



## SMYRNA MUNICIPAL PLANNING COMMISSION

October 3, 2024  
5:00 p.m. meeting

Smyrna Town Hall

### AGENDA

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

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

4. Minutes:
  - a. Approval of Minutes of the September 5, 2024 meeting, September 10 and September 26, 2024 Special Called meetings.

5. Old Business:

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

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

- b. Rezoning Request:

1. Janet Ibrahim Nasef  
Rocky Fork Road  
Rezoning R-3 with ESO to PRD with ESO

6. New Business:

- a. Rezoning Request:

1. Josh Newman  
308-330 Chicken Pike  
Rezoning R-1 to R-4

- b. Sketch Plat:

1. Rocky Fork Road  
2302 Rocky Fork Road  
Owner / Developer: Kepley Properties, LLC
- c. Preliminary Plats:
  1. Vintage Smyrna Block 2  
Needham Drive/White Birch Avenue/Carriage House Drive  
Owner /Developer: Vester Waldron Family Limited Partnership / TDK Construction Company
- d. Final Plats:
  1. Spring Branch, Phase I  
602 & 604 Rock Springs Road  
Owner / Developer: Green Trails
  2. The Courtyards at Stewarts Creek, Phase I  
Rocky Fork Almaville Road  
Owner / Developer: Epcon Communities
- e. Site Plans:
  1. Chipotle Seven Oaks  
Seven Oaks Blvd. & Almaville Road  
Owner / Developer: CSC Properties, LLC
  2. Double 7 Airport Hanger  
Doug Warpoole Road/Kitty Hawk Drive  
Owner / Developer: D7-5, LLC
  3. Vintage Block 2  
Needham Drive/White Birch Avenue/Carriage House Drive  
Owner / Developer: Vester Waldron Family Limited Partnership / TDK Construction Company
  4. Wyndham Echo  
827 Industrial Boulevard  
Owner / Developer: Holladay Properties
7. October Bond Review Report
8. Staff comments and/or other business
9. Adjournment



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES SEPTEMBER 5, 2024

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

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

Present: Tim Morrell, Councilman; Marc Adkins, Vice-Mayor; Matthew Carver; Salena Scott; Amy Wise; Miranda Swift; Charles Scurr, PhD

Staff Present: Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Jeff Peach, Town Attorney; Kathryn Bobbitt, Office Coordinator; Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Charles King, Engineer; Mike Strange, Utilities Director; James Lawrence, Asst. Chief of Fire Prevention; Scott Byers, Fire Dept. Captain; Bill Culbertson, Fire Chief

1. Citizens' Comments:

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

2. Approval of Minutes of the August 1, 2024 meeting

Motion by Miranda Swift, seconded by Amy Wise to approve the Minutes of the September 5, 2024 meeting.

**Vote:** 7 - 0 Passed - Unanimously

3. Old Business:

a. Rezoning Request:

1. Janet Ibrahim Nasef  
Rocky Fork Road  
Rezoning R-3 with ESO to PRD with ESO

An R-3 with ESO to PRD with ESO Rezoning request was submitted for Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 73.03, is comprised of 2.1 acres, and is currently zoned R-3 w/ESO. The surrounding zoning is R-3 and PUD (Addition to Villages of Valley Green). The Land Use Plan designates this property as the 24 Gateway Character Area which would support a mixture of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for this area. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. The required minimum right-of-way for this road is 30' from the centerline. Adequate right-of-way dedication has been shown on the plans. The requested PRD is for 5 duplexes/10 units. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof.
2. A sewer easement will be required to be obtained through Addition to Village of Valley Green, Phase 3 to serve this development with the proposed sewer alignment. There is no easement at this time at that location. Proof of this easement being obtained is required before a site plan can be considered.
3. Please coordinate the relocation of the existing overhead utility pole along Gambill Wood Drive with MTEMC.
4. Show all existing utility service locations for Lots 17 and 18 within the Addition to Village of Valley Green subdivision where the new sewer line would be located.
5. The landscaping, lighting, buffering, and screening plans are required to comply with Section 5.059 of the Zoning Ordinance and would be reviewed in detail with the submittal of the site plan if the rezoning is approved.
6. Revise the architectural elevations to be consistent with requirements of the Enon Springs Overlay. There should be a "base, body and cap" of the buildings. Staff would recommend brick or stone as an additional material due to visibility from Rocky Fork Road.
7. At least one pedestrian entrance should face Rocky Fork Road for the two corner buildings. This would mean the unit faces Rocky Fork Road.
8. Show 20' utility easements over the public mains and services.
9. Sanitary sewer must be extended to the eastern and western property lines.
10. Reroute drainage outflow structure away from the landscape buffer on the southwest side of the property. As shown it will wash out any landscaping.
11. Provide additional parking for guests at .5 space per unit.
12. Show a mail kiosk.
13. Show the total unit size and the number of bedrooms in each unit.
14. This request was deferred by the Planning Commission to the September 5 meeting.  
Additional revisions need to be made to the architectural elevations to meet the ESO, as well as other revisions.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to defer until the October meeting.

**Vote:** 7 - 0 Passed - Unanimously

4. New Business:
  - a. Preliminary Plats:



1. The Colony at Greentree  
Ryan Hill Drive & Skinner Drive  
Owner / Developer: M1 Development, LLC

A Preliminary Plat was submitted for The Colony at Greentree located at Ryan Hill Drive & Skinner Drive. This property can be further referenced by Rutherford County Tax Map: 33, Parcels: 58.01 & part of 58.00, is zoned PRD, is comprised of 37.93, and consists of 113 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 of \$4,178.00 will be required.
4. No roads shown on the Major Thoroughfare Plan are affected by this development.
5. Signs will require a separate permit.
6. The required minimum fire flow is 1,000 GPM @ 20 PSI. If a house is over 3,600 sq. ft. it will be required to be sprinkled unless the fire flow is 1,500 GPM @ 20 PSI.
7. Any retaining walls over 4' in height will require a permit from the Codes Dept.
8. Provide additional dimensions from proposed property lines for public easements on Lots 6, 45, 46, 56-59, 69, 86, and across the detention pond/open space at the end of Hankster Drive. The easement shown from Lots 56-69 and through the open space to Ryan Hill Drive needs to be labeled.
9. Submit the revision to the existing approved plat for Greentree, Section 1 which would amend the right-of-way plan for the cul-de-sac at Ryan Hill Drive and create an amended lot to the west of the existing Ryan Hill Drive. This will require a mandatory referral process for the Town to relinquish a portion of the cul-de-sac right-of-way.
10. The existing conditions sheet of the site plan shows mass grading contours and storm ponds that are not in place. Since they aren't existing, they shouldn't be shown as existing. No mass grading permit has been issued.
11. Limits of disturbance acreage are larger than the total site acreage. Please correct.
12. No building elements are allowed in drainage easements.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the Preliminary Plat for The Colony at Greentree with the above listed staff comments.

**Vote: 7 - 0 Passed - Unanimously**

b. Final Plats:

1. Derby Run, Phase 2C  
Horseshoe Drive & Grey Ghost Way  
Owner / Developer: Charter Commercial, LLC

A Final Plat was submitted for Derby Run, Phase 2C located at Horseshoe Drive & Grey Ghost Way. This property can be further referenced by Rutherford County Tax Map: 55, Parcels: 31.00, is zoned PRD, is comprised of 11.29 acres, and consists of 41 lots. The following staff comments were made:

1. The Major Thoroughfare Plan designates Rocky Fork Almadillo Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street with this plat.
2. Signs will require a separate permit.
3. Add the signatures of the owner and CUD prior to submittal for recording.
4. Provide dimensions from the property line for the public drainage easement on Lot 330.
5. Submit plat directly to CUDengineering@ cudrc.com for further review and specific comments.

6. Water line construction must be completed and accepted by CUDRC before signature of final plat.

Motion by Amy Wise, seconded by Miranda Swift to approve the Final Plat for Derby Run, Phase 2C with the above listed staff comments.

**Vote:** 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

c. Site Plans:

1. Newberry Commons, Lot 2  
3545 Almaville Road  
Owner / Developer: Blue Circle Ventures, LLC

<b>Location:</b> 3545 Almaville Road	<b>Applicant:</b> Huddleston-Steele, Eng.
<b>Tax Map/Parcel:</b> 55/29.02	<b>Property Owner(s):</b> Blue Circle Ventures LLC
<b>Zoning:</b> PUD	<b>Use Classification:</b> Amenity/Recreational

Proposal

**A. Location Analysis**

The Newberry PUD is proposing to construct a 4,752 square foot indoor private pickleball venue for the residents. The building is shown to have two courts, a waiting area, vending space, storage and restrooms. The building is shown to be located in the southeast corner of the development adjacent to the future commercial development. Access would be provided through the commercial property as well as an access point off of the proposed Beaunoir Drive.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
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<b>Square Footage of Vehicular Use Area</b>	N/A	10,475 SF
<b>Square Footage of Open Space/Landscaping</b>	1,048 SF	1,250 SF
<b>Total Parking</b>	1 Space/Employee + Others as Determined by the Planning Commission	14 Spaces
<b>Handicapped Parking Space(s)</b>	1 Space	1 Space

### **B. Landscaping**

Landscape plan shows a mixture of maple trees and shrubbery along proposed Beaunoir Drive, which serves the interior of the residential development. A Type C landscape buffer is shown adjoining the future single family dwellings to the west and existing homes in the County to the south. Additional shrubbery is shown at the base of the building.

### **C. Design Review**

Architectural elevations show the building to be constructed primarily of brick and glass/glazing with a secondary material of metal panels. The first story and bottom half of the second story are entirely brick with the upper half of the second story shown as metal panels and windows. Brick comprises 64% of the entire building, glass/glazing at 26% and architectural metal panels at 10%. As presented, the building meets 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 must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be \$442.00.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Alnaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street with the plat for this lot.
6. The required minimum fire flow is 1,500 GPM at 20 PSI. If fire sprinklers are installed in the building, the minimum fire flow would be 1,000 GPM at 20 PSI.

### **Staff Comments:**

1. Utilities and roads to serve this lot must be installed by the Newberry developer prior to issuance of a building permit for this development.
2. Please reference the CUD Will Serve Letter issued 11/5/2022 for detailed information regarding water line connections and existing flow available to this site. CUD can meet the 1,000 GPM flow requirement only for the residential portion of the development, not 1,500 GPM for commercial.
3. Submit a full set of plans directly to CUDengineering@ cudrc.com for further review and specific comments.

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

Motion by Matthew Carver, seconded by Miranda Swift to approve the Site Plan for Newberry Commons, Lot 2 with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

2. Simply Southern Closets  
320 Quecreek Circle  
Owner / Developer: Takedown, LLC

<b>Location:</b> 320 Quecreek Circle	<b>Applicant:</b> 615 Design Group
<b>Tax Map/Group/Parcel:</b> 19O/A/3.00	<b>Property Owner(s):</b> Takedown, LLC
<b>Zoning:</b> C-2	<b>Use Classification:</b> Retail/Warehouse

Proposal

#### A. Location Analysis

Simply Southern Closets is proposing to construct a retail sales and warehouse building at 320 Quecreek Circle. Proposed building is to be 6,410 square feet in size and would have two access points onto Quecreek Circle.



**Development Standards**

Square Footage of Vehicular Use Area	N/A	19,447 SF
Square Footage of Open Space/Landscaping	1,945 SF	3,150 SF
Total Parking	19 Spaces	21 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

#### B. Landscaping

Landscape plan shows trees and shrubbery lining Quecreek Circle with additional trees in landscaped islands around the parking area.

