



SMYRNA MUNICIPAL PLANNING COMMISSION

July 1, 2025

Smyrna Town Hall

5:00 p.m. meeting

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".

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

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

5. Public Hearing:

a. Plan of Services for Hamilton Development, LLC

b. Plan of Services for Hollingshead Land, LLC

6. Old Business:

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

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

b. Final Plat:

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

7. New Business:

- a. Annexation, Zoning, and Plan of Service Request:
 - 1. Hamilton Development, LLC
W. Jefferson Pike/SR 266 across from Hickory Grove Road
Annexation with C-2 & I-1 Zoning Request
 - 2. Hollingshead Land, LLC
Hickory Grove Road/West Jefferson Pike
Annexation with C-2 & I-3 Zoning Request
- b. Rezoning Requests:
 - 1. Delta Civil Engineering, PLLC
Gambill Lane
PRD Amendment
 - 2. MDT Construction
1170 Rock Springs Road
PCD to C-2 Rezoning Request
 - 3. Madison Jones
Tridon Drive & Safari Drive
C-2 to I-2 Rezoning Request
- c. Preliminary Plats:
 - 1. Greystone, Phase 2A
Balling Way/Redtree Lane
Owner/Developer: Meritage Homes
 - 2. Greystone, Phase 2B
Long Drive/Redtree Lane
Owner/Developer: Meritage Homes
 - 3. Gwynne Farms, Phase 4
Robert Gwynne Drive
Owner/Developer: Lennar Homes of Tennessee, LLC
 - 4. Narron Hill
5458 Cooks Lane
Owner/Developer: Naron Family Trust/Century Communities
- d. Site Plans:
 - 1. In-N-Out Burger
999 Industrial Boulevard
Owner/Developer: In-N-Out Burger
 - 2. Lot 1, Home Depot Subdivision
1170 Rock Springs Road
Owner/Developer: Lee Tashie Partners/MDT Construction
 - 3. Nissan P33C Back Door Module FPL1 & FPL2 Modifications
983 Nissan Drive
Owner/Developer: Industrial Development Board of Rutherford County

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

8. July Bond Review Report

9. Staff comments and/or other business

10. Adjournment

Table 2. Ranked Roadway Project List



| Roadway Project Ranking | Name | Roadway Project Type | Description |
|-------------------------|--|----------------------|--|
| 7 | Rock Springs Road Widening & Pedestrian Improvements | Capacity | Construct continuous center turn lane to mitigate future congestion; construct sidewalk from Montgomery Way to Rocky Fork Rd (3.6 miles) |
| 13 | Rock Springs Road Improvement | Operational | Add shoulders to this section of road, from Mable Farms to Cooks Lane. Survey and Design Phase to start this Spring. |



- Rock Springs Road Widening and Pedestrian Improvements Project (Montgomery Way to Rocky Fork) = 3.6 miles
- Montgomery Way to Potts Crossing Already Improved = 0.1 miles
- Dale Drive(+) to Waldron Road(+) Already Improved (Gwynne Farms) = 0.3 miles
- Requested Section: Potts Crossing to Just before Dale Drive = 0.5 miles
- Mable Farms to Cooks Lane Approved Section = ? (Gwynne Farms Improvement past Waldron Rd to Cooks Ln = 0.4 miles)

ROCK SPRINGS ROAD: POTTS CROSSING TO DALE DRIVE

"POTHOLE RISE" = RECURRING POTHOLES ON NORTH AND SOUTH SIDES OF THIS STRETCH OF ROAD

"GUESS LANE STRETCH" = FADED CENTERLINE ROADWAY PAINT

"SAY A PRAYER CURVE" = ERODED ROAD EDGE RESTRICTS LANE USE



"POTHOLE RISE"



"GUESS LANE STRETCH"



"SAY A PRAYER CURVE"





SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES JUNE 5, 2025

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, June 5, 2025 by Chairman Tim Morrell. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Councilman Steve Sullivan and the Pledge of Allegiance was led by Salena Scott.

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

Present: Steve Sullivan, Councilman; Marc Adkins, Vice-Mayor; Matthew Carver; Salena Scott; Ken Hill; Tim Morrell; Charles Scurr, PhD
Staff: Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Smith, Office Coordinator; James Lawrence, Asst. Chief of Fire Prevention; Charles King, Engineer; Kristi Worrell, Building Official; Mark Parker, Assistant Director of Utilities; Mike Moss, Director Of Parks And Recreation

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."

Patrick Beauchene
6614 Lee Road
Smyrna, TN 37167
Project: Gwynne Farms Developer

2. Approval of Minutes of the May 1, 2025 meeting

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to approve the Minutes from the June 5, 2025 meeting.

Vote: 7 - 0 Passed - Unanimously

3. Old Business:

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

1. 452 Properties, LLC - **Requesting deferral**
Bill France Road & I-840
Annexation & PUD Zoning Request

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

1. The requested PUD is essentially 34.3 acres zoned C-2 and the remaining zoned I-2, with the request that the height limit in the I-2 areas be 60' in lieu of the 50' limit as stated in the Zoning Ordinance. The maximum square footage allowed in the C-2 area is 350,000, and the maximum square footage in the I-2 area is 8,500,000. No pole signs would be allowed.
2. The required minimum fire flow is 2,000 GPM @ 20 PSI with a sprinkler reduction.
3. This would require either a noncontiguous annexation or the annexation of several miles of existing County and State road right-of-way. The amount of right-of-way required to be annexed to create continuity would be 1 mile of W. Jefferson Pike and .9 mile of Bill France Road, which are State roads, and 4.2 miles of Mona Road, .8 mile of Allen Barrett Road, and 2.2 miles of Powell's Chapel Road, which are County roads. All distances are approximate. A noncontiguous annexation would require an interlocal agreement between the Town of Smyrna and Rutherford County with regards to emergency response and road maintenance for the area between the existing Town limits and the newly annexed area. Annexation of existing roads would require the Town to begin maintenance of those roads, as well as provide emergency services including traffic accident response and traffic control, upon the effective date of annexation.
4. Staff is concerned that a portion of the requested area may not be located within Rutherford County. In discussions with Rutherford

County staff, there is not a reliable map of the County boundary in this area. Staff is aware of efforts to better define this boundary. Staff is concerned that the assessed line is being used as a part of the annexation request based on opinions of several land surveyors that the "county line based on agreed assessment jurisdiction" allows for the Town to annex and serve the area. The Town of Smyrna cannot annex an area outside of the established Urban Growth Boundary, which in this area is the boundary line between Rutherford and Wilson Counties.

5. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum. The Town of Smyrna will not provide sewer service to any property outside of Rutherford County boundaries. At this time, there is not an agreement on how sewer will be extended to the area and by whom.
6. If the annexation is approved as requested, parts of the area would exceed the 5 mile drive radius from Fire Station 4. This could jeopardize the Town's ISO rating unless an additional station is built, equipped, and staffed, which would be a significant cost.
7. Show proposed utility extensions and stormwater facilities.
8. The PUD request references that the signs within the development would follow the Town's Zoning Ordinance. Signs are regulated by the Sign Ordinance, so the request should be amended to reflect this.
9. The landscape buffers as proposed for the area of the PUD proposed to allow I-2 uses would be required to be Type D, not Type C, in any location where the development abuts property zoned for residential uses.
10. Sidewalks will be required per the Zoning Ordinance of the Town without any exemptions as requested as a part of the PUD.
11. 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.
12. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to defer the Annexation & PUD Zoning request for Rutherford County Tax Map: 11, Parcels: 5.00 and part of 6.00 until the July meeting.

Vote: 7 - 0 Passed - Unanimously

b. Preliminary Plats:

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

A Preliminary Plat was submitted for Estates at Williamsport located on Williamsport Drive. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 103.01, is comprised of 4.03 acres, is zoned R-3, and consists of 73 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. No roads shown on the Major Thoroughfare Plan are affected by this request.
4. A grading permit fee of \$4,688.00 will be required.
5. Signs will require a separate permit.
6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any homes over 3,600 sq. ft. would have an increased fire flow requirement. Adequate fire flow at this location may be an issue due to the topography. The engineer will be required to provide fire flow calculations to staff.
8. No burn permits will be issued for this site.
9. Any retaining walls greater than 4' will require a building permit from the Codes Dept.
10. Show Williamsport Drive on the southern side of this property extending into the site to connect to Bonifay Drive where Spearing Court is shown. The existing portion of Williamsport Drive on the southern side of this development will be required to be renamed and every house along it will be required to change the address. Staff has reviewed the proposed plans and believe there are changes to the plans that could be considered that lower the amount of cut and fill required which would allow for the connection to Williamsport Drive to occur.
11. Submit road names & E911 approval for those road names.
12. 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.
13. Provide water main profiles.
14. Remove the blanket 20' PUDE in all front yards as well as the blanket 10' PUDE in all side and rear yards. Easements should only be shown where publicly maintained infrastructure is to be located. Drainage easements should only encompass stormpipe and ditches.
15. Lot 52 does not meet the minimum lot size requirements of R-3.
16. Construction plans are under review.

Motion by Vice-Mayor Marc Adkins, seconded by Charles Scurr, PhD to approve the Preliminary Plat for Estates at Williamsport with the above listed staff comments highlighting comment #10.

Vote: 7 - 0 Passed - Unanimously

c. Site Plans:

- Smyrna Soccer Complex
Enon Springs Road, East
Owner / Developer: SSCP, LLC

| | |
|---|---|
| Location: Enon Springs Rd E. | Applicant: Smyrna Soccer Field LLC |
| Tax Map/Group/Parcels: 27P/D/4.06 5.00, 7.00 | Property Owner(s): Smyrna Soccer Fields, LLC |
| Zoning: C-2 | Use Classification: Commercial Sporting Facility |

Proposal

A. Location Analysis

Smyrna Soccer Complex is an 15,704 square foot indoor soccer facility on Enon Springs Road, East, across from Pinto Drive. Inside the building would be two soccer fields, concessions, waiting room and a storage area. Proposed access to the site shows two ingress/egress locations on Enon Springs Road, East with one point of access located across from Pinto Drive. The proposed location is situated on three parcels, these parcels will need to be combined prior to issuance of a building permit.



Development Standards

| | Required | Proposed |
|---|---|-----------------|
| Square Footage of Vehicular Use Area | N/A | 28,262 SF |
| Square Footage of Open Space/Landscaping | 2,826 SF | 5,000 SF |
| Total Parking | 1 Space/Staff + Others as Determined by the Planning Commission | 76 Spaces |
| Handicapped Parking Space(s) | 4 Spaces | 4 Spaces |

B. Landscaping

Landscape plan shows red maples and a variety of shrubbery for streetscaping along Enon Springs Road East. Trees are planted within landscaped islands and shrubbery planted around the base of the building.

C. Design Review

Architectural elevations show the building to be finished on all four sides with a mix of brick, glass/glazing and fiber cement board. All four elevations are to have over 75% of the primary materials, meeting Design Review Manual requirements.

Standard Comments:

- A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
- 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.
- Signs will require a separate permit and must be within setbacks where applicable.
- The Major Thoroughfare Plan designates Enon Springs Road, East as a minor arterial. Development of this property may require adequate right-of-way dedication for this street.
- The required minimum fire flow is 1,500 GPM at 20 PSI with a sprinkler system.
- A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

- A final plat combining all parcels together is required to be submitted and recorded prior to issuance of building permits.
- Provide line sizes for domestic and fire water lines.
- Staff is concerned that adequate parking is not provided for this project. There could be as many as 16 players on the fields at any time, with additional parking needed for employees, coaches, and referees. During a time of transition between scheduled games, parking areas for surrounding businesses and properties may become used for people visiting this property. A suggestion may be to eliminate the large storage area and shrink the building.

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

At this time, Chairman Tim Morrell acknowledged Chris Maguire with Huddleston-Steele Engineering, Inc. to speak regarding this request.

Motion by Councilman Steve Sullivan, seconded by Ken Hill to approve the Site Plan for Smyrna Soccer Complex with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

4. New Business:

a. Rezoning Request:

1. Dogwood Villas / Stewarts Creek Cottages
Morton Lane/420 Multrees Place
PRD Amendment

A PRD Amendment was submitted for Morton Lane/420 Multrees Place. This property can be further referenced by Rutherford County Tax Map: 54E, Group: D, Parcel: 61.00, is comprised of 0.48/ 19.47 acres. The surrounding zoning is R-3 and PRD (Cedar Hills) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Residential development in this area. No roads shown on the Major Thoroughfare Plan are affected by this request. The existing approved PRD is for 76 villas constructed as 38 zero lot line buildings, along with one single family residence on its' own lot, for a total of 77 residences on 19.47 acres. The house preexisted the development. This project is required to comply with the Housing for Older Persons Act. The proposed PRD amendment would add an additional single family dwelling, with the proposal to divide the existing lot into two lots and build one additional house on the new lot increasing the PRD to 78 residences on 19.47 acres. The following staff comments were made:

1. The proposed new home is required to have its own separate sewer service.
2. 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.
3. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Matthew Carver, seconded by Salena Scott to recommend approval to the Town Council the PRD Amendment for Rutherford County Tax Map: 54E, Group: D, Parcel: 61.00 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

b. Sketch Plat:

1. Estates at Williamsport - **This item was withdrawn by the applicant**
Williamsport Drive
Owner / Developer: RMG Development

A Sketch Plat for Estates at Williamsport was submitted on 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. Every lot will be required to have its own dedicated 1" service line. Most likely, all homes within the development will be required to be sprinkled.
8. No burn permits will be issued for this 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.
11. 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. Staff has reviewed the proposed plans and believe there are changes to the plans that could be considered that lower the amount of cut and fill required which would allow for the connection to Williamsport Drive to occur.
12. This is a request to amend the December 2024 approval of the sketch plat for this development. A cul-de-sac has been removed from the end of Williamsport Drive on the west side of the project, and three lots which were previously shown accessing that cul-de-sac have been moved to the cul-de-sac which would be accessed off of High Ridge Drive. In addition, the developer has requested to remove the condition that Williamsport Drive be extended into the project on the southern side of the property.

This item was withdrawn by the applicant prior to the meeting.

c. Final Plats:

1. Gambill Lane PUD
NE Corner of Gambill Lane & Enon Springs Rd. W
Owner / Developer: Hollingshead Land, LLC

A Final Plat was submitted for Gambill Lane PUD located at the NE Corner of Gambill Lane & Enon Springs Rd. W. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 91.00, is comprised of 5.25 acres, is zoned C-2/PRD, and consists of 2 lots and 36 units. The following staff comments were made:

1. Signs will require a separate permit and must be within setbacks where applicable.
2. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial and Gambill Lane as a collector. Adequate right-of-way exists for Enon Springs Road, West, and adequate right-of-way for Gambill Lane is shown to be dedicated with this plat.
3. Reference the existing long term maintenance agreement in the plan notes. Fill in book and page for note 10.
4. The required minimum fire flow is 1,000 GPM at 20PSI. The required fire flow will increase for any house larger than 3600 square feet.
5. No burn permits at this location.
6. Add signatures of the owner and surveyor prior to submittal for recording.

