



TOWN OF SMYRNA

MUNICIPAL PLANNING COMMISSION MEETING

AGENDA



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

October 2, 2025

5:00 PM

Smyrna Town Hall

1. Call to Order

Prayer

Pledge of Allegiance

2. Public Hearing

- a. Plan of Services for Catalyst Design Group - 7025 Del Thomas Road
- b. Plan of Services for Armias Development Group, LLC - 101 McNairy Lane
- c. Plan of Services for CLQ Land - 5198 Lee Road

3. Citizen Comments

- a. Tanya Hadley
216 Meridian Drive
Smyrna, TN 37167
Project: Tax Map: 54 Parcel: 18.00

4. Approval or Correction of Minutes

- a. September 4, 2025 regular meeting

5. New Business

- a. Annexation, Zoning, and Plan of Service Request:
 - 1. Catalyst Design Group
7025 Del Thomas Road
Annexation & PRD Zoning
 - 2. Armias Development Group, LLC
101 McNairy Lane
Annexation & C-2 Zoning
 - 3. CLQ Land
5198 Lee Road

Annexation & R-3 Zoning

- b. Rezoning Requests:
 - 1. Unico TN, LLC
Almaville Road
Rezoning PID to C-2

- c. Preliminary Plats:
 - 1. Briley Downs
Rocky Fork Almaville Road / Briley Road
Owner / Developer: Dreamfinders Homes
 - 2. Greystone, Phase 3A
Divine Dawn Road
Owner / Developer: Meritage Homes of Tennessee, Inc.
 - 3. Olive Branch Estates, Section I
Rocky Fork Road
Owner / Developer: Ole South Properties, Inc.
 - 4. Sims Ridge, Section II
Tamland Avenue
Owner / Developer: Ole South Properties, Inc.

- d. Final Plats:
 - 1. Kingfield
Sharp Springs Road
Owner / Developer: Landmark Homes, LLC
 - 2. Kingfield HPR
Sharp Springs Road
Owner / Developer: Landmark Homes, LLC
 - 3. Newberry, Phase 1
Almaville Road
Owner / Developer: Milrose Properties Tennessee, LLC

- e. Site Plans:
 - 1. Additions to Village of Valley Green, Section IV, Phase II
Enon Springs Road, West & Wildwood Drive
Owner / Developer: Prosper Holdings Group
 - 2. McDonald's
216 Lee Victory Parkway
Owner / Developer: McDonald's
 - 3. Rock Springs Townhomes & Single Family Homes
608 Rock Springs Road
Owner / Developer: Ayoub Eshak
 - 4. Rutherford County Baptist Church
2000 Almaville Road
Owner / Developer: Rutherford County Baptist Church

- 6. Bond Review Report**
 - a. October Bond Review Report
- 7. Staff Comments and/or Other Business**
- 8. Adjournment**

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:

Ronald S. Patterson, Rodney C. Patterson, and Lou Ann Zelenik
7025 Del Thomas Road

Tax Map 54, Parcel 20.00, owned by Ronald S. Patterson, Parcel 20.01, owned by the Ronald S. Patterson Trust and the Rodney C. Patterson Trust, and Parcel 3.04, owned by Lou Ann Zelenik. Properties requested by Catalyst Design Group on behalf of the owners. Bordered on the north and west by Parcel 3.02, owned by Lou Ann Zelenik, on the north by Parcel 3.01, owned by Gilbert and Yoana Cavazos, Parcel 3.03, owned by Jose Barrera and Nallely Del Valle Morales, and Parcel 3.00, owned by Gary L. and Melva Lou Follis Living Trust; on the west by Parcel 1.07, owned by Mark and Marcia Kendrick, and Parcel 35.02, owned by J. Kyle Maxfield; on the south by Parcel 39.02, owned by Jeffrey A. Williams, and Parcel 39.08, owned by Jeffrey A. and Robin T. Williams; on the east by the Courtyards at Stewarts Creek development, and Parcel 8.00, owned by Dennis Butler; and on the north by the right-of-way of Del Thomas Road. Area annexed contains approximately 102 acres.

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

Rocky Fork Almaville Road: approximately 660 linear feet from the current Town limits thru the intersection with Del Thomas Road;

Del Thomas Road: approximately 449 linear feet from the intersection with Rocky Fork Almaville Road to the westernmost corner of Parcel 3.04.

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 NOVEMBER, 2025

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk

RESOLUTION

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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:

Armia's Development Group, LLC
101 McNairy Lane

Tax Map 55C, Group B, Parcel 30.00, owned and requested by Armia's Development Group, LLC. Bordered on the west by the right-of-way of McNairy Lane; on the south by Parcel 31.00, owned by Alicia Frances Boswell and Derrick Joshua; on the east by Parcel 46.00, owned by Rowland G. and Stella L. Gray; and on the north by the right-of-way of SR 102/Almaville Road. Area annexed contains approximately 1.3 acres and includes approximately 270 linear feet of the existing right-of-way of McNairy Lane.

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

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ATTEST:

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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:

Chao Wen Dong
5198 Lee Road

Tax Map 50, Parcel 31.00, owned by Chao Wen Dong and requested by CLQ Land. Bordered on the west by the Oak Meadows development; on the south by the right-of-way of Lee Road; on the east and north by Parcel 29.00, owned by R. K. Lee, Jr. and Rebecca Ladd; and on the north by Parcel 17.00, owned by Jim Brown and Albert Brown. Area annexed contains approximately 21.7 acres.

A. Water

Water services will be provided by the Town of Smyrna.

B. Wastewater

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

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

ADOPTED THIS ____TH DAY OF NOVEMBER, 2025

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk



TOWN OF SMYRNA

**MUNICIPAL PLANNING COMMISSION
MEETING**

MINUTES



September 4, 2025

5:00 PM

Smyrna Town Hall

1. Call to Order

The meeting was called to order by Tim Morrell, Chairperson at 05:00 PM in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee.

The following Planning Commission members and staff were present:

Members:

Tim Morrell, Chairperson
Marc Adkins, Vice-Mayor
Steve Sullivan, Council Member
Matthew Carver
Salena Scott
Ken Hill
Charles Scurr, PhD

Staff:

David Santucci, Town Manager
Todd Spearman, Asst. Town Manager
Kevin Rigsby, Town Planner
Jeff Peach, Town Attorney
Kathryn Smith, Office Coordinator
Mitchell Wensman, Planner
James Lawrence, Division Chief
Mark Parker, Asst. Director of Utilities
Tom Rose, Director Of Public Works
Kristi Worrell, Building Official
Mark Crosslin, Planning Technician

Prayer

The invocation was given by Council Member, Steve Sullivan.

