



## SMYRNA MUNICIPAL PLANNING COMMISSION

May 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".*

4. Approval of Minutes of the April 3, 2025 meeting  
Approval of Minutes of the April 24, 2025 Quarterly meeting
5. Public Hearing:
  - a. Plan of Services for 452 Properties, LLC
  - b. Plan of Services for Weekley Homes, LLC
6. Old Business:
  - a. Annexation, Zoning, and Plan of Service Request:
    1. Joe Haddix  
Bill France Road & Interstate 840  
Annexation & I-2, C-2, & R-3 Zoning Request
  - b. Preliminary Plats:
    1. Estates at Williamsport  
Williamsport Drive  
Owner / Developer: RMG Development

7. New Business:
  - a. Annexation, Zoning, and Plan of Service Request:
    1. 452 Properties, LLC  
Bill France Road & I-840  
Annexation & PUD Zoning Request
    2. Weekley Homes, LLC  
6304 Lee Road  
Annexation & R-1 Zoning
  - b. Rezoning Requests:
    1. Eric Olsen  
570 Rock Springs Road  
Owner / Developer: Harts Branch, LLC / Carole Turner Grogan
  - c. Final Plats:
    1. Resubdivision of Lot 137A, Sagefield Subdivision, Sec. 5-D  
139 Neal Avenue  
Owner / Developer: Proverbs Build Homes, LLC
    2. Pottsvieview Subdivision  
6016 Eugene Drive  
Owner / Developer: Forestar (USA) Real Estate Group, Inc.
    3. Sullivan Subdivision, Lot 1  
114 Hart Street  
Owner / Developer: Jerry Winsor & Charlene Odle-Winsor
  - d. Site Plans:
    1. Kroger Fuel Center  
Lee Victory Pkwy & Bulldog Drive  
Owner / Developer: SEK Smyrna, LLC
    2. Smyrna Soccer Complex  
Enon Springs Road, East  
Owner / Developer: SSCP, LLC
    3. Woodmont Amenity Center  
Blue Diamond Drive  
Owner / Developer: Meritage Homes of Tennessee, Inc.
8. May Bond Review Report
9. Staff comments and/or other business
10. Adjournment



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES APRIL 3, 2025

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, April 3, 2025 by Chairman Tim Morrell. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Councilman Steve Sullivan and the Pledge of Allegiance was led by Vice-Mayor Marc Adkins.

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

Present: Steve Sullivan, Councilman; Marc Adkins, Vice-Mayor; Salena Scott; Ken Hill; Tim Morrell

Absent: Matthew Carver; Charles Scurr, PhD

Staff Present: Dave Santucci, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Scott Byers, Fire Dept. Captain; Charles King, Engineer; Kristi Worrell, Building Official; James Hardison, Utilities Project Engineer

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

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

4. Election of Officers

Chairman Tim Morrell requested that the Town Attorney proctor the elections of Chair and Vice Chair. Only one nomination was made by Councilman Steve Sullivan for Tim Morrell to serve as Chair and

nominations ceased. The vote in favor of Tim Morrell was unanimous. Next, nominations were taken for the position of Vice Chair. Tim Morrell nominated Marc Adkins for the position of Vice Chair and there were no further nominations from the floor. The vote in favor of Marc Adkins was unanimous.

5. Approval of Minutes of the March 6, 2025 meeting

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to approve the Minutes of the March 6, 2025 meeting.

**Vote: 5 - 0 Passed - Unanimously**

6. Old Business:

a. Preliminary Plats:

1. Estates at Williamsport

Williamsport Drive

Owner / Developer: RMG Development

A Preliminary Plat for Estates at Williamsport was submitted located 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 of \$4,688.00 will be required.
5. Signs will require a separate permit.
6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any homes over 3,600 sq. ft. would have an increased fire flow requirement. Adequate fire flow at this location may be an issue due to the topography. The engineer will be required to provide fire flow calculations to staff.
8. No burn permits will be issued for this site.
9. Any retaining walls greater than 4' will require a building permit from the Codes Dept.
10. Show Williamsport Drive on the southern side of this property extending into the site to connect to Bonifay Drive where Spearing Court is shown. The existing portion of Williamsport Drive on the southern side of this development will be required to be renamed and every house along it will be required to change the address.
11. Submit road names & E911 approval for those road names.
12. Show and label all easements with measurements.
13. Do not show existing structures without a mass grading permit.
14. Add a fire hydrant at the end of Road "A".
15. Locate the fire hydrant outside of the sidewalk at Lots 4 & 49.
16. Add the water and sewer line sizes.

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

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to defer the Preliminary Plat for Estates at Williamsport one month to the May Planning Commission meeting.

**Vote: 5 - 0 Passed - Unanimously**

b. Site Plans:

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

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

**Proposal**

**A. Location Analysis**

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



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	10,042 SF
<b>Square Footage of Open Space/Landscaping</b>	1,004 SF	- SF
<b>Total Parking</b>	45 Spaces	45 Spaces

<b>Handicapped Parking Space(s)</b>	N/A	1 Space
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**B. Landscaping**

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

**C. Design Review**

Architectural elevations show the units to be finished with a mixture of brick, glass/glazing and fiber cement boards. The front elevations show to be entirely brick on the first floor with primarily fiber cement board on the second floor and windowed eaves to be brick. The right, left and rear elevations all show the first floor to be entirely brick and the second floor to have fiber cement board. As presented, the elevations meet the approved PRD.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permit.
3. A grading permit fee of \$555.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. Adequate right-of-way is required to be dedicated for this street.
6. The required minimum fire flow is 1,000 GPM at 20 PSI for the homes. For homes 3,600 square feet or larger, the fire flow will increase.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.

**Staff Comments:**

1. Submit and record the final plat prior to receiving building permits. Show right-of-way dedication and utility easements on the plat. Landscaping cannot be placed in the right-of-way.
2. Utility construction plans are under review.
3. Provide documentation where the developer has permission from the adjacent property owner to extend the sewer through the easement.
4. The proposed landscaping plans do not meet the requirements of the Enon Springs Overlay. Please resubmit revised landscaping plans.
5. Show the total square footage of landscaping provided.
6. The ADA parking space must meet van accessible width requirements.

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

Motion by Vice-Mayor Marc Adkins, seconded by Councilman Steve Sullivan to approve the Site Plan for Janet Ibrahim with the above listed staff comments.

**Vote:** 4 - 1 Passed

NAY: Salena Scott

a. Rezoning Request:

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

An R-1 to PCD Rezoning Request was submitted for 115 Rebel Road. This property can be further referenced by Rutherford County Tax Map: 35, Parcel: 88.00, is comprised of 4.04 acres, and is zoned R-1. The surrounding zoning is R-1, R-3, and I-3 in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential development in this area. The requested PCD would allow for 28,063 square feet of multi-tenant commercial space in two buildings. The proposed uses include all uses as allowed in the C-4 Neighborhood Service Business District, as well as the following additional uses: Food and Beverage Services with Drive-Thru (Cafe, Coffee), Convenience Commercial including a Market with Beer and Wine Sales (No Gasoline Sales). The Major Thoroughfare Plan designates Florence Road as a minor arterial. Adequate right-of-way would be required to be dedicated for this street. The following staff comments were made:

1. The required minimum required fireflow is 2,250 GPM @ 20 PSI.
2. All buildings will be required to meet Design Review. The buildings as submitted do not meet Design Review.
3. The grease trap and the domestic waste water need to be on separate lines.
4. The 8' sidewalk will be installed by either the developer or Town of Smyrna based on when the Florence Road sidewalk project occurs.
5. Rebel Road will need to be improved to a minimum width of 22'. It will also need to be cored to ensure it has adequate thickness to support commercial traffic. If right-of-way 25' from the center has not already been dedicated for Rebel Road, it will be required as well.
6. Four dumpsters are shown for 19 tenants. Staff is concerned whether or not this is adequate, depending on the tenant mix. More required if necessary.
7. Show ADA compliant pedestrian access from the front of the buildings to the public sidewalk.
8. Show a fire hydrant within 400' of the buildings.
9. Submit a traffic study. Any recommended improvements would be required to be installed by the developer.

At this time, Chairman Tim Morrell acknowledged Landscape Architect Scottie Burneck with RaganSmith to speak regarding this request.

At this time, Chairman Tim Morrell acknowledged Robert Pearey of 137 Rebel Road to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to recommend denial to the Town Council the R-1 to PCD Rezoning Request at 115 Rebel Road due to inconsistent use with the surrounding zoning.

**Vote:** 5 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Bulldog Drive Subdivision

Lee Victory Parkway & Bulldog Drive

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

A Preliminary Plat was submitted for Bulldog Drive Subdivision located at Lee Victory Parkway & Bulldog Drive. This property can be further referenced by Rutherford County Tax Map: 34, Part of Parcel: 45.00, is comprised of 27.67 acres, is zoned C-2, and consists of 8 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. The Major Thoroughfare Plan designates Lee Victory Parkway as a principal arterial and Bulldog Drive as a collector. Adequate right-of-way exists for these streets.
7. Add the stamp and signature of the engineer that prepared the plat.
8. Provide an access easement from the proposed private cul-de-sac to the property proposed to be donated to the Rutherford County Board of Education.
9. Show and label all proposed public easements. If an easement is not located on a proposed or existing property line, provide dimensions from property lines to the easement lines in multiple locations.
10. Show and label ingress/egress easements for all lots as needed.
11. Show a sidewalk along Bulldog Drive on the east side extending to the end of Lot 4.
12. A Type C landscape buffer strip is required where the property abuts the adjoining apartment development. A stormwater line is shown in that area. Please ensure that adequate space for a Type C buffer will be provided.
13. Add the name and address of the owner of the land, the subdivider of the land, and the engineer that prepared the plat.
14. Remove hydrants out of the roadway, provide a PUDE for them, and remove hydrants from the pond.
15. Show all road names.

At this time, Chairman Tim Morrell acknowledged Trey Lee with Rutherford County Schools to speak regarding this request.

At this time, Chairman Tim Morrell acknowledged Randy Perry to speak regarding this request.

At this time, Chairman Tim Morrell acknowledged Rhodes Seager to speak regarding this request.

At this time, Chairman Tim Morrell acknowledged Richard Phillips of 106 Mission Court Franklin, TN 37067 to speak regarding this request.

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to approve the Preliminary Plat for Bulldog Drive Subdivision with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

c. Final Plats:

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

A Final Plat was submitted for Six Cedars Business Park Phase 1, Buildings K & L located on Seven Oaks Boulevard. This property can be further referenced by Rutherford County Tax Map: 50, Parcel: 7.02, is comprised of 4.479 acres, is zoned C-2, and consists of 1 lot. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. No roads shown on the Major Thoroughfare Plan are affected by this request.
7. Add signatures of the owner and attorney prior to submittal to the Town for signatures.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the Final Plat for Six Cedars Business Park, Phase 1, Buildings K & L with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

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

A Final Plat was submitted for The Vintage Block 2 located at Needham Drive/White Birch Avenue/Carriage House Drive. This property can be further referenced by Rutherford County Tax Map: 28, Part of Parcel: 44.07, is comprised of 16.448 acres, is zoned PRD, and consists of 1 lot. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. The Major Thoroughfare Plan designates White Birch Avenue and Carriage House Drive as collectors. Adequate right-of-way is shown to be dedicated for these streets.

7. Submit utility construction plans.
8. Add signature of the owner prior to recording.
9. Show all existing utilities.
10. Show all necessary public utility and drainage easements.
11. Public sewer is not to be routed through a detention pond.
12. Remove drainage easements from the pond. The property owner is responsible for the pond maintenance.
13. An ARAP will be required to cross Hart's Branch.

Motion by Councilman Steve Sullivan, seconded by Salena Scott to approve the Final Plat for The Vintage Block 2 with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

d. Site Plans:

1. Jonathan's Grille  
Pilot Place/Sam Ridley Parkway, West  
Owner / Developer: Equitable Property Company

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

**Proposal**

**A. Location Analysis**

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



## Development Standards

	Required	Proposed
<b>Square Footage of Vehicular Use Area</b>	N/A	0.95 Ac
<b>Square Footage of Open Space/Landscaping</b>	4,146 SF	6,573 SF
<b>Total Parking</b>	101 Spaces	108 Spaces
<b>Handicapped Parking Space(s)</b>	5 Spaces	5 Spaces

### **B. Landscaping**

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

### **C. Design Review**

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

### **Standard Comments:**

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

### **Staff Comments:**

1. Retaining walls over 4' in height require a building permit.
2. Utility construction plans are under review.
3. All landscaping must meet MTE standards.
4. The landscaping plan shows conflicts where the water meter and backflow preventers are proposed to be located. Please clarify. Remove shrubs where there is conflict along Pilot Place.
5. Per Design Review, no more than 25% of the trees shown on site may be ornamental. Please revise.

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

Motion by Vice-Mayor Marc Adkins, seconded by Ken Hill to approve the Site Plan for Jonathan's Grille with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

2. Katelyn Point Business Center  
 188 Moore Avenue  
 Owner / Developer: Sherif Fouad

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

**Proposal**

**A. Location Analysis**

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



**Development Standards**

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

**B. Landscaping**

Landscape plan shows streetscaping along Moore Avenue between the parking lot and roadway. Additional vegetation is shown surrounding the base of the proposed building. A row of eastern red cedars is shown along the eastern property line adjoining the residentially occupied property.