Motion by Councilman Steve Sullivan, seconded by Matthew Carver to approve the Final Plat for Gambill Lane PUD with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

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

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

1. Signs will require a separate permit and must be within setbacks where applicable.
2. No roads shown on the Major Thoroughfare Plan are affected by this request.
3. The required minimum fire flow is 1,000 GPM at 20 PSI. The required fire flow will increase for any house larger than 3600 square feet.
4. Add signatures of the owner prior to submittal for recording.
5. Add signature of the land surveyor.
6. Show the offsite manhole the force main is to connect to. The forcemain shown in Phase 3, Section 2 is not shown on the construction plans or recorded final plat for this phase. This will need to be revised and re-recorded to reflect this.
7. Please provide additional easement dimensions on Lot 291.
8. The drainage easement that is shown as 30' wide on Lots 297, 298, and 352-370 is partially shown in Common Area #2. How much of the 30' is on the aforementioned lots? Also, is this meant to be a public easement? Provide label and dimensions as needed.
9. Move the fire hydrant from 302 to 299.
10. No burning will be allowed within 300' of the Texas eastern line.
11. A temporary turnaround is not required if the dead end road is not over 150'.
12. Show sewer termination on Happy Elk Trail.
13. Shrink the drainage easement behind 274-279 to only encompass the ditch.
14. Show an additional 5' side setback on lots with drainage easements.
15. Please remove drainage easement from common area #3.
16. Show temporary blow offs at Misty Leaf Drive, Holt Harris Way, and Golden Deer Drive.
17. This final plat does not match the approved PRD, preliminary plat, or construction plans. The final plat cannot be approved unless it matches the approved PRD and preliminary plat. Either revise the final plat to match the previously approved documents or submit a PRD amendment and resubmit the preliminary plat and grading/construction plans for Phase 4 revised to match the submitted final plat. Staff recommends denial or deferral of this final plat until the previously approved documents have been resubmitted for approval by the Planning Commission.

Motion by Councilman Steve Sullivan, seconded by Salena Scott to defer the Final Plat for Gwynne Farms, Phase 4, Section 1 to the July Planning commission meeting.

Vote: 7 - 0 Passed - Unanimously

3. Hidden Hills, Section VI, Phase II-A
Summerline Road
Owner / Developer: Nir Homes, Inc.

A Final Plat was submitted for Hidden Hills, Section VI, Phase II-A located on Summerline Road. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 10.00, is comprised of 11.66 acres, is zoned R-3, and consist of 25 lots. The following staff comments were made:

1. Signs will require a separate permit and must be within setbacks where applicable.
2. No roads shown on the Major Thoroughfare Plan are affected by this request.
3. Add signatures of the owner and surveyor prior to submittal for recording.
4. Reference the existing long term maintenance agreement in the plan notes.
5. The required minimum fire flow is 1,000 GPM at 20PSI. The required fire flow will increase for any house larger than 3600 square feet.

Motion by Vice-Mayor Marc Adkins, seconded by Charles Scurr, PhD to approve the Final Plat for Hidden Hills, Section VI, Phase II-A with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

4. Hidden Hills, Section VI, Phase II-B
Shetland Drive
Owner / Developer: Nir Homes, Inc.

A Final Plat was submitted for Hidden Hills, Section VI, Phase II-B located on Shetland Drive. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 10.00, is comprised of 10.76 acres, is zoned R-3, and consists of 24 lots. The following staff comments were made:

1. Signs will require a separate permit and must be within setbacks where applicable.
2. No roads shown on the Major Thoroughfare Plan are affected by this request.
3. Add signatures of the owner and surveyor prior to submittal for recording.
4. Reference the existing long term maintenance agreement in the plan notes.
5. The required minimum fire flow is 1,000 GPM at 20PSI. The required fire flow will increase for any house larger than 3600 square feet.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the Final Plat for Hidden Hills, Section VI, Phase II-B with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

5. Mayfield Townhomes
Mayfield Drive
Owner / Developer: Somerset, LLC

A Final Plat was submitted for Mayfield Townhomes located on Mayfield Drive. This property can be further referenced by Rutherford County Tax Map: 27P, Group: D, Parcel: 4.02, is comprised of 3.96 acres, is zoned R-6, Acres: 3.96, and consists of 1 lot and 29 units. The following staff comments were made:

1. Signs will require a separate permit and must be within setbacks where applicable.
2. The Major Thoroughfare Plan designates Mayfield Drive as a collector. Adequate right-of-way exists for this street.
3. Add signatures of the owner and surveyor prior to submittal for recording.
4. Reference the existing long term maintenance agreement in the plan notes.
5. The required minimum fire flow is 1,000 GPM at 20PSI. The required fire flow will increase for any house larger than 3600 square feet.

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to approve the Final Plat for Mayfield Townhomes with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

d. Site Plans:

1. 12415 Old Nashville Highway - **This item was withdrawn by the applicant**
12415 Old Nashville Highway
Owner / Developer: Nir Homes, Inc.

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

Proposal

A. Location Analysis

A vacant parcel on the western corner of Old Nashville Highway and Rocky Fork Road is proposed for development of a retail and convenience store with a fuel station. The two retail suites are 1,064 square feet each and the convenience store is 4,122 square feet with 8 fuel pumps. Access to the site is shown via two access points, one on Old Nashville Highway and one on Rocky Fork Road. The access points are situated at the maximum possible distance from the intersection. This property is located within the Enon Springs Overlay and will be required to meet those requirements.



Development Standards

| | Required | Proposed |
|---|-----------------|-----------------|
| Square Footage of Vehicular Use Area | N/A | 0.57 Ac |
| Square Footage of Open Space/Landscaping | 2,518 SF | 7,709 SF |
| Total Parking | 52 Spaces | 49 Spaces |
| Handicapped Parking Space(s) | 2 Spaces | 2 Spaces |

B. Landscaping

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

C. Design Review

Architectural elevations show the building to be finished with a mixture of two different colors of brick, glass/glazing and metal. Percentages have not been provided at this time for the wall faces, nor the entire building. Architectural elevations will need to be revised to meet the Enon Springs Overlay.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial and Rocky Fork Road as a collector. Adequate right-of-way exists for Old Nashville Highway. Additional right-of-way is required to be dedicated for Rocky Fork Road.
6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. Submit architectural elevations compliant with the ESO, including the proposed canopy.
2. How is the existing well to be used for irrigation to be accessed since it is in the middle of the vehicular use area? Is it to be capped?
3. The canopy doesn't meet the minimum setback as shown. The setback should be measured from the new right-of-way line, not the existing line.
4. As a pollution hot spot, stormwater cannot be infiltrated and must be treated for oil and gas.
5. how the line size and backflow preventer for the water service. This service line crossing under Rocky Fork Road shall be jack and bore with no road cut allowed.
6. Provide plan and profile of sewer service line.
7. The landscaping plan must meet ESO requirements.
8. No more than 15 parking spaces are allowed in a row without a landscape island.
9. Show right-of-way dedication 30' from the centerline of the roadway along Rocky Fork Road, not right-of-way dedication easement.
10. The existing sidewalk on Old Nashville Highway must be brought up to ADA standards. Any existing driveway ramps not proposed to be used must be removed and replaced with a sidewalk.
11. Staff is concerned about adequate parking being provided. 41 spaces are required for the convenience store with 11 additional required for the retail, for a total of 52 spaces. 52 spaces are shown counting the 8 at the pump islands, but at least 2 will have to be eliminated to add landscaping islands. In addition, the parallel spaces at the entrance off of Old Nashville Highway are unsafe as shown. At minimum the space closest to the entrance should be removed.
12. Is one dumpster adequate for 3 businesses?
13. Show the required loading space.
14. Show a sidewalk along Rocky Fork Road.
15. Curb cuts cannot exceed 30' per ESO requirements.
16. Show construction type. The required minimum fire flow is 2,250 GPM at 20 PSI until construction type is determined.
17. The auto turn will not work as submitted. The fire truck cannot drive over curbs. Please contact James Lawrence with the Town of Smyrna Fire Department.
18. A significant amount of stormwater is not being captured. Where is it going?
19. What is the height of the canopy?

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

This item was withdrawn by the applicant prior to the meeting.

2. Cedar Stone Park, Phase 2
3639 Morton Lane
Owner / Developer: Town of Smyrna Parks & Recreation Department

| | |
|-----------------------------------|--|
| Location: 3639 Morton Lane | Applicant: Town of Smyrna Parks & Rec. |
| Tax Map/Parcel: 55/1.07 | Property Owner(s): Town of Smyrna |
| Zoning: R-1 | Use Classification: Recreational Services |

Proposal

A. Location Analysis

Phase 2 of Cedar Stone Park on Morton Lane consists of the addition of four new ballfields and parking with a walking path. A maintenance building would also be constructed as part of this phase. A new entrance off of Morton Lane is proposed to access the maintenance building and the new parking area. Additional phases of the park are proposed for future development south of Phase 2.



Development Standards

| | Required | Proposed |
|---|--|--|
| Square Footage of Vehicular Use Area | N/A | 4.10 Ac |
| Square Footage of Open Space/Landscaping | 17,869 SF | 19,686 SF |
| Total Parking | 10 Spaces/Acre of Land for Recreation + 1 Space/4 Spectators Seats | 339 Existing Spaces 310 Proposed Spaces 649 Total Spaces |
| Handicapped Parking Space(s) | 13 Spaces | 28 Spaces |

B. Landscaping

Landscape plan shows a mixture of trees and shrubs to be planted in landscape islands in the new parking area.

C. Design Review

Architectural elevations show the buildings to be finished with two different CMU blocks with a varying finish aesthetic and color. The proposed buildings would match the existing structure on site.

Standard Comments:

1. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
2. No roads shown on the Major Thoroughfare Plan are affected by this request.
3. The required minimum fire flow is 1,000 GPM at 20 PSI.

Staff Comments:

1. Redo the HD as it is out of date.
2. Provide a sewer main profile page. Show joint restraint pipe for jack and bore sewer. Show sewer cleanouts every 75'.
3. Submit detailed utility plan sheets with match lines for ease of viewing.
4. Please reference CUD Will Serve Letter for Cedar Stone Park issued 5/8/2018 for detailed information regarding water line connections and existing flow available to site. Verify the flow requirements are still accurate and if additional fire demands are needed, submit a water service availability request to CUDengineering@ cudrc.com.
5. If irrigation demands are needed, submit irrigation plan and calculations and submit a meter application to CUDengineering@ cudrc.com.
6. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

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

At this time, Chairman Tim Morrell acknowledged Ryan Chamblee with Thomas & Hutton to speak regarding this request.

At this time, Chairman Tim Morrell acknowledged Parks Director Mike Moss to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Councilman Steve Sullivan to approve the Site Plan for Cedar Stone Park, Phase 2 with the above listed staff comments.

Vote: 6 - 1 Passed

NAY: Charles Scurr, PhD

3. Fifth Third Bank
 Lee Victory Parkway
 Owner / Developer: Kroger Limited Partnership

| | |
|---|---|
| Location: Enon Springs Rd E. | Applicant: BDG Architects, LLP |
| Tax Map/Part of Parcel: 34/45.00 | Property Owner(s): NIR Homes, Inc |
| Zoning: C-2 | Use Classification: Financial Services |

Proposal

A. Location Analysis

Fifth Third Bank is proposing to develop on Lot 3 within the Bulldog Drive Subdivision off of Bulldog Drive. The plat has not been recorded, at this time, and will have to be recorded prior to issuance of a building permit. The proposed building would be 2,089 square feet with two drive-thru lanes. Access to this parcel would be provided via an access easement through Lot 1, the site proposed for the Kroger development.



Development Standards

| | Required | Proposed |
|---|--|-----------------|
| Square Footage of Vehicular Use Area | N/A | 16,879 SF |
| Square Footage of Open Space/Landscaping | 1,688 SF | 3,842 SF |
| Total Parking | 1 Space/200 SF + 1 Space/Employee: 14 Spaces Required | 14 Spaces |
| Handicapped Parking Space(s) | 1 Space | 1 Space |

B. Landscaping

Landscape plan shows maple and oak trees along the north, east and west property lines with shrubbery planted between the trees. Additional vegetation is shown around the base of the building and in landscaped islands throughout the site.

C. Design Review

Architectural elevations show the building to be finished with a mixture of ACM, brick, EIFS and glass/glazing. All elevations meet Design Review requirements of minimum 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 permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. The Major Thoroughfare Plan designates Lee Victory Parkway as a principal arterial. Adequate right-of-way exists for this street.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. The final plat is required to be recorded prior to issuance of a building permit.
2. The access road and utilities shown on the site as existing do not exist. No building permit can be issued until these are built to serve this lot.

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

Motion by Councilman Steve Sullivan, seconded by Matthew Carver to approve the Site Plan for Fifth Third Bank with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

- 4. On-Call Physician Suite Addition to Pets R Us Vet Clinic
1850 Almadale Road
Owner / Developer: Pets R Us Vet

| | |
|--|--|
| Location: 1850 Almadale Road | Applicant: ViViD1 Builders, LLC |
| Tax Map/Group/Parcel: 50N/A/13.00 | Property Owner(s): KRW Holdings, LLC |
| Zoning: C-2 | Use Classification: Veterinary Services |

Proposal

A. Location Analysis

Pets R Us Vet, located at 1850 Almadale Road, is proposing an 832 square foot expansion of the existing 2,991 square foot building. The proposed expansion would serve as an on call physician suite for a doctor's 24 hour emergency service rest area.



B. Landscaping

No additional vehicular use area is proposed as part of this development, thus no additional landscaping will be required at this time.

C. Design Review

Architectural elevations show the addition to be finished with a masonry product. The existing building has a textured block finish. As presented, the elevations do not meet Design Review, however, for previously approved projects which include an addition, it has been customary to approve the project with the condition that the materials match the existing building. Updated elevations show a finish on the addition to match the existing building.

Standard Comments:

- 1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
- 2. Signs will require a separate permit and must be within setbacks where applicable.
- 3. The required minimum fire flow is 1,500 GPM at 20 PSI.

Staff Comments:

- 1. Submit a completed meter application and plumbing plans to CUDengineering@ cudrc.com for review, tap fee calculations, and meter sizing.
- 2. A backflow is required for this site. The existing backflow is not up to date and the water service will be subject to disconnection if an updated backflow test is not submitted to CUD within 30 days. Applicant should contact Randy Harrell at CUD with any questions. 615-225-3326.

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

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the Site Plan for the On-Call Physician Suite Addition to Pets R Us Vet Clinic with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

- 5. Twice the Ice House
CSX Railroad south of 50 N. Lowry Street
Owner / Developer: CSX Railroad / Alan Moltz

| | |
|----------------------------------|--|
| Location: N. Lowry Street | Applicant: AM&M Repair and Sales |
| Tax Map/Parcel: 1/2.00 | Property Owner(s): CSX Transportation Inc |
| Zoning: N/A | Use Classification: Ice Machine |

Proposal

A. Location Analysis

Twice the Ice is proposing to locate a 216 square foot ice vending machine on CSX right-of-way with frontage on North Lowry Street located across from Jackson Street and Monroe Street. The applicant has obtained an easement from CSX for the placement of the ice machine and parking. There is an existing curb cut on North Lowry Street in the location the applicant has shown for proposed access to the site. This site is located within the Lowry Street Overlay and will have to meet those requirements.



Development Standards

| | Required | Proposed |
|---|-----------------|-----------------|
| Square Footage of Vehicular Use Area | N/A | 5,478 SF |
| Square Footage of Open Space/Landscaping | 274 SF | 2,000 SF |
| Total Parking | 2 Spaces | 4 Spaces |
| Handicapped Parking Space(s) | 1 Space | 1 Space |

B. Landscaping

Landscape plan shows a mixture of red maples and boxwood shrubs planted on site. There's a 5' wide landscape buffer shown on the south and western property lines. Additional shrubbery is shown at the base of the ice machine and lining North Lowry Street. As shown, the landscape plan is not consistent with Lowry Street Overlay requirements.

C. Design Review

Architectural elevations show the building to be finished with a mixture of two different colors of brick and aluminum. As shown, the finished building elevations do not meet the Lowry Street Overlay requirements.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A grading permit fee will be required.
3. Signs will require a separate permit and may not be located within any easements.
4. The Major Thoroughfare Plan designates N. Lowry Street as a principal arterial. Adequate right-of-way exists for this street.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.