Pledge of Allegiance

The Pledge of Allegiance was led by Salena Scott.

2. Public Hearing

2.a. Subdivision Regulations Amendment for Section 7-101.2 and addition of Appendix A

No one spoke at the public hearing.

2.b. Plan of Services for 452 Properties, LLC

3. Citizen Comments

Patrick Beauchene

6614 Lee Road
Smyrna, TN 37167
Hidden Springs Final Plat

4. Approval or Correction of Minutes

4.a. August 7, 2025 regular meeting

At this time, Charles Scurr requested an amendment to the Minutes of the August 7, 2025 meeting to agenda item 9 to reflect an inquiry asked by him to ensure grading efforts are in line with the approved plans for D.R. Horton - Ascend at Sam Ridley.

Following a review of the Minutes of the August 7, 2025 meeting, Vice-Mayor Marc Adkins made a motion to approve the minutes as amended; the motion was duly seconded by Salena Scott. The motion was approved 7-0.

5. Old Business

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

**5.a.1. 452 Properties, LLC
Mona Road & I-840
Annexation & PUD Zoning Request**

452 Properties, LLC - Annexation & PUD Zoning

Location: Mona Road & I-840

Tax Map: 11

Parcel: 5.00

Acres: 225.25

Current Zoning: RM

Proposed Zoning: PUD/C-2/I-2

1. The surrounding zoning is RM in Rutherford County.
2. The Land Use Plan for the area is the 840 Gateway character area, which would support hospitality, restaurant, retail, high density residential, and industrial/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 190.95 acres 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 2,500,000. 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, which is a State road, and 4.2 miles of Mona Road, which is a County road. 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. 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, though one has been drafted and discussed between staff and the developer. Any potential new alignment will require an easement to be obtained from the Army Corps of Engineers approval.
8. Provide a phasing plan.
9. The developer will be responsible for the initial grading of the proposed fire station site. The actual location of the site is to be evaluated by the Smyrna Fire Department and may need to move from the currently shown location.
10. 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.
11. See CUD Will Serve letter issued 7/31/2025 for more detailed information regarding the required off-site improvements and the level of service that can be provided to the site.
12. Once available, submit the full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

At this time, Town Manager David Santucci spoke regarding this request.

At this time, Assistant Utilities Director Mark Parker spoke regarding this request.

At this time, Paul Reinke with Hillwood spoke regarding this request.

At this time, Lana Suite with Younger Associates spoke regarding this request.

At this time, Paul Reinke with Hillwood spoke regarding this request.

At this time, Lana Suite with Younger Associates spoke regarding this request.

At this time, Paul Reinke with Hillwood spoke regarding this request.

Location: Lee Road
 Tax Map: 51 Parcels: 8.18 & 8.07 Acres: 21.04
 Zone: PRD Lots: 52

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. The Major Thoroughfare Plan designates Lee Road as a collector. Adequate right-of-way dedication is shown for this street.
4. The required minimum fire flow is 1,000 GPM @ 20 PSI for dwellings under 3,600 square feet.
5. Add signatures of the owners and CUD prior to recording.
6. Water line construction must be fully complete prior to CUD final approval or signature of final plat. CUD reserves the right for further review once water line has been fully released by CUD inspector.
7. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

Following discussion, Council Member Steve Sullivan made a motion to Approve with aff comments. Matt Carver seconded the motion. Following further discussion, the motion was approved 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

5.c. Site Plans:

**5.c.1. 12415 Old Nashville Highway
 12415 Old Nashville Highway
 Owner / Developer: BLP Investments, Inc.**

12415 Old Nashville Highway

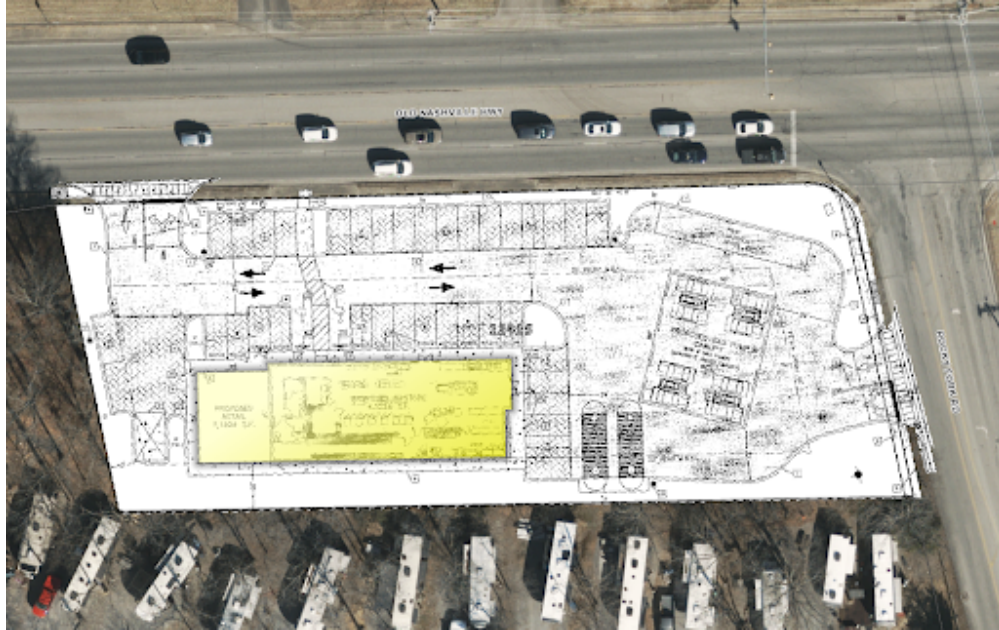
Site Plan

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

Proposal

A. Location Analysis

A vacant parcel on the western corner of Old Nashville Highway and Rocky Fork Road is proposed for development of a retail and convenience store with a fuel station. The one retail suite is 1,150 square feet and the convenience store is 4,145 square feet with 8 fuel pumps. Access to the site is shown via two access points, one on Old Nashville Highway and one on Rocky Fork Road. The access points are situated at the maximum possible distance from the intersection. This property is located within the Enon Springs Overlay and will be required to meet those additional requirements.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.59 Ac
Square Footage of Open Space/Landscaping	2,572 SF	10,064 SF
Total Parking	45 Spaces	47 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

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

C. Design Review

Architectural elevations show the building to be finished with a mixture of two different colors of brick, glass/glazing and limestone face block with a metal cornice cap. All wall faces are shown to have at least 75% primary materials and the metal does not exceed 10% of the entire building to meet Design Review. The elevations will still need to be revised to meet the Enon Springs Overlay architectural 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 will be required.
4. Signs will require a separate permit and must be within setbacks where applicable. Pole signs are not allowed in the ESO district.
5. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial and Rocky Fork Road as a collector. Adequate right-of-way exists for Old Nashville Highway. Additional right-of-way is required to be dedicated for Rocky Fork Road.
6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
7. The required minimum fire flow is 1,500 GPM at 20 PSI.