**C. Design Review**

Architectural elevations show the building to be finished with primarily brick and glass glazing with all wall faces containing at least 86% primary materials. A cornice of fiber cement siding wraps around the top of the entire building on all four sides. As presented, the architectural elevations meet

Design Review.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$408.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. No roads shown on the Major Thoroughfare Plan are affected by this request.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

**Staff Comments:**

1. A land surveyor is required to stake all corners of the building prior to obtaining a building permit to ensure the structure is meeting setback requirements.
2. Show the size of the proposed water service.
3. The roof access is to be used for maintenance purposes only, with no other uses allowed on the roof.

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

Motion by Councilman Steve Sullivan, seconded by Ken Hill to approve the Site Plan for Katelyn Point Business Center with the roof only being used for maintenance only and the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

3. Kroger - Bulldog Drive  
Lee Victory Parkway & Bulldog Drive  
Owner / Developer: Kroger Limited Partnership I

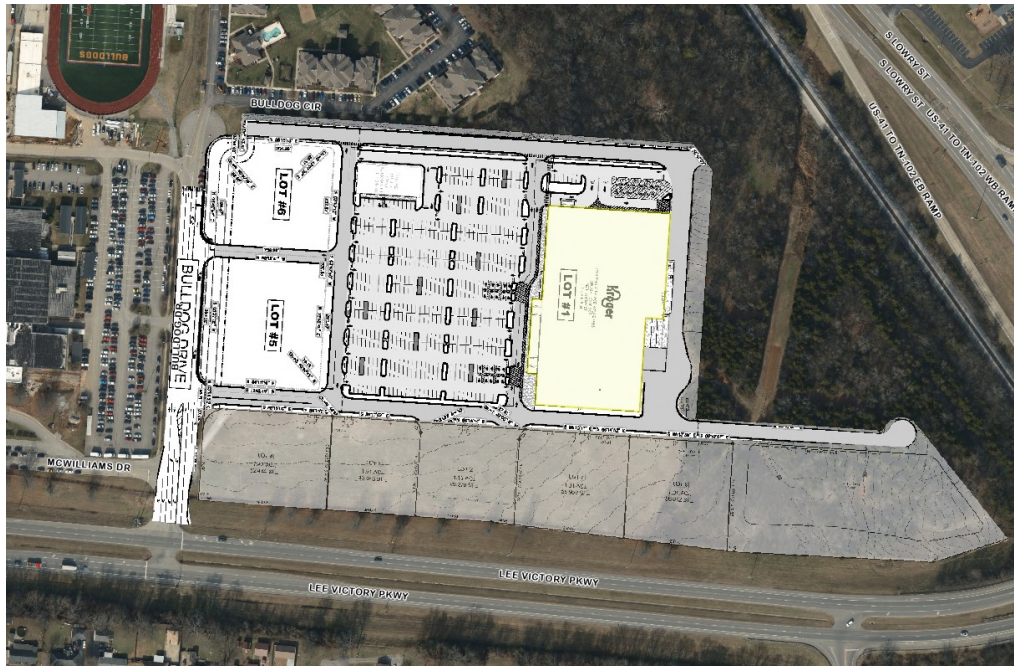
<b>Location:</b> Bulldog Drive	<b>Applicant:</b> Goodwyn Mills Caywood, LLC
<b>Tax Map/Parcel:</b> 34/45.00	<b>Property Owner(s):</b> NIR Homes Inc
<b>Zoning:</b> C-2	<b>Use Classification:</b> General Retail

**Proposal**

**A. Location Analysis**

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

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### Development Standards

	Required	Proposed
<b>Square Footage of Vehicular Use Area</b>	N/A	9.10 Ac
<b>Square Footage of Open Space/Landscaping</b>	0.91 Ac	0.91 Ac
<b>Total Parking</b>	533 Spaces	544 Spaces
<b>Handicapped Parking Space(s)</b>	11 Spaces	22 Spaces

### B. Landscaping

Landscape plan shows a buffer along the northern property line abutting the apartments. A Type C landscape buffer is required with a C-2 development adjacent to R-6 property; the existing vegetation will have to be revised to meet Type C landscaping requirements. Shrubs are shown within landscape islands in the parking lot, but trees will be required as well.

### C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, stone, glass/glazing, fiber cement board and metal accents. All four wall faces are shown to have a minimum of 75% primary materials and not exceeding 10% accent materials (metal). As shown, the elevations meet Design Review requirements.

### Standard Comments:

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

**Staff Comments:**

1. Submit water and sewer construction plans to the Utilities Department.
2. Coordinate with Captain James Scott with the Smyrna Police Department regarding placement of security cameras on the poles to be integrated into the Town’s system.
3. The fuel station on Lot 2 and the future shops building on Lot 1 will require separate site plan submittals as the fuel station is on a separate lot and no architectural elevations have been submitted for the shops building.
4. A Type C landscape buffer is required along the northern boundary of Lot 1. There is barely 15’ between the property line and the stormwater pipe in that area. Staff is concerned about conflicts regarding the long term maintenance of the storm pipe and landscape buffer. The buffer as shown does not meet Type C requirements, as supplemental evergreen shrubs are required along the entire length of the buffer.
5. The landscaping plan does not meet Design Review. Add trees in the landscape islands.
6. Provide sewer profiles.
7. Floor drain cannot connect to the sanitary sewer main.
8. Replace Murfreesboro contact information on the landscape plan with Smyrna.
9. Show details for speed tables on Bulldog Drive for the crosswalks.

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

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to approve the Site Plan for Kroger - Bulldog Drive with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

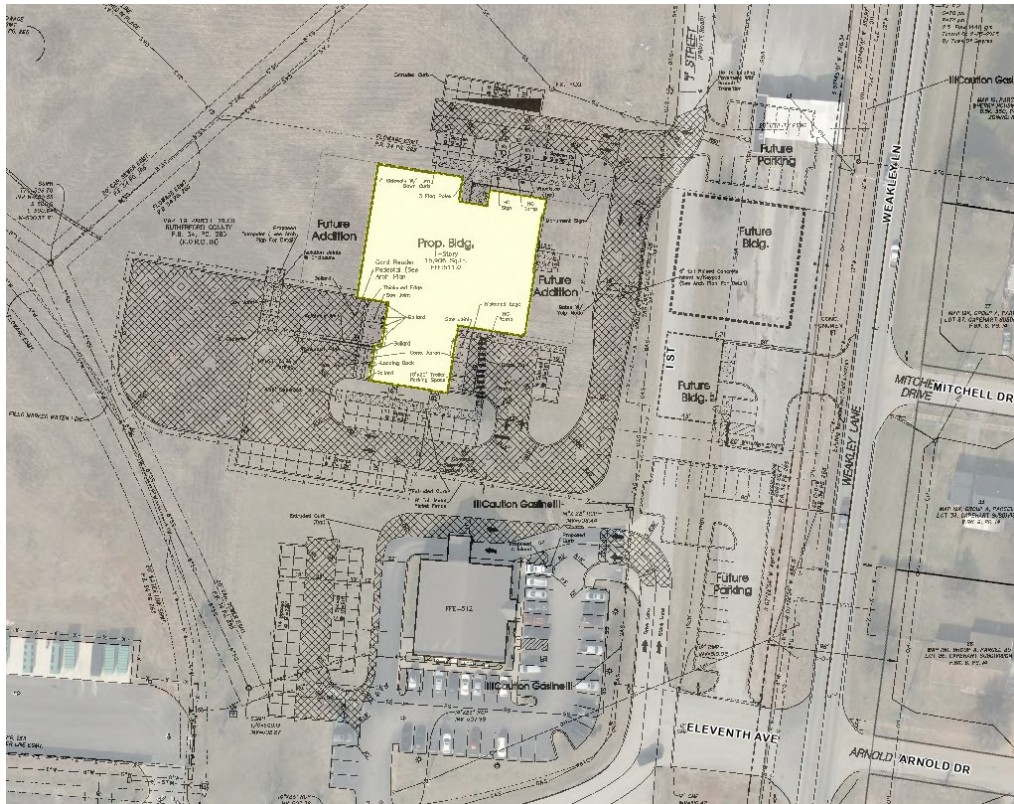
4. Rutherford County Medical Examiners Lab  
215 I Street  
Owner / Developer: Rutherford County

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

**Proposal**

**A. Location Analysis**

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



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	1.46 Ac
<b>Square Footage of Open Space/Landscaping</b>	6,364 SF	7,442 SF
<b>Total Parking</b>	54 Spaces	70 Spaces (New)
<b>Handicapped Parking Space(s)</b>	3 Spaces	3 Spaces

### **B. Landscaping**

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

### **C. Design Review**

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

### **Standard Comments:**

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

specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

**Staff Comments:**

1. All retaining walls over 4' will require building permits.
2. No sidewalk is required on Weakley Lane between 8th and 11th. The sidewalk will be on the residential side with a crossing at 9th Avenue to the greenway.
3. Show the crosswalk from the new parking area to the existing Clerk's building not starting in a landscaped area.
4. Add a crosswalk from the new ADA parking space to the front of the building.

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

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

Motion by Vice-Mayor Marc Adkins, seconded by Ken Hill to approve the Site Plan for Rutherford County Medical Examiners Lab with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

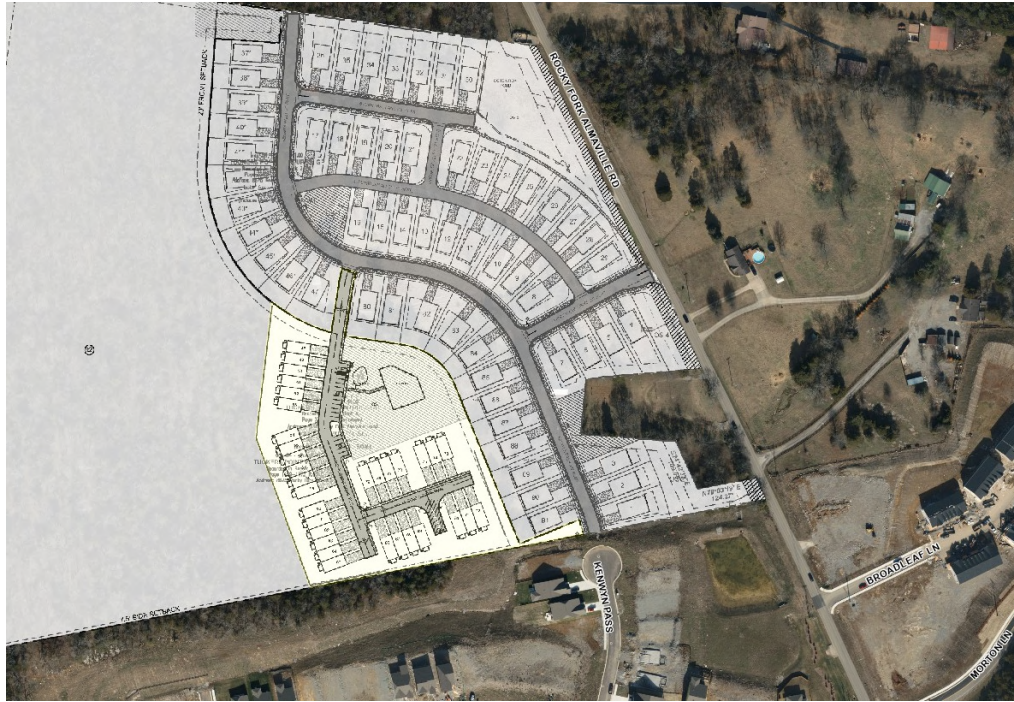
5. Tuckers Pointe, Phase 2  
8613 Rocky Fork Almadale Road  
Owner / Developer: Tuckers Point Ventures, GP

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

**Proposal**

**A. Location Analysis**

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



**Development Standards**

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

**B. Landscaping**

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

**C. Design Review**

Architectural elevations show all townhomes to have two car garages. All homes are required to be finished with brick, fiber cement board, stone or faux stone. As shown, the elevations match the approved PRD.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$995.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. No roads shown on the Major Thoroughfare Plan are affected by this request.
6. The required minimum fire flow is 1,000 GPM at 20 PSI. Construction of any units over 3,600 sq. ft. will increase the fire flow requirement.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

**Staff Comments:**

1. Submit sewer construction plans.
2. A HPR creating public easements is required to be submitted, approved, and recorded prior to issuance of building permits.
3. Show a pedestal for electric meters for each set of units.
4. Please use Town of Smyrna sewer details.
5. Please reference CUD Will Serve Letter for Tucker's Pointe PRD issued 9/25/2023 for detailed information regarding water line connections and existing flow available to site. CUD can only meet 1,000 GPM flow requirement for lots with water meters at or below elevation of 768'. Any home over 3,600 square feet will require sprinkling.
6. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.
7. Submit landscape plans with civil plans.

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

Motion by Councilman Steve Sullivan, seconded by Ken Hill to approve the Site Plan for Tucker's Pointe, Phase 2 with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

8. April Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the April Bond Review Report with staff recommendations.

**Vote:** 5 - 0 Passed - Unanimously

9. Staff comments and/or other business

At this time, Kevin Rigsby announced that on April 24, 2025 there will be a joint Planning Commission and Town Council meeting to discuss the update to the Mobility Plan.

10. Adjournment

Respectfully submitted:

Certified by:

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Kevin Rigsby  
Secretary

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Tim Morrell  
Chairman



## JOINT WORKSHOP OF THE SMYRNA TOWN COUNCIL AND MUNICIPAL PLANNING COMMISSION

April 24, 2025

Smyrna Town Hall

3:00 p.m. meeting

### AGENDA

1. Public Comment.

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

2. Presentation of the Mobility Plan

3. Impact Fee Update - Retreat Discussion

4. Planning - Next Steps

5. Staff comments and/or other business

6. Adjournment

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**MINUTES OF MEETING OF A JOINT SPECIAL CALLED SESSION  
OF THE TOWN COUNCIL AND PLANNING COMMISSION  
OF THE TOWN OF SMYRNA  
ON APRIL 24, 2025**

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The Town Council of the Town of Smyrna, Rutherford County, Tennessee, met in a joint special called session with the Town's Planning Commission at 3:00p.m. on April 24, 2025, at Town Hall with Mary Esther Reed, Mayor, presiding.