Staff Comments:

1. Show the proposed sewer service with sewer cleanouts as needed. Sewer service is required.
2. TDOT approval may be required for new access to Lowry Street.
3. This property lies within the Lowry Street Overlay District. This proposal does not meet LSO requirements for architectural character. These can be found in Section 5.058 of the Smyrna Municipal Zoning Ordinance. The materials appear to meet LSO requirements, but other issues such as the transparency requirement are not met. The applicant has requested a waiver from the transparency requirement of the LSO.
4. Landscaping is required for the vehicular use area consistent with the LSO requirements. The submitted landscaping plan does not meet LSO requirements.
5. With the addition of asphalt and a building, this project will likely have to detain and treat stormwater runoff.
6. Handicapped parking space dimensions do not meet van accessible dimension requirements.

Staff Recommendation: Staff recommends deferral or denial due to the requirements of the Lowry Street Overlay not being met.

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to approve the Site Plan for Twice the Ice House with the above listed staff comments including the waiver on transparency.

Vote: 6 - 1 Passed

NAY: Matthew Carver

5. Mandatory Referral:

a. Stewart's Creek Sewer Main Easement Acquisition

At this time, Chairman Tim Morrell acknowledged Assistant Utilities Director Mark Parker to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Ken Hill to recommend approval to the Town Council the Stewart's Creek Sewer Main Easement Acquisition with staff comments.

Vote: 7 - 0 Passed - Unanimously

6. Smyrna Mobility Plan

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to recommend approval to the Town Council the Smyrna Mobility Plan with staff comments.

Vote: 7 - 0 Passed - Unanimously

7. June Bond Review Report

Motion by Councilman Steve Sullivan, seconded by Salena Scott to approve the June Bond Review Report with staff recommendation.

Vote: 7 - 0 Passed - Unanimously

8. Staff comments and/or other business

At this time, Kevin Rigsby reminded the Planning Commission that the July meeting would be held on Tuesday, July 1, 2025 not Thursday.

9. Adjournment

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Tim Morrell
Chairman

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:

Hamilton Development, LLC
W. Jefferson Pike/SR 266

Tax Map 20, Parcels 61.01 and 61.03, and Tax Map 26, Parcels 13.00, 13.01, 13.02, 15.00, 15.01, and 18.01, owned by Hollingshead Land, LLC, and requested by Hamilton Development, LLC. Bordered on the west, south, and east by U.S. Army Corps of Engineers; on the east by Tax Map 26, Parcel 14.00, owned by Lawrence A. and Karen Yatuzis; and on the north by Tax Map 20, Parcel 45.00, owned by William S. and Howard S. Thornton, Tax Map 20, Parcel 61.02, owned by Nancy Nelms Gannon, and the existing right-of-way of W. Jefferson Pike/SR 266. Area annexed contains approximately 178.6 acres.

A. Water

Water services will be provided by the Town of Smyrna.

B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater mains 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 AUGUST, 2025

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk

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:

Hollingshead Land, LLC
W. Jefferson Pike/SR 266 and Hickory Grove Road

Tax Map 26, Parcel 27.00, owned and requested by Hollingshead Land, LLC. Bordered on the south and east by the existing right-of-way of Interstate 840; on the north by Parcel 24.01, owned by Southern Rock Manufacturers, LLC; and on the west by Parcel 24.02, owned by Hollingshead Land, LLC.

Tax Map 26, Parcel 21.00, owned and requested by Hollingshead Land, LLC. Bordered on the south by Parcel 22.01, owned by Michael A. and Jeffrey M. Hollingshead; on the east by Parcel 24.01, owned by Southern Rock Manufacturers, LLC; on the north by Parcel 18.00, owned by Michael A. Hollingshead, and Parcel 20.00, owned by Hollingshead Land, LLC; and on the west by the existing right-of-way of W. Jefferson Pike/SR 266.

Tax Map 20, Parcel 42.00, owned and requested by Hollingshead Land, LLC. Bordered on the south by Parcels 43.00 and 48.00, owned by RHB, LLC; on the east by Parcel 19.01, owned by RHB, LLC; on the north by an abandoned public right-of-way; and on the west by the existing right-of-way of Hickory Grove Road.

Tax Map 20, Parcels 20.01, 35.00, and 36.00, owned and requested by Hollingshead Land, LLC. Tax Map 20, Parcels 9.00 and 22.00, owned by Michael A. Hollingshead and requested by Hollingshead Land, LLC. Tax Map 20, Parcel 33.00, owned by Ryan Michael Hollingshead and requested by Hollingshead Land, LLC. Bordered on the west and north by the existing right-of-way of Hickory Grove Road; bordered on the west by Tax Map 20, Parcel 33.01, owned by Stacey Shepherd; on the east by Tax Map 20, Parcel 20.00, owned by Hoover Inc., and Tax Map 20, Parcel 19.01, owned by RHB, LLC; and on the south by Tax Map 20, Parcel 37.00, owned by Ryan Hollingshead.

Total area annexed contains approximately 70.06 acres.

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

Hickory Grove Road: approximately 1.1 miles from the existing Town limits northward;

Existing abandoned rightof-way: approximately 674 linear feet from Hickory Grove Road eastward to Tax Map 20, Parcel 19.01.

A. Water

Water services will be provided by the Town of Smyrna.

B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater mains 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 AUGUST, 2025

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk

Subject:

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

Summary:

452 Properties, LLC - Annexation & PUD Zoning

Location: Bill France Road & I-840

Tax Map: 11 Parcels: 5.00 and part of 6.00 Acres: 818.3

Current Zoning: RM Proposed Zoning: PUD

1. The surrounding zoning is RM in Rutherford County.
2. The Land Use Plan for the area is the 840 Gateway character area along 840, which would support hospitality, restaurant, retail, high density residential, and industrial/warehousing uses. The eastern portion of the requested area is Mixed Industrial, which would support industrial and warehousing uses.
3. The Major Thoroughfare Plan designates Bill France Road as a principal arterial. The Plan also shows a future minor arterial connecting Bill France Road to Hickory Grove Road and eventually to Jefferson Pike. Development of these properties would require dedication of right-of-way and construction of this improvement.
4. The requested PUD is essentially 34.3 acres zoned C-2 and the remaining zoned I-2, with the request that the height limit in the I-2 areas be 60' in lieu of the 50' limit as stated in the Zoning Ordinance. The maximum square footage allowed in the C-2 area is 350,000, and the maximum square footage in the I-2 area is 8,500,000. No pole signs would be allowed.
5. The required minimum fire flow is 2,000 GPM @ 20 PSI with a sprinkler reduction.
6. This would require either a noncontiguous annexation or the annexation of several miles of existing County and State road right-of-way. The amount of right-of-way required to be annexed to create continuity would be 1 mile of W. Jefferson Pike and .9 mile of Bill France Road, which are State roads, and 4.2 miles of Mona Road, .8 mile of Allen Barrett Road, and 2.2 miles of Powell's Chapel Road, which are County roads. All distances are approximate. A noncontiguous annexation would require an interlocal agreement between the Town of Smyrna and Rutherford County with regards to emergency response and road maintenance for the area between the existing Town limits and the newly annexed area. Annexation of existing roads would require the Town to begin maintenance of those roads, as well as provide emergency services including traffic accident response and traffic control, upon the effective date of annexation.
7. Staff is concerned that a portion of the requested area may not be located within

Rutherford County. In discussions with Rutherford County staff, there is not a reliable map of the County boundary in this area. Staff is aware of efforts to better define this boundary. Staff is concerned that the assessed line is being used as a part of the annexation request based on opinions of several land surveyors that the “county line based on agreed assessment jurisdiction” allows for the Town to annex and serve the area. The Town of Smyrna cannot annex an area outside of the established Urban Growth Boundary, which in this area is the boundary line between Rutherford and Wilson Counties.

8. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum. The Town of Smyrna will not provide sewer service to any property outside of Rutherford County boundaries. At this time, there is not an agreement on how sewer will be extended to the area and by whom.
9. If the annexation is approved as requested, parts of the area would exceed the 5 mile drive radius from Fire Station 4. This could jeopardize the Town’s ISO rating unless an additional station is built, equipped, and staffed, which would be a significant cost.
10. Show proposed utility extensions and stormwater facilities.
11. The PUD request references that the signs within the development would follow the Town’s Zoning Ordinance. Signs are regulated by the Sign Ordinance, so the request should be amended to reflect this.
12. The landscape buffers as proposed for the area of the PUD proposed to allow I-2 uses would be required to be Type D, not Type C, in any location where the development abuts property zoned for residential uses.
13. Sidewalks will be required per the Zoning Ordinance of the Town without any exemptions as requested as a part of the PUD.
14. The off-site improvements required to serve the annexed and rezoned areas have been determined by CUD and were approved for CUD to participate in for cost sharing. The developer(s) must enter and execute a legal contract with CUD for required cost sharing for water infrastructure improvements. Once off-site improvements are completed according to CUD, each property owner/developer should submit a separate water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for individual analysis to determine feasibility. Water availability to all annexed and rezoned areas is dependent on ALL conditions of said contract and required water infrastructure improvements being strictly adhered to.
15. The water service availability request is currently in queue to be reviewed by CUD. More detailed information should be available once CUD issues a Will Serve letter stating the level of service that can be provided to the site.
16. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.
17. This item has been requested by the applicant to be deferred to the August Planning Commission meeting.

Attachments

Application



Town of Smyrna

Annexation Request Application

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

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

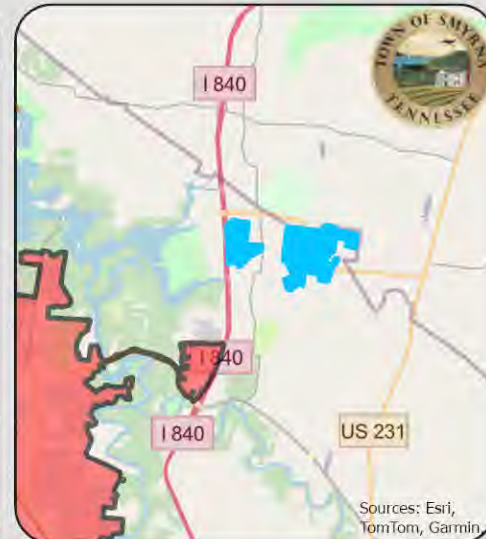


Town of Smyrna

Rezoning Request Application

| APPLICANT INFORMATION: | | |
|---|-------------|--------------------------|
| Name/Company: 452 Properties LLC | | |
| Street Address: 1730 S Federal Hwy PMB377 | | |
| City: Delray Beach | State: FL | ZIP: 33483 |
| Email: don@321woodland.com | | Phone: 423-663-2323 |
| CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT | | |
| Name/Company: Hillwood Investment Properties | | |
| Street Address: 6410 Poplar Avenue, Suite 385 | | |
| City: Memphis | State: TN | ZIP: 38119 |
| Email: paul.reinke@hillwood.com | | Phone: 901-461-9034 |
| PROPERTY INFORMATION | | |
| Street Address/Intersecting Streets: Bill France & Coulter Ct, Mona Rd, Marty Robbins Dr, Powells Chapel Rd | | |
| Tax Map: 11 | Group: | Parcel: 5.00 & 6.00 |
| Requested Lot Area (Square feet/Acres): +/-819.45 acres | | |
| Existing Zoning: Med. Density Residential | | Requested Zoning: P.U.D. |
| *Current Property Owner (See Note Below): 452 Properties LLC | | |
| APPLICANT AUTHORIZATION | | |
| Applicant Signature: <i>[Signature]</i> President | | Date: 4/3/2025 |
| OFFICE USE ONLY | | |
| Staff Initials: | Review Fee: | Date: |

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



Sources: Esri, TomTom, Garmin

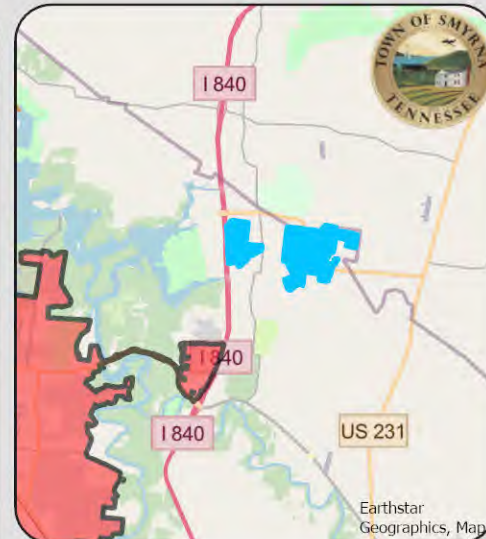
- Parcels
- Requested Parcels
- Tract 1
- Tract 2
- Tract 3
- Tract 4
- Wilson County Line
- Actual County Border
- Smyrna City Limits







452 Properties LLC

Annexation & PUD
Rezoning

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

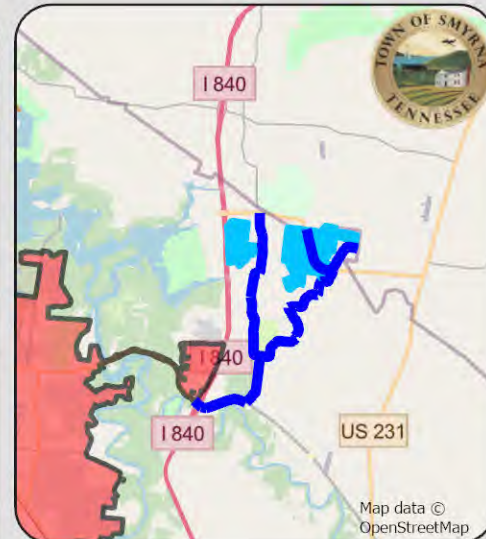


-  Requested Parcels
-  Wilson County Line
-  Actual County Border
-  Smyrna City Limits

452 Properties LLC

Annexation & PUD
Rezoning

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

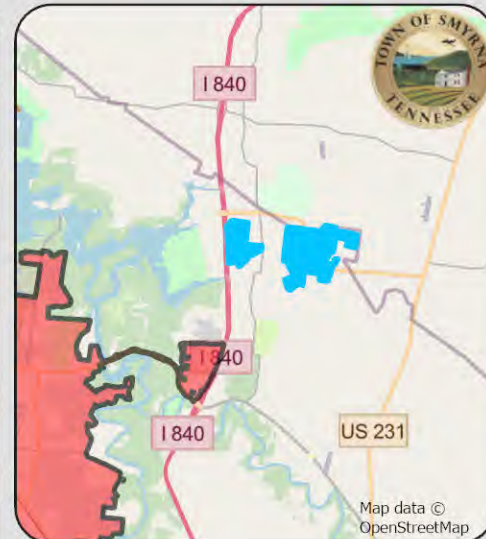
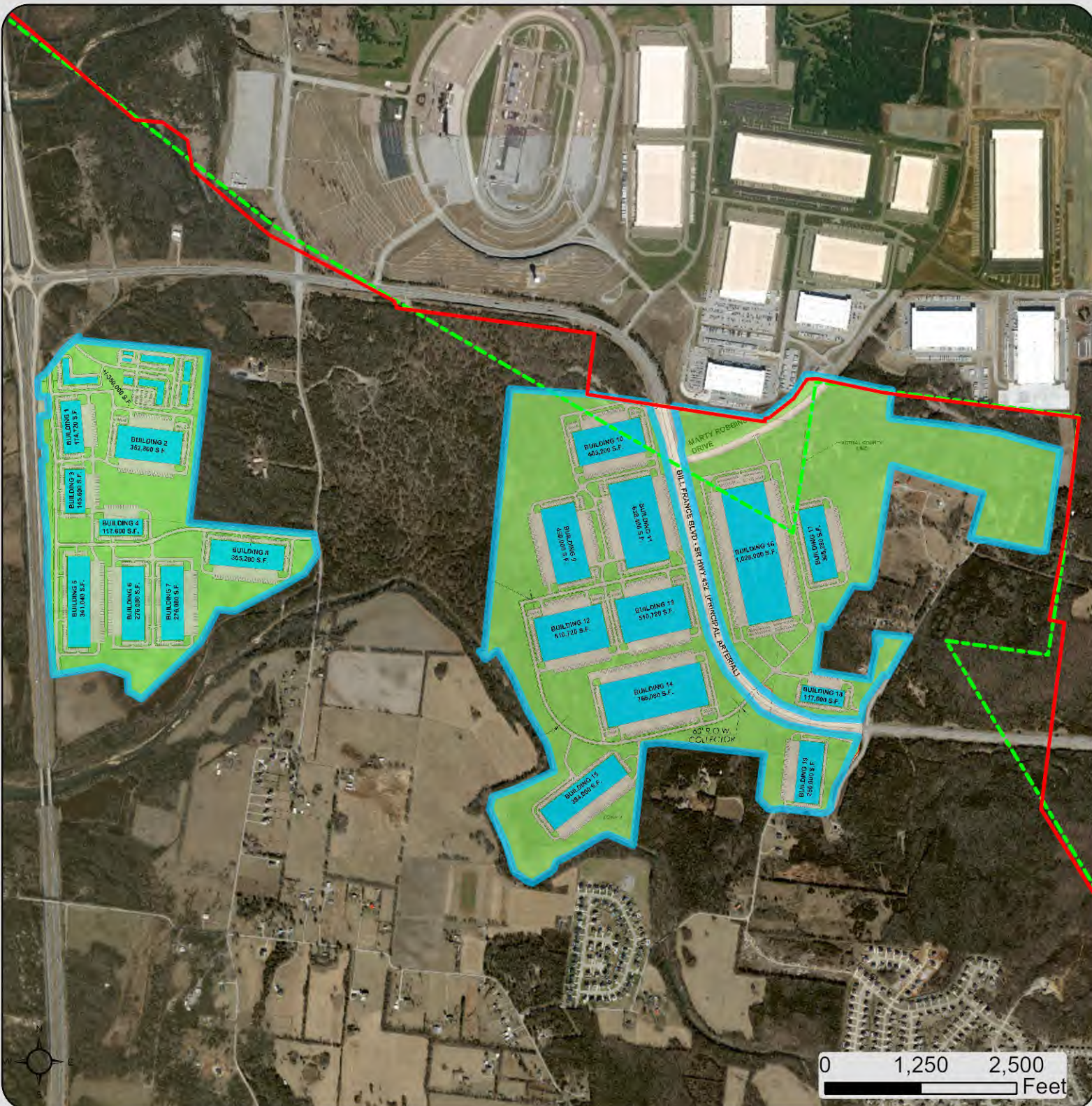