Staff Comments:

1. At the manhole, there needs to be a grinder pump-to-cleanout connection (engineer to see sewer specs detail PS-1.3). Also, a meter box (Sewer Spec Detail PS-1.1 & 1.2) on the property side after the bore behind the sidewalk.
2. Extend water jack and bore casing to minimum 3' passed the proposed sidewalk on Rocky Fork Road.
3. Electric transformers, utility pads, water meters, gas meters, and electric meters are required to be screened from public view. Screening may be achieved with vegetation, fences, or walls. Add additional screening near the backflow preventer and box on the south side of the access point off of Rocky Fork Road.
4. Sidewalks adjacent to parking stalls are required to be 7' wide to accommodate vehicle overhang. The developer has requested this requirement be waived. The reasoning is "this property causes a geometric hardship because it is so shallow in depth. We are showing a 40' deep building with no room to spare. Cutting it down 2' to allow for a 7' sidewalk instead of a 5' sidewalk will cause a severe hardship on the interior layout of the building. For a solution to this issue, we are showing 6' wheel stops 2' off the 5' sidewalk so that cars would not overhang onto the 5' sidewalk."
5. The landscaping plan must meet the Design Review Manual and ESO requirements shown in Section 5.059 D.7. of the Zoning Ordinance. The submitted plan does not meet these requirements with regards to the requirement of landscaping around the foundation of the building. The developer has requested this requirement be waived. The reasoning is "this property causes a geometric hardship because it is so shallow in depth. We are showing a 40' deep building with no room to spare. Cutting it down 3' to allow for a 3' foundation planting strip will cause severe hardship on the interior layout of the building. For a solution to this issue, we are showing enhanced landscaping along Old Nashville Highway and Rocky Fork Road to provide a more aesthetically pleasing

visual of the developed property.

- 6. The building architectural elevations do not meet the requirements of the Enon Springs Overlay with regards to the rear façade. The façade of the building is required to be divided into distinct sections no more than forty (40) feet in width and each section taller than it is wide. Large expanses of blank walls are prohibited. Windows, columns, and other elements shall be used to reinforce the verticality of the façade. Please revise.

Staff Recommendation: Staff recommends approval with the above listed comments. If approved, staff would request the Commission specifically detail waivers, if any.

Following discussion, Ken Hill made a motion to Approve without the requested waivers and staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

**5.c.2. In-N-Out Burger
 999 Industrial Boulevard
 Owner/Developer: In-N-Out Burger**

In-N-Out

Site Plan

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

Proposal

A. Location Analysis

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



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.02 Ac
Square Footage of Open Space/Landscaping	4,456 SF	15,602 SF
Total Parking	49 Spaces	68 Spaces
Handicapped Parking Space(s)	3 Spaces	3 Spaces

B. Landscaping

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

C. Design Review

Architectural elevations show the building to be finished with a mixture of EIFS, brick and glazing. Overall elevations for the building show a finished percentage of 54.74% EIFS, 33.48% brick and 6.52% glazing. Design Review requires a minimum of 50% of

the entire building to be finished with primary materials; as designed this building is approximately 40%. Additionally, Design Review requires at least 75% primary materials for any wall facade visible from a public street. No elevations for this building are shown to meet that requirement.

Standard Comments:

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

Staff Comments:

1. Coordinate the construction of the modifications to the access at Team Boulevard with the adjoining property owner.
2. A plat will be required to dedicate public right-of-way along Industrial Boulevard to show the sidewalk entirely within the public right-of-way.
3. Architectural elevations do not meet Design Review. Please revise.
4. Revise the dumpster enclosure to use only primary materials matching the building. Stucco is not a primary material.
5. Staff has concerns regarding the recommended traffic improvements, as the proposed improvements seem to work to benefit this property but not the area in its' entirety. At a minimum, staff recommends relocation of the access to Industrial Boulevard to be directly across from Movie Row. The Town will be undertaking a study for the area along Industrial Boulevard from the intersection with Sam Ridley Parkway to the Town limits consistent with the recommendations of the Safe Streets For All plan. This study would evaluate all access points on the corridor and make recommendations for improvements.
6. Please verify that the varieties of palm trees shown on the landscape plan will survive in middle Tennessee's plant hardiness zone. Staff does not believe palm trees will survive.
7. When the Zoning Ordinance and a recorded plat show two different minimum building setback lines, the most restrictive applies. The required minimum front building setback in the C-2 district is 35', so the required setback along Industrial Boulevard is 35'. Please show correctly. As shown, the building is in violation of the Zoning Ordinance. The

applicant proposes to request a variance from the Board of Zoning Appeals after approval of the site plan by the Planning Commission.

Staff Recommendation: Staff recommends denial due to the list of outstanding comments and concerns by staff that still need to be addressed.

At this time, Chairman Tim Morrell acknowledged Jeff Bryant with In-N-Out Burger to speak regarding this request.

At this time, Chairman Tim Morrell acknowledged Public Works Director Tom Rose to speak regarding this request.

Following discussion, Vice-Mayor Marc Adkins made a motion to deny due to a lack of meeting Design Review and excessive staff comments. Council Member Steve Sullivan seconded the motion. Prior to a vote, Charles Scurr made a recommendation to amend the motion that the project not be submitted again until after a global traffic study is completed for this area. This motion to amend the intal motion failed due to a lack of a second. Following further discussion, this motion to deny was approved 7-0.

