercial campgrounds.
2. Outdoor storage materials to be used in manufacturing.
3. Mining and quarrying.
4. Feed lots and stock yards.
5. Ordinance and accessories manufacturing.
6. Wrecking, junk, and/or salvage yards.
7. Automotive wrecking yards.
8. Automotive Service and Repair Facilities, except for auto towing facilities.
9. Adult-oriented establishments.

10. Special Institutional Care Facilities.

D. Uses Prohibited:

Uses not specifically permitted or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the I-3, Heavy Industrial District shall comply with the following requirements except as provided in ARTICLE VI, SECTION 6.020 (nonconforming uses):

1. Minimum Lot Size: No minimum lot size is required in the I-3 District.
2. Minimum Yard Requirements

Front Setback 100 Feet

Side Setback 50 Feet

Rear Setback 50 Feet

3. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed fifty (50) percent of the total area of such lot or parcel.

4. Height Requirements: No buildings shall exceed eighty (80) feet in height, except as provided in ARTICLE VI, SECTION 6.050. In no case shall F.A.A. glide path building height restrictions be exceeded.

5. Parking Space Requirements: As regulated in ARTICLE IV, SECTION 4.010.

ARTICLE VII - ADMINISTRATION AND ENFORCEMENT

7.061.14 Special Conditions for Special Institutional Care Facilities.

In those districts where authorized as a conditional use, the following supplementary regulations shall apply to all uses classified in the special institutional care activity type.

A. The location, size, and design of such facilities shall be such that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.

B. ~~The traffic generated by such facility shall be safely accommodated along designated arterial or collector streets as shown on the official major thoroughfare plan without traversing local minor streets.~~ Such facility shall be located on streets designated arterial or collector as shown on the adopted Major Thoroughfare Plan.

C. The purpose(s) of the facility must be clearly established by the ~~agency responsible~~ State of Tennessee, Department of Human Services, Department of Corrections, or any other State sponsored agency or department, if any, that may have regulatory jurisdiction over such facilities and the appropriate staff services must be provided to achieve the stated purpose(s).

D. The facility providing residence facilities shall have resident twenty-four (24) hour staff and appropriate professional services shall be supplied.

E. ~~The off-street parking requirements shall be determined by the Board of Zoning Appeals.~~ Off-street parking requirements of this Ordinance in Article IV, Section 4.010, shall apply.

F. The minimum side and rear yards shall be one hundred (100) feet for a one (1) and two (2) story building, increased by ten (10) feet for each additional story. This provision shall only be applicable to new structures. Existing structures may not be expanded unless the addition can meet the aforementioned setback requirements.

G. Any use classified in this category must connect to a public water and sewer system.

H. No facility permitted under the provisions of this section shall be located within one thousand (1,000) feet of any church, day care center, nursery school, ~~or~~ public park or another lawfully established special institutional care facility. The distance shall be measured by a straight line from the nearest corner of the building of a potential licensee to the nearest corner of the main entrance of the church, day care center, nursery school or public park, where the centerline intersects with the margins of the public road.

I. Screening and/or fencing shall be required along lot lines of the site of the special institutional care facility to block such facility from the view of adjoining property.

Memorandum

To: Smyrna Municipal Planning Commission
From: Planning Staff
Cc: Town Council
Date: 01/03/2025
RE: Amendment to the Zoning Ordinance: Article IV, Section 4.073

Attached is a proposed amendment to the Zoning Ordinance Article IV, Section 4.073 Minimum lot area and frontage requirements within a planned development. This amendment was discussed at the December Town Council meeting where the various amendments were approved regarding the new requirements for PRDs. This amendment would require a 20' landscape buffer within a PRD when that PRD abuts property zoned either R-1 in Town or RM in Rutherford County. No other aspects of the new requirements would change.

The entirety of Section 4.073 is attached, with the proposed amendments highlighted in yellow.