- Requested Parcels
- Wilson County Line
- Actual County Border
- Smyrna City Limits
- Streets to be Annexed

452 Properties LLC

Annexation & PUD
Rezoning

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

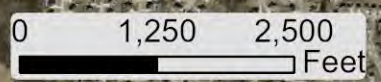


- Requested Parcels
- Wilson County Line
- Actual County Border
- Smyrna City Limits

452 Properties LLC

Annexation & PUD
Rezoning

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



Doug/Dave - below are our notes from the neighborhood meeting we hosted on Wednesday 5/7. We hosted the meeting at the Nashville Superspeedway from 6-7pm, and there were around 30 residents in attendance.

Traffic

- Citizens in attendance commented on existing traffic on SR-452 & Powells Chapel/Fall Creek from nearby industrial developments surrounding the Nashville Superspeedway citing instances of unsafe driving.
- Citizens commented that Powells Chapel Road/Fall Creek is not suitable for truck traffic, it is narrow, and has already received damage from construction traffic related to the MTE pad construction. Requests that no construction traffic be allowed on Powells Chapel Road from the development.
- Citizens requested no drive access to Powells Chapel for the Rollins Industrial development, and that all access be provided directly to SR 452 – Bill France Road.
- Citizens commented on the existing IH840/SR452 interchange, and the need to have the signals activated for a safer interchange.

Lighting

- Citizens requested that the lighting standards, heights, foot candles at property boundary, etc. match what was approved in the Wilson County zoning.

Blasting

- Citizens expressed concern about blasting activities.

Drainage

- Citizens questioned if sink holes will be filled or kept open for drainage.
- A citizen commented that flooding occurs on their property on the south side of Bill France & Powells Chapel.

Utilities

- Citizens questioned how sites would be served by water and sewer, and if there would be a financial burden (increased taxes) to cover the extension of the utilities to the citizens.

Annexation

- Some citizens were confused that their property was included in our Smyrna annexation request.

Paul Reinke

Senior Development Director

6410 Poplar Avenue, Suite 385

Memphis, TN 38119

Direct 901 701 5898 | Mobile 901 461 9034

www.hillwood.com



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:

452 Properties, LLC
Bill France Road/Mona Road/Allen Barrett Road/Powells Chapel Road

Tax Map 11, Parcel 5.00, owned and requested by 452 Properties, LLC. 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, Inc., Parcels 4.01 and 4.02, owned by CP Logistics Lebanon VI, LLC, and Parcel 4.00, owned by Fernando Martinez Mixteca; and on the north by Parcel 2.00, owned by Glendon Jay Barrett, and the right-of-way of Coulter Court. Area annexed contains approximately 226.33 acres.

Tax Map 11, part of Parcel 6.00, owned and requested by 452 Properties, LLC. Bordered on the west by Parcel 17.00, owned by Loran T. Roden Bypass Trust, and Parcel 17.02, owned by James Richard and Sharon 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 6.01, owned by Rollins Res Marital Trust, Parcel 7.02, owned by Charles V. and Teresa Phelan, Parcel 7.03, owned by Gail Tune, Parcel 7.05, owned by Connie Jackson, Parcel 7.06, owned by Kevin and Jessica Berta, Parcel 7.07, owned by the Houston and Brenda Garvin Living Trust, Parcel 7.09, owned by Cynthia Dianne Sanchez, Parcel 7.10, owned by Little D. and Cassandra L. Jones, Parcel 7.11, owned by Christopher H. Garvin, Parcel 9.00, owned by Charles C. and Irene M. 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 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 JUNE, 2025

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk

Subject:

Gwynne Farms, Phase 4, Section 1 - **Staff recommends consideration of postponing this item until after the Gwynne Farms, Phase 4 Preliminary Plat**

Robert Gwynne Drive

Owner / Developer: Millrose Properties Tennessee, LLC

Summary:

Final Plat: Gwynne Farms, Phase 4, Section 1

Location: Robert Gwynne Drive

Tax Map: 51

Parcel: 5.01

Acres: 13.30

Zone: PRD Lots: 66

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

Subject:

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

Summary:

Hamilton Development, LLC - Annexation & C-2 & I-1 Zoning Request

Location: West Jefferson Pike/SR 266 across from Hickory Grove Road

Tax Map: 20 Parcels: 45.00, 61.01, 61.02, and 61.03

Tax Map: 26 Parcels: 13.00, 13.01, 13.02, 15.00, 15.01, and 18.01

Acres: 180.83 Current Zoning: RM Proposed

Zoning:

C-2 & I-1

1. The surrounding zoning is PUD (Cornerstone at Smyrna) in Town and RM and CS in Rutherford County.
2. The Land Use Plan for the portion of this request along W. Jefferson Pike is the 840 Gateway character area. Hospitality, retail, restaurant, high density residential, and industrial/warehousing uses are particularly appropriate for this area. This extends from 400 feet to 1200 feet off of W. Jefferson Pike, depending on the location. For the portion of these properties that are south and west of that designation, Low Density Residential development would be supported.
3. The Major Thoroughfare Plan designates W. Jefferson Pike/SR 266 as a principal arterial. Adequate right-of-way exists for this street.
4. The request is for approximately 24.4 acres along W. Jefferson Pike/SR 266 to be zoned C-2 and the remaining 156.5 acres to be zoned I-1.
5. A traffic study will be required with the submittal of any site plan for this development. Any improvements recommended by the traffic study must be completed by the developer.
6. The required minimum fire flow is 2,000 GPM @ 20 PSI.
7. A 60' average buffer is required for a jurisdictional feature.

Attachments

Application

Location Map 1

Location Map 2

Location Map 3

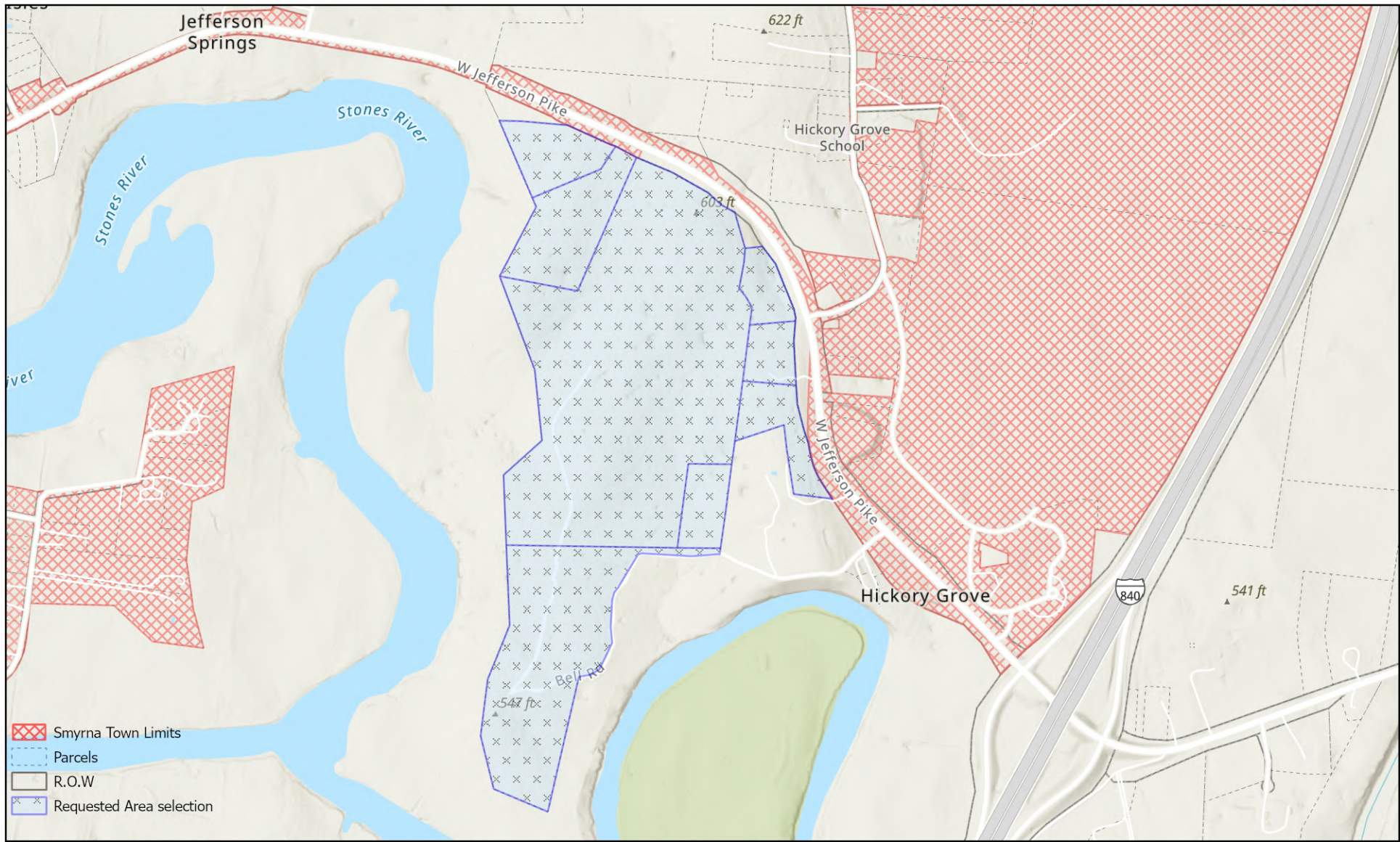






Town of Smyrna

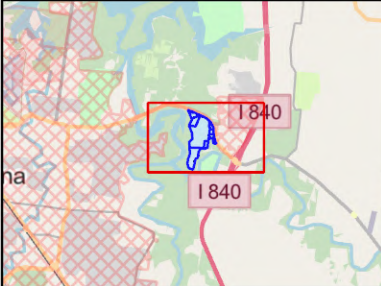
Rezoning Request Application

| APPLICANT INFORMATION: | | |
|---|--|----------------------|
| Name/Company: Hamilton Development, LLC - Jeff Konieczny | | |
| Street Address: 1 Music Circle South, Suite 110 | | |
| City: Nashville | State: TN | ZIP: 37203 |
| Email: jeff@hamilton-devco.com | Phone: (303) 408-7817 | |
| CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT | | |
| Name/Company: Hamilton Development, LLC - Jeff Konieczny | | |
| Street Address: 1 Music Circle South, Suite 110 | | |
| City: Nashville | State: TN | ZIP: 37203 |
| Email: jeff@hamilton-devco.com | Phone: (303) 408-7817 | |
| PROPERTY INFORMATION | | |
| Street Address/Intersecting Streets: West Jefferson Pike & Hickory Grove Road | | |
| Tax Map: Attached | Group: See Attached | Parcel: See Attached |
| Requested Lot Area (Square feet/Acres): 180.83 (8 parcels) | | |
| Existing Zoning: RM | Requested Zoning: C-2 and I-1 (See Attached) | |
| *Current Property Owner (See Note Below): Hollingshead Land, LLC | | |
| APPLICANT AUTHORIZATION | | |
| Applicant Signature: <i>Jeffrey Konieczny</i> | Date: 6/9/2025 | |
| OFFICE USE ONLY | | |
| Staff Initials: | Review Fee: | Date: |

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



-  Smyrna Town Limits
-  Parcels
-  R.O.W
-  Requested Area selection




Annexation - C-2 & I-1 Zoning Request


Tax Map: 20 | Parcels: 61.01, 61.03
 Tax Map: 26 | Parcels: 13.00, 13.01, 13.02, 15.00, 15.01, 18.01
 Acres: +/- 180.83 | Owners: Hollingshead Land, LLC