6. New Business

6.a. Site Plan:

**6.a.1. Blakeney Commons, Lot 2
Rocky Fork Almaville Road / Morton Lane
Owner / Developer: Pillars Investment Group, LLC**

Blakeney Commons, Lot 2

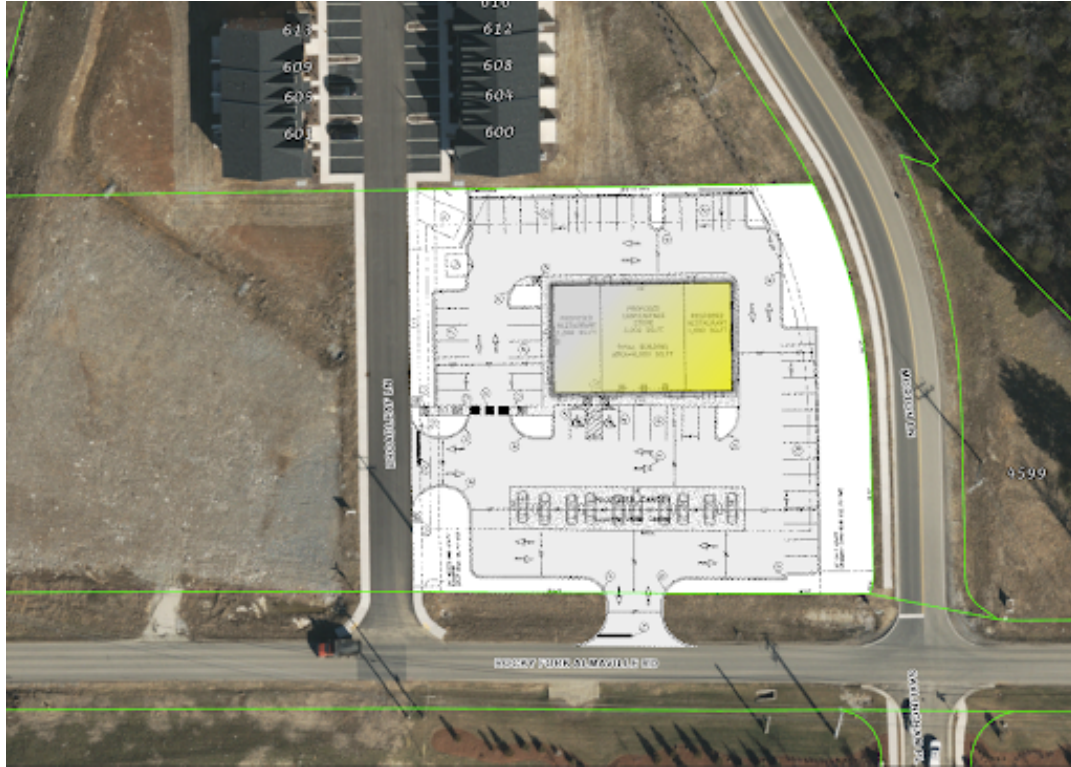
Site Plan

Location: Rocky Fork Almaville Rd & Broadleaf Ln	Applicant: Pillars Investment Group, LLC
Tax Map/Part of Parcel: 54/14.04	Property Owner(s): Collins Corner Ventures LLC
Zoning: PUD	Use Classification: Convenience Commercial

Proposal

A. Location Analysis

Blakeney Commons, Lot 2 is proposed for a convenience commercial development with a fuel center. The 6,000 square foot building has potential for two tenants in addition to a convenience store. Ten fuel pumps are proposed for the gas station. Two access points are shown to the site with one on Broadleaf Lane and one off of Rocky Fork Almaville Road. Broadleaf Lane provides the rear of the Blakeney Commons development consisting of townhomes with a proposed future commercial parcel to the north of Broadleaf Lane.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.76 Ac
Square Footage of Open Space/Landscaping	3,343 SF	4,000 SF
Total Parking	60 Spaces	63 Spaces
Handicapped Parking Space(s)	3 Spaces	3 Spaces

B. Landscaping

Landscape plan shows a variety of shrubbery and trees lining Rocky Fork Almaville Road and Morton Lane. Landscaping is also shown around the base of the building and within landscaped islands. Due to the residential townhomes behind this proposed development, a Type C landscape buffer would be required per the Zoning Ordinance. The applicant is requesting a 5' wide landscape strip with a privacy fence in lieu of the Type C landscape buffer.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, stone and glass/glazing on all wall faces. The gas canopy is shown to have primarily stone in combination with brick to match the commercial building. The architectural 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 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 submitted to the Stormwater Department.
6. The Major Thoroughfare Plan designates Rocky Fork Almatville Road as a minor arterial. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 1,750 GPM @ 20 PSI. If fire walls are installed between the individual spaces, the required minimum fire flow would be reduced to 1,500 GPM @ 20 PSI.

Staff Comments:

1. As a gas station constitutes a stormwater hot spot, stormwater runoff must be treated to remove oil and gas prior to leaving the site.
2. Staff is concerned about the proposed dumpster area easement. Staff is concerned about the ability for it to be emptied without blocking the road and the proximity to the adjoining residences. Staff is also concerned about the location of the dumpster for the commercial building and the proximity to the adjoining residences. Location on the opposite side of the building would be further away from any residences.
3. A Type C buffer is required between the proposed store and the adjoining residential development. In lieu of a Type C landscape buffer, the applicant is proposing to install a fence with a 5' wide landscape buffer consisting of evergreen trees and shrubs. The reasoning submitted is that "a 15' buffer would be detrimental to the site's ability to have a gas station as the building would have to be reduced to a depth that would be difficult to lease or occupy". The 5' landscaping buffer does not extend the entire length of the rear property line due to the dumpster and retaining walls and utilities present along Morton Lane.
4. Submit a water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) to receive a Will Serve letter for CUD to determine the level of service that can be provided to the site.
5. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

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

Following discussion, Council Member Steve Sullivan made a motion to Approve. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 7-0.

7. Subdivision Regulations Amendment

7.a. Section 7-101.2 and addition of Appendix A

Following discussion, Vice-Mayor Marc Adkins made a motion to Approve. Matt Carver seconded the motion. Following further discussion, the motion was approved 7-0.

8. Zoning Ordinance Amendment

8.a. Article IV and Article V regarding Minimum Building Setbacks for Accessory Structures

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council. Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

8.b. Article V regarding adding Tourist Homes in the C-4 District

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-1 with Matthew Carver voting no.

9. Bond Review Report

9.a. September Bond Review Report

Following discussion, Council Member Steve Sullivan made a motion to Approve. Matt Carver seconded the motion. Following further discussion, the motion was approved 7-0.