#### C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, siding and glass/glazing. The front elevation is entirely primary materials of brick and glass/glazing. Both side elevations and the rear elevation have over 70% siding, which would be a secondary material. Any elevation visible from the public right-of-way must have a minimum of 75% primary materials. As presented, the elevations do not 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 grading permit must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be \$460.00.
3. Signs will require a separate permit.
4. No roads shown on the Major Thoroughfare Plan are affected by this development.
5. The required minimum fire flow is 1,500 GPM at 20 PSI residual.

**Staff Comments:**

1. Any elevation visible from a public right-of-way is required to be at least 75% brick, stone, or glass and this would include the two side elevations.
2. Only one set of utility services is shown, but there are two tenants in the building.

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

Motion by Miranda Swift, seconded by Charles Scurr, PhD to approve the Site Plan for Simply Southern Closets with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

3. TriStar Stonecrest Medical Center OR Expansion  
200 Stonecrest Parkway  
Owner / Developer: Fulmer Lucas Engineering, LLC

<b>Location:</b> 200 Stonecrest Parkway	<b>Applicant:</b> Fulmer Lucas Engineering, LLC
<b>Tax Map/Parcel:</b> 28/123.00	<b>Property Owner(s):</b> HCA Health Services of TN, Inc
<b>Zoning:</b> C-2	<b>Use Classification:</b> Medical

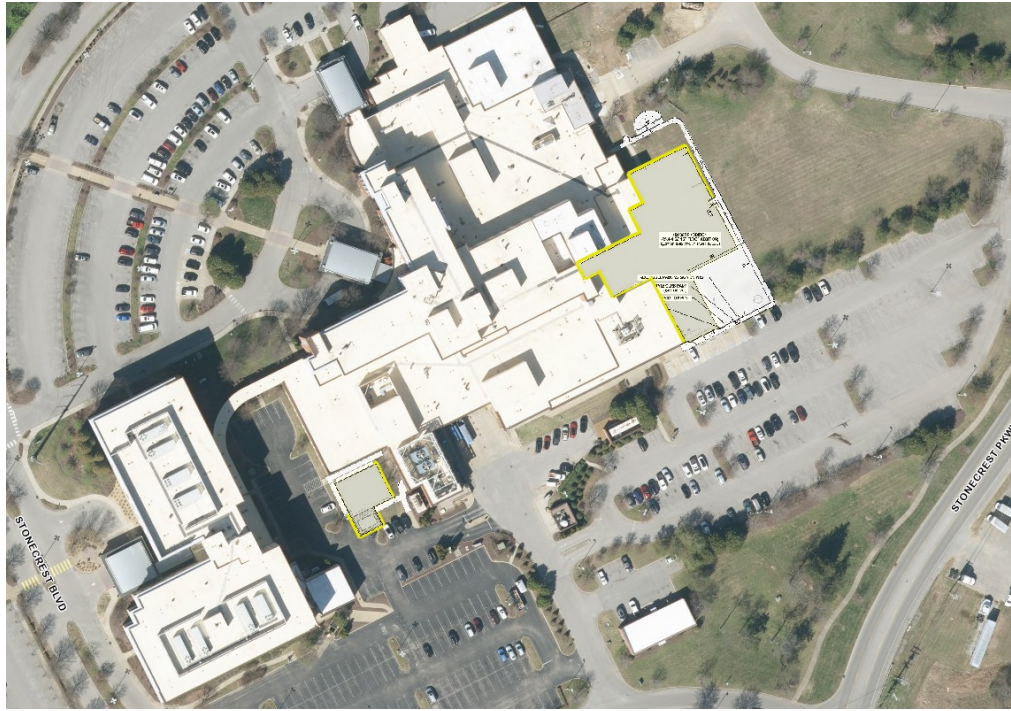
Proposal

**A. Location Analysis**

TriStar Stonecrest Medical Center is proposing two building expansions; an OR expansion attached to the existing building and a detached powerhouse addition. The OR expansion is to be two stories totalling 18,209 square feet and the powerhouse addition is to be 2,765 square feet. The OR expansion would be located on the eastern side of the building and the powerhouse building would be located in the southwestern portion of the main building.

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### Development Standards

	Required	Proposed
<b>Square Footage of Vehicular Use Area</b>	N/A	18.46 Acres
<b>Total Parking</b>	717 Spaces	Existing: 948 Spaces Proposed: 939 Spaces

### B. Landscaping

Landscape plan shows a variety of shrubbery around the base of both additions and within new landscape islands. Multiple red maple trees are also shown to be planted nearby the new buildings.

### C. Design Review

Architectural elevations show both additions to have a mixture of brick, stone, glass/glazing and EIFS. Proposed renderings would replicate the existing building materials so as to not look out of place. The first floor is a mixture of brick and stone with the second floor being primarily EIFS.

### 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 must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be based on the limits of disturbance.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial and Stonecrest Parkway as a collector. Adequate right-of-way exists for these streets.

### Staff Comments:

1. Provide a list and quantity of chemicals to be used in the facilities.

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

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to approve the Site Plan for TriStar Stonecrest Medical Center OR Expansion with the above listed staff comments.

**Vote: 7 - 0 Passed - Unanimously**

5. September Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the September Bond Review Report with staff recommendations.

**Vote: 7 - 0 Passed - Unanimously**

6. Staff comments and/or other business

At this time, Kevin Rigsby announced an upcoming special called meeting taking place in the large conference room at Town Hall on Tuesday, September 10, 2024 at 3:00 pm.

At this time, Kevin Rigsby reminded everyone to fill out the census.

7. Adjournment

Respectfully submitted:

Certified by:

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Kevin Rigsby  
Secretary

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Councilman Tim Morrell  
Chairman

**SMYRNA TOWN COUNCIL  
SPECIAL CALLED MEETING**

**September 10, 2024**

**Smyrna Town Hall**

3:00 p.m. Meeting

**AGENDA**

**Citizen Comments**

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

**Call to Order**

**Roll Call**

**Old Business:**

None.

**New Business:**

Joint discussion with Town Council & Planning Commission to review potential revisions to Planning & Development standards/regulations within the Town.

**Other.**

**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 SEPTEMBER 10, 2024**

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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 September 10, 2024 at Town Hall with Mary Esther Reed, Mayor, presiding.

Mayor Mary Esther Reed called the meeting to order at 3:05p.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  
Tim Morrell

The following Planning Commission members were present:

Miranda Swift  
Charles Scurr  
Amy Wise  
Salena Scott

Commission member Matthew Carver was not present for the meeting.

In addition to members of the Town Council, various staff members and citizens were present.

**CITIZEN COMMENTS**

There were no citizen comments at this time.

**OLD BUSINESS.**

There was no Old Business to be considered by the Town Council.

## **NEW BUSINESS**

### **1. Joint discussion with Town Council & Planning Commission to review potential revisions to Planning & Development standards/regulations within the Town.**

The Town's Planning Department presented for the Town Council and Planning Commission members various information and potential options for revising PRD standards within the Town of Smyrna. Following joint discussion, and based upon Council and Planning Commission feedback, Mayor and the Council requested that an additional joint, special-called meeting with the Planning Commission be scheduled for September 26, 2024, at 4:00p.m. in order to further review and consider revisions to planning and development standards within the town.

There being no further business before the Council, the meeting was adjourned at 4:40 p.m.

**TOWN OF SMYRNA, TENNESSEE**

**ATTEST:**

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**TIM MORRELL, Councilman**

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**KEVIN RIGSBY, Town Planner**

**SMYRNA TOWN COUNCIL  
SPECIAL CALLED MEETING**

**September 26, 2024**

**Smyrna Town Hall**

4:00 p.m. Meeting

**AGENDA**

**Citizen Comments**

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

**Call to Order**

**Roll Call**

**Old Business:**

None.

**New Business:**

Joint discussion with Town Council & Planning Commission to review potential revisions to Planning & Development standards/regulations within the Town.

**Other.**

**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 SEPTEMBER 26, 2024**

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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 4:00p.m. on September 26, 2024 at Town Hall with Mary Esther Reed, Mayor, presiding.

Mayor Mary Esther Reed called the meeting to order at 4:00p.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  
Tim Morrell

The following Planning Commission members were present:

Matthew Carver  
Charles Scurr  
Amy Wise  
Salena Scott

Commission member Miranda Swift was not present for the meeting.

In addition to members of the Town Council, various staff members and citizens were present.

**CITIZEN COMMENTS**

There were no citizen comments at this time.

**OLD BUSINESS.**

There was no Old Business to be considered by the Town Council.

## **NEW BUSINESS**

### **1. Joint discussion with Town Council & Planning Commission to review potential revisions to Planning & Development standards/regulations within the Town.**

The Town's Planning Department presented for the Town Council and Planning Commission members various information and potential options for revising PRD standards within the Town of Smyrna. Following joint discussion, and based upon Council and Planning Commission feedback, Mayor and the Council requested that planning department staff proceed with drafting a proposed ordinance incorporating said changes to go before the planning commission for consideration and approval, at which time it would then proceed through two readings before the council before final approval.

There being no further business before the Council, the meeting was adjourned at 5:10 p.m.

**TOWN OF SMYRNA, TENNESSEE**

**ATTEST:**

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**TIM MORRELL, Council Member**

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**KEVIN RIGSBY, Town Planner**

**Subject:**

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

**Summary:**

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

Location: Bill France Road & I-840

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

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

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

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

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

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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*

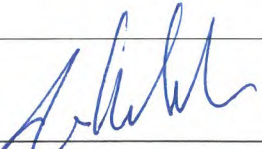
## ANNEXATION REQUEST

### 1. PROPERTY DESCRIPTION:

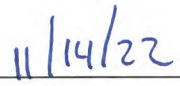
Location: <i>(Describe in relation to nearest intersection)</i> Bill France Road and Interstate 840				
Tax Map: 158 & 11	Group:	Parcel: 03.00 & 3.00, 5.00, 6.00, 7.04, 10.00, 11.01, 14A, 14B, 14C	Lot:	Acreage: -----
Existing Zoning: RM-Medium Density Residential (Rutherford County)		Proposed zoning 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@csdgt.com
Contractor/Developer Email:	

  
Signature (CSDG)

  
(Owner)

  
Date

For Official Use Only

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





# Town of Smyrna

## REZONING REQUEST

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

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

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

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

For Official Use Only

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

## RESOLUTION

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

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

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

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

Rollins Marital Trust

Bill France Road/Mona Road/Allen Barrett Road/Powells Chapel Road

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

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

#### 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 APRIL, 2024




TOWN OF SMYRNA, TENNESSEE

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

ATTEST:

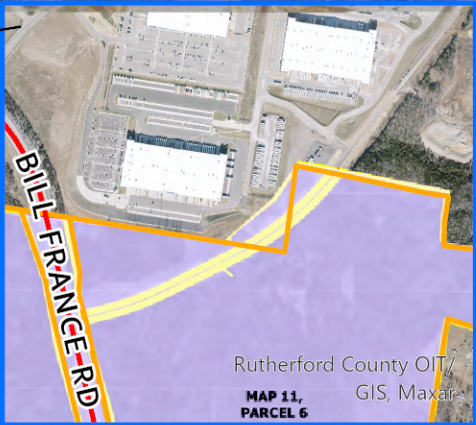
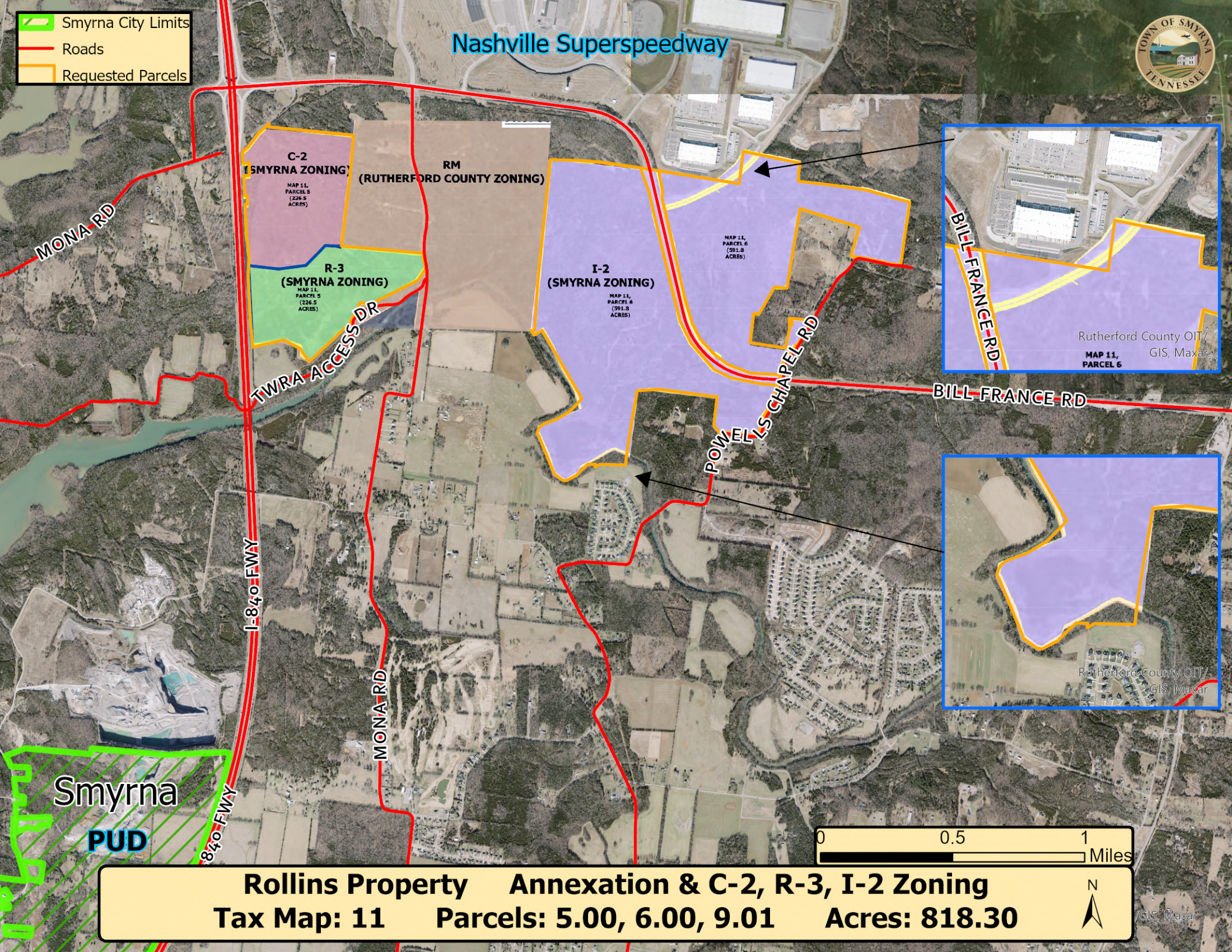
\_\_\_\_\_  
Amber Hobbs, Town Clerk



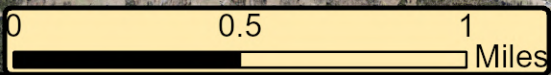
-  Smyrna City Limits
-  Roads
-  Requested Parcels



Nashville Superspeedway



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**





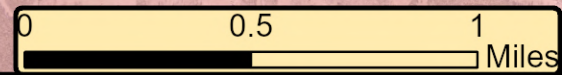
- Wilson County
- Murfreesboro UGB
- Smyrna City Limits
- Roads
- Requested Parcels

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

C-2

R-3

I-2

I-2

MONA RD

TWRA ACCESS DR

POWELL CHAPEL RD

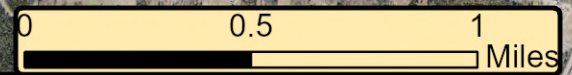
BILL FRANCE RD

I-840 FWY

MONA RD

840 FWY

Smyrna  
PUD



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



**Planning Commission  
Town of Smyrna  
Agenda Summary**

**Agenda Item Number 5. b. 1.  
Department: Planning & Zoning  
Date: October 3, 2024**

---

**Subject:**

Janet Ibrahim Nasef  
Rocky Fork Road  
Rezoning R-3 with ESO to PRD with ESO

**Summary:**

Janet Ibrahim - Rezoning R-3 with ESO to PRD with ESO

Location: Rocky Fork Road

Tax Map: 33      Parcel: 73.03      Current Zoning: R-3 w/ESO

Proposed Zoning: PRD w/ESO      Acres: 2.1

1. The surrounding zoning is R-3 and PUD (Addition to Villages of Valley Green).
2. The Land Use Plan designates this property as the 24 Gateway Character Area which would support a mixture of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for this area.
3. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. The required minimum right-of-way for this road is 30' from the centerline. Adequate right-of-way dedication has been shown on the plans.
4. The requested PRD is for 5 duplexes/10 units.
5. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof.
6. A sewer easement will be required to be obtained through Addition to Village of Valley Green, Phase 3 to serve this development with the proposed sewer alignment. There is no easement at this time at that location. Please provide documentation of this easement before a site plan can be considered.
7. The landscaping, lighting, buffering, and screening plans are required to comply with Section 5.059 of the Zoning Ordinance and would be reviewed in detail with the submittal of the site plan if the rezoning is approved.
8. Revise the architectural elevations to be consistent with requirements of the Enon Springs Overlay. There should be a "base, body and cap" of the buildings. Staff would recommend brick or stone be utilized on the first floor of the structures on all four elevations due to visibility from Rocky Fork Road.
9. Reroute drainage outflow structure away from the landscape buffer on the southwest side of the property. As shown it will wash out any landscaping.
10. Show a minimum of 38' from the front of the garage to the back edge of the sidewalk. This appears to be provided, but there is no dimension shown.
11. If the drive aisle serving Units 7 and 8 is over 150' in length, a fire apparatus turnaround will be required.



12. Resubmit water and sewer construction plans. Off-site sewer alignment has changed.
13. This request was deferred by the Planning Commission to the October 3 meeting.  
Additional revisions need to be made to the architectural elevations to meet the ESO,  
as well as other revisions.

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### **Attachments**

Application

Location Map 1

Location Map 2



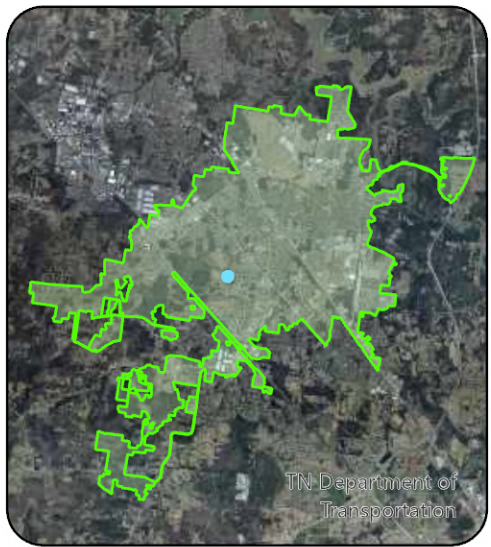
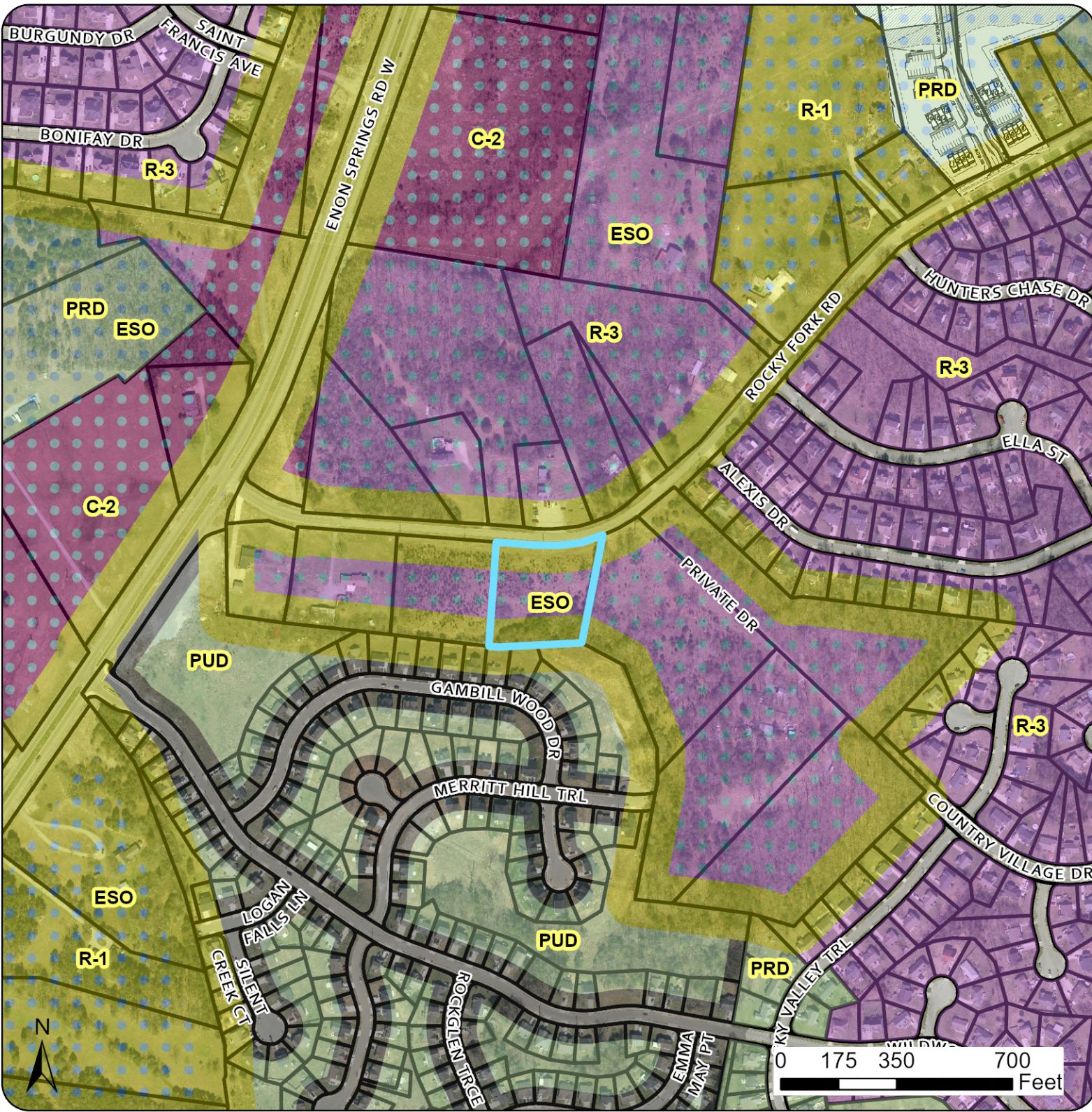
Town of Smyrna

# Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: Janet Ibrahim Nasef		
Street Address: 4409 Smokey Mountain Pl.		
City: Antioch	State: TN	ZIP: 37013
Email: janetnasef@gmail.com		Phone: 615-484-0112
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: Rocky Fork Rd.		
Tax Map:	Group:	Parcel: 033-073.03.000
Requested Lot Area (Square feet/Acres): 2.13 Acres		
Existing Zoning: R-3	Requested Zoning: PRD	
*Current Property Owner (See Note Below): Janet Ibrahim Nasef		
APPLICANT AUTHORIZATION		
Applicant Signature: 		Date: 04/23/2024
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

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





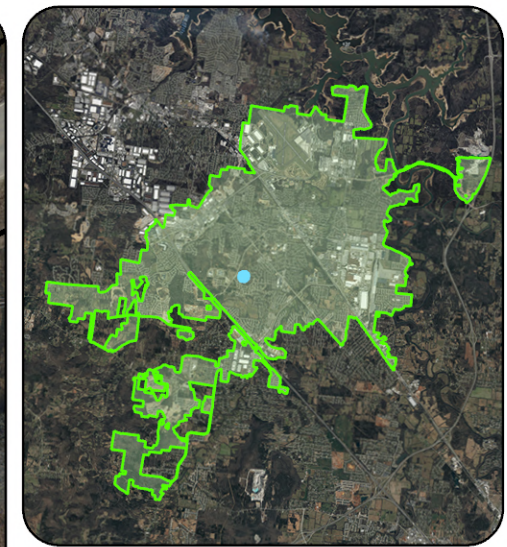
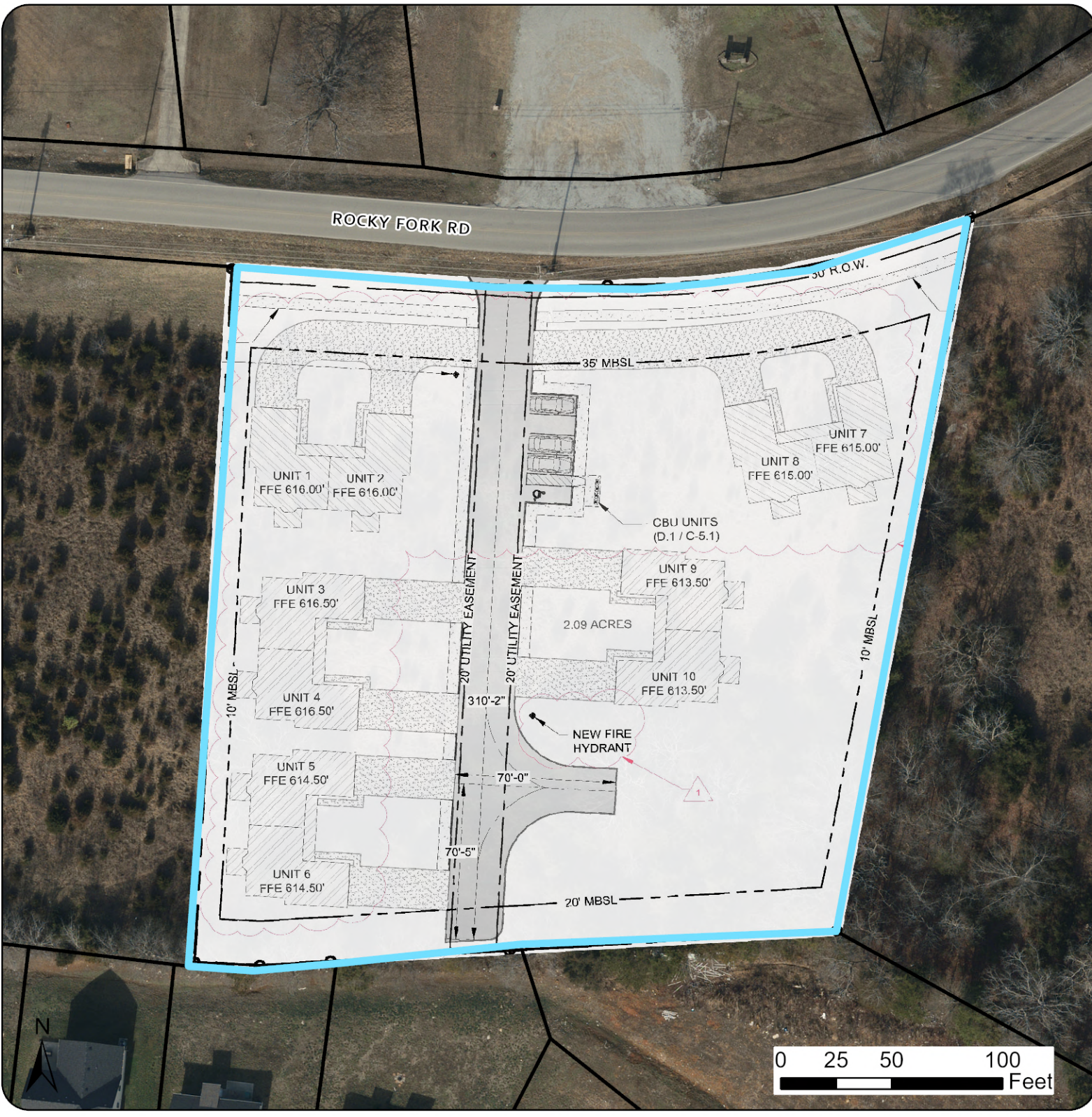
- Parcels
- Requested Parcel



**Janet Nasef**  
R-3 to PRD

**Tax Map: 33**  
**Parcel: 73.03**  
**Acres: 2.11**



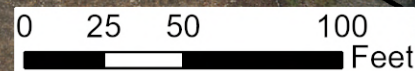


- Parcels
- Requested Parcel



**Janet Nasef**  
R-3 to PRD

**Tax Map: 33**  
**Parcel: 73.03**  
**Acres: 2.11**





**Planning Commission  
Town of Smyrna  
Agenda Summary**

**Agenda Item Number 6. a. 1.  
Department: Planning & Zoning  
Date: October 3, 2024**

---

**Subject:**

Josh Newman  
308-330 Chicken Pike  
Rezoning R-1 to R-4

**Summary:**

Josh Newman - Rezoning R-1 to R-4

Location: 308-330 Chicken Pike

Tax Map: 49G

Group: F

Parcels: 1.00, 2.00, 3.00, 4.00, 5.00, and  
6.00

Current Zoning: R-1

Acres: 5.00

Proposed Zoning: R-4

1. The surrounding zoning is R-1 and PRD (Cantrell Farms) in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial, and adequate right-of-way exists for this street. Chicken Pike is designated a collector on the Major Thoroughfare Plan, but not the portion that fronts the parcels that are a part of this request.
4. Each of the requested parcels has an existing duplex on it. These appear to have been built in 1983-84, and the area was annexed into Smyrna in 1992. As such, they are legally nonconforming within the R-1 district.
5. CUD has an existing 6" water main along Chicken Pike to serve the rezoned property.
6. CUD's existing infrastructure should be adequate to meet 1,000 GPM flow requirements in this vicinity.
7. Once available, submit full set of plans directly to [CUDengineering@tudrc.com](mailto:CUDengineering@tudrc.com) for further review and comment.

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**Attachments**


Application

Location Map



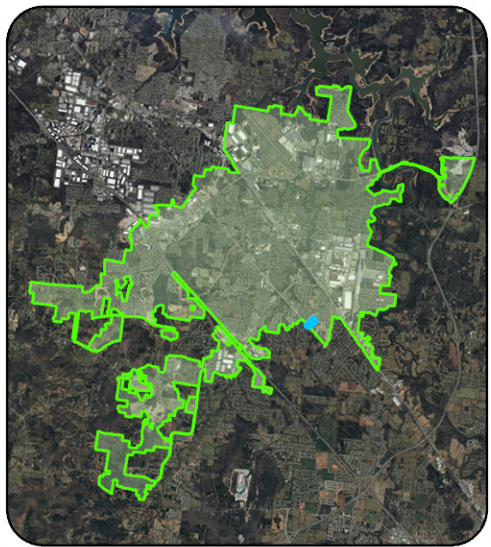
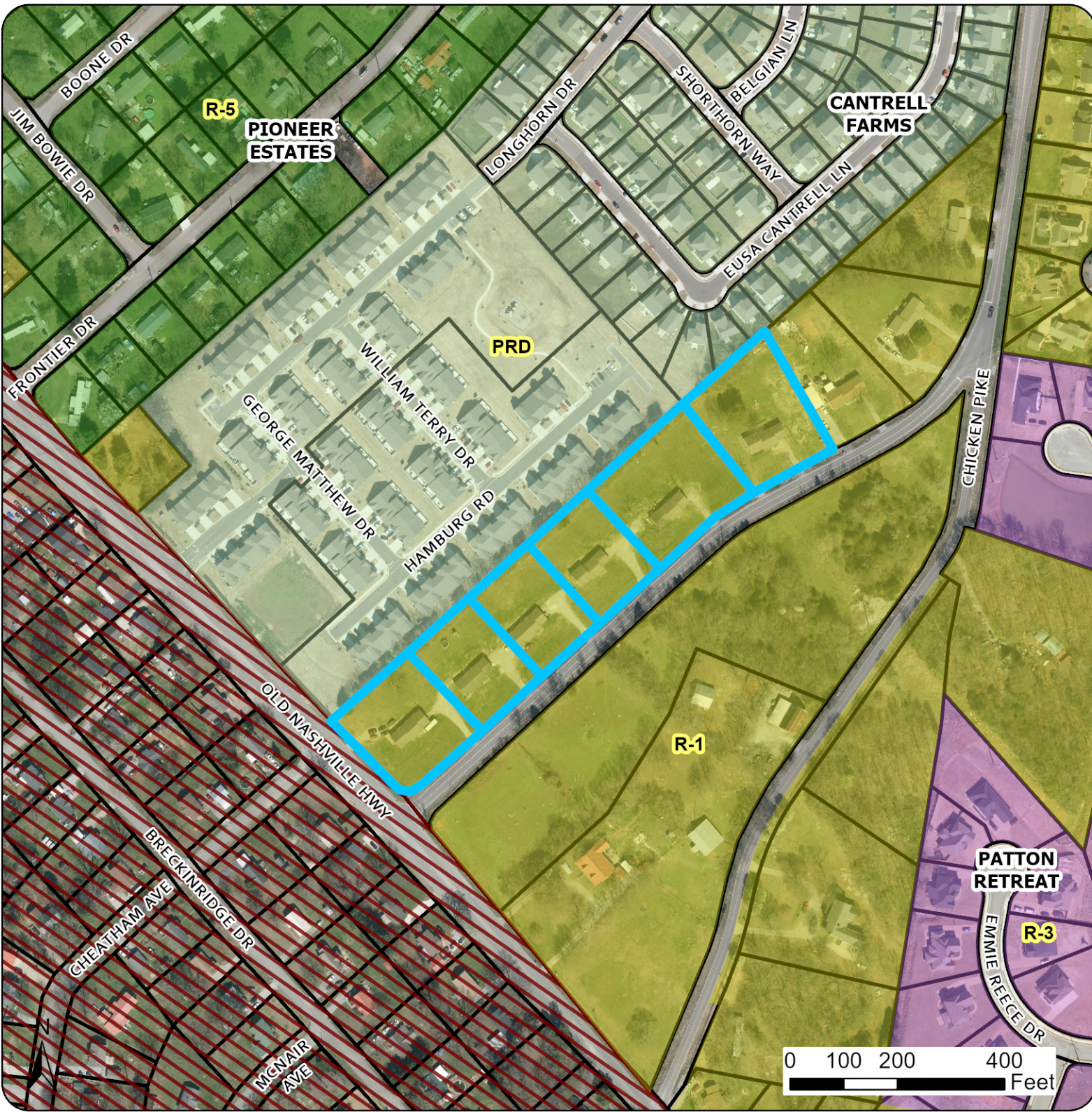
*Town of Smyrna*




## Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: Southern Oak Properties LLC/ Josh Newman		
Street Address: 857 Eden Dr		
City: Santa Rosa Beach	State: FL	ZIP: 32459
Email: joshnewmanventures@gmail.com	Phone: (615) 429-7822	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company: Same as above		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets: 308-330 Chicken Pike		
Tax Map: 8-162	Group:	Parcel: 049G F 00100 through 00600
Requested Lot Area (Square feet/Acres): 5 acres in total		
Existing Zoning: R1	Requested Zoning: R4	
*Current Property Owner (See Note Below): Southern Oak Properties LLC/Josh Newman		
APPLICANT AUTHORIZATION		
Applicant Signature: 		Date: 7/29/2024
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

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





-  Parcels
-  Rutherford County
-  Requested Parcels



**Josh Newman**  
R-1 to R-4 Rezoning

**Tax Map: 49G**  
**Group: F**  
**Parcels: 1.00, 2.00, 3.00, 4.00, 5.00 & 6.00**  
**Acres: ~5.00**



**Planning Commission  
Town of Smyrna  
Agenda Summary**

**Agenda Item Number 6. b. 1.  
Department: Planning & Zoning  
Date: October 3, 2024**

---

**Subject:**

Rocky Fork Road  
2302 Rocky Fork Road  
Owner / Developer: Kepley Properties, LLC

**Summary:**

Sketch Plat: Rocky Fork Road  
Location: 2302 Rocky Fork Road  
Tax Map: 33  
Current Zoning: R-1 with ESO

Parcel: 44.01      Acres: 3.46  
Lots: 3

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
  2. 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. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. The required minimum right-of-way for this road is 30' from the centerline. Adequate right-of-way dedication has been shown on the plans.
  5. The required minimum fireflow is 1,000 GPM @ 20 PSI. If the total house square footage under roof exceeds 3,600 sq. ft., the minimum fire flow will increase.
  6. Grinder pumps will be needed for the connection to the sewer main.
  7. All required utility easements to serve Lot 3 are required to be outside of the access easement.
  8. The legal documents establishing the easement and ensuring maintenance of the easement shall be submitted with the final plat for review and approval and shall be recorded with the final plat.
-



**Planning Commission  
Town of Smyrna  
Agenda Summary**

**Agenda Item Number 6. c. 1.  
Department: Planning & Zoning  
Date: October 3, 2024**

---

**Subject:**

Vintage Smyrna Block 2

Needham Drive/White Birch Avenue/Carriage House Drive

Owner /Developer: Vester Waldron Family Limited Partnership / TDK Construction Company

**Summary:**

Preliminary Plat: Vintage Block 2

Location: Needham Drive/White Birch Avenue/Carriage House Drive

Tax Map: 28

Parcel: 44.07

Acres: 19.01

Zone: PRD

Lots: 1

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
  2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
  3. A grading permit fee will be required. Currently the project only has a mass grading permit.
  4. Signs will require a separate permit.
  5. The Major Thoroughfare Plan designates Carriage House Drive as a collector. The required minimum right-of-way for this road is 60', and adequate right-of-way dedication is shown on the plans as well as the construction of the road.
  6. An ARAP will be required for the bridge on Carriage House Drive and for the utilities crossing for Harts Branch.
  7. Submit roadway lighting plans.
-

**Planning Commission  
Town of Smyrna  
Agenda Summary**

**Agenda Item Number 6. d. 1.  
Department: Planning & Zoning  
Date: October 3, 2024**

---

**Subject:**

Spring Branch, Phase I  
602 & 604 Rock Springs Road  
Owner / Developer: Green Trails

**Summary:**

Final Plat: Spring Branch, Phase 1  
Location: 602 & 604 Rock Springs Road  
Tax Map: 28                      Part of Parcel: 31.01  
Zoned: PRD                      Acres: 16.05                      Lots: 1

1. The Major Thoroughfare Plan designates Rock Springs Road as a collector. The required minimum right-of-way for this road is 30' from the centerline, and adequate right-of-way dedication is shown to be dedicated on the plat.
  2. Signs will require a separate permit.
  3. Remove General Note 17 as this project does not lie within the service boundary of CUD.
-

**Planning Commission  
Town of Smyrna  
Agenda Summary**

**Agenda Item Number 6. d. 2.  
Department: Planning & Zoning  
Date: October 3, 2024**

---

**Subject:**

The Courtyards at Stewarts Creek, Phase I  
Rocky Fork Almaville Road  
Owner / Developer: Epcon Communities

**Summary:**

Final Plat: The Courtyards at Stewarts Creek, Phase 1

Location: Rocky Fork Almaville Road

Tax Map: 54 p/o Parcel: 8.05

Zoned: PRD Lots: 14 Acres: 8.13

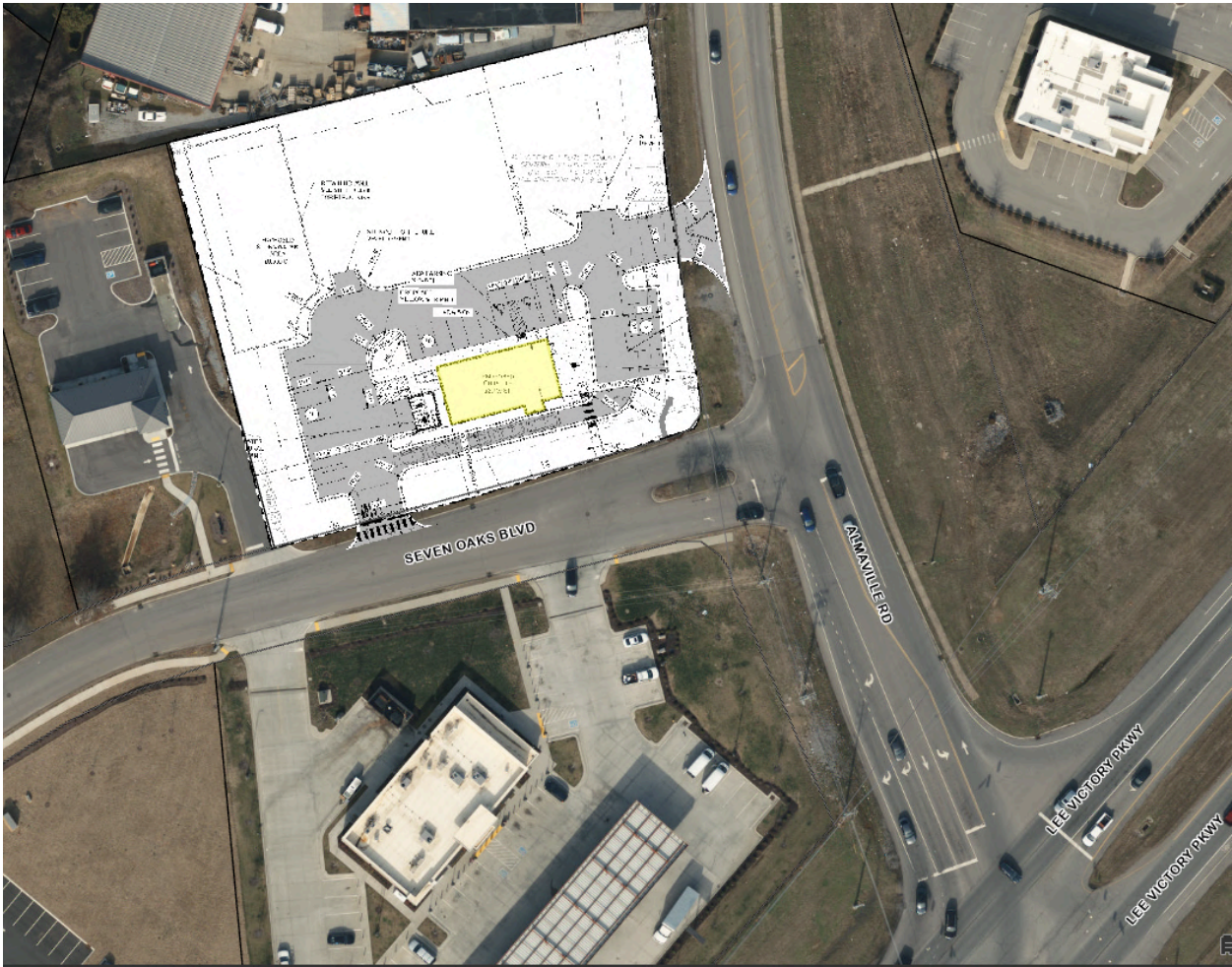
1. Signs will require a separate permit.
  2. The Major Thoroughfare Plan designates Rocky Fork Road as a minor arterial. The required minimum right-of-way for this road is 40' from the centerline, and adequate right-of-way dedication is shown to be dedicated on the plat.
  3. Show and label an easement for the storm pipe which crosses the corner of Lot 8.
  4. Submit plat directly to [CUDengineering@ cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comments.
  5. Water line construction must be completed and accepted by CUDRC before signature of final plat.
-

Chipotle  
Site Plan

Location: Intersection of Alnaville Rd. & Seven Oaks Blvd.	Applicant: CSC Properties
Tax Map/Group/Parcel: 50L/A/7.00	Property Owner(s): Bob Parks
Zoning: C-2	Use Classification: Restaurant

Proposal

- A. Location Analysis  
Chipotle is proposing the second location within Smyrna on the northwestern quadrant of the intersection of Alnaville Road and Seven Oaks Boulevard. The parcel is approximately 1.5 acres; Chipotle is proposing to use the southern half of the parcel and leave the northern half available for future development. A drive-thru is shown on the southern side of the building with stacking for approximately 5 vehicles.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.43 Acres
Square Footage of Open Space/Landscaping	1,880 SF	2,061 SF
Total Parking	24 Spaces	26 Spaces
Handicapped Parking Space(s)	1 Space	2 Spaces

- B. Landscaping  
Landscape plan shows a mixture of trees and shrubs lining both road frontages. Additional landscaping is shown in landscape islands within the site.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, glass/glazing and EIFS. Material percentages have not been provided at this time to verify whether the building meets Design Review requirements.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permit.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Almaville Road as a minor arterial with a required minimum right-of-way of 40' from the centerline of the road. Seven Oaks Boulevard is designated as a collector with a required minimum right-of-way of 30' from the centerline of the road. Adequate right-of-way exists for Almaville Road, but a small area of right-of-way dedication should be shown and also created via a revised plat along Seven Oaks Boulevard so that the sidewalk is located completely within the public right-of-way.
6. The required minimum fire flow is 1,500 GPM at 20 PSI residual.
7. Provide water/sewer construction plans.
8. The foundation of the building must be staked by a registered land surveyor showing the distance from the property line along Seven Oaks Boulevard prior to a foundation inspection due to the extremely close proximity of the building to the minimum building setback line.