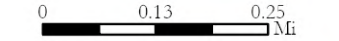

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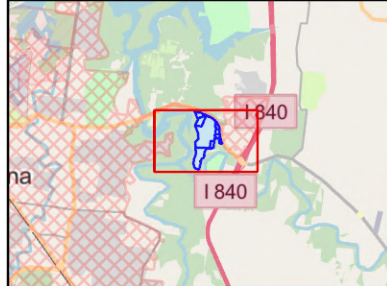
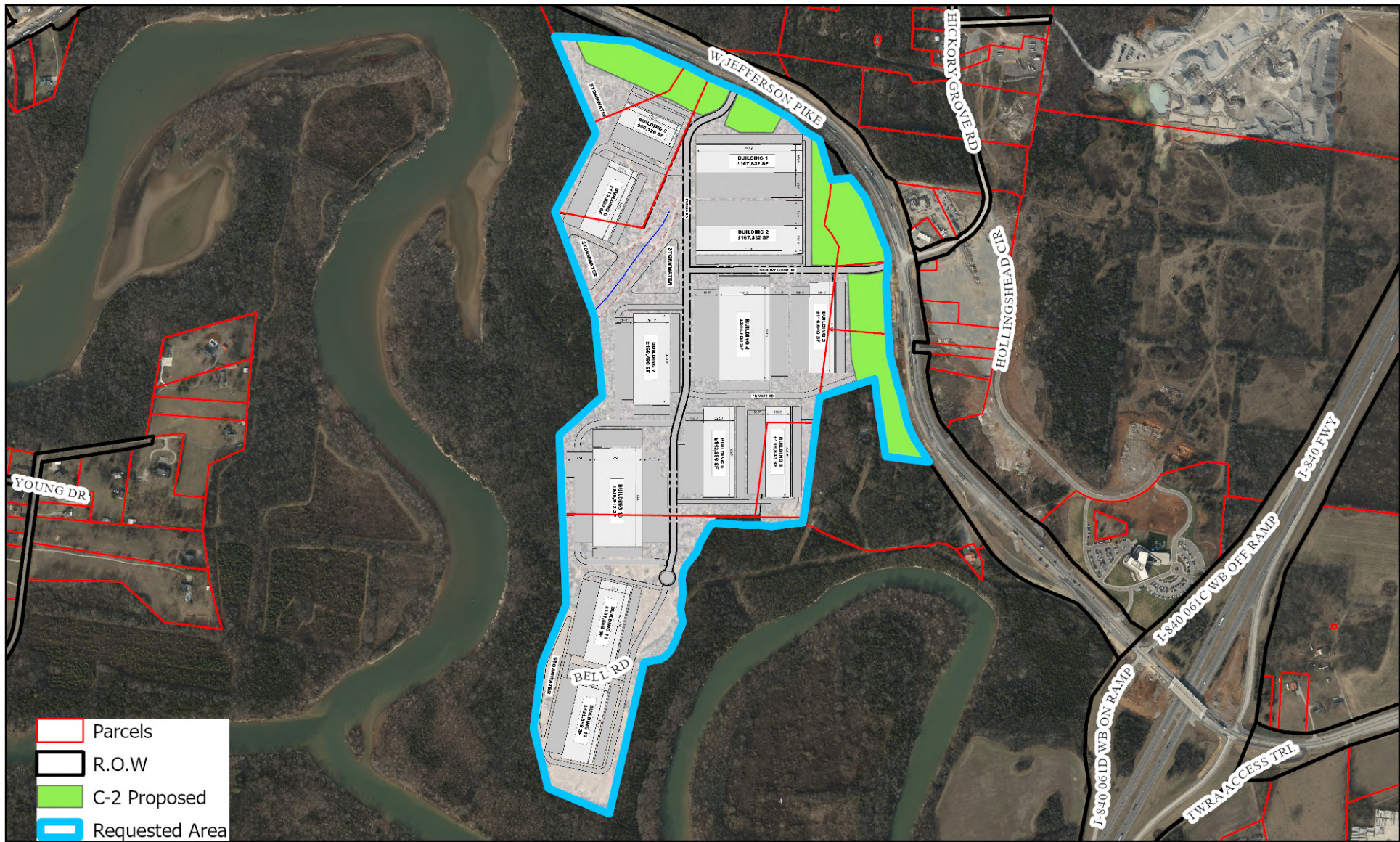
July 2025

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet







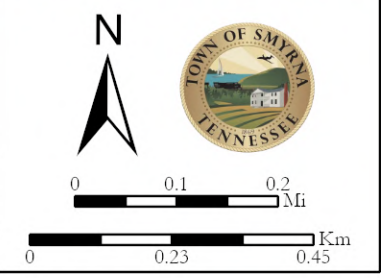
Annexation - C-2 & I-1 Zoning Request

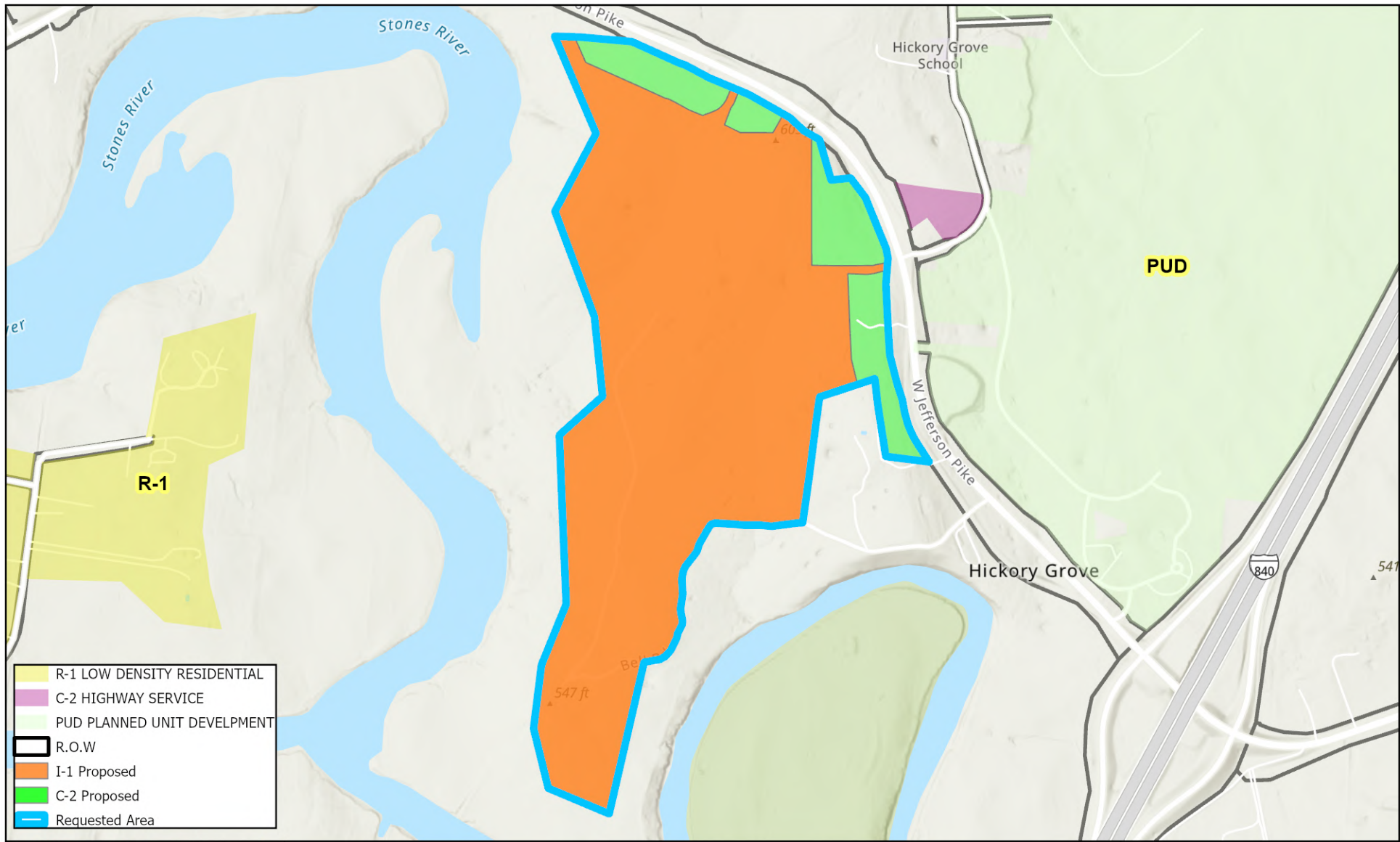
Tax Map: 20 | Parcels: 61.01, 61.03
 Tax Map: 26 | Parcels: 13.00, 13.01, 13.02, 15.00, 15.01, 18.01
 Acres: +/- 180.83 | Owners: Hollingshead Land, LLC

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

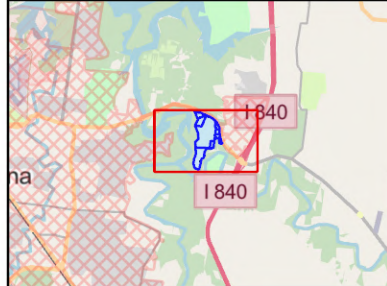
July 2025

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet





- R-1 LOW DENSITY RESIDENTIAL
- C-2 HIGHWAY SERVICE
- PUD PLANNED UNIT DEVELOPMENT
- R.O.W
- I-1 Proposed
- C-2 Proposed
- Requested Area



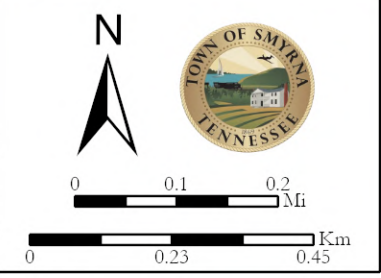
Annexation - C-2 & I-1 Zoning Request

Tax Map: 20 | Parcels: 61.01, 61.03
 Tax Map: 26 | Parcels: 13.00, 13.01, 13.02, 15.00, 15.01, 18.01
 Acres: +/- 180.83 | Owners: Hollingshead Land, LLC

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

July 2025

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet



Subject:

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

Summary:

Hollingshead Land, LLC - Annexation & C-2 & I-3 Zoning Request

Location: Hickory Grove Road/West Jefferson Pike

Tax Map: 26 Parcels: 21.00 and 27.00

Tax Map: 20 Parcels: 9.00, 20.01, 22.00, 33.00, 35.00, 36.00, and 42.00

Acres: 70.06 Current Zoning: RM

Proposed Zoning: C-2 & I-3

1. The surrounding zoning is PUD (Cornerstone at Smyrna) in Town and RM and LI in Rutherford County.
2. The Land Use Plan for the portion of this request along W. Jefferson Pike is the 840 Gateway character area. Hospitality, retail, restaurant, high density residential, and industrial/warehousing uses are particularly appropriate for this area. This includes the parcels that have frontage along W. Jefferson Pike and includes all of the Cornerstone at Smyrna PUD. The area north of this designation would support Mixed Industrial development east of Hickory Grove Road and Low Density Residential development west of Hickory Grove Road.
3. The Major Thoroughfare Plan designates W. Jefferson Pike/SR 266 as a principal arterial. Adequate right-of-way exists for this street. Hickory Grove Road is designated as a collector. Adequate right-of-way would be required upon development of the parcels along this road.
4. The request is for 2 parcels totaling approximately 3.48 acres to be zoned C-2 and the remaining 7 parcels totaling approximately 66.58 acres to be zoned I-3.
5. If this annexation request is approved as requested, staff would recommend the annexation of the existing right-of-way of Hickory Grove Road from the current Town limits approximately 1.1 miles to the easternmost property line of Parcel 9.00. In addition, there is an approximately 674 feet long x 50 feet wide strip of land extending eastward from Hickory Grove Road immediately north of Parcel 42.00 that appears to be an old right-of-way which would need to be annexed. This right-of-way appears to be utilized as the access for the SRM quarry.

Attachments

Application

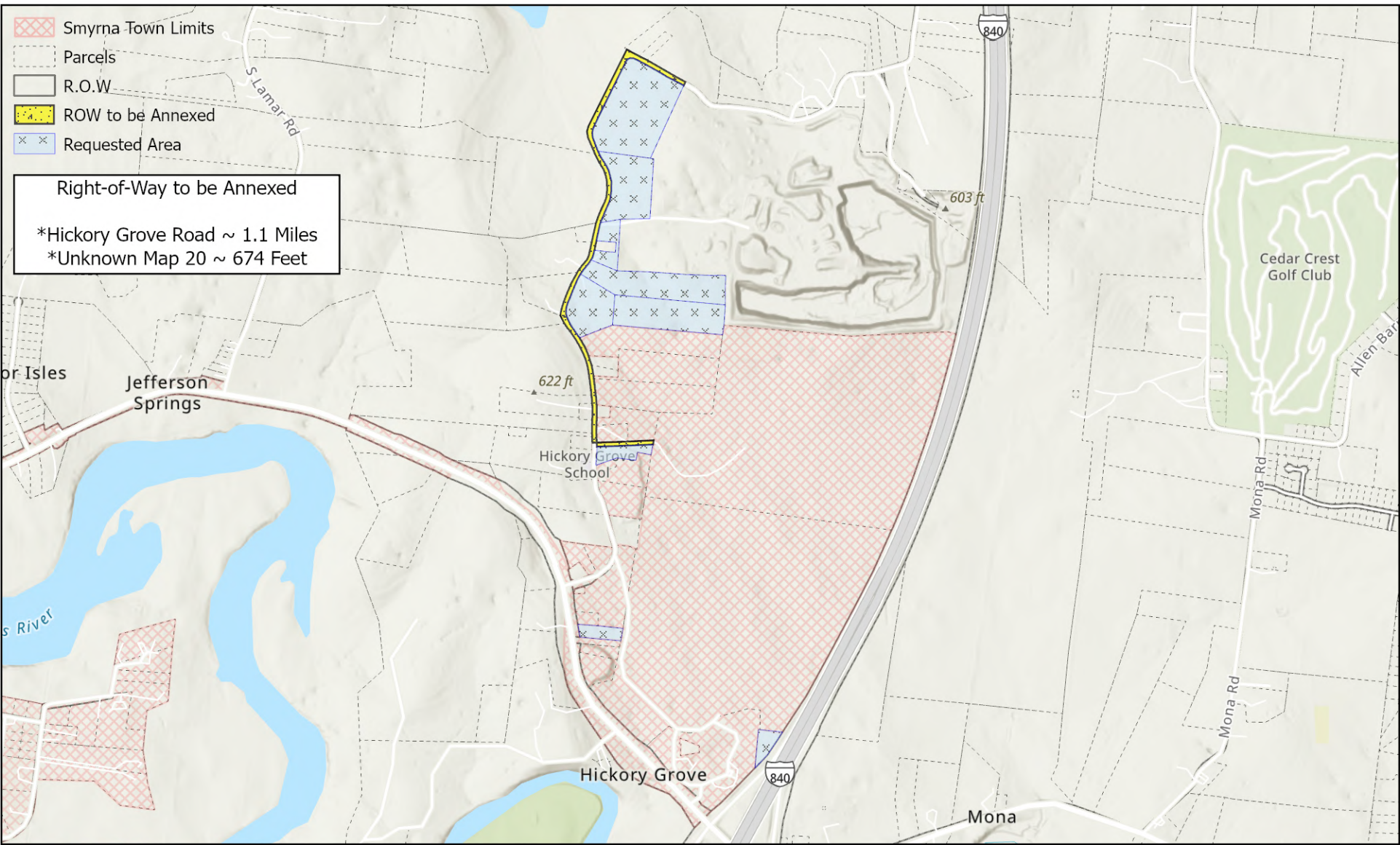







Town of Smyrna

Annexation Request Application

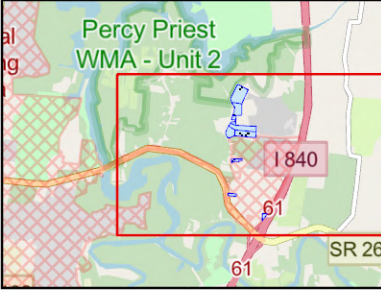
| APPLICANT INFORMATION | | |
|---|------------------------------------|--|
| Name/Company: Hollingshead Land, LLC | | |
| Street Address: 1000 Hollingshead Circle | | |
| City: Murfreesboro | State: TN | ZIP: 37129 |
| Email: jcoleman@smyrnareadymix.com | | Phone: (615)-410-7496 |
| CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT <input checked="" type="checkbox"/> | | |
| Name/Company: | | |
| Street Address: | | |
| City: | State: | ZIP: |
| Email: | | Phone: |
| PROPERTY INFORMATION | | |
| Street Address/Intersecting Streets: Hickory Grove Road and Jefferson Pike | | |
| Tax Map: 20/ 26 | Group: | Parcel: 09 00, 20 01, 22.00, 33.00, 35.00, 36.00, & 42.00 / 21.00, 27.00 |
| Requested Lot Area (Square feet/Acres): 70.06 Acres | | |
| Existing Zoning: RM(Rutherford) | Requested Smyrna Zoning: C-2 & I-3 | |
| *Current Property Owner (See Note Below): | | |
| APPLICANT AUTHORIZATION | | |
| Applicant Signature: | | Date: 6-6-25 |
| OFFICE USE ONLY | | |
| Staff Initials: | Review Fee: | Date: |

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- 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.