10. Staff Comments and/or Other Business

11. Adjournment

Town of Smyrna, Tennessee

Attest:

Tim Morrell, Chairperson

Kevin Rigsby, Town Planner



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.a.
Department: Planning
Date: October 2, 2025**

Subject:

Annexation, Zoning, and Plan of Service Request:

Background:

Summary:

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.a.1.
Department: Planning
Date: October 2, 2025**

Subject:

Catalyst Design Group
7025 Del Thomas Road
Annexation & PRD Zoning

Background:

Summary:

Catalyst Design Group - Annexation & PRD Zoning

Location: 7025 Del Thomas Road

Tax Map: 54

Parcels: 20.00, 20.01, and 3.04

Acres: 102

Current Zoning: RM

Proposed Zoning: PRD

1. The surrounding zoning is PRD (The Courtyards at Stewarts Creek) 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 Rocky Fork Almaville Road as a minor arterial. This property has no frontage on this road.
4. The requested PRD is for 162 single family lots and 40 townhomes. This translates to an overall density of 1.98 dwellings/acre. If the common open space of approximately 45.5 acres is removed from the calculation, it is 202 houses on 56.5 acres for a density of 3.58 dwellings/acre.
5. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any house construction over 3,600 sq. ft. under roof will require additional fire flow.
6. An ARAP will be required for each road, trail, and utility crossing of any stream.
7. A second entrance must be in place before the 100th house is built.
8. There are significant upgrades required to provide sewer for this project. Sewer is required to be extended from Bankside along Rocky Fork Creek and up Kedron Church Road. The Town would participate in the cost difference if the line is required to be upsized.
9. Annexation of this tract would require the annexation of approximately 660' of the existing right-of-way of Rocky Fork Almaville Road and approximately 450' of the existing right-of-way of Del Thomas Road.
10. The improvements as recommended by the traffic study must be completed by

the developer.

11. The Fire Dept. must be able to reach within 150' of all portions of the townhomes with a handline.
12. All corner lots within the development are required to have side entry garages. One of the submitted elevations for the side does not show a side entry garage.
13. All street facing facades including the side elevations on corner lots are required to have architectural details such as shutters, windows, wrap around porch, bay windows, arches, or dormers. The submitted side elevations leave a lot to be desired in this regard, with only windows shown and no other elements. Provide additional details on these side elevations.
14. HVAC units are required to be at the rear of each house.
15. Stream buffers cannot be less than 15' in any area.
16. Show proposed utility extensions on all plans.
17. What is the proposed range of the sizes of the houses?
18. See CUD Will Serve letters issued 8/1/2025 for more detailed information regarding the required off-site improvements and the level of service that can be provided to the site.
19. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Attachments:

1. Annexation Request Application
2. Del Thomas Map 1
3. Del Thomas Map 2
4. Del Thomas Map 3



APPLICANT INFORMATION:		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets:		
Tax Map:	Group:	Parcel:
Requested Lot Area (Square feet/Acres):		
Existing Zoning:	Requested Smyrna Zoning:	
*Current Property Owner (See Note Below):		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>K. W. [Signature]</i>	Date:	
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of 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.

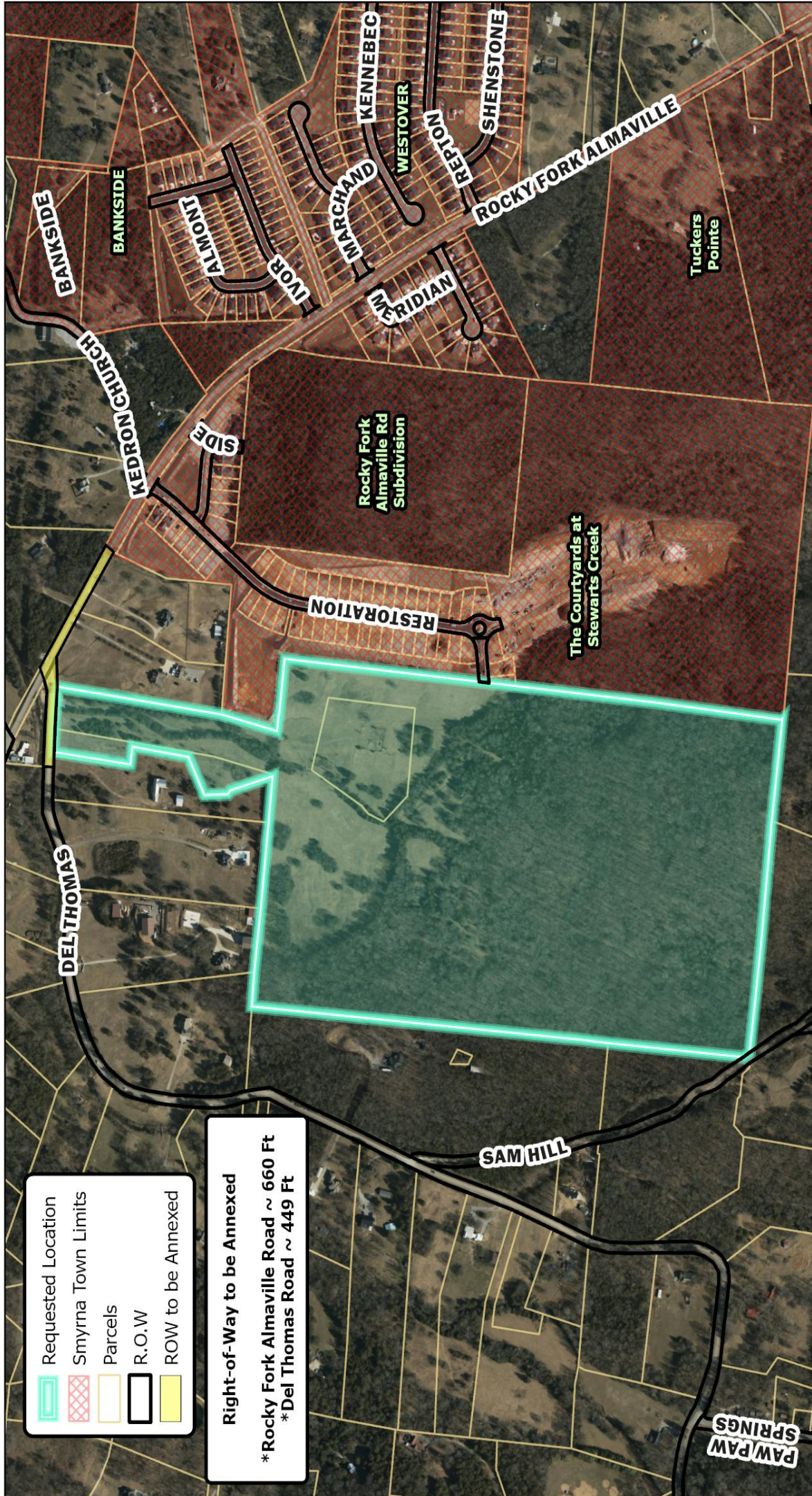
2025 SUBMITTAL AND MEETING CALENDAR






See the full calendar on the Town of Smyrna website

APPLICATION DEADLINE	MEETING DATE
DECEMBER 9, 2024	JANUARY 9
JANUARY 13	FEBRUARY 6
FEBRUARY 10	MARCH 6
MARCH 10	APRIL 3
APRIL 7	MAY 1
MAY 12	JUNE 5
JUNE 9	TUESDAY - JULY 1
JULY 14	AUGUST 7
AUGUST 11	SEPTEMBER 4
SEPTEMBER 8	OCTOBER 2
OCTOBER 13	NOVEMBER 6
NOVEMBER 10	DECEMBER 4
DECEMBER 8	JANUARY 8, 2026