**Staff Comments:**

1. Why is this development not utilizing the joint access easement created by the property to the west? This was created to provide access to both parcels directly across from the access to the convenience store. Staff is concerned with the proposed access point due to the proximity to the existing joint access/convenience store access.
2. Provide architectural elevations for the building as well as dumpster enclosure elevations. In addition, provide the percentage of materials to be used on each wall face as well as the entire building. Must meet Design Review. The plans submitted are just a shell plan with no exterior elevations.
3. Submit an auto-turn utilizing the Town of Smyrna fire apparatus. Show the conceptual development of the entire tract on this sheet. Please contact James Lawrence with the Smyrna Fire Department.
4. Revise the landscaping plan to meet the Design Review Manual for streetscaping and other requirements. Preserve any trees along Seven Oaks Boulevard where possible, and these would count towards the overall required landscaping and streetscaping.
5. Any landscaping within MTE easements must meet MTE guidelines. These can be found on the Middle Tennessee Electric website.
6. Show a sidewalk along Almaville Road connecting to the sidewalk on Seven Oaks Blvd. The subdivision entrance sign may need to be removed, as it blocks the sidewalk and is located on a public right-of-way.
7. Change the public utility easement to a minimum of 20' wide and extend the 8" gravity sewer line within the easement to the future development area of this parcel.
8. What is the dashed line shown with the parcel and parallel to Seven Oaks Boulevard, ranging from 20' to 12' from the right-of-way?

**Staff Recommendation:** Staff recommends deferral or denial of the plans due to the unaddressed comment and potential change of site configuration as a result of the comments.

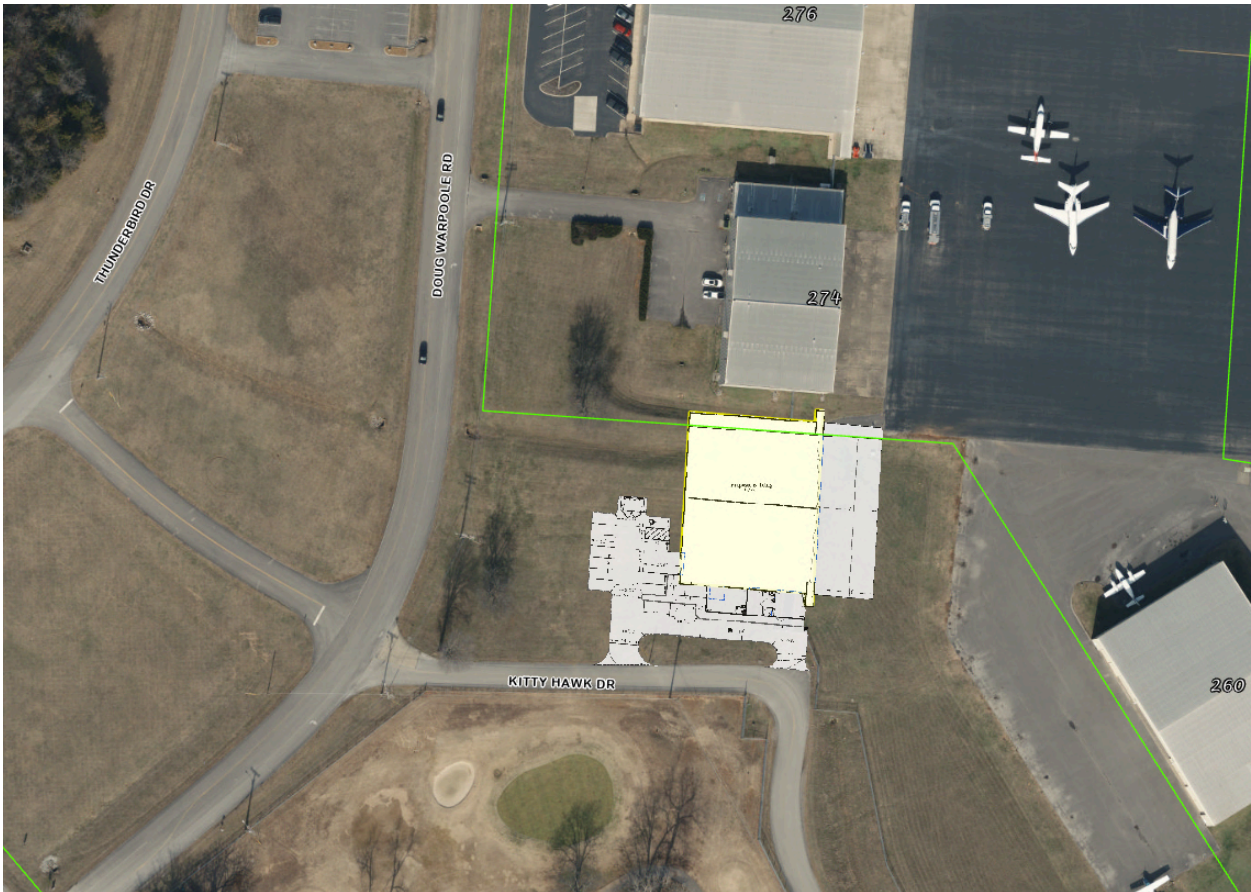


Double 7 Airport Hangar  
Site Plan

Location: 1001 Kitty Hawk Drive	Applicant: Double Seven/Fourteen Foods
Tax Map/Part of Parcel: 19/31.00	Property Owner(s): Smyrna/Rutherford County Airport Authority
Zoning: A-1	Use Classification: Hangar

Proposal

- A. Location Analysis  
Fourteen Foods is proposing to develop a 17,236 square foot airport hangar near the corner of Kitty Hawk Drive and Doug Warpoole Road. Access to the site would be provided via a single ingress/egress and one exit only, both located off of Kitty Hawk Drive. The hangar would be located in an area with similarly sized hangars on both sides of the proposed building.



Development Standards

	Required	Proposed
Total Parking	17 Spaces	13 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

- B. Landscaping  
Landscape plan shows maple and oak trees on site with additional shrubbery throughout. However, previous hangar plans submitted do not show landscaping due to the proximity to the airport runways, taxiways and apron.
- C. Design Review  
Architectural elevations show the building to be finished entirely with metal siding. Metal siding as shown does not meet Design Review requirements, however, metal hangars have been previously approved for development in the past and it is consistent with the other hangars on site.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. The required minimum fire flow is 1,000 GPM at 20 PSI residual.
6. Provide a set of water/sewer construction plans.

**Staff Comments:**

1. Has SRCAA reviewed the proposed landscaping plan? Typically landscaping is not required for projects on Airport property.
2. Exterior walls located less than 30 feet from a lot line or public way shall have a fire resistance rating of not less than 2 hours (IBC 412.3.1).
3. It appears that a property line extends through the proposed building on the northern side. The required minimum side setback in the A-1 district is 25'. This building would be in violation of the Zoning Ordinance as shown. Please provide a final plat showing either a removal of the existing lot line or new lot line for the building to meet setback requirements. This plat must be recorded prior to issuance of a building permit.
4. A fire hydrant will be needed on the public side of the water meter within 100' of the FDC.
5. Fire foam suppression system will be required. Please contact James Lawrence with the Town of Smyrna Fire Department.
6. Per the Zoning Ordinance, parking spaces are required at 1 space/1,000 square feet of building. This would require a total of 17 parking spaces. Please add 4 more spaces.

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



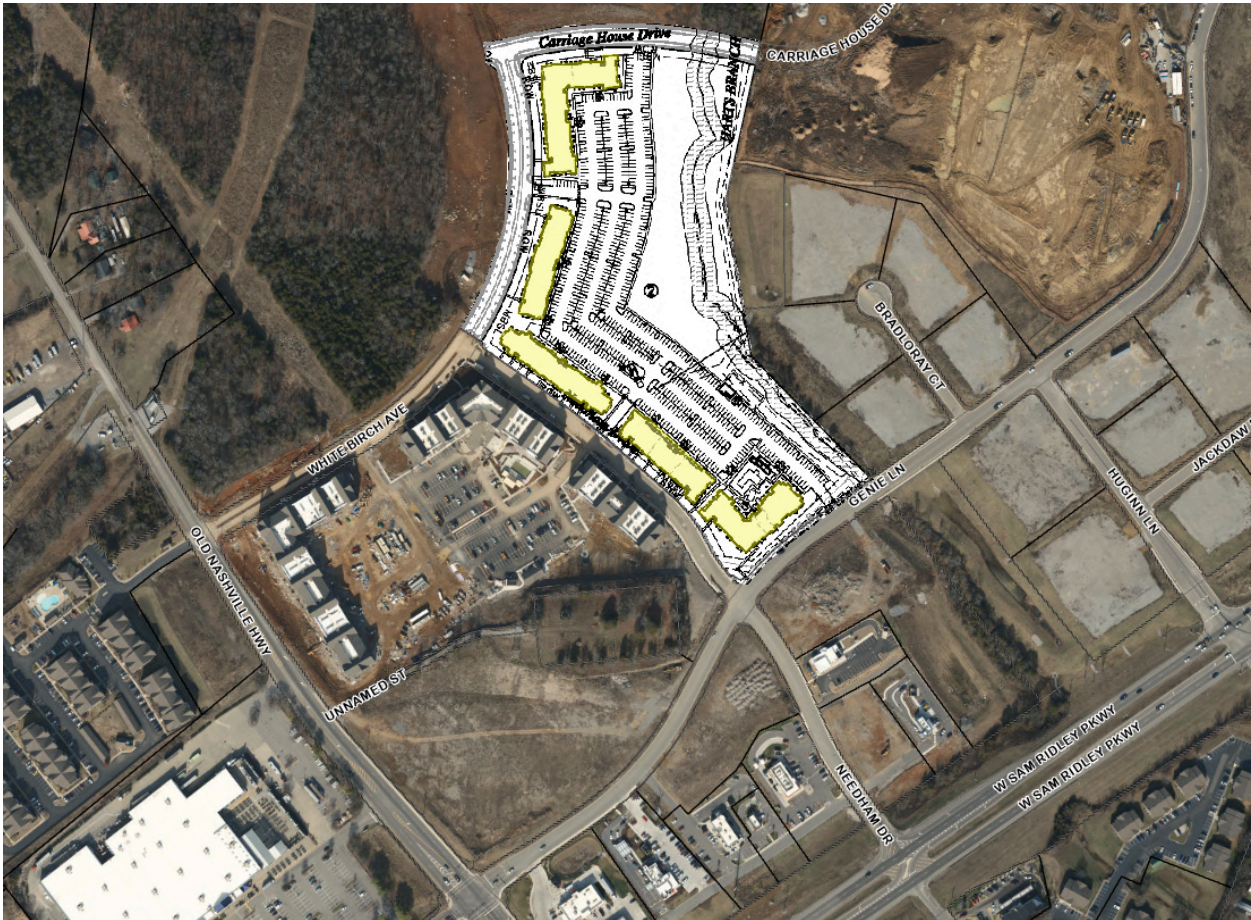
The Vintage, Block 2  
Site Plan

Location: Needham Drive & White Birch Avenue	Applicant: SEC, Inc.
Tax Map/Part of Parcel: 28/44.07	Property Owner(s): Waldron Vester Family Limited Partnership
Zoning: PRD	Use Classification: Multi-Family Residential

Proposal

A. Location Analysis

The Vintage is proposing their second block of development northeast of the first block on the corner of White Birch Avenue and Needham Drive. White Birch Avenue is shown to be extended north to Carriage House Drive, which extends through Marlowe off of Genie Lane. The second block will have 5 apartment buildings with 341 units. Included as part of the development would be amenities such as a pool, grilling stations, activity lawns and a dog park.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	5.13 Acres
Square Footage of Open Space/Landscaping	0.51 Acres	0.52 Acres
Total Parking	682 Spaces	706 Spaces
Handicapped Parking Space(s)	14 Spaces	18 Spaces

B. Landscaping

Landscape plan shows several different varieties of street trees along Genie Lane, Needham Drive, White Birch Avenue and Carriage House Drive. Other trees are shown within landscaped islands throughout the development in the parking area and shrubbery is shown at the base of the buildings.