-  Smyrna Town Limits
 -  Parcels
 -  R.O.W
 -  ROW to be Annexed
 -  Requested Area
- Right-of-Way to be Annexed

 - *Hickory Grove Road ~ 1.1 Miles
 - *Unknown Map 20 ~ 674 Feet




Annexation - C-2 & I-3 Zoning Request


Tax Map: 20 | Parcels: 9.00, 20.01, 22.00, 33.00, 35.00, 36.00, 42.00
 Tax Map: 26 | Parcels: 21.00, 27.00

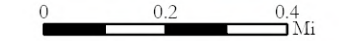
Acres: +/- 70.06 | Owners: Hollingshead

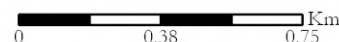
July 2025

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

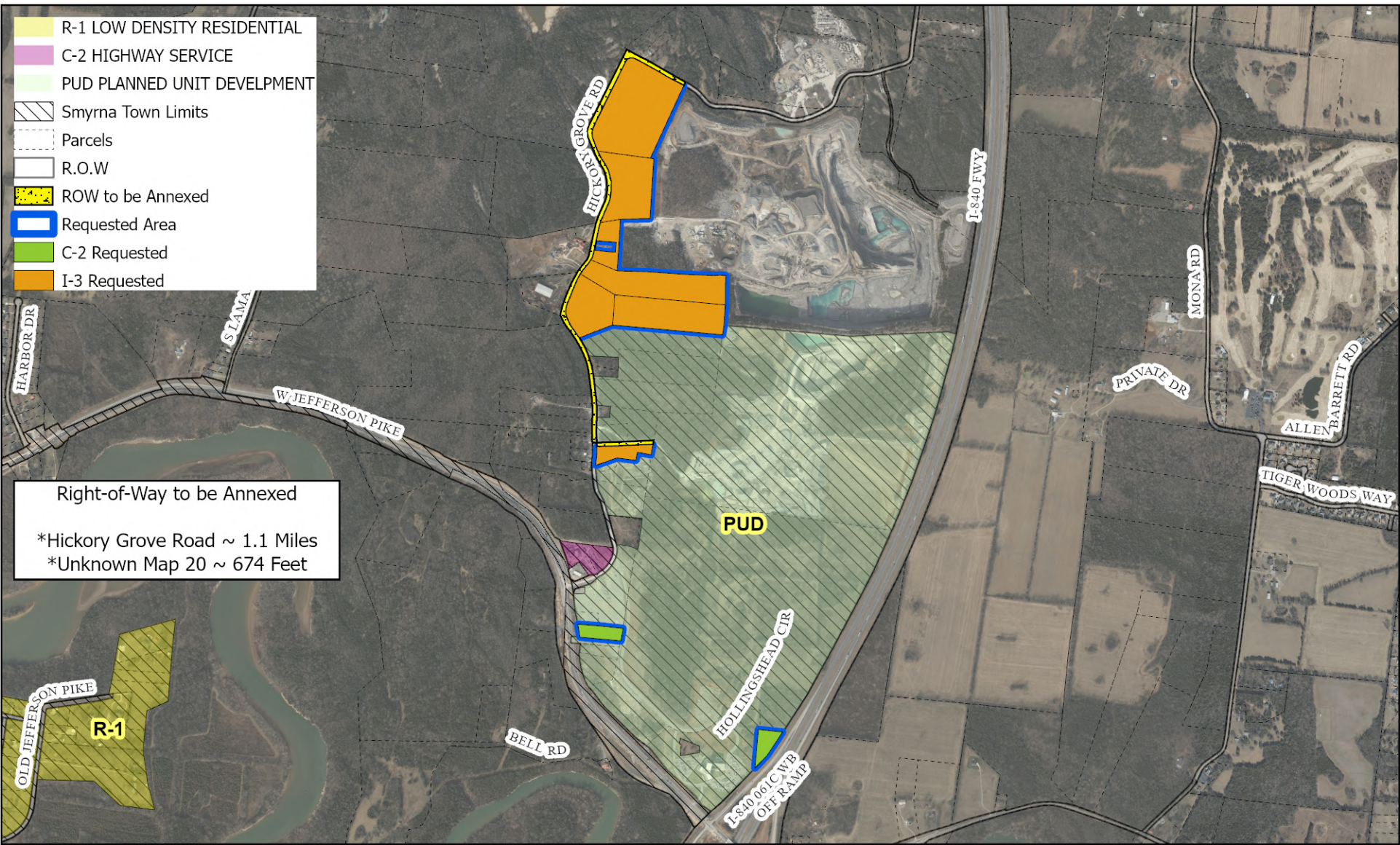




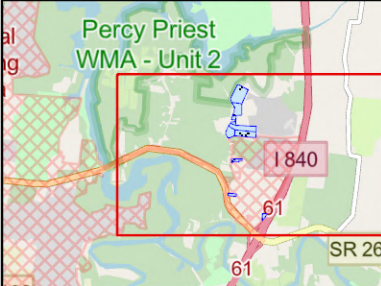




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Right-of-Way to be Annexed
 *Hickory Grove Road ~ 1.1 Miles
 *Unknown Map 20 ~ 674 Feet

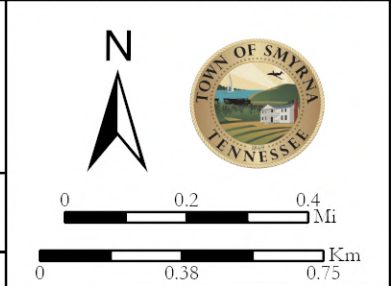


Annexation - C-2 & I-3 Zoning Request
 Tax Map: 20 | Parcels: 9.00, 20.01, 22.00, 33.00, 35.00, 36.00, 42.00
 Tax Map: 26 | Parcels: 21.00, 27.00
 Acres: +/- 70.06 | Owners: Hollingshead

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

July 2025

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet



Subject:

Delta Civil Engineering, PLLC
Gambill Lane
PRD Amendment

Summary:

Delta Civil Engineering, PLLC - PRD Amendment with ESO

Location: Gambill Lane

Tax Map: 33

Parcel: 87.00

Acres: 7.13

Current Zoning: PRD

Proposed Zoning: PRD

1. The surrounding zoning is R-1 and R-3.
2. The Land Use Plan for the area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for these areas.
3. The Major Thoroughfare Plan designates Gambill Lane as a collector. Development of this property would require dedication of adequate right-of-way.
4. The PRD approved in July 2024 would allow for 22 single family lots with a minimum house size of 1700 square feet with a two car garage. After the dedication of right-of-way for Gambill Lane, the total development area would be 6.78 acres. This translates to a density of 3.24 dwellings/acre, and after the common open space of 1.02 acres is removed the density is 3.82 dwellings/acre.
5. The requested PRD amendment would increase the number of lots to 23. This translates to an overall density of 3.39 units/acre, and after the common open space of 1.66 acres is removed the density is 4.49 dwellings/acre. In addition, the changes include eliminating one of the cul-de-sacs, consolidating two detention areas into one, and moving the amenity area to a different location to allow for the larger detention area. The overall open space would be increased from 1.02 acres to 1.66 acres. No other changes from the original PRD are proposed.
6. The required minimum fire flow is 1,000 GPM @ 20 PSI.
7. No burn permits will be issued for this location.
8. Show existing and proposed utilities.

Attachments

Application

Location Map 1

Location Map 2



Town of Smyrna

Rezoning Request Application

| APPLICANT INFORMATION: | | |
|---|--|---------------------|
| Name/Company: Delta Civil Engineering, PLLC - Caitlin Paul, PE | | |
| Street Address: PO Box 330424 | | |
| City: Murfreesboro | State: TN | ZIP: 37133 |
| Email: caitlin@delta-civil.com | | Phone: 256-577-5997 |
| CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT | | |
| Name/Company: Viking Companies - Josh Silvis | | |
| Street Address: 41 Peabody Street | | |
| City: Nashville | State: TN | ZIP: 37210 |
| Email: josh@vikingrealestateco.com | | Phone: 615-344-4808 |
| PROPERTY INFORMATION | | |
| Street Address/Intersecting Streets: Gambill Lane | | |
| Tax Map: 33 | Group: | Parcel: 87.00 |
| Requested Lot Area (Square feet/Acres): 7.13 | | |
| Existing Zoning: PRD | Requested Zoning: PRD (Amended Layout) | |
| *Current Property Owner (See Note Below): Odessa Settles | | |
| APPLICANT AUTHORIZATION | | |
| <i>Odessa Louise Settles</i> | dotloop verified 06/06/25 10:46 AM CDT AM9L-TCLQ-VELJ-LNLQ | Date: |
| OFFICE USE ONLY | | |
| Staff Initials: | Review Fee: | Date: |

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



- Parcels
- R.O.W
- Requested Area
- ENON SPRINGS GATEWAY
- R-1 LOW DENSITY RESIDENTIAL
- R-3 MEDIUM DENSITY
- PRD PLANNED RESIDENTIAL
- C-2 HIGHWAY SERVICE
- PUD PLANNED UNIT DEVELOPMENT



PRD Zoning Amendment Request

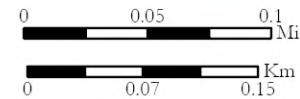
Tax Map: 33 | Parcels: 87.00 | Acres: +/- 7.13

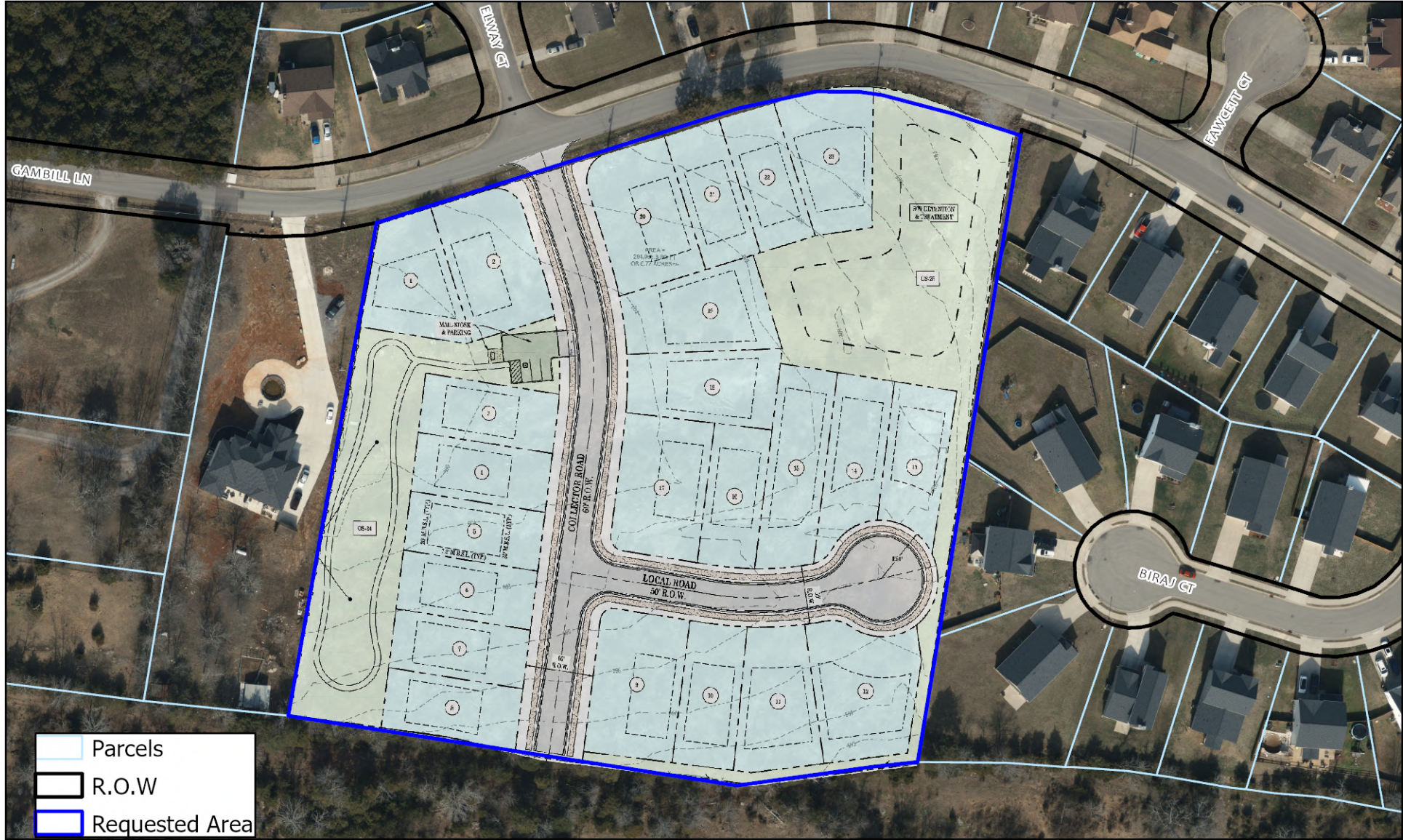
Requested by: Delta Civil Engineering, PLLC on behalf of Odessa Settles

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

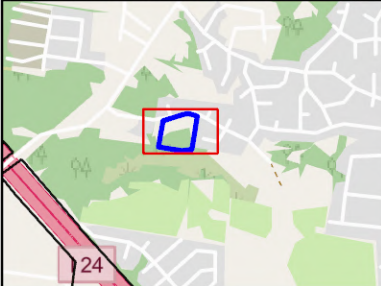
July 2025

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet





- Parcels
- R.O.W
- Requested Area



PRD Zoning Amendment Request

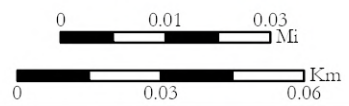
Tax Map: 33 | Parcels: 87.00 | Acres: +/- 7.13

Requested by: Delta Civil Engineering, PLLC on behalf of Odessa Settles

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July 2025

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet



Subject:

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

Summary:

MDT Construction - PCD to C-2 Rezoning Request

Location: 1170 Rock Springs Road

Tax Map: 28 Parcel: 75.00 Acres: 1.63

Current Zoning: PCD Proposed Zoning: C-2

1. The surrounding zoning is C-2 and C-4.
2. The Land Use Plan is the Sam Ridley Corridor character area, which would support a combination of retail uses and services that provide markets for both local and regional customers.
3. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Development of this property would require dedication of adequate right-of-way.
4. This property was rezoned from C-2 to PCD in May 2023 to allow an automobile rental business with a detached car wash for use by the business only. The request is to rezone the property back to the C-2 district.

Attachments

Application

Location Map



Town of Smyrna

Rezoning Request Application

| APPLICANT INFORMATION: | | |
|---|-----------------------|---------------|
| Name/Company: MDT Construction | | |
| Street Address: 5024 High Park Hill Drive | | |
| City: Arrington | State: TN | ZIP: 37014 |
| Email: meshel.ibrahim@outlook.com | Phone: 615-710-0633 | |
| CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT <input checked="" type="checkbox"/> | | |
| Name/Company: | | |
| Street Address: | | |
| City: | State: | ZIP: |
| Email: | Phone: | |
| PROPERTY INFORMATION | | |
| Street Address/Intersecting Streets: 1170 Rock Springs Road | | |
| Tax Map: 28 | Group: | Parcel: 75.00 |
| Requested Lot Area (Square feet/Acres): 71,176 S.F./1.63 Ac. | | |
| Existing Zoning: PCD | Requested Zoning: C-2 | |
| *Current Property Owner (See Note Below): Lee Tashie Partners | | |
| APPLICANT AUTHORIZATION | | |
| Applicant Signature: | | Date: |
| OFFICE USE ONLY | | |
| Staff Initials: | Review Fee: | Date: |

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



- ▬ Parcels
- ▬ R.O.W
- R-1 LOW DENSITY RESIDENTIAL
- R-3 MEDIUM DENSITY
- C-2 HIGHWAY SERVICE
- C-4 NEIGHBORHOOD SERVICE
- PCD PLANNED COMMERCIAL
- PUD PLANNED UNIT DEVELOPMENT

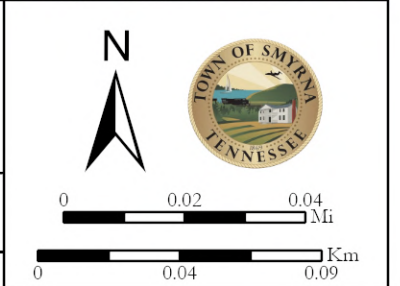


PCD to C-2 Rezoning Request
 Tax Map: 28 | Parcels: 75.00 | Acres: +/- 1.63
 Requested by: MDT Construction on behalf of Lee Tashie Partners

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

July 2025

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet



Subject:

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

Summary:

Madison Jones - C-2 to I-2 Rezoning Request
Location: Tridon Drive & Safari Drive
Tax Map: 50 Parcel: 14.00 Acres: 9.88
Current Zoning: C-2 Proposed Zoning: I-2

1. The surrounding zoning is C-2, I-1, and I-2 in Town and IN (Institutional) in Rutherford County.
2. The Land Use Plan for the area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for these areas.
3. No roads shown on the Major Thoroughfare Plan are affected by this request.