ARTICLE IV - SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS

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

1. No minimum lot size or yards shall be required within a planned development. Every dwelling unit or other permitted use in the planned development shall have access to a public road or street either directly or via an approved private road, pedestrian way, court, or other area dedicated to public use or reserved for private use, or common element guaranteeing access. Permitted uses are not required to front on a public dedicated road or street.
2. Notwithstanding the above, within a planned development with single-family dwellings consisting of twenty-five (25) or more residential dwellings, there shall be a minimum of three lot size tiers that encompass a percentage of the entire lots within the development which consist of the following:

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

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

- A. Townhomes may be proposed as part of a planned development, but shall not exceed 50% of the lots within the small tier and shall count towards the 40% lot maximum.
3. When adjoining an existing R-1 (Low-Density Residential) zoned property within the Town of Smyrna or a property zoned RM (Medium-Density Residential) in Rutherford County, the lot size of the properties within the planned development abutting the aforementioned zoned lots are required to be a minimum 11,000 square feet. When the planned development adjoins any other single family residentially zoned property, the lot size of the properties within the planned development abutting such property are required to have a minimum lot size of 75% of the required minimum lot size required by the abutting zoning district. In the event two different zoning lots are adjacent, the larger minimum shall take precedence. This regulation shall still apply in the event a landscape or fence buffer is provided between the planned development lots and the adjoining property. **In addition to these requirements, if a planned development abuts property zoned R-1 (Low-Density Residential) within the Town of Smyrna or a property zoned RM (Medium-Density Residential) in Rutherford**

County, a landscape buffer at least 20' wide is required to be installed along the entire abutting border on the planned development's side of the property line.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
1/31/2022	Pointe Subdivision / KKS General Partnership	1/27/2025	First Vision Bank	\$67,000
<p>Bond is for: Roads, Water/Sewer, Stormwater</p> <p>Development is 16.66% built out. (2 out of 12 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> 1. Remove silt fabric from catch basins before final inspection. 2. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan. 3. Complete pavement striping. 4. All signage must meet MUTCD standards. 5. Need to remove all mulch and debris in temporary turnaround at the end of Jackdaw Dr. 6. Erosion around inlet headwall for the detention pond north of lot 3B. 7. Water is stagnating and not reaching outlet of pond behind lots 1 and 2. <p>Utilities Department Comments:</p> <ol style="list-style-type: none"> 1. No Issues. <p>DEVELOPER STEVE WALDRON'S COMMENTS:</p> <p>I did not hear back from Mr. Waldron prior to the packets being delivered.</p> <p>RECOMMENDATION:</p> <p>Reduce to \$20,000 and begin the one year maintenance period.</p>				

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
1/31/2022	Cedar Hills, Section 3, Phase 1 / Cedar Holding, LP	1/31/2025	Escrow	\$13,400
<p>Bond is for: Roads, Sewer, Stormwater</p> <p>Development is 100% built out. (24 out of 24 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> 1. No issues. <p>Utilities Department Comments:</p> <ol style="list-style-type: none"> 1. No issues. <p>DEVELOPER WILL PEAY WITH TRULAND CONSULTING'S COMMENTS:</p> <p>This is the end of the maintenance period. Please release.</p> <p>RECOMMENDATION:</p> <p>End of the maintenance period. Release.</p>				

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/1/2016	Buckingham Place Section I/ CB Development, LLC	2/1/2025	Southern Bank of Tennessee	\$10,400
<p>Bond is for: Roads, Sewer, Stormwater, Water is CUD</p> <p>Development is 100% built out. (34 out of 34 lots built)</p> <p>Public Works Department Comments:</p>				

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

Utilities Department Comments:

1. No Issues.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We have someone working on these as we speak.

RECOMMENDATION:

End of the maintenance period. Release if final items are completed by 2/1. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/3/2021	Buckingham Place Section II, Phase II/ CB Development, LLC	2/4/2025	Southern Bank of Tennessee	\$10,000

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

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

Public Works Department Comments:

1. Need lighting in this section.
2. All signage must meet MUTCD regulations.
3. Headwell behind lot 87 is completely covered. Remove rock/ other debris.

Utilities Department Comments:

1. No Issues.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We have someone working on these as we speak.

RECOMMENDATION:

End of the maintenance period. Release if final items are completed by 2/4. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/3/2021	Woodcrest Subdivision, Section IV / CB Development	2/4/2025	Southern Bank of Tennessee	\$62,900

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

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

Public Works Department Comments:

1. Place final topping and striping.
2. Remove silt fabric from catch basins before final inspections.
3. Some manholes and water valve boxes need to be adjusted before final topping.
4. Several areas of binder are failing in this section. About 70% .
5. Need to clean bottom of detention pond (silting in).
6. Clean all structures in detention pond.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.