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

The following Town Council Members were present:

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

The following Planning Commission members were present:

Tim Morrell  
Matthew Carver  
Charles Scurr  
Salena Scott  
Ken Hill

In addition to members of the Town Council, various staff members and citizens were present. There were no citizen comments at this time. First, Kevin Tilbury and Kayla Ferguson from Kimley-Horn presented the results of the Mobility Plan. Next, Town Planner, Kevin Rigsby, discussed a potential update to Impact Fees following discussion at the retreat, as well as next steps and various happenings within the Town planning department.

Following discussion, and there being no further business before the Council, the meeting was adjourned at 4:51 p.m.

**TOWN OF SMYRNA, TENNESSEE**

**ATTEST:**

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**Tim Morrell, Chairman  
Planning Commission**

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**Kevin Rigsby, Secretary  
Town Planner**

## 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

## 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:

Weekley Homes, LLC  
6304 Lee Road

Tax Map 51, Parcel 8.11, owned and requested by Weekley Homes, LLC. Bordered on the west by Parcel 8.00, owned by John Mitchell Byrnes; on the south by the existing right-of-way of Lee Road; on the east by Parcel 24.15, owned by Bobby G. and Connie A. Smith, and the Buckingham Hills development; and on the north by Parcel 8.28, owned Michael D. and Marie Burke. Area annexed contains approximately 6.04 acres.

#### A. Water

Water services will be provided by Consolidated Utility District.

#### B. Wastewater

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

#### C. Streets

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

#### D. Planning and Zoning

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

E. Street Lighting

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

F. Recreation

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

G. Street Name Signs

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

H. Fire Protection

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

I. Police Protection

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

J. Traffic Control

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

K. Refuse Collection

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

L. Inspection Services

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

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

ADOPTED THIS \_\_\_\_TH DAY OF JUNE, 2025

TOWN OF SMYRNA, TENNESSEE

\_\_\_\_\_  
Mary Esther Reed, Mayor

ATTEST:

\_\_\_\_\_  
Amber Hobbs, Town Clerk

**Subject:**

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

**Summary:**

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

Location: Bill France Road & I-840

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

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

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

improvements are completed according to CUD, each property owner/developer should submit a separate water service availability request to CUDengineering@ cudrc.com for individual analysis to determine feasibility. Water availability to all annexed and rezoned areas is dependent on ALL conditions of said contract and required water infrastructure improvements being strictly adhered to.

8. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.
9. Staff recommends denial of this request agenda item 7.a. 1 replaces this request.

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### **Attachments**

Joe Haddix Application

Joe Haddix Application

Plan of Service

Location Map 1

Location Map 2

Location Map 3



# Town of Smyrna


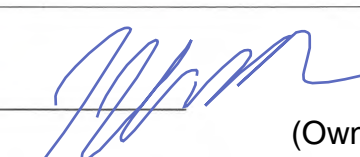
## ANNEXATION REQUEST

### 1. PROPERTY DESCRIPTION:

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

### 2. APPLICANT INFORMATION:

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



11/14/22  
 \_\_\_\_\_  
 Signature (CSDG) (Owner) Date

For Official Use Only

Date Received: \_\_\_\_\_ Review Fee: \_\_\_\_\_ Initials: \_\_\_\_\_



# Town of Smyrna

## REZONING REQUEST

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

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

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

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

For Official Use Only

Date Received: \_\_\_\_\_ Review Fee: \_\_\_\_\_ Initials: \_\_\_\_\_

## RESOLUTION

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

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

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

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

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

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

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

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

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

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

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

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

A. Water

Water services will be provided by the Consolidated Utility District.

B. Wastewater

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

C. Streets

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

D. Planning and Zoning

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

E. Street Lighting

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

F. Recreation

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

G. Street Name Signs

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

H. Fire Protection

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

I. Police Protection

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

J. Traffic Control

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

K. Refuse Collection

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

L. Inspection Services

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

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

ADOPTED THIS \_\_\_\_TH DAY OF FEBRUARY, 2025

TOWN OF SMYRNA, TENNESSEE

\_\_\_\_\_  
Mary Esther Reed, Mayor

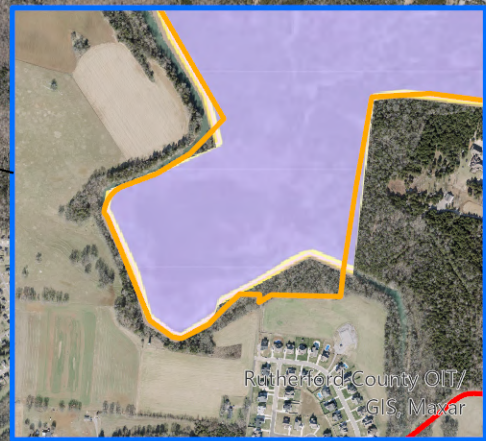
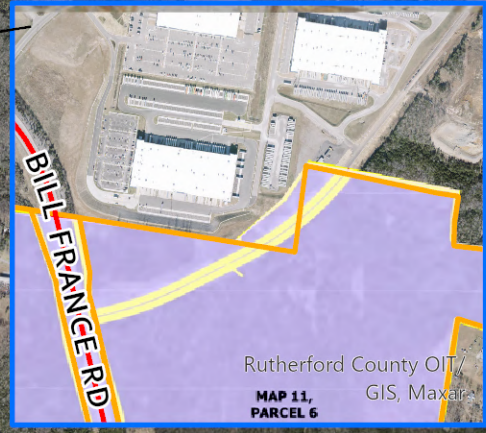
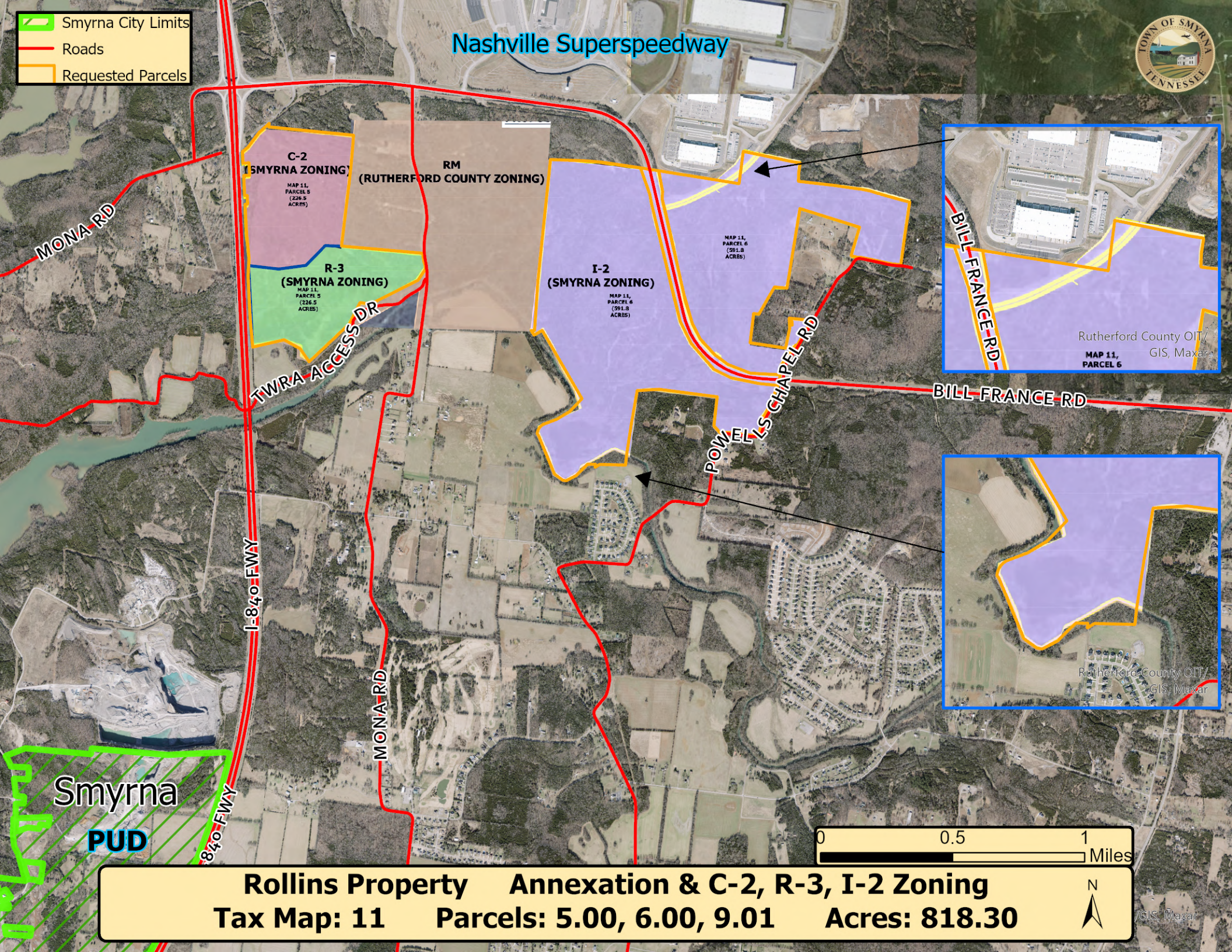
ATTEST:

\_\_\_\_\_  
Amber Hobbs, Town Clerk



- Smyrna City Limits
- Roads
- Requested Parcels

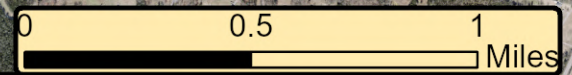
Nashville Superspeedway



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

Rutherford County OIT/  
GIS, Maxar

Smyrna  
PUD



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

/GIS, Maxar



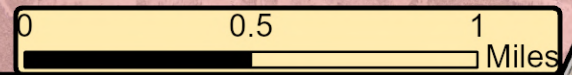
- Wilson County
- Murfreesboro UGB
- Smyrna City Limits
- Roads
- Requested Parcels

Nashville Superspeedway

Wilson County

Murfreesboro Urban Growth Boundary

Smyrna PUD



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





- Smyrna City Limits
- Roads
- Requested Parcels

Nashville Superspeedway

MONA RD

C-2

R-3

TWRA ACCESS DR

I-2

I-2

POWELL CHAPEL RD

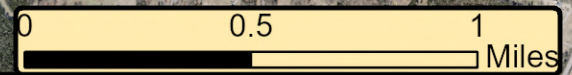
BILL FRANCE RD

I-840 FWY

840 FWY

MONA RD

Smyrna  
PUD



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



**Subject:**

Estates at Williamsport  
Williamsport Drive  
Owner / Developer: RMG Development

**Summary:**

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

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

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

**Planning Commission  
Town of Smyrna  
Agenda Summary**

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

---

**Subject:**

452 Properties, LLC  
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. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