MEMBERS

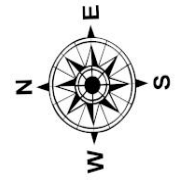
Name	Term Expiration
Charles Scurr	2025
Tim Morrell	2025
Amy Wise	2025
Matthew Carver	2026
Salena Scott	2026
Marc Adkins, Council Member	Term of Office
Steve Sullivan, Council Member	Term of Office



-  Requested Location
-  Smyrna Town Limits
-  Parcels
-  R.O.W
-  ROW to be Annexed

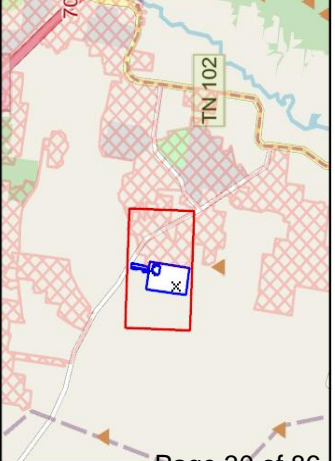
Right-of-Way to be Annexed
 *Rocky Fork Almaville Road ~ 660 Ft
 *Del Thomas Road ~ 449 Ft

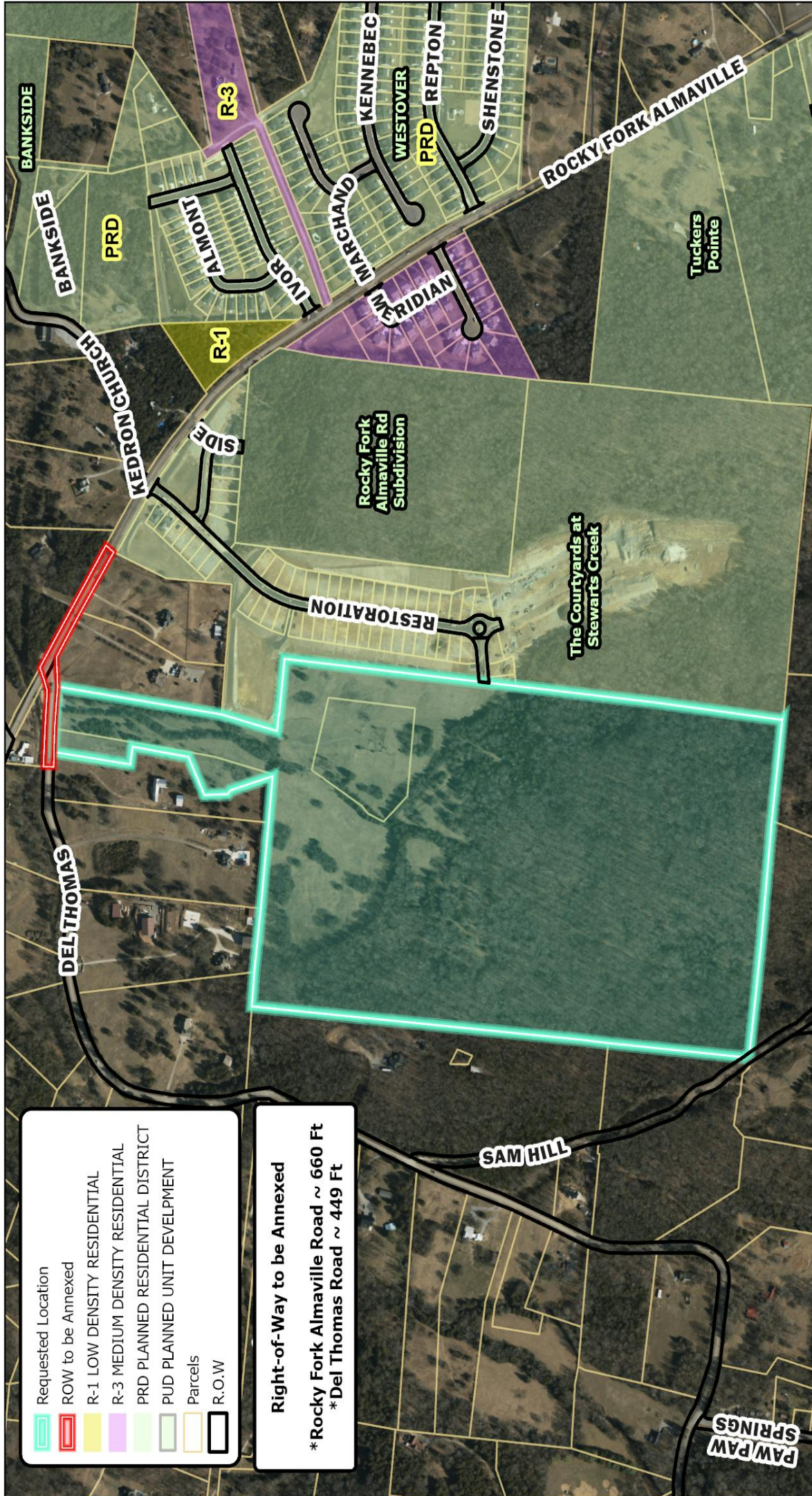
Annexation & PRD Zoning Request
 Tax Map: 54 | Parcels: 20.00, 20.01, and P/O 3.02
 Acres: +/- 102
 Owners: Ronald Patterson, Lou Ann Zelenik
 October 2025



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

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet


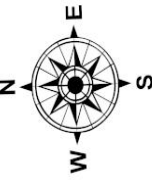
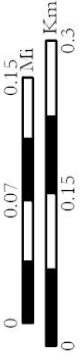
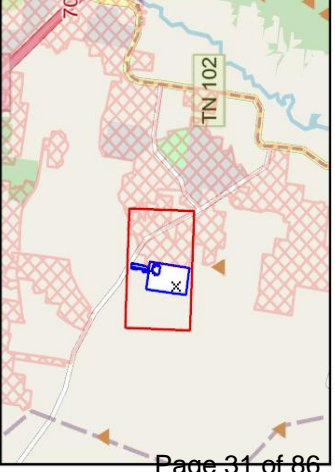