C. Design Review

Architectural elevations show the buildings to be finished with a mixture of brick, fiber cement board and glass/glazing. Two different colors of brick and cementitious board are proposed to provide varying contrast. All of the residential buildings are to be four stories in height with a pet spa/maintenance building to be one story and having the same mixture of materials.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Carriage House Drive as a collector. The required minimum right-of-way for this road is 60', and adequate right-of-way dedication is shown on the plans as well as the construction of the road.
6. The required minimum fire flow is 1,500 GPM at 20 PSI residual.
7. Any retaining walls over 4' will require a building permit.
8. Submit an address layout plan for each building.
9. Provide a hard copy of the full civil water/sewer construction plans.

**Staff Comments:**

1. Revise the existing NOC to reflect new limits of disturbance or obtain a new NOC.
2. Please contact James Lawrence with the Town of Smyrna Fire Department regarding the auto turn. A fire truck cannot enter a parking space or run over a curb at any time.
3. Show the total amount of impervious and pervious surface.
4. A maximum of 350' is allowed for sewer main runs from manhole to manhole.
5. A fire hydrant is required within 500' of all parts of the building as measured by hose lay location.
6. The Fire Department has concerns regarding the maneuverability within the site and on White Birch Avenue with the median.

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

Wyndham Echo  
Site Plan

Location: 827 Industrial Boulevard	Applicant: Fulmer Lucas Engineering
Tax Map/Parcel: 29/17.02	Property Owner(s): JDFU Smyrna Land
Zoning: PUD	Use Classification: Hotel

Proposal

A. Location Analysis

Wyndham is proposing a 124 room, 51,570 gross square foot, 4 story hotel on lot 3 in the Colonial Town Park Subdivision. The proposed location has road access to Town Park Drive and is located north of the existing Kohl’s and Dollar Tree. The site would have two access points from the tract to the south.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.33 Acres
Square Footage of Open Space/Landscaping	5,728 SF	10,090 SF
Total Parking	124 Spaces	130 Spaces
Handicapped Parking Space(s)	5 Spaces	5 Spaces

B. Landscaping

Landscape plan shows a variety of trees planted along the front of the property as well as within landscaped islands. In addition, shrubbery is planted throughout the site adjacent to the trees and around the base of the building.

C. Design Review

Architectural elevations show the building to have a mixture of primary materials of brick and glass/glazing with a secondary material of EIFS. Both the south and east elevations have a minimum of 75% primary materials to meet Design Review requirements since those elevations would be visible from Industrial Boulevard. The north and west elevations have at least 50% primary materials. As presented, the building 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 will be required.
4. Signs will require a separate permit.
5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. The required minimum fire flow is 1,500 GPM at 20 PSI residual.
7. If there is a kitchen where food is cooked, a 1,500 gallon grease trap will be required.

**Staff Comments:**

1. The auto-turn will not work as presented. Please contact James Lawrence with the Town of Smyrna Fire Department.
2. Please submit building dimensions.
3. Please place a fire hydrant within 400' of all points of the building.

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

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/17/2023	Hunters Point Section 3, Phase 2 / Craig & Trudi Gibbs	10/17/2024	Escrow	\$26,800
<b>Bond is for: Roads, Sewer, Stormwater, Water</b>				
Development is 75% built out. (6 out of 8 lots built)				
Public Works Department Comments: <ol style="list-style-type: none"><li>1. Place final topping, striping, and lighting.</li><li>2. Some manholes and water valve boxes need adjusting.</li><li>3. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.</li><li>4. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.</li><li>5. Some areas of sidewalk are damaged and must be replaced or repaired.</li><li>6. Some areas of curb and gutter are damaged and need to be replaced.</li><li>7. Remove silt fabric from catch basins before final inspection.</li><li>8. All signage must meet MUTCD regulations.</li><li>9. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.</li></ol>				
Utilities Department Comments: <ol style="list-style-type: none"><li>1. No issued found at this time, But still under construction.</li></ol>				
<b>DEVELOPER CRAIG GIBBS' COMMENTS:</b> <p>We should have the stormwater issues corrected within 1-2 months with construction of houses on some of the lots.</p> <b>RECOMMENDATION:</b> <p>Extend one year.</p>				
DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/19/2023	Oak Meadows, Section 2 /JM Byrnes	10/19/2024	Southern Bank of Tennessee	\$100,800
<b>Bond is for: Roads, Water, Sewer, Stormwater</b>				
Development is 94.6% built out. (35 out of 37 lots built)				
Public Works Department Comments: <ol style="list-style-type: none"><li>1. Place final topping, striping, and lighting.</li><li>2. Some manholes and water valve boxes need adjusting.</li><li>3. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.</li><li>4. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.</li><li>5. Some areas of sidewalk are damaged and must be replaced or repaired.</li><li>6. Some areas of curb and gutter are damaged and need to be replaced.</li><li>7. Remove silt fabric from catch basins before final inspection.</li><li>8. All signage must meet MUTCD regulations.</li><li>9. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.</li><li>11. Submit stormwater as-builts verifying the detention pond elevations.</li></ol>				
Utilities Department Comments: <ol style="list-style-type: none"><li>1. No issued found at this time, But still under construction.</li></ol>				

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

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

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
4/26/2023	Gwynne Farms, Phase I, Section II / Lennar Homes, LLC	10/19/2024	Regions Bank	\$53,400

Bond is for: Roads, Sewer, Stormwater, Water

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

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. Remove inlet protection bags.
3. Headwall behind Lots 73/74 needs excess sediment removed.
4. Swale behind lots 72 through 74 needs to be graded more smoothly, free of erosion, and stabilized with seed and straw (straw mat where applicable).
5. Some manholes and water valve boxes need adjusting.
6. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
7. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.
8. Some areas of sidewalk are damaged and must be replaced or repaired.
9. Some areas of curb and gutter are damaged and need to be replaced.
10. Remove silt fabric from catch basins before final inspection.
11. All signage must meet MUTCD regulations.
12. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.
13. Submit stormwater as-builts verifying the detention pond elevations.

Utilities Department Comments:

1. Submit stamped approved as-builts

DEVELOPER DOUG YOUNG W/LENNAR'S COMMENTS:

The entire list will be done by end of spring 2025. A lot of it will be done this fall but paving will not occur until spring when the plants open back up.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/21/2021	Beyer Subdivision / Philip Beyer	10/21/2024	Escrow	\$4,500

Bond is for: Water

Utilities Department Comments:

1. Construction has not started.

DEVELOPER PHILIP BEYER'S COMMENTS:

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

RECOMMENDATION:

Extend one year.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
4/26/2023	Gwynne Farms, Phase I, Section I / Lennar Homes, LLC	10/21/2024	Regions Bank	\$84,200
<b>Bond is for: Roads, Water, Sewer, Stormwater</b>				
Development is 100% built out. (70 out of 70 lots built)				
Public Works Department Comments: <ol style="list-style-type: none"><li>Place final topping, striping, and lighting.</li><li>Sidewalk missing at corner of Razzle and Robert Gwynne.</li><li>Remove inlet protection bags.</li><li>Some manholes and water valve boxes need adjusting.</li><li>All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.</li><li>All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.</li><li>Some areas of sidewalk are damaged and must be replaced or repaired.</li><li>Some areas of curb and gutter are damaged and need to be replaced.</li><li>Remove silt fabric from catch basins before final inspection.</li><li>All signage must meet MUTCD regulations.</li><li>Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.</li><li>Submit stormwater as-builts verifying the detention pond elevations.</li></ol>				
Utilities Department Comments: <ol style="list-style-type: none"><li>Submit stamped approved as-builts.</li></ol>				
<b>DEVELOPER DOUG YOUNG W/LENNAR'S COMMENTS:</b> <p>The entire list will be done by end of spring 2025. A lot of it will be done this fall but paving will not occur until spring when the plants open back up.</p> <b>RECOMMENDATION:</b> <p>Extend one year.</p>				
DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/9/2022	Pointe, Section 2 / KKS General Partnership	10/24/2024	First Vision Bank	\$115,200
<b>Bond is for: Roads, Sewer, Stormwater, Water</b>				
Development is 0% built out. (0 out of 2 lots built)				
Public Works Department Comments: <ol style="list-style-type: none"><li>Place final topping, striping, and lighting.</li><li>Stabilize bottom of pond near outlet box.</li><li>Rock berm still in place on perimeter near stream.</li><li>Remove silt fabric from catch basins before final inspection.</li><li>Need truncated plates at crosswalks (yellow in color).</li><li>All sidewalks and crosswalks must be ADA compliant.</li><li>Some areas of curb and gutter are damaged and need to be replaced or repaired.</li><li>All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.</li><li>Some manholes and water valve boxes need to be adjusted.</li><li>All signage must meet MUTCD standards.</li></ol>				

- 11. Need to remove all mulch and debris in temporary turnaround at the end of Jackdaw Dr.
- 12. Submit stormwater as-builts verifying the detention pond elevations.

Utilities Department Comments:

- 1. Water Valve box knocked off at the end of Bradloray Ct.
- 2. Hydrant: 28B-1861 did not find a hydrant valve.
- 3. Submit stamped approved as-builts.

DEVELOPER STEVE WALDRON'S COMMENTS:

We are actively working on completing the remaining items.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/26/2020	Cedar Hills, Section 2, Phase 3 / Cedar Hills Holding, LP	10/26/2024	Escrow	\$10,000

Bond is for: Sewer, Roads, Stormwater

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

Public Works Department Comments:

- 1. Pond on Clematis still missing fabric underlain riprap apron in front of headwall.
- 2. Patches of exposed soil on the bottom of the pond on Clematis.
- 3. Remove large rocks in and around detention pond.

Utilities Department Comments:

- 1. No issued found at this time.

DEVELOPER WILL PEAY W/TRULAND CONSULTING'S COMMENTS:

We are nearing completion of the punch list. Please release when completed.

RECOMMENDATION:

End of the maintenance period. Release when final items are completed.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/27/2016	The Oaks Subdivision, Lot 57 / Carlos or Janis Lopez	10/27/2024	Escrow	\$32,500

Bond is for: Removal of existing curb and asphalt, extending the existing cul-de-sac, water

Public Works Department Comments:

- 1. This project has not yet begun.

Utilities Department Comments:

- 1. Submit stamped approved as-builts.