---

## Attachments

Application

Application

Location Map 1

Location Map 2

Location Map 3

Location Map 4



Town of Smyrna

# Annexation Request Application

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

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

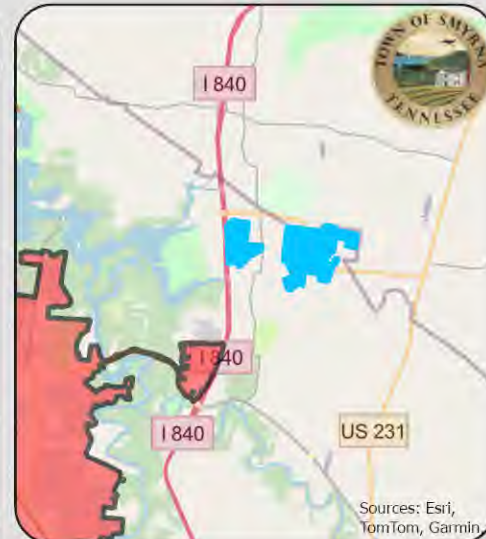


Town of Smyrna

# 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

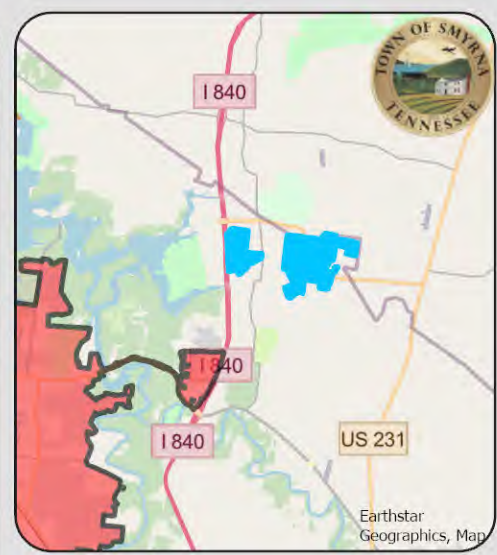
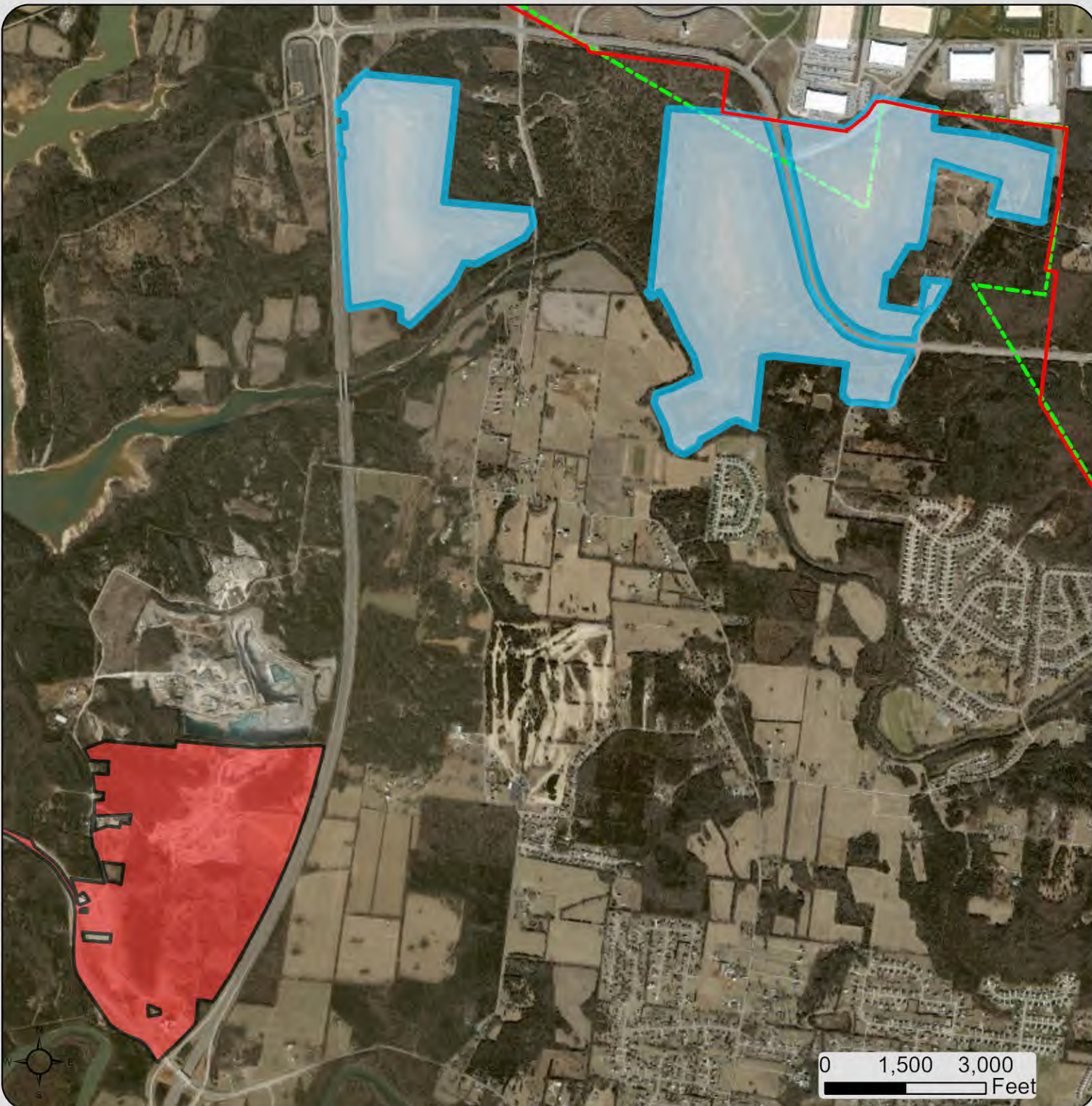
- Parcels
- Requested Parcels
- Tract 1
- Tract 2
- Tract 3
- Tract 4
- Wilson County Line
- Actual County Border
- Smyrna City Limits



### 452 Properties LLC

Annexation & PUD  
Rezoning

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

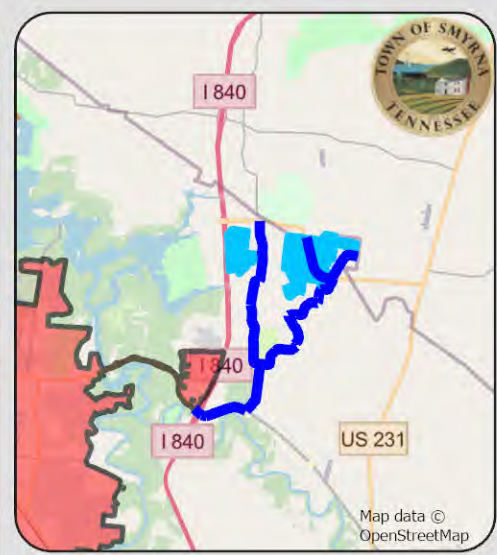


-  Requested Parcels
-  Wilson County Line
-  Actual County Border
-  Smyrna City Limits

### **452 Properties LLC**

Annexation & PUD  
Rezoning

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

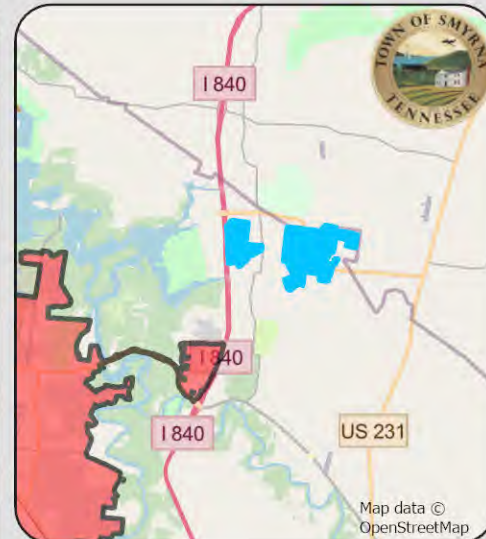
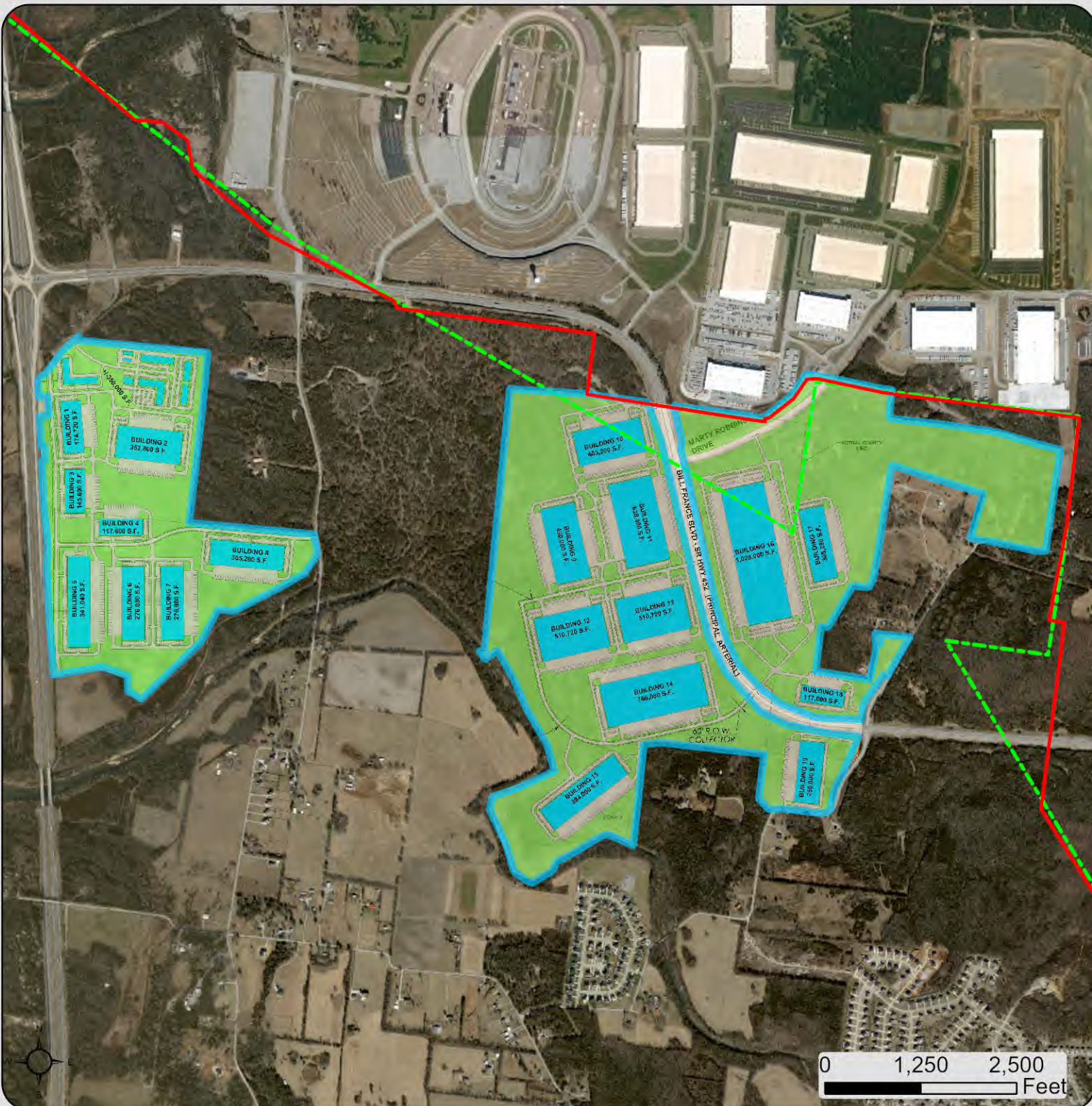


- Requested Parcels
- Wilson County Line
- Actual County Border
- Smyrna City Limits
- Streets to be Annexed

**452 Properties LLC**

Annexation & PUD  
Rezoning

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

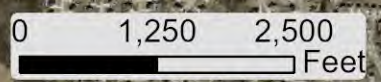


- Requested Parcels
- Wilson County Line
- Actual County Border
- Smyrna City Limits

## 452 Properties LLC

Annexation & PUD  
Rezoning

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



**Subject:**

Weekley Homes, LLC  
6304 Lee Road  
Annexation & R-1 Zoning

**Summary:**

Weekley Homes, LLC - Annexation & R-1 Zoning

Location: 6304 Lee Road

Tax Map: 51                      Parcel: 8.11                      Acres: 6.04

Current Zoning: RM    Proposed Zoning: R-1

1. The surrounding zoning is RM in Rutherford County and PRD (Hidden Springs, Buckingham Hills and Olive Branch Estates) in Smyrna.
2. The Land Use Plan for the area would support Medium Density Single Family Residential development.
3. The Major Thoroughfare Plan designates Lee Road as a collector.

---

**Attachments**

Application

Location Map

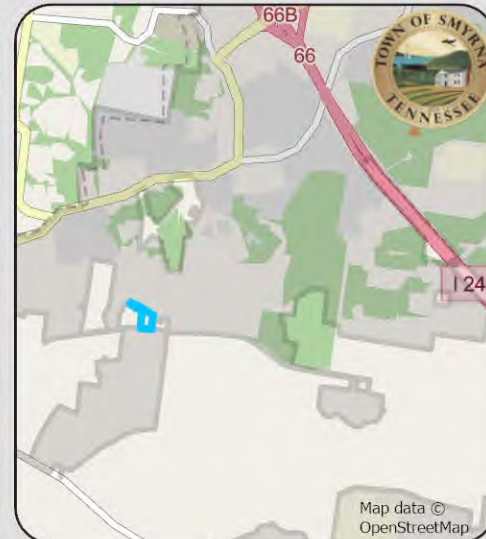
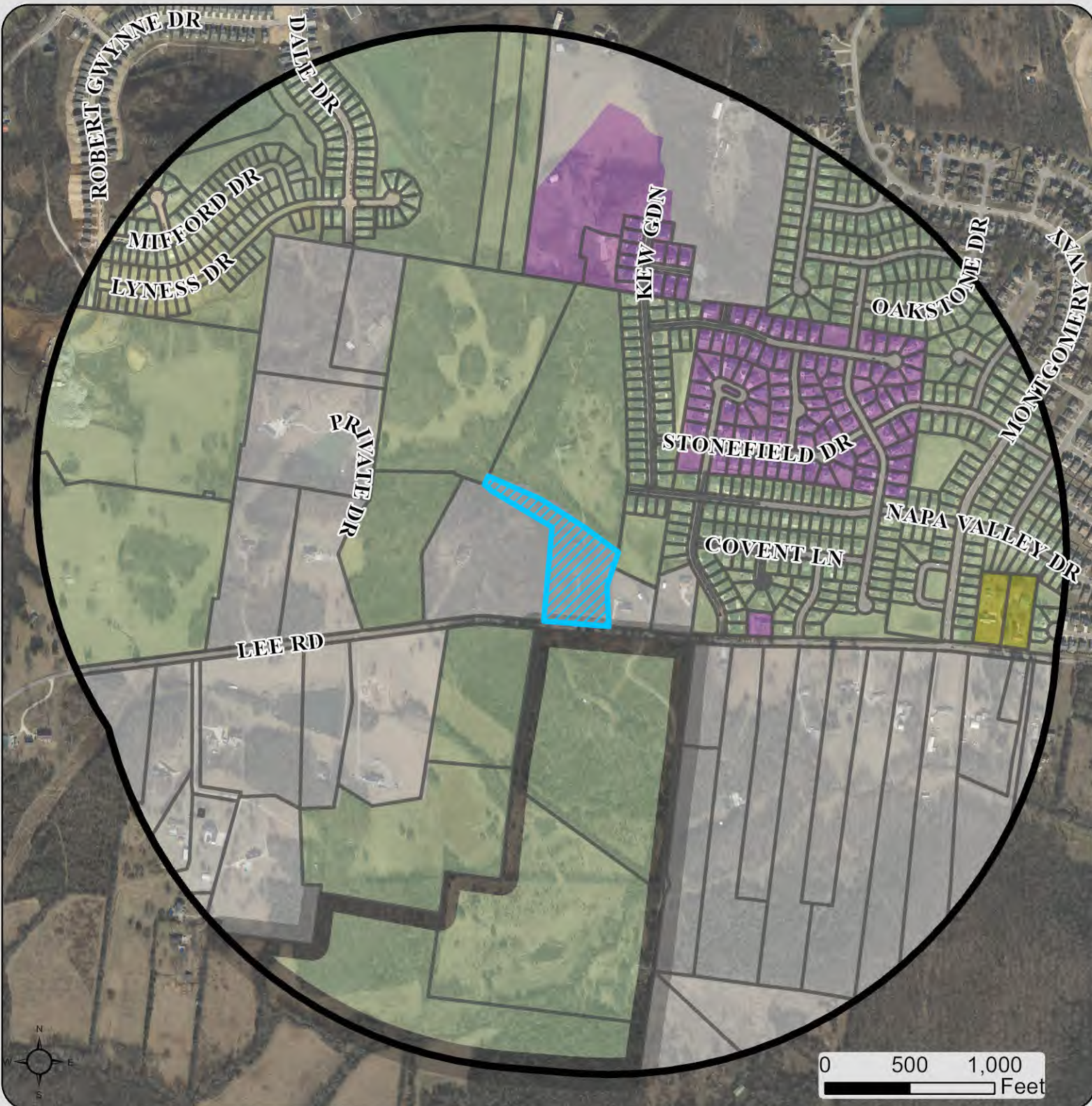