Attachments

Application
Location Map 1
Location Map 2



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

| | | |
|--|-----------|-----------------------|
| Name/Company: Platform Real Estate Group/Madison Jones | | |
| Street Address: 3017 Bolling Way NE | | |
| City: Atlanta | State: GA | ZIP: 30305 |
| Email: mjones@platformrealestategroup.com | | Phone: (229) 224-1655 |

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

| | | |
|--|-----------|-----------------------|
| Name/Company: Kimley-Horn and Associates/Emma Fuquay, PE | | |
| Street Address: 10 Lea Ave, Suite 400 | | |
| City: Nashville | State: TN | ZIP: 37210 |
| Email: emma.fuquay@kimley-horn.com | | Phone: (615) 200-8983 |

PROPERTY INFORMATION

| | | |
|--|-----------------------|------------------------|
| Street Address/Intersecting Streets: Tridon Drive and Safari Drive | | |
| Tax Map: 050 | Group: | Parcel: 050-014.00-000 |
| Requested Lot Area (Square feet/Acres): 9.88 AC | | |
| Existing Zoning: C-2 | Requested Zoning: I-2 | |
| *Current Property Owner (See Note Below): Swanson Development LP | | |

APPLICANT AUTHORIZATION

| | |
|---|----------------|
| Applicant Signature: <i>Madison Jones</i> | Date: 6/4/2025 |
|---|----------------|

OFFICE USE ONLY

| | | |
|-----------------|-------------|-------|
| Staff Initials: | Review Fee: | Date: |
|-----------------|-------------|-------|

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



- Parcels
- R.O.W
- PRD PLANNED RESIDENTIAL
- C-2 HIGHWAY SERVICE
- PCD PLANNED COMMERCIAL
- I-1 LIGHT INDUSTRIAL
- I-2 LIGHT INDUSTRIAL
- PID PLANNED INDUSTRIAL
- PUD PLANNED UNIT DEVELOPMENT



C-2 to I-2 Rezoning Request

Tax Map: 50 | Parcels: 14.00 | Acres: +/- 9.88

Requested by: Madison Jones on behalf of Swanson Development LP

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

July 2025

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

N

0 0.05 0.1 Mi

0 0.1 0.2 Km



C-2 to I-2 Rezoning Request

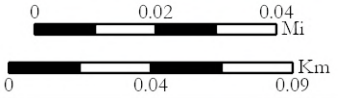
Tax Map: 50 | Parcels: 14.00 | Acres: +/- 9.88

Requested by: Madison Jones on behalf of Swanson Development LP

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

July 2025

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet



**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. c. 1.
Department: Planning & Zoning
Date: July 1, 2025**

Subject:

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

Summary:

Preliminary Plat: Greystone, Phase 2A
Location: Balling Way / Redtree Lane
Tax Map: 50 Parcel: 2.03 Acres: 5.71
Zone: PRD Lots: 60

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
 2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
 3. A grading permit fee will be required.
 4. Signs will require a separate permit and must be within setbacks where applicable.
 5. No roads shown on the Major Thoroughfare Plan are affected by this request.
 6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
 7. The required minimum fire flow is 1,000 GPM @ 20 PSI.
 8. Submit road names & E911 approval for those road names.
 9. Remove the 10' PUE in the front yard on all lots fronting Balling Way and Poppys Way as it is unnecessary.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. c. 2.
Department: Planning & Zoning
Date: July 1, 2025**

Subject:

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

Summary:

Preliminary Plat: Greystone, Phase 2B
Location: Long Drive / Redtree Lane
Tax Map: 50 Parcel: 2.02 Acres: 4.88
Zone: PRD Lots: 45

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
 2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
 3. A grading permit fee will be required.
 4. Signs will require a separate permit and must be within setbacks where applicable.
 5. Greentree Drive is designated as a collector on the Major Thoroughfare Plan. Adequate right-of-way has been dedicated for this street.
 6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
 7. The required minimum fire flow is 1,000 GPM @ 20 PSI.
 8. Remove the 10' PUE located at the front of all lots along Long Drive as it is unnecessary.
-

Subject:

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

Summary:

Preliminary Plat: Gwynne Farms, Phase 4
Location: Robert Gwynne Drive
Tax Map: 32 Parcel: 51.00 Acres: 36.4
Zone: PRD Lots: 153

1. Signs will require a separate permit and must be within setbacks where applicable.
 2. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
 3. No roads shown on the Major Thoroughfare Plan are affected by this request.
 4. Any retaining wall over 4' will require a building permit.
 5. No retaining walls or any buildable elements shall be allowed in public drainage easements.
 6. The minimum required fire flow is 1,000 GPM at 20 PSI. Any home over 3,600 square feet will require additional flow.
 7. The Property Assessor's map still shows a cemetery in this area, though it has been stated that it has been moved. Please show cemetery lot lines as shown per Property Assessor. A note may be added designating the lots lines are to be removed upon recording of the final plat for this phase.
 8. Provide dimensions for the easements which are not adjacent to or along a property line or are irregular in shape on Lots 260, 261, and 323-326.
 9. Sheet C3.3 doesn't match with C3.0 and doesn't show the entirety of the grading plan. Please correct.
 10. The street previously named Harvest Elm Drive connects to the adjoining development to the west known as Naron Hill. The name has been changed to reflect the name within Naron Hill, Encants Road. However, the preliminary plat for Naron Hill now shows Encants Road as Harvest Elm Drive. The two developers need to get together and decide on one consistent name for this road.
 11. This is a revision of the previously approved preliminary plat. The road connection to the east has changed location, along with the location of the sewer lift station. The detention area has been enlarged and four lots have been moved.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. c. 4.
Department: Planning & Zoning
Date: July 1, 2025**

Subject:

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

Summary:

Preliminary Plat: Naron Hill
Location: 5458 Cooks Lane
Tax Map: 51 Parcel: 3.00 Acres: 34.11
Zone: PRD Lots: 145

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. A second entrance must be operational once the 100th home has been built.
7. Cooks Lane is designated as a collector on the Major Thoroughfare Plan. Adequate right-of-way is shown to be dedicated for this street.
8. The minimum required fire flow is 1,000 GPM at 20 PSI. Any home over 3,600 square feet will require additional flow.
9. Please provide additional dimensions from the rear lot line to the CUD easement for Lots 1, 108 & 109.
10. The street previously named Encants Road connects to the adjoining development to the east known as Gwynne Farms. The name has been changed to reflect the name within Gwynne Farms, Harvest Elm Drive. However, the preliminary plat for Gwynne Farms now shows Harvest Elm Drive as Encants Road. The two developers need to get together and decide on one consistent name for this road.
11. This is a revision of the previously approved preliminary plat. Changes include elimination of a road known as Seville Road and relocation of 6 lots. This revision also includes the dedication of right-of-way for the Cooks Lane improvements, relocation of the sewer lift station to the southern end of the property, and relocation/modification of the proposed walking trail amenity.
12. Plans have been approved by CUD. Developer should submit full set of plans

directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) to ensure all changes proposed in the amendments are acceptable to CUD.

In-N-Out

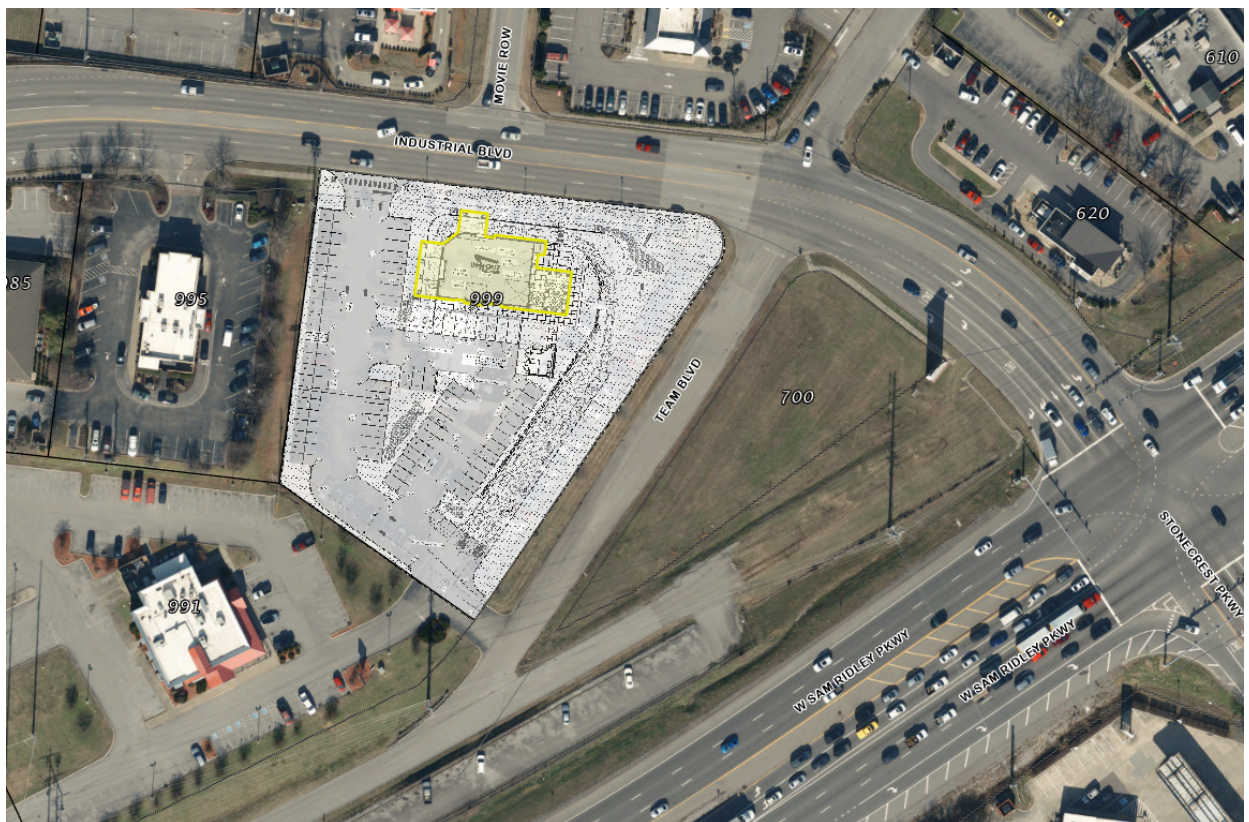
Site Plan

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

Proposal

A. Location Analysis

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



Development Standards

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

B. Landscaping

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

C. Design Review

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

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. The Major Thoroughfare Plan designates Industrial Boulevard as a collector. Additional right-of-way will be required to be dedicated to include the sidewalk along this roadway.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. Coordinate the construction of the modifications to the access at Team Boulevard with the adjoining property owner.
2. Architectural elevations do not meet Design Review. Please revise.
3. Revise the dumpster enclosure to use only primary materials matching the building. Stucco is not a primary material.
4. Any improvements recommended by the traffic study must be completed by the developer. Staff has concerns regarding the traffic study and the lack of proposed improvements. This is a higher impact use than the existing use and is located at one of the busiest traffic areas in Town. At a minimum, the existing access to Industrial Boulevard should be modified to a right-in/right-out only. Staff would also recommend a study be undertaken for the area along Industrial Boulevard from the intersection with Sam Ridley Parkway to the Town limits consistent with the recommendations of the Safe Streets For All plan.
5. Please show a fire hydrant within 400' of the building and within 100' of the FDC.
6. Please verify that the varieties of palm trees shown on the landscape plan will survive in middle Tennessee's plant hardiness zone. Staff does not believe palm trees will survive.
7. When the Zoning Ordinance and a recorded plat show two different minimum building setback lines, the most restrictive applies. The required minimum front building setback in the C-2 district is 35', so the required setback along Industrial Boulevard is 35'. Please show correctly.
8. Provide a utility demolition plan.
9. Add a second fire hydrant at the southern entrance on Team Boulevard.
10. All backflows including on the fire line shall be reduced pressure.
11. All sanitary sewer PVC shall be SDR 26, not 35.
12. A plat will be required to dedicate public right-of-way along Industrial Boulevard to show the sidewalk entirely within the public right-of-way.

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

Home Depot, Lot 1

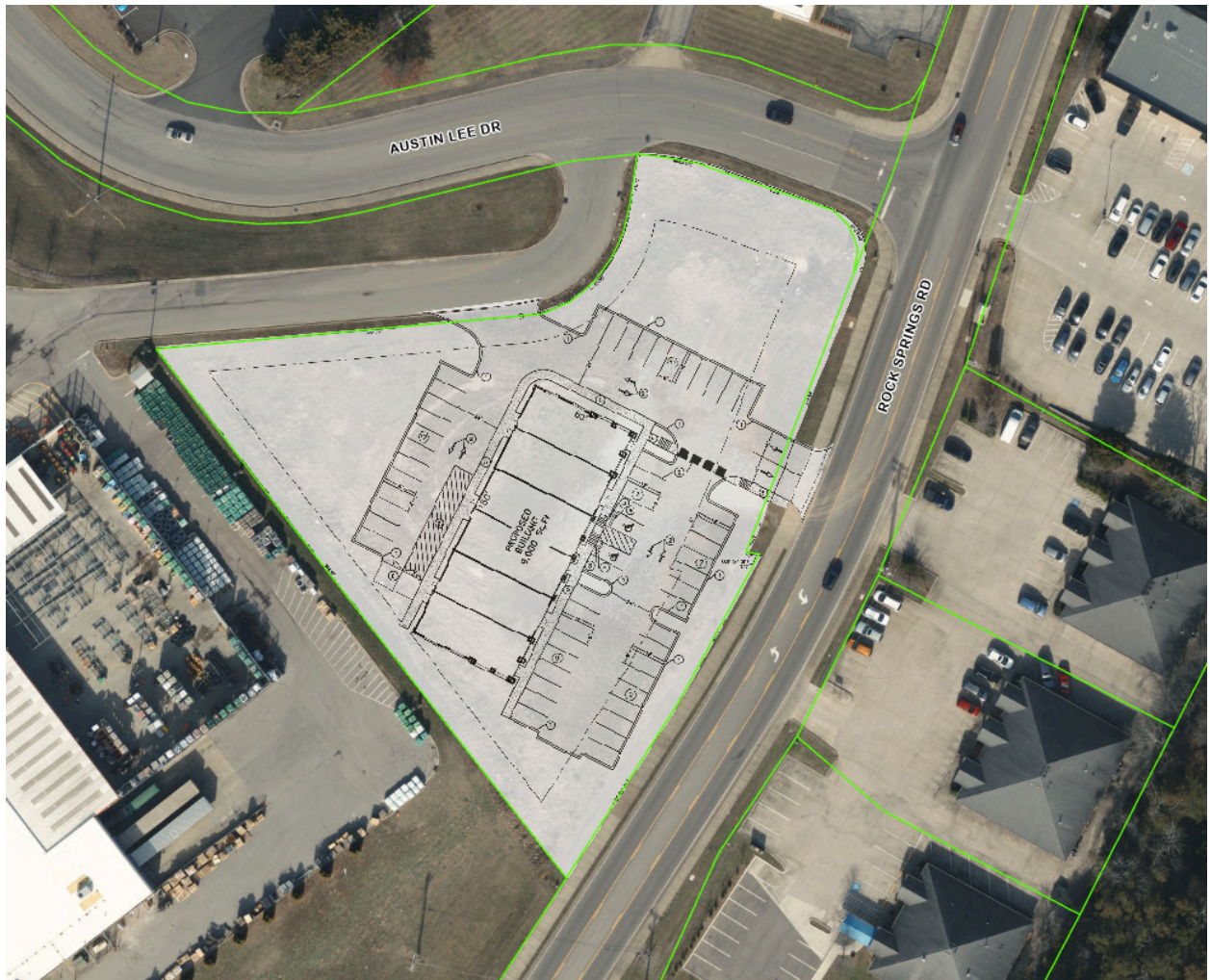
Site Plan

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

Proposal

A. Location Analysis

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



Development Standards

| | Required | Proposed |
|---|-----------|-----------|
| Square Footage of Vehicular Use Area | N/A | 22,810 SF |
| Square Footage of Open Space/Landscaping | 2,281 SF | 5,750 SF |
| Total Parking | 45 Spaces | 55 Spaces |
| Handicapped Parking Space(s) | 3 Spaces | 2 Spaces |