8. Clean bottom of headwall behind lot 79.
9. Need to clean up debris behind lots 68 & 69.
10. All signage must meet MUTCD regulations.
11. Submit stormwater as-built drawings verifying detention pond elevations.
12. Headwalls leading into lot 65 detention pond have sediment buildup that needs to be cleaned out.
13. All headwalls with water flowing into the detention pond need a riprap apron underlay with geotextile fabric.
14. Ditch behind lot 64 will need to be stabilized with seed and straw matting.
15. The headwall behind lot 64 is completely covered. Remove rock/ other debris.

Utilities Department Comments:

1. No Issues.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We have someone working on these as we speak.

RECOMMENDATION:

Extend three months.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/5/2019	Hunter's Point Annex Section 3, Phase 1 / Craig Gibbs	2/5/2025	Escrow	\$9,000

Bond is for: Roads, Water, Sewer, Stormwater

Development is 100% built out. (6 out of 6 lots built)

Public Works Department Comments:

Some areas of detention pond are eroding and needs to be stabilized and headwall

1. needs to be cleaned out.
2. Drainage ditch behind lots 80-77 need to be put on grade per plan.
3. Large amounts of erosion from inlet headwall from Excalibur Court.
4. Headwalls with water flowing into the detention pond need a riprap apron underlain with geotextile fabric.

Utilities Department Comments:

1. No issues.

DEVELOPER CRAIG GIBBS' COMMENTS:

We are beginning construction on the four lots that back up to the drainage ditch which needs to be worked on. We should be able to get that done when the weather gets better in the spring.

RECOMMENDATION:

Extend six months.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/6/2020	Blakeney Subdivision, Section I, Phase I / Blakeney Partners, GP	2/13/2025	Wilson Bank & Trust	\$20,000

Bond is for: Roads, Sewer, Stormwater, Road Inspection Improvements for Morton Lane & Rocky Fork Almaville Road

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

Public Works Department Comments:

1. Several areas of sidewalks are broken and needs to be replaced.
2. Remove silt fabric from catch basins before final inspection.
3. Add pavement striping.
4. Water is standing at Doster and Rocky Fork.
5. Clean bottom of all structures.
6. Some areas in the detention pond are eroding and need to be stabilized.
7. Need to ditch down the side of Rocky Fork.
8. All P.U.D.E. and drainage ditches needs to be put on grade and stabilized per plan.
9. All signage must meet MUTCD regulations.

Utilities Department Comments:

1. Manholes B60-238 & B60-244 have mastic seal in them that needs to be removed.

DEVELOPER ROBERT NOYES WITH BLAKENEY PARTNERS' COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if final items are completed by 2/13. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
2/13/2023	Tommy's Car Wash / Findlay & Son's, Inc.	2/13/2025	First Bank	\$31,200

Bond is for: Paving two private drives

Public Works Department Comments:

1. All signage must meet MUTCD standards.
2. Place final topping and striping.

DEVELOPER SCOTT FINDLAY'S COMMENTS:

Since the Genie Lane project has been completed we should be able to make this happen next year. Please extend one year.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/16/2022	Hidden Hills Section VI, Phase 1 / Scott Butler	2/16/2025	Escrow	\$24,000

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

Development is 55.6% built out. (10 out of 18 lots built)

Public Works Department Comments:

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. Need to define berm so water does not spill over into Hunters Point Annex 3.

Utilities Department Comments:

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.

DEVELOPER SCOTT BUTLER'S COMMENTS:

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

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/16/2016	Buckingham Place Section I, Phase II / CB Development	2/16/2025	Southern Bank of Tennessee	\$10,000

Bond is for: Roads, Sewer, Stormwater

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

Public Works Department Comments:

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

Utilities Department Comments:

1. No Issues.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We have someone working on these as we speak.

RECOMMENDATION:

End of the maintenance period. Release if final items are completed by 2/16. Otherwise, extend three months.