Town of Smyrna

# Annexation Request Application

APPLICANT INFORMATION:		
Name/Company: Wes Magill - Weekley Homes, LLC		
Street Address: 206 Gothic Court, Suite 308		
City: Franklin	State: TN	ZIP: 37067
Email: wmagill@dwhomes.com		Phone: 615-454-9665
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: Lee Road		
Tax Map: 051	Group:	Parcel: 00811
Requested Lot Area (Square feet/Acres): 263,202 SF / 6.04 AC		
Existing Zoning: RM	Requested Smyrna Zoning: R1	
*Current Property Owner (See Note Below): Weekley Homes, LLC		
APPLICANT AUTHORIZATION		
Applicant Signature: 		Date: 04/14/2025
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

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



-  Parcels selection
-  0.5 Mile Radius
-  R-1 LOW DENSITY RESIDENTIAL
-  R-3 MEDIUM DENSITY RESIDENTIAL
-  PRD PLANNED RESIDENTIAL DISTRICT
-  PUD PLANNED UNIT DEVELOPMENT
-  Parcels
-  County

**Wes Magill**

Annexation & R-1  
Zoning

**Tax Map: 51**  
**Parcel: 8.11**  
**Acres: 6.04**

**Subject:**

Eric Olsen  
570 Rock Springs Road  
Owner / Developer: Harts Branch, LLC / Carole Turner Grogan

**Summary:**

Eric Olsen - Rezoning R-4 to PRD Request

Location: 570 Rock Springs Road

Tax Map: 28E                      Group: A                      Parcel: 19.00

Current Zoning: R-3                      Proposed Zoning: PRD                      Acres: 1.28

1. The surrounding zoning is R-3, R-4, and PRD (Harts Branch Village).
2. The Land Use Plan would support Mixed Residential development in this area.
3. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Development of this property would require adequate right-of-way dedication for this street.
4. The requested PRD is to add this parcel to the Harts Branch Village PRD with 13 additional townhomes. All requirements of the existing approved PRD would apply. The existing PRD would allow for 169 townhomes on 22.19 acres for a density of 7.62 units per acre. The approved site plan is for 167 townhomes on 22.19 acres, for a density of 7.53 units per acre. The 13 additional townhomes on 1.28 acres would be a density of 10.16 units per acre and would raise the overall unit total to 180 units on 23.47 acres for a density of 7.67 units per acre.
5. Provide auto-turn for hammerhead evaluation.

---


**Attachments**

Application  
Location Map 1  
Location Map 2



Town of Smyrna

# Rezoning Request Application

APPLICANT INFORMATION		
Name/Company: Eric Olsen - Anderson, Delk Epps		
Street Address: 618 Grassmere Park Drive - Suite 4		
City: Nashville	State: TN	ZIP: 37211
Email: andersondelk@bellsouth.net		Phone: (615) 331-0809
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company: Regent Development, LLC		
Street Address: 6901 Lenox Village Drive - Suite 107		
City: Nashville	State: TN	ZIP: 37211
Email: john.beyer@regenthomes-tn.com		Phone: (615) 333-9000
PROPERTY INFORMATION		
Street Address/Intersecting Streets: 570 Rock Springs Road		
Tax Map: 28E	Group: A	Parcel: 19.00
Requested Lot Area (Square feet/Acres): 55,719 sq ft +/- / 1.279 Ac+/-		
Existing Zoning: R-4	Requested Zoning: P.R.D.	
*Current Property Owner (See Note Below): Carole Turner Grogan		
APPLICANT AUTHORIZATION		
Applicant Signature: 		Date: 04/01/25
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 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.

*Carole Turner Grogan  
570 Rock Springs Road  
Smyrna, TN 37167*

March 20, 2025

Town of Smyrna, Planning Department  
315 South Lowry Street  
Smyrna, TN 37167  
(615) 355-5706

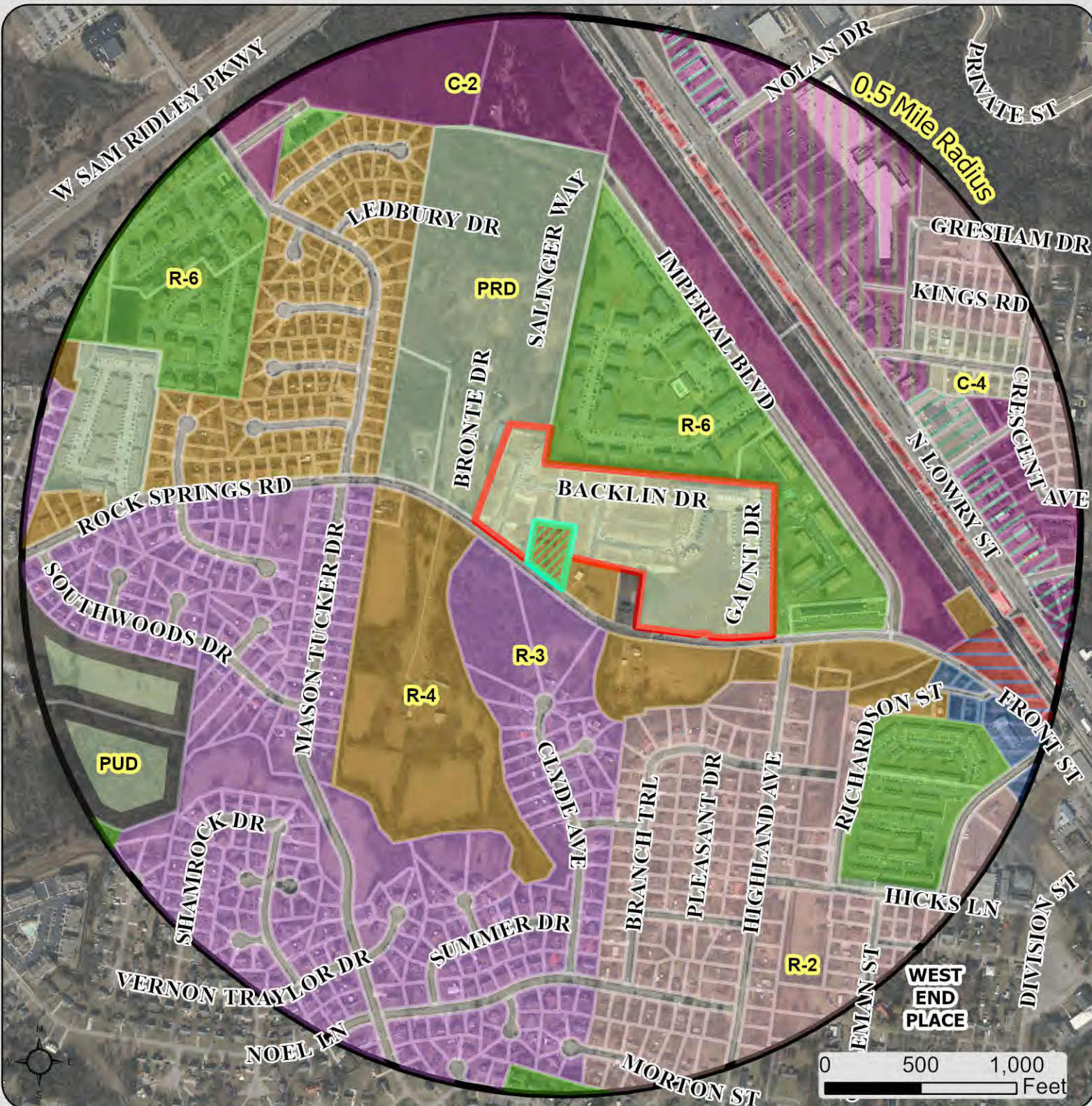
**RE: Authorization to act as Representative**




















To Whom It May Concern,

I, *Ernest Leuen Grogan* having full authority to sign on behalf of Carole Turner Grogan, do hereby authorize Anderson, Delk, Epps & Associates, Inc. to represent us and our interest as it relates to the undeveloped property identified as Tax Map 28E, Group A, Parcel 19.00. I give them the right to act on our behalf for the planning, designing, and presenting to the Town of Smyrna Planning Commission for the aforementioned property.

Sincerely,

*Ernest K. Grogan* 3/21/25

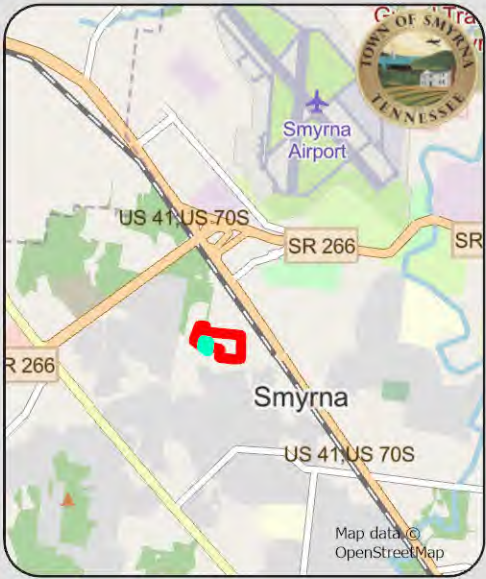
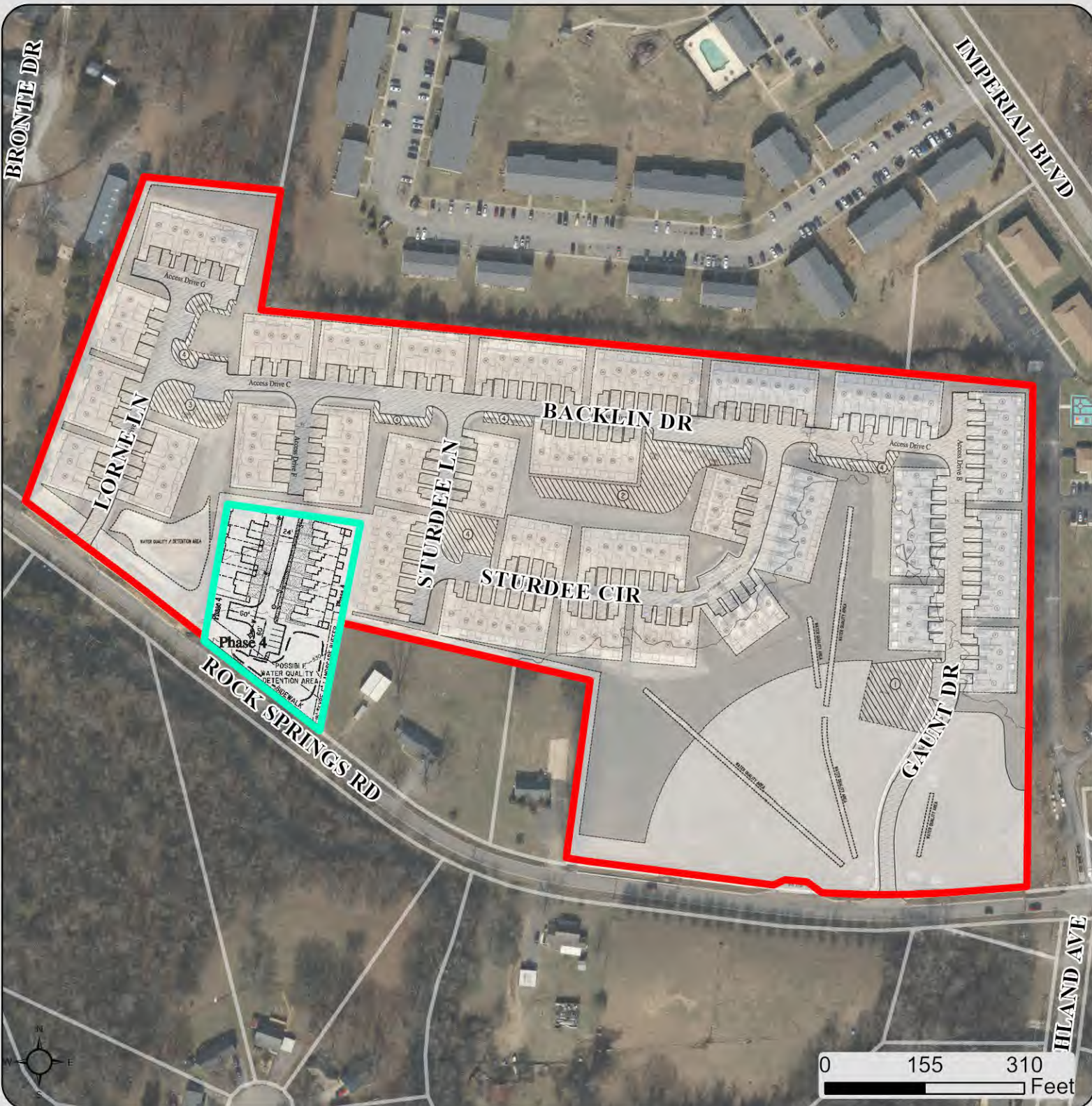