B. Landscaping

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

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, stone, stucco and glass/glazing. Due to the location and orientation of the building, all wall faces will be required to meet Design Review requirement of at least 75% primary materials on all facades. The western facade (rear) does not meet Design Review and will need to be revised, all other elevations have at least 77% primary materials.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. The Major Thoroughfare Plan designates Rock Springs Road and Austin Lee Drive as collectors. Adequate right-of-way exists for these roadways.
6. The required minimum fire flow is 2,000 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. This property is currently zoned PCD for the use of an automobile rental business with a detached private car wash. The proposed use for this site plan is not permitted under the existing zoning, so a rezoning request is required. Any approval of the site plan would be contingent upon the Town Council's approval of the rezoning for this property.
2. Stormwater must drain to the existing pond behind Home Depot or detention is required to be located on this site.
3. Show streetscaping on Austin Lee Drive meeting Design Review requirements.
4. The front parking drive aisle exceeds 150' length and will require a turn around. Contact James Lawrence with the Town of Smyrna Fire Department. Modify the auto-turn to include the area in front of the building.
5. Show dumpster enclosure elevations.
6. The architectural elevations do not meet Design Review. Please revise. All sides of the building will be required to have at least 75% primary materials. Show the percentages of the material used for each elevation as well as the total percentages for the overall building.
7. The square footage of the building allowed for restaurant use is a maximum of 1,500 square feet based on the provided parking shown.
8. Based on the number of parking spaces shown, a minimum of 3 handicapped parking spaces are required. Please show at least one additional HC parking space.

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

Nissan Warehouse & Dock Addition

Site Plan

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

Proposal

A. Location Analysis

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



Development Standards

B. Landscaping

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

C. Design Review

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

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. No roads shown on the Major Thoroughfare Plan are affected by this request.

Planning Commission

Nissan Addition

7-1-2025

6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

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

SRM Gas Station at Cornerstone

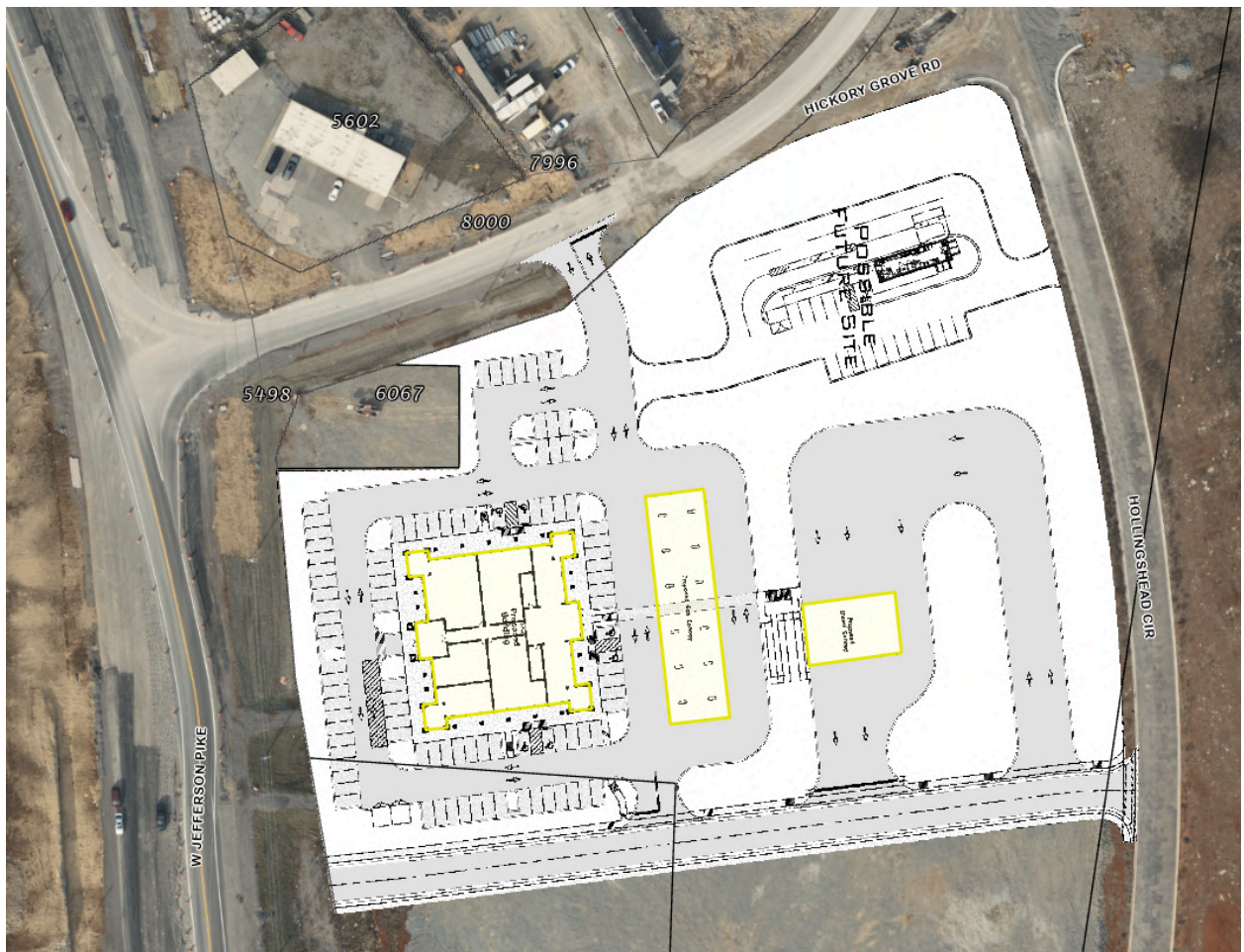
Site Plan

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

Proposal

A. Location Analysis

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



Development Standards

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

B. Landscaping

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

C. Design Review

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

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. The Major Thoroughfare Plan designates W. Jefferson Pike/SR 266 as a principal arterial. Adequate right-of-way exists for this street. Hickory Grove Road is designated as a collector. Adequate right-of-way is required to be dedicated for this street.
6. The required minimum fire flow is 2,250 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. Please resubmit the preliminary plat for Phase 1 of Cornerstone at Smyrna, as it was approved in August 2020 and the approval has expired. In addition, please submit the final plat for Phase 1. Completion of the improvements to the Hollingshead Circle and Hickory Grove Road intersection is required to be done as a part of the development of this site. When will the improvements to the existing Hickory Grove Road from the intersection to the quarry entrance to Town standards as required by the PUD approval be completed?
2. A combination plat combining the two existing parcels proposed as a part of this site plan as well as dedication of right-of-way for Hickory Grove Road must be submitted for review and recorded prior to issuance of any building permits.
3. Provide a TDOT permit for the entry/driveway improvements.
4. Label the fire hydrant shown within 400' of the building.
5. The landscape plan does not meet Design Review. Please revise. Add at least 3 additional street trees along West Jefferson Pike.
6. The landscape plan and plant schedule is difficult to read. Please make these plans more legible.
7. The architectural elevations do not meet Design Review. However, this location is a part of the Cornerstone at Smyrna PUD, and the retail buildings within that PUD were approved for "a combination of concrete, glass, stone, brick, and cement board" with no minimum percentage of primary materials. The proposal is for 48% concrete, 41% glass, 2% stone, and 9% metal.
8. How many pumps are proposed for diesel fueling?
9. What is the occupancy load of each business? The building will be required to be sprinkled. If not, the occupancy load will be limited to 99 people for the entire building.
10. Extend the sidewalk along the relocated Hickory Grove Road to the Hollingshead Circle intersection.
11. A minimum 1,500 gallon grease trap is required for each restaurant.
12. Show water service line sizes.

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

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|--|--|-----------|---------------------|----------|
| 1/14/2022 | Stewarts Creek Cottages / Thomas Steffen | 7/13/2025 | Fourth Capital Bank | \$44,400 |
| <p>Bond is for: Roads, Sewer, Stormwater, Water is CUD</p> <p>Development is 100% built out. (77 out of 77 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> 1. Sidewalks not complete. 2. All P.U.D.E. and drainage ditches need to be put on grade per plan. 3. Remove riser pipe and plywood board from outlet structures of the detention ponds. (Ensure both orifices are exposed.) 4. Remove rocks from the slopes of the detention ponds. 5. Stabilize the slopes of the detention ponds. 6. Correct erosion and stabilize the area in Open Space 4 next to Lot 15B. 7. Correct erosion and stabilize the area upslope of the catch basin in Open Space 5. 8. Backfill the 2 foot grass strip in front of Lot 21B. 9. Clear sediment from headwall leading into detention pond 2. 10. Correct erosion and stabilize the swale behind Lots 22A-21A. 11. Correct erosion and stabilize both swales behind/next to the amenity area/Lots 3A-5B. 12. Ensure all swales are free of erosion and stabilized. 13. All headwalls with water flowing out of them need a rip rap apron underlain with geotextile fabric. <p>Utilities Department Comments:</p> <ol style="list-style-type: none"> 1. Manhole B60-305 MH B6 has majestic seal in the trough that needs to be removed. 2. Manhole B60-295 MH B5 has majestic seal in the trough that needs to be removed. 3. Manhole B60-292 MH B2 has majestic seal in the trough that needs to be removed. 4. Manhole B60-291 MH B1 has majestic seal in the trough that needs to be removed. 5. Manhole B60-296 MH A7 has majestic seal in the trough on the bench that needs to be removed. Manhole B60-289 MH A6 has majestic seal on the bench that needs to be removed. 6. And has majestic seal hanging from under the casting that needs to be removed. <p>DEVELOPER THOMAS STEFFEN'S COMMENTS:</p> <p>We have paved the streets and would request to start the maintenance period.</p> <p>RECOMMENDATION:</p> <p>Reduce the bond to \$15,000 and begin the one year maintenance period.</p> | | | | |

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|--|---|-----------|----------------|----------|
| 10/28/2019 | Patton Retreat, Phase I/ Hollingshead Land, LLC | 7/24/2025 | Escrow | \$10,000 |
| <p>Bond is for: Roads, Sewer, Stormwater, Water is CUD</p> <p>Development is 100% built out. (38 out of 38 lots built)</p> <p>Public Works Department Comments:</p> | | | | |

1. Remove silt fabric from catch basins before final inspection.
2. All detention pond structures need to be cleaned.
3. Several areas of detention pond are eroding and need to be stabilized.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
5. All signage must meet MUTCD regulations.
6. Need to ditch between 302 and 304 Chicken Pike.
7. Correct erosion leading into the Lot 38 detention pond.
8. Water is ponding just past the headwall of the Lot 38 detention pond and not reaching the outlet structure.
9. Stabilize all bare soils around the Lot 17 detention pond.
10. All headwalls with water flowing out must have a rip rap apron underlain with geotextile fabric.
11. All soils must be stabilized to 70% uniform vegetative coverage.

Utilities Department Comments:

1. Submit sewer as-builts.

DEVELOPER GARY RINEHART WITH RHB'S COMMENTS:

Are these new lists or old lists? I think most of the items are completed.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 7/24. Otherwise, extend 3 months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|--|-----------|--------------------|----------|
| 10/28/2019 | Patton Retreat, Phase II, Section I / Hollingshead Land, LLC | 7/24/2025 | Coffee County Bank | \$21,500 |

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (99 out of 99 lots built)

Public Works Department Comments:

1. All signage must meet MUTCD regulations.
2. Remove silt fabric from catch basins before final inspection.
3. Detention pond #2 does not match final plat.
4. Some areas of detention pond #2 are eroding and need to be stabilized.
5. Clean all structures in detention pond.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
7. Ensure the slopes of the Lot 126 detention pond are free of erosion and stabilized.
8. Submit stormwater as builts.

Utilities Department Comments:

1. Submit sewer as builts.

DEVELOPER GARY RINEHART WITH RHB'S COMMENTS:

Are these new lists or old lists? I think most of the items are completed.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 7/24. Otherwise, extend 3 months.

Bond Report

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|---|-----------|----------------------------|----------|
| 6/1/2016 | Buckingham Place Subdivision, Section I / CB Development, LLC | 8/1/2025 | Southern Bank of Tennessee | \$10,400 |

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

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

Public Works Department Comments:

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

Utilities Department Comments:

1. No issues at this time.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 8/1. Otherwise, extend 3 months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|---|-----------|----------------------------|----------|
| 5/3/2021 | Woodcrest Subdivision, Section IV / CB Development, LLC | 8/4/2025 | 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, striping, and lighting.
2. Some manholes and water valve boxes need to be adjusted before final topping.
3. Remove silt fabric from catch basins before final inspections.
4. Several areas of binder are failing in this section. About 70%.
5. Need to clean bottom of detention pond (silting in).
6. Clean all structures in detention pond.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
8. Clean bottom of headwall behind lot 79.
9. Need to extend storm pipe and headwall between lots 69 & 70.
10. All signage must meet MUTCD regulations.
11. Both headwalls leading into the Lot 65 detention pond have sediment build up and
12. Correct erosion and stabilize the slopes and floor of the Lot 65 detention pond.
13. All headwalls with water flowing out of them need a rip rap apron underlain with geotextile fabric.
14. All bare soils must be stabilized to 70% uniform vegetative coverage.
15. Submit as-builts for the Lot 65 detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

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

RECOMMENDATION:

Extend three months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|--|-----------|----------------|---------|
| 8/5/2019 | Hunter's Point Annex, Section 3, Phase I / Craig Gibb's | 8/5/2025 | 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:

1. Some areas of detention pond are eroding and needs to be stabilized and headwall needs to be cleaned out.
2. Drainage ditch behind lots 80-77 need to be put on grade per plan.
3. Clear the sediment from headwalls leading into the detention pond.
4. Both headwalls leading into the detention pond need a rip rap apron underlain with geotextile fabric.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER CRAIG GIBBS' COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 8/5. Otherwise, extend 3 months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|---|-----------|------------------------|----------|
| 5/6/2020 | Blakeney Subdivision, Section I, Phase I / Blakeney Partners, GP | 8/13/2025 | Wilson Bank & Trust | \$20,000 |

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

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

Public Works Department Comments:

1. Several areas of sidewalks are broken and need to be replaced.
2. Remove silt fabric from catch basins before final inspection.
3. Place striping. Need to mill and correct the topping failures.
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 majestic seal in them that needs to be removed.

DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 8/13. Otherwise, extend 3 months.

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

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

Development is 64.1% built out. (11 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. Some areas of curb and sidewalk are broken and need to be repaired.
6. All signage must meet MUTCD requirements.
7. Need to define berm so water does not spill over into Hunter's Point Annex Section 3.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER SCOTT BUTLER'S COMMENTS:

We still have several lots for sale as sales have been slow due to the interest rates.

RECOMMENDATION:

Extend six months.

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

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

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

Public Works Department Comments:

1. 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. All signage must meet MUTCD requirements.
5. The headwall is undermining and needs to be stabilized.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 8/16. Otherwise, extend 3 months.