DEVELOPER JANIS LOPEZ'S COMMENTS:

I did not hear back from Ms. Lopez prior to the packets being delivered.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/28/2022	Blakeney Section 3, Phase 2 / Land Solutions	10/28/2024	Wilson Bank & Trust	\$16,500
<b>Bond is for: Roads, Sewer, Stormwater</b>				
Development is 43.5% built out. (10 out of 23 lots built)				
Public Works Department Comments: <ol style="list-style-type: none"><li>Place final topping, striping, and lighting.</li><li>There is a retaining wall in a drainage easement between lots 222 and 223 that will need to be removed.</li><li>Correct erosion in open space behind lots 232/231.</li><li>Remove silt fabric from catch basins before final inspection.</li><li>Sidewalks not complete.</li><li>Need truncated plates at crosswalks (yellow in color).</li><li>All sidewalks and crosswalks must be ADA compliant.</li><li>Some areas of curb and gutter are damaged and need to be replaced or repaired. Will need a curb and gutter walk before final topping.</li><li>All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.</li><li>Some manholes and water valve boxes need to be adjusted.</li><li>All signage must meet MUTCD standards.</li><li>Submit stormwater as-builts verifying the detention pond elevations.</li></ol>				
Utilities Department Comments: <ol style="list-style-type: none"><li>Submit stamped approved as-builts.</li></ol>				
<b>DEVELOPER LYNN EALEY'S COMMENTS:</b> <p>I did not hear back from Mr. Ealey prior to the packets being delivered.</p> <b>RECOMMENDATION:</b> <p>Extend six months.</p>				
DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/25/2021	Stonetrace Subdivision / Vester Waldron Family Ltd. Partnership	11/1/2024	Wilson Bank & Trust	\$300,000
<b>Bond is for: Roads, Sewer, Stormwater, Water</b>				
Development is 63.6% built out. (7 out of 11 lots built)				
Public Works Department Comments: <ol style="list-style-type: none"><li>Place final topping, striping, and lighting.</li><li>Stabilize entire site.</li><li>Correct erosion throughout the site.</li><li>Stabilize and correct erosion in ditch at the corner of Needham and Sam Ridley.</li><li>Stabilize and correct erosion in ditch at the corner of Old Nashville Highway and Sam Ridley.</li><li>Sidewalks not complete.</li><li>All sidewalks, crosswalks and driveway aprons must be ADA compliant.</li><li>All signage must meet MUTCD specifications.</li><li>Some manhole and water valve boxes need adjusting before final topping.</li><li>Some areas of curb and gutter are broken and need repaired or replaced.</li></ol>				



- 11. Remove all silt fabric from catch basins before final inspection.
- 12. All P.U.D.E. and drainage ditches need to be put on grade per plan.

Utilities Department Comments:

- 1. Submit stamped approved as-builts.

**DEVELOPER GREG WALDRON'S COMMENTS:**

We would like to wait on placing the final paving until more of the lots are sold.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/1/2016	Buckingham Place Subdivision, Section I / CB Development	11/1/2024	Southern Bank of Tennessee	\$10,400

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

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

Public Works Department Comments:

- 1. Detention pond has silt in the bottom and needs to be cleaned.
- 2. Remove all silt fabric from catch basins before final inspection.
- 3. Headwall going into detention pond needs to be cleaned.
- 4. Need ADA truncated plates at crosswalks.
- 5. All P.U.D.E. and drainage ditches need to be put on grade per plan.
- 6. All signage must meet MUTCD standards.
- 7. Large amounts of erosion from swales/ headwalls leading into pond at the end if Freemark.
- 8. Headwall leading into the pond from Hertfordshire Way needs to be dug out.
- 9. Area in front of the headwall leading out of the pond needs to be dug out.
- 10. The headwall behind lots 34 and 33 (6004 and 6006 Hertfordshire) needs to be dug out, area cleared, tree removed, and rock check dam removed.

Utilities Department Comments:

- 1. Submit stamped approved as-builts.

**DEVELOPER OLIVER CONSTABLE'S COMMENTS:**

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

**RECOMMENDATION:**

End of the maintenance period. Release when the remaining items are completed.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/3/2023	Marlowe / Matt Evans	11/4/2024	PNC Bank	\$4,124,458

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

Public Works Department Comments:

- 1. Place final topping, striping, and lighting.
- 2. Some manholes and water valve boxes need adjusting.
- 3. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
- 4. Curb and gutter needs repaired at heavy equipment crossing.

- 5. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.
- 6. Some areas of sidewalk are damaged and must be replaced or repaired.
- 7. Some areas of curb and gutter are damaged and need to be replaced.
- 8. Remove silt fabric from catch basins before final inspection.
- 9. All signage must meet MUTCD regulations.
- 10. Some areas of detention ponds are eroding and need to be stabilized and put on
- 11. Submit stormwater as-builts verifying the detention pond elevations.

Utilities Department Comments:

- 1. Multiple issues found at this time, But still under construction.
- 2. Submit stamped approved as-builts.

DEVELOPER JACK ENGEL W/GREYSTAR'S COMMENTS:

The road should be complete by the end of the year.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/3/2021	Woodcrest, Section IV / CB Development, LLC	11/4/2024	Southern Bank of Tennessee	\$62,900

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

Development is 100% built out. (20/20 lots are built)

Public Works Department Comments:

- 1. Place final topping, striping, and lighting.
- 2. Headwall behind lot 64 is completely covered. It will need to be exposed.
- 3. Ditch behind lot 64 will need to be stabilized with seed and straw matting.
- 4. Headwalls leading into lot 65 detention pond have sediment build up that needs to be dug out.
- 5. Headwalls with water flowing into detention pond need riprap apron underlain with geotextile fabric.
- 6. Some manholes and water valve boxes need to be adjusted before final topping.
- 7. Remove silt fabric from catch basins before final inspections.
- 8. Several areas of binder are failing in this section. About 70%.
- 9. Need to clean bottom of detention pond (silting in).
- 10. Clean all structures in detention pond.
- 11. All P.U.D.E. and drainage ditches need to be put on grade per plan.
- 12. Clean bottom of headwall behind lot 79.
- 13. Need to extend storm pipe and headwall between lots 69 & 70.
- 14. Ditch is eroding behind lots 68 & 69. Need to remove trees in ditch.
- 15. All signage must meet MUTCD regulations.
- 16. Submit stormwater as-builts verifying the detention pond elevations.

Utilities Department Comments:

- Majestic seal in the trough of Manhole #G1-064 and needs to be removed it's in front
- 1. of Lot 74.
- 2. Submit stamped approved as-builts.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

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

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/14/2023	Gwynne Subdivision, Lots 1 & 2/ Rob Gwynne	11/7/2024	Wilson Bank & Trust	\$139,400
<b>Bond is for: Sewer</b>				
Development is 50% built out. (1 out of 2 lots built)				
Utilities Department Comments: <ol style="list-style-type: none"><li>Construction not started yet.</li><li>Submit stamped approved as-builts.</li></ol>				
<b>DEVELOPER ROB GWYNNE'S COMMENTS:</b> <p>We are not doing anything with this for the next 10 years. We divided the lot so that if we ever sell the existing house the vacant lot would not be included in the sale.</p>				
<b>RECOMMENDATION:</b> <p>Extend one year.</p>				
DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/8/2022	Westover, Phase 2-A / Westover Developers, LLC	11/8/2024	Escrow	\$36,400
<b>Bond is for: Roads, Sewer, Stormwater</b>				
Development is 100% built out. (48 out of 48 lots built)				
Public Works Department Comments: <ol style="list-style-type: none"><li>Place final topping, striping, and lighting.</li><li>Remove silt fabric from catch basins before final inspection.</li><li>Sidewalks not complete.</li><li>Need truncated plates at crosswalks (yellow in color).</li><li>All sidewalks and crosswalks must be ADA compliant.</li><li>Some areas of curb and gutter are damaged and need to be replaced or repaired.</li><li>All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.</li><li>Resident behind detention pond has complaints about excess water getting on his property from Westover. Has water issue coming onto his property that needs to be addressed.</li><li>Some manholes and water valve boxes need to be adjusted.</li><li>Regrade swale behind lots 141-146 so that water flows into the detention pond.</li><li>Remove all construction remnants (wattles, stakes, etc.).</li><li>Remove all inlet protection bags.</li><li>Submit stormwater as-builts verifying the detention pond elevations.</li></ol>				
Utilities Department Comments: <ol style="list-style-type: none"><li>Submit stamped approved as-builts.</li></ol>				
<b>DEVELOPER THOMAS STEFFEN'S COMMENTS:</b> <p>We've made the repairs to the concrete curb, sidewalks, and driveway aprons. We hope to complete the asphalt by the end of October.</p>				
<b>RECOMMENDATION:</b> <p>Extend six months.</p>				

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/8/2022	Westover, Phase 2-B / Westover Developers, LLC	11/8/2024	Escrow	\$29,400
<b>Bond is for: Roads, Sewer, Stormwater</b>				
Development is 100% built out. (37 out of 37 lots built)				
Public Works Department Comments: <ol style="list-style-type: none"><li>Place final topping, striping, and lighting.</li><li>Regrade swale from parking area to lot 140 so that water drains into the detention</li><li>Remove all construction remnants (wattles, stakes, etc.).</li><li>Remove all inlet protection bags.</li><li>Remove silt fabric from catch basins before final inspection.</li><li>Sidewalks not complete.</li><li>Need truncated plates at crosswalks (yellow in color).</li><li>All sidewalks and crosswalks must be ADA compliant.</li><li>Some areas of curb and gutter are damaged and need to be replaced or repaired.</li><li>All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.</li><li>Resident behind detention pond has complaints about excess water getting on his property from Westover. Has water issue coming onto his property that needs to be addressed.</li><li>Some manholes and water valve boxes need to be adjusted.</li><li>Kennebec Drive needs to go to phase line.</li><li>Sidewalk needs to go to phase line.</li><li>All signage must meet MUTCD standards.</li><li>Submit stormwater as-builts verifying the detention pond elevations.</li></ol>				
Utilities Department Comments: <div>The riser ring in manhole # B60-379 in front of Lot 125 is broken and needs to be</div> <ol style="list-style-type: none"><li>replaced.</li><li>No issued found at this time, But still under construction.</li><li>Submit stamped approved as-builts.</li></ol>				
<b>DEVELOPER THOMAS STEFFEN'S COMMENTS:</b> <p>We've made the repairs to the concrete curb, sidewalks, and driveway aprons. We hope to complete the asphalt by the end of October.</p> <b>RECOMMENDATION:</b> <p>Extend six months.</p>				
DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/27/2022	Patterson Property Subdivision / M1 Development, LLC	11/9/2024	Coffee County Bank	\$161,200
<b>Bond is for: Road, Sewer, Stormwater, Water</b>				
Development is 0% built out. (0 out of 24 lots built)				
Public Works Department Comments: <ol style="list-style-type: none"><li>Place final topping, striping, and lighting.</li><li>Some manholes and water valve boxes need adjusting.</li><li>All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.</li><li>All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.</li></ol>				

- 5. Some areas of sidewalk are damaged and must be replaced or repaired.
- 6. Some areas of curb and gutter are damaged and need to be replace.
- 7. Remove silt fabric from catch basins before final inspection.
- 8. All signage must meet MUTCD regulations.
- 9. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.
- 10. Submit stormwater as-builts verifying the detention pond elevations.

Utilities Department Comments:

- 1. Multiple issues found at this time, But still under construction.
- 2. Submit stamped approved as-builts.

DEVELOPER JEREMY MOODY'S COMMENTS:

Everything is complete except for final topping. We expect that the builder will pull permits soon.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/10/2017	Buckingham Place, Section II, Phase I / CB Development, LLC	11/10/2024	Southern Bank of Tennessee	\$10,000

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

Development is 100% built out. (18 out of 18 lots built)

Public Works Department Comments:

- 1. Some areas of sidewalk are broken and need to be replaced.

Utilities Department Comments:

- 1. No issued found at this time, But still under construction.
- 2. Submit stamped approved as-builts..

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release when the remaining items are completed.