-  Area to be Added
-  Harts Branch Village
-  0.5 Mile Radius
-  Parcels
-  C-1 CENTRAL BUSINESS
-  C-2 HIGHWAY SERVICE
-  C-3 RESTRICTIVE HIGHWAY SERVICE
-  C-4 NEIGHBORHOOD SERVICE
-  R-2 LOW DENSITY RESIDENTIAL
-  R-3 MEDIUM DENSITY RESIDENTIAL
-  R-4 MEDIUM DENSITY RESIDENTIAL
-  R-6 HIGH DENSITY RESIDENTIAL
-  PRD PLANNED RESIDENTIAL DISTRICT
-  PUD PLANNED UNIT DEVELOPMENT
-  PCD PLANNED COMMERCIAL DISTRICT
-  LSO CENTRAL DEPOT DISTRICT
-  LSO MIXED USE CORRIDOR
-  LSO MIXED USE DEVELOPMENT
-  LSO RAILROAD FRONTAGE DISTRICT

**Eric Olson**  
 (Anderson, Delk Epps)

**R-4 to PRD**  
**Rezoning**

Tax Map: 28E  
 Group: A  
 Parcel: 19.00



- Area to be Added
- Harts Branch Village
- Parcels

**Eric Olson**  
 (Anderson, Delk Epps)  
  
**R-4 to PRD**  
**Rezoning**  
  
**Tax Map: 28E**  
**Group: A**  
**Parcel: 19.00**



**Planning Commission  
Town of Smyrna  
Agenda Summary**

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

---

**Subject:**

Resubdivision of Lot 137A, Sagefield Subdivision, Sec. 5-D  
139 Neal Avenue  
Owner / Developer: Proverbs Build Homes, LLC

**Summary:**

Final Plat: Resubdivision of Lot 137A, Sagefield Subdivision, Sec. 5-D  
Location: 139 Neal Avenue  
Tax Map: 50J                      Group: E                      Parcel: 15.00  
Zone: R-3                      Lots: 3                      Acres: 0.88

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
  2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
  3. A grading permit fee will be required.
  4. Signs will require a separate permit and must be within setbacks where applicable.
  5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
  6. No roads shown on the Major Thoroughfare Plan are affected by this request.
  7. The required minimum fire flow is 1,000 GPM @ 20 PSI for a house under 3,600 sq. ft. total under roof. The fire flow will increase above that square footage.
  8. Add signatures of the owners and CUD prior to recording.
  9. Provide verification of the existing easement to access the existing 18" sewer line.
  10. Show the distance to the nearest fire hydrant along Neal Avenue and label the fire hydrant location.
  11. As this is a resubdivision of Sagefield Lot 137A, please number the lots so that continuity is kept with the lot number for the existing house and to not conflict with other lot numbers within Sagefield. Staff would recommend the new lots be 137C and 137D with the existing house remaining 137A.
  12. Consolidated Utility District is the water provider in this area, not the Town of Smyrna. Submit this plat to CUD for review and add the certification for CUD to sign the plat as required by the Subdivision Regulations.
  13. Change the Certificate of Public Ways from Director of Public Works to Town Engineer.
  14. There are two different addresses shown for the property owner. Please correct.
-

**Planning Commission  
Town of Smyrna  
Agenda Summary**

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

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**Subject:**

Pottsvview Subdivision  
6016 Eugene Drive  
Owner / Developer: Forestar (USA) Real Estate Group, Inc.

**Summary:**

Final Plat: Pottsvview Subdivision  
Location: 6016 Eugene Drive  
Tax Map: 32 Parcel: 5.07  
Zone: R-1 Lots: 39

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 over 4 feet tall requires engineered design and building permits.
  5. The required minimum fireflow is 1,000 GPM at 20 PSI for any home smaller than 3,600 square feet under roof. No homes over 3,600 square feet allowed. The current fireflow is approximately 800 GPM at 20 PSI. All homes will be required to be sprinkled and be less than 3,600 square feet total under roof including unfinished areas with the current fire flow.
  6. Submit E911 approval for the road name Oregano Drive.
  7. Show and label all easements, including on Lot 26 and the pump station site. Add additional dimensions to the easement on Lot 14.
  8. Add the signature of the owner prior to submittal for recording.
-

**Planning Commission  
Town of Smyrna  
Agenda Summary**

**Agenda Item Number 7. c. 3.  
Department: Planning & Zoning  
Date: May 1, 2025**

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**Subject:**

Sullivan Subdivision, Lot 1

114 Hart Street

Owner / Developer: Jerry Winsor & Charlene Odle-Winsor

**Summary:**

Final Plat: Sullivan Subdivision, Lot 1

Location: 114 Hart Street

Tax Map: 34A            Group: A            Parcel: 5.07

Zone: R-1            Lots: 1            Acres: 1.0

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 must be within setbacks where applicable.
  4. 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.
  5. No roads shown on the Major Thoroughfare Plan are affected by this request.
  6. The required minimum fire flow is 1,000 GPM @ 20 PSI for a house under 3,600 sq. ft. total under roof. The fire flow will increase above that square footage.
  7. Extend a water main from Belaire Drive to the southwest corner of this property with a fire hydrant at the end of the public main.
  8. Change the Certificate of Public Ways from Director of Public Works to Town Engineer.
  9. Correct the note numbering.
  10. Add signatures of the owners and surveyor prior to submittal for recording.
  11. Show a cross section of the proposed drive from Belaire Drive. This is required to meet Fire Department requirements to support fire apparatus.
-

**Kroger Fuel Center**

Site Plan

Location: Lee Victory Pkwy. & Bulldog Drive	Applicant: Goodwyn Mills Cawood, LLC
Tax Map/Part of Parcel: 34/45.00	Property Owner(s): NIR Homes Inc
Zoning: C-2	Use Classification: Fuel Station

**Proposal**

A. Location Analysis

Kroger fuel center is shown on Lot 2 within the Bulldog Drive commercial subdivision. The fuel center shows 14 fuel pumps with a 225 square foot kiosk building. Access to the site would be provided via private road to serve the commercial subdivision. The lot would have frontage on Lee Victory Parkway, but not direct access.



Development Standards

	Required	Proposed
<b>Square Footage of Vehicular Use Area</b>	N/A	27,318 Ac
<b>Square Footage of Open Space/Landscaping</b>	2,732 SF	3,133 SF
<b>Total Parking</b>	3 Spaces	23 Spaces
<b>Handicapped Parking Space(s)</b>	1 Space	1 Space

B. Landscaping

Landscape plan shows shrubbery along Lee Victory Parkway and the drive aisle to access Kroger. Trees are shown lining Lee Victory Parkway with shrubbery along the paved area circulating the site.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick and sandstone. Pillars within the canopy are shown to be brick. Material percentages for each wall face of the building have not been submitted at this time.

**Standard Comments:**

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

**Staff Comments:**

1. Submit a utility plan for the fuel center only. The Utilities Department will not approve the plans without a separate plan being submitted. Contact Mark Parker with any questions.
2. Provide material percentages for each wall face of the building.
3. Street trees along Lee Victory Parkway should have a caliper no smaller than 3-3.5". Where are the 20 Vintage Jade Distylium shrubs to be planted? Show on the plan.
4. Show the proposed water meter and backflow assembly inset for the fuel center. Backflow must be reduced pressure.

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

**Smyrna Soccer Complex**

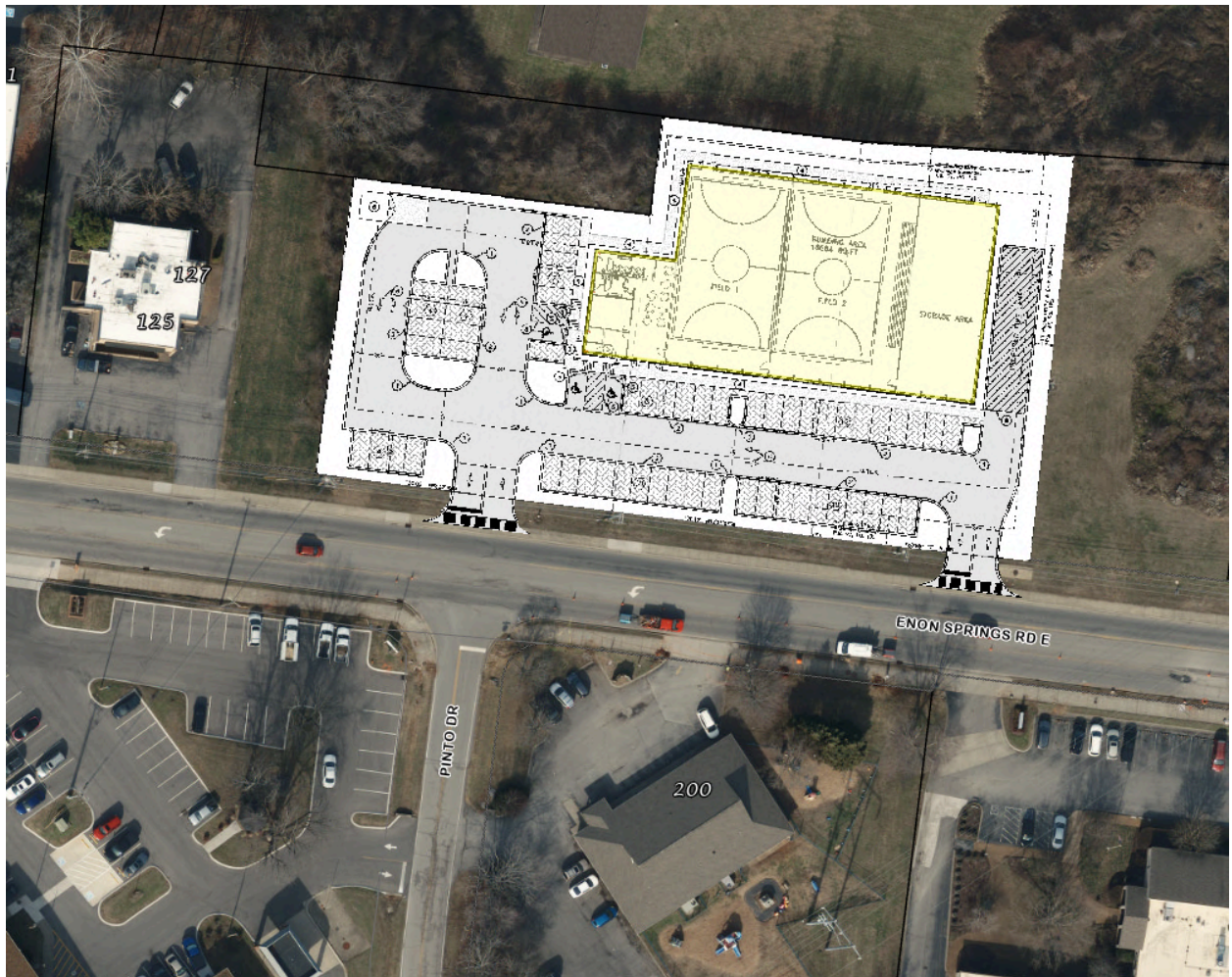
Site Plan

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 18,584 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
<b>Square Footage of Vehicular Use Area</b>	N/A	28,262 SF
<b>Square Footage of Open Space/Landscaping</b>	2,826 SF	5,000 SF
<b>Total Parking</b>	1 Space/Staff + Others as Determined by the Planning Commission	59 Spaces
<b>Handicapped Parking Space(s)</b>	3 Spaces	3 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:**

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. Signs will require a separate permit and must be within setbacks where applicable.
4. 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.
5. The required minimum fire flow is 1,000 GPM at 20 PSI.
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. Retaining walls over 4' in height require a building permit.
2. A final plat combining all parcels together is required to be submitted and recorded prior to issuance of building permits.
3. A minimum 1,500 gallon grease trap is required if food is to be prepared in the building.
4. Sewer service needs to be shown in the utility easement.
5. Show an ADA accessible route from the sidewalk to the front of the building.
6. Provide line sizes for domestic and fire water lines.
7. Add sewer cleanouts at the edge of the existing sewer main easement.
8. If not using existing driveway cuts, remove and replace with curb and gutter.
9. The developer's address on the application and on the plans are different. Which is correct?
10. Staff is concerned that adequate parking is not provided for this project. There could be as many as 44 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. This would most likely eliminate the need for the fire lane and would allow for additional parking on the east side of the building.

**Staff Recommendation:** Staff recommends denial due to concerns for the site having adequate parking on site to support the proposed use.

**Woodmont Amenity Center**

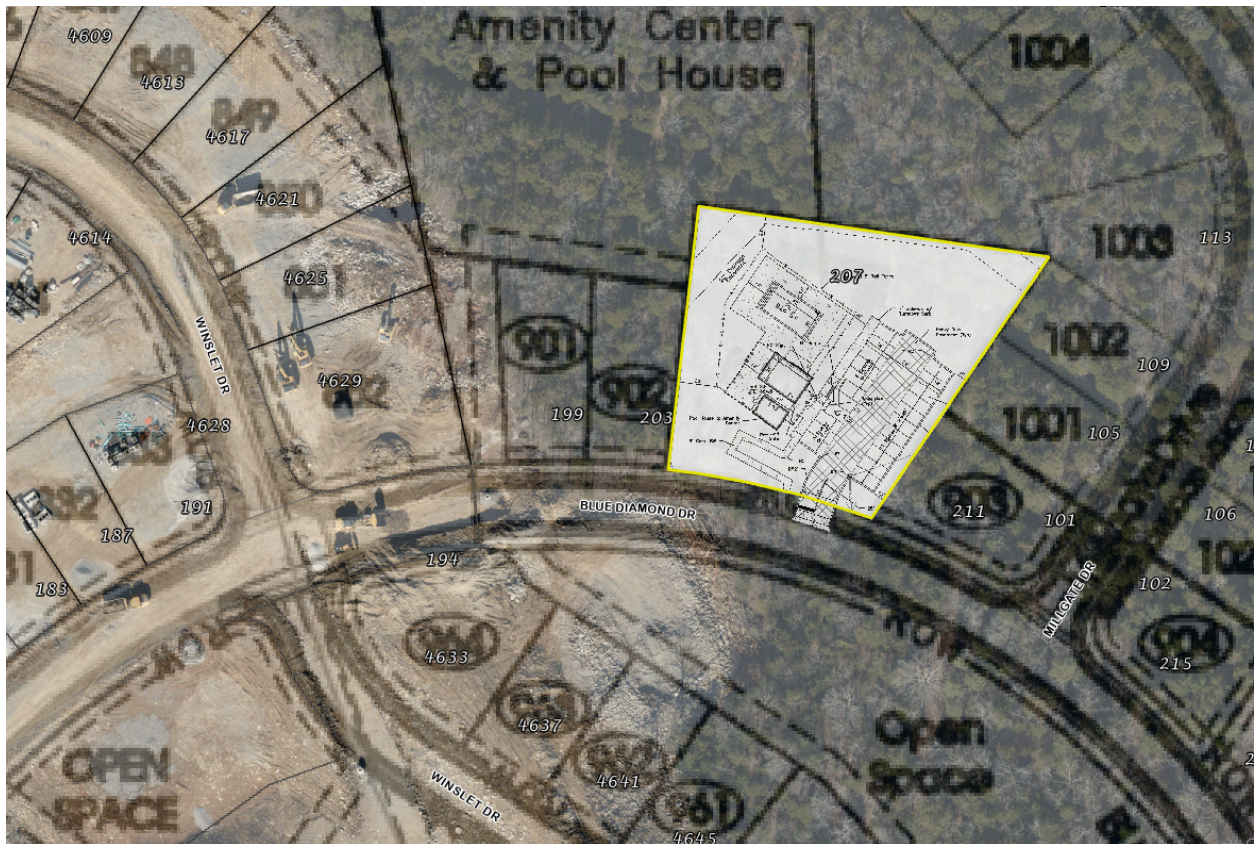
Site Plan

Location: 207 Blue Diamond Drive	Applicant: SEC, Inc
Tax Map/Parcel: 32/15.00	Property Owner(s): Meritage Homes of TN Inc
Zoning: PRD	Use Classification: Amenity Center

**Proposal**

A. Location Analysis

The Woodmont subdivision is proposing to develop an amenity center in Phase 9. Two structures are proposed to be constructed, which includes a pool house and amenity building in addition to a pool. Access to the site is shown to be provided off of Blue Diamond Drive.



Development Standards

	Required	Proposed
<b>Square Footage of Vehicular Use Area</b>	N/A	6,942 SF
<b>Square Footage of Open Space/Landscaping</b>	694 SF	3,482 SF
<b>Total Parking</b>	N/A	21 Spaces
<b>Handicapped Parking Space(s)</b>	1 Space	1 Space

B. Landscaping

Landscape plan shows streetscaping along Blue Diamond Drive with a mixture of oak trees and a variety of shrubbery. Additional trees are shown within the site around the parking lot area and vegetation is shown lining the amenity space.

C. Design Review

Architectural elevations show the building to be finished with a mixture of fiber cement board siding and brick. The proposed elevations are consistent with homes developed in the subdivision.

**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 Major Thoroughfare Plan designates Blue Diamond Drive as a collector. Adequate right-of-way exists for this street.
4. The required minimum fire flow is 1,000 GPM at 20 PSI.

**Staff Comments:**

1. A final plat will be required to be recorded prior to issuance of a building permit.
2. Addressing for Phase 9 will be changing to accommodate for the amenity center.
3. Show the total amount of impervious surface area.
4. The pool shall not connect to the sanitary sewer system.

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

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/12/2023	Cedar Hills Section 4, Phase 2 / Cedar Hills Holding, LP	5/12/2025	Escrow	\$72,800
<p><b>Bond is for: Roads, Sewer, Stormwater, Water is CUD</b></p> <p>Development is 100% built out. (72 out of 72 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> <li>1. Place final topping and striping.</li> <li>2. Remove silt fabric from catch basins before final inspection.</li> <li>3. Some manholes and water valve boxes need to be adjusted before final topping.</li> <li>4. Some areas of curb and gutter are damaged and need to be replaced or repaired.</li> <li>5. All P.U.D.E and drainage ditches need to be put on grade per plan.</li> <li>6. Some areas of sidewalks are broken and need to be replaced. All sidewalks and crosswalks must be ADA compliant.</li> <li>7. All signage must meet MUTCD regulations.</li> <li>8. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.</li> <li>9. Stabilize all common areas and any bare area on site to 70% uniform vegetative coverage.</li> <li>10. Remove all construction remnants (silt fence, stakes, inlet bags, etc.).</li> </ol> <p>Utilities Department Comments:</p> <ol style="list-style-type: none"> <li>1. Manhole 63 / B60-397 has Mastic seal on the bench that needs to be removed.</li> </ol> <p><b>DEVELOPER WILL PEAY WITH TRULAND CONSULTING'S COMMENTS:</b></p> <p>We should be complete with this phase by July 2025.</p> <p><b>RECOMMENDATION:</b></p> <p>Extend six months.</p>				

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/6/2020	Blakeney Subdivision, Section I, Phase I / Blakeney Partners, GP	5/13/2025	Wilson Bank & Trust	\$20,000
<p><b>Bond is for: Roads, Sewer, Stormwater, Road inspection improvements for Morton Ln &amp; Rocky Fork Almaville Road</b></p> <p>Development is 100% built out. (28 out of 28 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> <li>1. Areas of topping need to be fixed.</li> <li>2. Remove silt fabric from catch basins before final inspection.</li> <li>3. Place striping.</li> <li>4. Several areas of sidewalks are broken and needs to be replaced.</li> <li>5. Water is standing at Doster and Rocky Fork.</li> <li>6. Clean bottom of all structures.</li> <li>7. Some areas in the detention pond are eroding and need to be stabilized.</li> <li>8. Need to ditch down the side of Rocky Fork.</li> <li>9. All P.U.D.E. and drainage ditches needs to be put on grade and stabilized per plan.</li> <li>10. All signage must meet MUTCD regulations.</li> <li>11. Correct erosion coming from the curb cut of the mail kiosk/amenity parking lot.</li> </ol> <p>Utilities Department Comments:</p>				

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

**DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:**

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

**RECOMMENDATION:**

End of the maintenance period. If all items are completed prior to 5/13, release. Otherwise extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/16/2016	Buckingham Place, Section I, Phase II/ CB Development, LLC	5/16/2025	Southern Bank & Trust 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. Remove 2 feet piece of sidewalk at Freemark and Covent.
5. All signage must meet MUTCD requirements.
6. The headwall going into the detention pond needs to be cleaned out.
7. Large amounts of erosion in front of headwall leading into pond at the end of Freemark cul-de-sac.

Utilities Department Comments:

1. No issues to note.

**DEVELOPER OLIVER CONSTABLE'S COMMENTS:**

Please send me the punch lists as we are working through these quickly.

**RECOMMENDATION:**

End of the maintenance period. If all items are completed prior to 5/16, release. Otherwise extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/17/2022	Oak Meadows, Section I/ JM Byrnes	5/17/2025	Southern Bank of Tennessee	\$37,800

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

Development is 96.4% built out. (27 out of 28 lots built)

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. All sidewalks and crosswalks must be ADA compliant.
3. Remove silt fabric from catch basins before final inspection.
4. Some areas of curb and gutter are damaged and need to be replaced or repaired.
5. Some manholes and water valve boxes need to be adjusted.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
7. All signage must meet MUTCD specifications.
8. Correct all issues with the detention pond behind lot 1 so that it drains within 72 hours. Ensure this pond is also correctly graded with topsoil and stabilized.

9. Stabilize all bare soil onsite to 70% uniform vegetative coverage.
10. Bring grade up to curb in front of mail kiosk.
11. Incomplete sidewalk next to mail kiosk.

Utilities Department Comments:

1. MH-4 Casting needs to be recentered.
2. MH-16, MH-25, MH-25, MH-17, MH-18, MH-19, MH-20, MH-21, MH-22, and MH-23 have Mastic Seal either on the bench or in the trough that needs to be cleaned out. The excess mastic that has bulged out needs to be trimmed off so it does not fall into the manhole.
3. Valve close to MH-20 in the intersection of Napa Valley needs the tracer wire raised to the casting.

**DEVELOPER OLIVER CONSTABLE'S COMMENTS:**

Please send me the punch lists as we are working through these quickly.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
2/17/2016	Woodcrest Subdivision, Section III / CB Development, LLC	5/18/2025	Southern Bank of Tennessee	\$10,000

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

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

Public Works Department Comments:

1. Stop signs must meet MUTCD requirements.
2. Headwall on Stonefield needs to be cleaned. Stonefield and Maplestone intersection.

Utilities Department Comments:

1. No issues

**DEVELOPER OLIVER CONSTABLE'S COMMENTS:**

Please send me the punch lists as we are working through these quickly.

**RECOMMENDATION:**

End of the maintenance period. If all items are completed prior to 5/18, release. Otherwise extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/8/2014	Rooker's Bend Subdivision, Section I, Phase I / Eite Development Partnership	5/20/2025	Escrow	\$29,600

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

Development is 100% built out. (32 out of 32 lots built)

Public Works Department Comments:

1. Place final topping.
2. Some areas need to be milled.
3. All P.U.D.E. and drainage ditches need to be put on grade per plan.
4. Road bore on Rookers Bend Dr. has buckled the binder.

5. Sidewalks not complete.
6. Need striping.
7. The headwall between lots 16-17 need to be cleaned.
8. 7674 Knobdate Rd. there is a hole in the binder that buckled from road bore.
9. ADA truncated plates need to be placed at crosswalks (yellow in color).
10. Crosswalks need to be ADA compliant.
11. Silt fabric need to be removed from catch basins before final inspection.
12. Need to place binder in the cut out between lots 13 & 14.
13. Verify elevations of the detention pond.
14. Detention Pond still being used as a sediment basin for phase 2.
15. Submit stormwater as-builts verifying the elevations of the detention pond.

Utilities Department Comments:

NO CHANGES SINCE LAST REVIEW JULY 2015 no work orders to recheck have

1. been sent in.
2. F19-37 TO F19-39 sags @ 3.3 ft.to 16 ft./140 ft. to 149.7 ft./154.9 ft. to 161.1 ft./188.5 ft. to 198.5 ft. and debris @ 211.5 ft.
3. Submit sewer as-builts.

**DEVELOPER TIM JOHNSON'S COMMENTS:**

Mr. Johnson passed away. Staff is working on options to finish this work.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/21/2024	Sundale, Section III / Scott Butler Development	5/21/2025	Escrow	\$75,500

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

Development is 37.2% built out. (16 out of 43 lots built)

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. All sidewalks and crosswalks must be ADA compliant.
3. Remove silt fabric from catch basins before final inspection.
4. Some areas of curb and gutter are damaged and need to be replaced or repaired.
5. Some manholes and water valve boxes need to be adjusted.
6. All P.U.D.E. and drainage ditches need to be put on grade per planned.
7. All signage must meet MUTCD specifications.
8. Stabilize all bare soils to 70% uniform vegetative coverage.

Utilities Department Comments:

1. No issues to note.

**DEVELOPER SCOTT BUTLER'S COMMENTS:**

We only have 10 or so houses complete. Please extend.

**RECOMMENDATION:**

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
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5/24/2018	Burton Farms Subdivision, Section VI / Waldron Enterprises, LLC	5/22/2025	Escrow	\$15,000
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**Bond is for: Roads, Sewer, Stormwater, Water is CUD**

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

Public Works Department Comments:

1. Catch basin grate in cul-de-sac of Wrangler Ln. is broken and needs replaced.
2. Remove silt fabric from catch basins before final inspection.
3. Detention pond has silt/trees in the bottom and needs to be cleaned.
4. Headwalls need to be stabilized in this section.
5. All P.U.D.E. and drainage ditches need to be put on grade per plan.
6. All signage must meet MUTCD specifications.
7. Submit stormwater as-builts verifying the elevations of the detention pond.

Utilities Department Comments:

1. Manhole castings B41-71 & B41-95 are off center and need to be recentered.
2. Submit sewer as-builts.

***DEVELOPER WALDRON ENTERPRISES' COMMENTS:***

Please send us the punch list. We will review it and get back to you on completion.

***RECOMMENDATION:***

End of the maintenance period. If all items are completed prior to 5/22, release. Otherwise extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/29/2022	Gwynne Farms Offsite Improvements / Lennar Homes of Tennessee	5/25/2025	Regions Bank	\$56,700

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

Public Works Department Comments:

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

Utilities Department Comments:

1. No issues to note.

***DEVELOPER DOUG YOUNG WITH LENNAR'S COMMENTS:***

We believe we have completed the punch list.

***RECOMMENDATION:***

End of the maintenance period. If all items are completed prior to 5/25, release. Otherwise extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/31/2021	Westover, Phase 1-B / Westover Developers, LLC	5/28/2025	Escrow	\$10,000

**Bond is for: Roads, Sewer, Stormwater**

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

Public Works Department Comments:

1. All P.U.D.E. and drainage ditches need to be put on grade per plan.
2. Catch basin in Greengate cul-de-sac is broken and needs replaced.
3. Clean/grind off concrete that was spilled on sidewalk near corner of Kennebec and Greengate.
4. Neighbor behind detention pond has water issue coming onto his property that needs to be addressed. Has complaints about excess water getting on his property from Westover.
5. Berm behind 1461/1463 Kennebec needs to be fixed. Water is eroding berm and flowing onto property behind Westover.
6. No issues observed. However, I am meeting with the HOA President on the 25th to discuss his concerns. He did not specify where the issues existed.

Utilities Department Comments:

1. No issues to note.

**DEVELOPER THOMAS STEFFEN'S COMMENTS:**

We believe we have completed all items on the punch list. Please release.

**RECOMMENDATION:**

End of the maintenance period. If all items are completed prior to 5/28, release. Otherwise extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/31/2024	Gwynne Farms, Phase 3, Section 1 / Lennar Homes	5/29/2025	Regions Bank	\$59,700

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

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

Public Works Department Comments:

1. Place final topping and striping.
2. All sidewalks and crosswalks must be ADA compliant.
3. Remove silt fabric from catch basins before final inspection.
4. Some areas of curb and gutter are damaged and need to be replaced or repaired.
5. Some manholes and water valve boxes need to be adjusted.
6. All P.U.D.E. and drainage ditches need to be put on grade per planned.
7. All signage must meet MUTCD specifications.
8. Correct erosion and stabilize the rear of lot 170.
9. Remove all construction remnants excluding those part of the final EPSC plan or aiding currently active phase(s) of construction (Stakes, silt fence, wattles, inlet bags, etc.)
10. Top out and stabilize 2 foot grass strip in front of lot 172.

Utilities Department Comments:

1. No issues to note.

**DEVELOPER DOUG YOUNG WITH LENNAR'S COMMENTS:**

Paving begins today (4/23). Please send me this punch list.

**RECOMMENDATION:**

If the paving is completed prior to 5/29, reduce to \$15,000 and extend one year as the maintenance bond. Otherwise, extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/30/2023	Blakeney, Section 4 / Blakeney Partners, GP	5/30/2025	Wilson Bank & Trust	\$30,000

**Bond is for: Roads, Sewer, Stormwater**

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

Public Works Department Comments:

1. Place final topping and striping,
2. All sidewalks and crosswalks must be ADA compliant.
3. All signage must meet MUTCD specifications.
4. Some manhole and water valve boxes need adjusting before final topping.
5. Sidewalks not complete.
6. Some areas of curb and gutter are broken and need repaired or replaced.
7. Remove all silt fabric from catch basins before final inspection.
8. All P.U.D.E. and drainage ditches need to be put on grade per plan.
9. Stabilize both open spaces, as well as any bare areas on site, to 70% uniform
10. Water is stagnating in front of the head wall in the the open space by lot 314. Ensure Water is stagnating in the ditch behind lots 306-314. Ensure positive flow and
11. stabilization.  
Clear vegetation and ensure positive drainage and stabilization in front of the
12. headwall in the open space next to lot 211.  
Remove all construction remnants (inlet bags, silt fence, stakes, wattles, check dams,
13. etc.)
14. Correct erosion and stabilize the area around the outlet headwall of pond 3.
15. Ensure the slopes and top of pond 3 are on grade with topsoil and are stabilized.
16. Is pond 3 a wet pond?

Utilities Department Comments:

1. No issues to note.

***DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:***

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

***RECOMMENDATION:***

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/2/2021	Blakeney Subdivision, Section 2, Phase 3 / Blakeney Partners, GP	6/2/2025	Wilson Bank & Trust	\$10,000

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

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

Public Works Department Comments:

1. Place final topping and striping.
2. Some manholes and water valve boxes need adjusting.
3. All signage must meet MUTCD regulations.
4. Sidewalks not complete. Sidewalks must go to end of phase line.
5. All sidewalks and crosswalks must be ADA compliant.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
7. Clean bottom of all catch basins.
8. Retaining wall in the drainage easement between lots 222 and 223.

Utilities Department Comments:

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

**DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:**

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

**RECOMMENDATION:**

End of the maintenance period. If all items are completed prior to 6/2, release. Otherwise extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/4/2021	Blakeney Subdivision, Section 2, Phase 2 / Blakeney Partners, GP	6/2/2025	Wilson Bank & Trust	\$10,000

**Bond is for: Roads, Sewer, Stormwater**

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

Public Works Department Comments:

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

Utilities Department Comments:

1. No issues to note.

**DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:**

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

**RECOMMENDATION:**

End of the maintenance period. If all items are completed prior to 6/2, release. Otherwise extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/4/2021	Blakeney Subdivision, Section 2, Phase 1 / Blakeney Partners, GP	6/2/2025	Wilson Bank & Trust	\$10,000

**Bond is for: Roads, Sewer, Stormwater**

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

Public Works Department Comments:

1. Place final topping and striping.
2. All sidewalks and crosswalks must be ADA compliant.
3. All signage must meet MUTCD specifications.
4. Sidewalks not complete. All sidewalks must go to end of phase line.
5. Catch basin at corner of Caranna and Walsham needs repaired.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.

Utilities Department Comments:

1. No issues to note.

**DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:**

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

**RECOMMENDATION:**

End of the maintenance period. If all items are completed prior to 6/2, release. Otherwise extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/5/2024	Mayfield Townhomes / Somerset, LLC	6/5/2025	First Vision Bank	\$12,000

**Bond is for: Roads, Sewer, Stormwater**

Development is 0% built out. (0 out of 29 units built)

Public Works Department Comments:

1. Place final topping and striping.
2. Sidewalks must go to phase line.
3. All sidewalks and crosswalks must be ADA compliant.
4. Remove silt fabric from catch basins before final inspection.
5. Some areas of curb and gutter are damaged and need to be replaced or repaired.
6. Some manholes and water valve boxes need to be adjusted.
7. All P.U.D.E. and drainage ditches need to be put on grade per planned.
8. All signage must meet MUTCD specifications.
9. All EPSC will need to be replaced before homebuilding can begin.

Utilities Department Comments:

1. No issues to note.

**DEVELOPER STEVE WALDRON'S COMMENTS:**

We believe we have completed the remaining items and would request release.

**RECOMMENDATION:**

This project is being sold to another developer. We could release this letter of credit with a replacement bond from the new developer. The main concern is the final topping, but this shouldn't be completed until after the houses are constructed.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/6/2022	Cedar Hills Section 3, Phase 2 / Cedar Hills Holding, LP	6/6/2025	Escrow	\$122,400

**Bond is for: Roads, Sewer, Stormwater , Offsite road improvements**

Development is 100% built out. (68 out of 68 lots built)

Public Works Department Comments:

1. Some areas of curb and gutter need replaced or repaired.
2. Some manholes and water valve boxes need adjusting.
3. Remove silt fabric from catch basins before final inspection.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
5. Sidewalks are not complete.
6. All sidewalks and crosswalks must be ADA compliant.

7. All signage must meet MUTCD regulations.
8. Areas of detention pond are eroding and need to be stabilized and put on grade per plan.
9. Stabilize all bare soils to 70% uniform vegetative coverage.
10. Correct erosion in the swale behind the open space along Rocky Fork Almaville/Inez (Behind lots 206-210).

Utilities Department Comments:

- Manhole B60-359 MH 21 has debris in the trough coming from service connection for
1. Lot 216.
  2. Manhole B60-350 MH 16 has debris in the trough coming from Blue Olive Dr.
  3. Manhole B60-393 MH 47 I could not check due to it being halfway covered with gravel.
  4. Manhole B60-345 MH 40 has majestic seal on the bench that needs to be removed.
  5. Manhole B60-332 MH 30 has gravel in the trough that needs to be removed, and locate where it is coming from.
  6. Manhole B60-195 MH D2 has debris in the trough, and has dried mud in the service line. The contractor needs to find out why it is in the manhole.
  7. Manhole B60-336 MH 38 has a wood stake on the bench that needs to be removed.
  8. Manhole B60-203 in front of 855 Clematis Dr. has debris in the manhole that needs to be cleaned out.
  9. Manhole B60-357 MH55 & B60-356 MH 54 has Majestic seal needs to be trimmed.

**DEVELOPER WILL PEAY WITH TRULAND CONSULTING'S COMMENTS:**

We recently paved this phase and striping is scheduled. Please begin the maintenance period.

**RECOMMENDATION:**

Reduce to \$30,600 and extend one year as the maintenance bond.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/7/2018	Cedar Park / J & K Properties A Tennessee Partnership	6/7/2025	Southern Bank of Tennessee	\$28,000

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

Development is 75% built out. (6 out of 8 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Sidewalks not complete.
3. Need lighting.
4. All sidewalks and crosswalks must be ADA compliant.
5. Remove silt fabric from catch basins before final inspection.
6. Some areas of curb and gutter are damaged and need to be replaced or repaired.
7. Some manholes and water valve boxes need to be adjusted.
8. Some areas of sidewalk on Rock Springs side need to be replaced.
9. All P.U.D.E. and drainage ditches need to be put on grade per plan.
10. Ensure all construction remnants are removed. (Wattles, silt fence, drain bags, check dams, etc.)
11. Submit stormwater as-builts verifying the elevations of the detention pond.

Utilities Department Comments:

1. Submit water and sewer as builts.

**DEVELOPER BOBBY QUEENER'S COMMENTS:**

It is our hope that the two lots currently under construction are completed in time for us to complete the road before the paving season ends this year.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/14/2020	Blakeney Subdivision, Section 1, Phase 2 / Blakeney Partners, GP	6/7/2025	Wilson Bank & Trust	\$10,000

**Bond is for: Roads, Sewer, Stormwater**

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

Public Works Department Comments:

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

Utilities Department Comments:

1. No issues to note.

**DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:**

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

**RECOMMENDATION:**

End of the maintenance period. If all items are completed prior to 6/7, release. Otherwise extend three months.

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

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

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

Public Works Department Comments:

1. All P.U.D.E. and drainage ditches need to be put on grade per plan.
2. Catch basin grates need adjusting at curve on Marchand.
3. Some areas of detention pond are eroding and need to be stabilized.
4. Neighbor behind detention pond has water issue coming onto his property that needs to be addressed. Has complaints about excess water getting on his property from Westover.
5. Berm behind 1461/1463 Kennebec needs to be fixed. Water is eroding berm and flowing onto property behind Westover.
6. Check all inlets for drain bags and ensure they are removed.
7. Check all inlets for damage and repair/ replace accordingly.

Utilities Department Comments:

1. Manhole B60-270 has debris in the trough that needs to be cleaned out.
2. Manhole B60-268 has debris in the trough that needs to be cleaned out.
3. Manhole B60-274 has debris in the trough that needs to be cleaned out.
4. Manhole B60-252 has debris in the trough that needs to be cleaned out.
5. Manhole B60-273 has majestic seal under the ladder on the ledge that needs to be cleaned out.

**DEVELOPER THOMAS STEFFEN'S COMMENTS:**

We believe we have completed all items on the punch list. Please release.

**RECOMMENDATION:**

End of the maintenance period. If all items are completed prior to 6/9, release. Otherwise extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
2/13/2023	Tommy's Car Wash / Findlay & Son's, Inc. / DBA Tommy's Express Car Wash	6/13/2025	First Bank	\$31,200

**Bond is for: Paving two private driveways**

Public Works Department Comments:

1. All signage must meet MUTCD standards.
2. Two large piles of site spoils/rocks/dirt and leftovers need to be removed.
3. Two private drives still need to be topped.
4. Need striping after road is topped.

**DEVELOPER SCOTT FINDLAY'S COMMENTS:**

The adjoining parcel is going to be listed for sale. We would like to postpone paving until the buildout is complete. The road looks great and we would like to wait to pave until there is no chance of construction traffic on it.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/14/2018	Woodcrest Subdivision, Section V / John Byrnes	6/14/2025	Southern Bank of Tennessee	\$12,300

**Bond is for: Roads, Sewer, Stormwater**

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

Public Works Department Comments:

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

Utilities Department Comments:

1. No issues.

**DEVELOPER OLIVER CONSTABLE'S COMMENTS:**

Please send me the punch lists as we are working through these quickly.

**RECOMMENDATION:**

End of the maintenance period. If all items are completed prior to 6/14, release. Otherwise extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/15/2021	Walnut Ridge, Section I / JM Byrnes, LLC	6/15/2025	Southern Bank of Tennessee	\$15,000

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

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

Public Works Department Comments:

1. All sidewalks and cross walks must be ADA compliant.
2. All signage must meet MUTCD regulations.
3. Need to remove silt fabric from catch basins before final inspection.
4. All P.U.D.E and ditches need to be put on grade per plan.
5. Ensure the detention pond is draining within 72 hours. Water appears to be stagnating before reaching the outlet structure

Utilities Department Comments:

1. No issues to note.

**DEVELOPER OLIVER CONSTABLE'S COMMENTS:**

Please send me the punch lists as we are working through these quickly.

**RECOMMENDATION:**

End of the maintenance period. If all items are completed prior to 6/15, release. Otherwise extend three months.