- Requested Location
- ROW to be Annexed
- R-1 LOW DENSITY RESIDENTIAL
- R-3 MEDIUM DENSITY RESIDENTIAL
- PRD PLANNED RESIDENTIAL DISTRICT
- PUD PLANNED UNIT DEVELOPMENT
- Parcels
- R.O.W

Right-of-Way to be Annexed
 * Rocky Fork Almaville Road ~ 660 Ft
 * Del Thomas Road ~ 449 Ft

Annexation & PRD Zoning Request
 Tax Map: 54 | Parcels: 20.00, 20.01, and P/O 3.02
 Acres: +/- 102
 Owners: Ronald Patterson, Lou Ann Zelenik
 October 2025

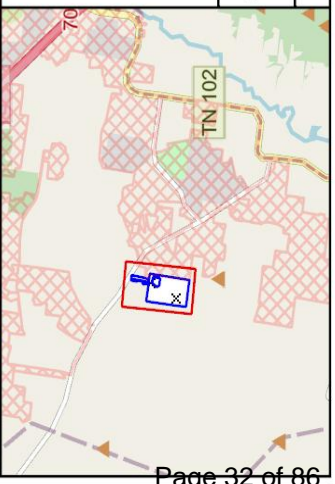
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, Community Maps contributors, Map layer by Esri

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet



Right-of-Way to be Annexed
 *Rocky Fork Almaville Road ~ 660 Ft
 *Del Thomas Road ~ 449 Ft

Requested Location
 ROW to be Annexed
 Smyrna Town Limits
 Parcels
 R.O.W.



Annexation & PRD Zoning Request
 Tax Map: 54 | Parcels: 20.00, 20.01, and P/O 3.02
 Acres: +/- 102
 Owners: Ronald Patterson, Lou Ann Zelenik
 October 2025

TOWN OF SMYRNA TENNESSEE

0 0.05 0.1 Mi
 0 0.07 0.15 Km

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Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.a.2.
Department: Planning
Date: October 2, 2025**

Subject:

Armias Development Group, LLC
101 McNairy Lane
Annexation & C-2 Zoning

Background:

Summary:

Armias Development Group, LLC- Annexation & C-2 Zoning

Location: 101 McNairy Lane

Tax Map: 55C

Group: B

Parcel: 30.00

Acres: 1.27

Current Zoning: RM Proposed Zoning: C-2

1. The surrounding zoning is I-2 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 Almaville Road as a minor arterial. As Almaville Road is a State highway, any future right-of-way requirements will have to be coordinated with TDOT.
4. The closest sewer connection to this project is within Midway Lane approximately 1,000 feet away. The developer would be required to extend a sewer main to serve this parcel.
5. This land is entirely within the 100 year floodplain.


Attachments:

1. Armias Application
2. Armias Map 1
3. Armias Map 2

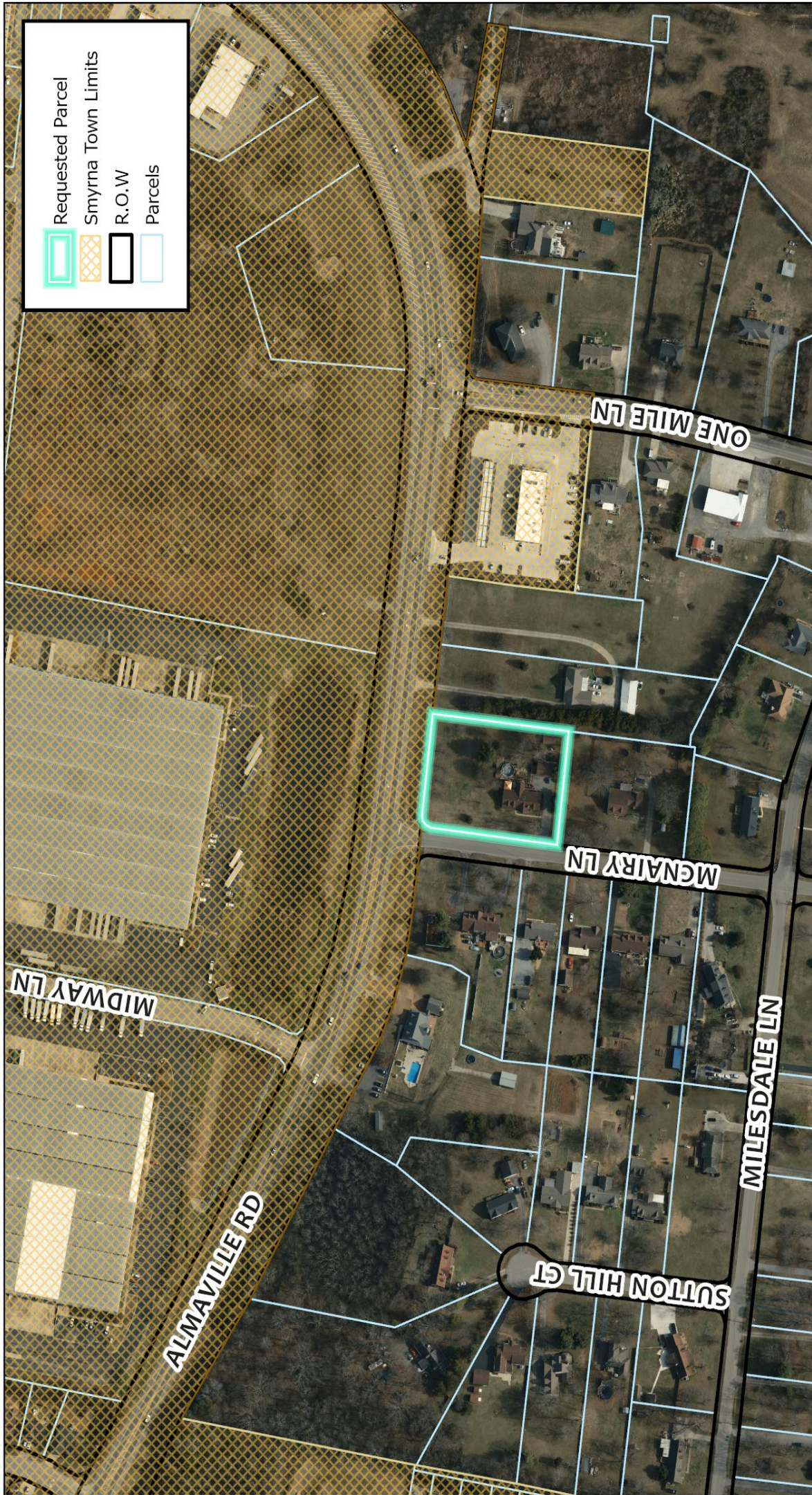


Town of Smyrna

Annexation Request Application

APPLICANT INFORMATION:		
Name/Company: <i>Armiyas Development Group LLC</i>		
Street Address: <i>1932 Almadille Rd Ste 160</i>		
City: <i>Smyrna</i>	State: <i>TN</i>	ZIP: <i>37167</i>
Email: <i>Grhub32@gmail.com</i>	Phone: <i>615-481-2156</i>	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets: <i>101 McNairy Lane, Smyrna TN 37167</i>		
Tax Map:	Group:	Parcel:
Requested Lot Area (Square feet/Acres): <i>1.3 acres</i>		
Existing Zoning: <i>Residential</i>	Requested Smyrna Zoning: <i>Commercial C2</i>	
*Current Property Owner (See Note Below): <i>Armiyas Development Group LLC</i>		
APPLICANT AUTHORIZATION		
Applicant Signature: 	Date: <i>8/28/2025</i>	
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.

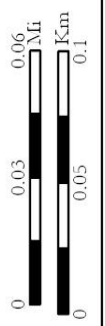
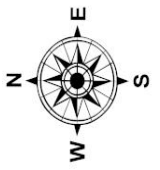


Requested Parcel

Smyrna Town Limits

R.O.W

Parcels



Annexation - C-2 Zoning Request

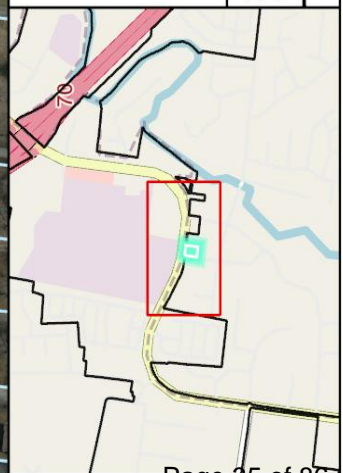
Tax Map: 55C | Group: B | Parcel: +/- 1.30

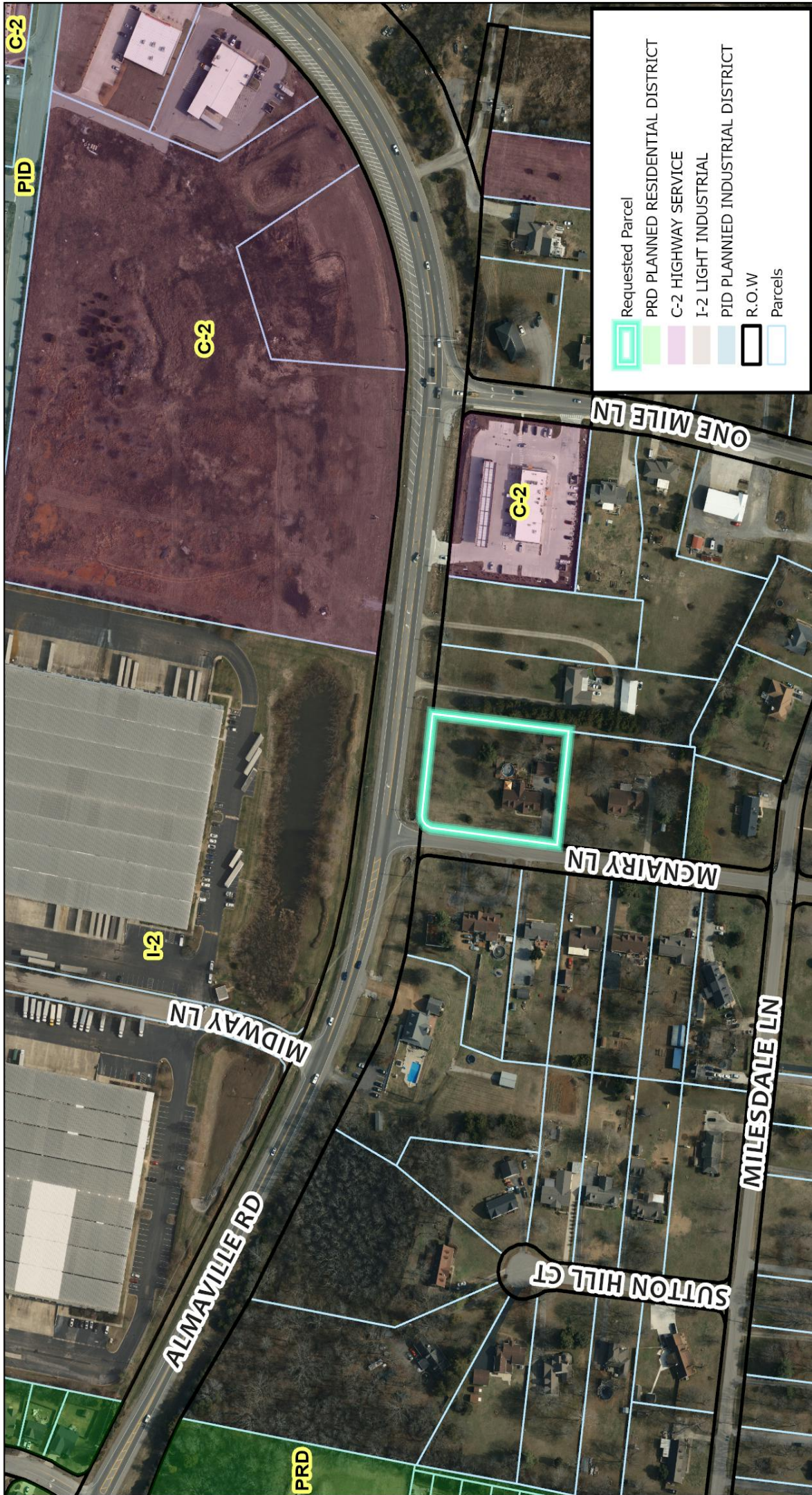
Requested by Owners: Armias Development Group, LLC

October 2025

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Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet





Requested Parcel

PRD PLANNED RESIDENTIAL DISTRICT

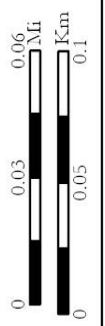
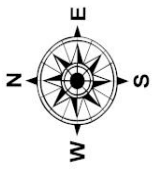
C-2 HIGHWAY SERVICE

I-2 LIGHT INDUSTRIAL

PID PLANNED INDUSTRIAL DISTRICT

R.O.W

Parcels



Annexation - C-2 Zoning Request

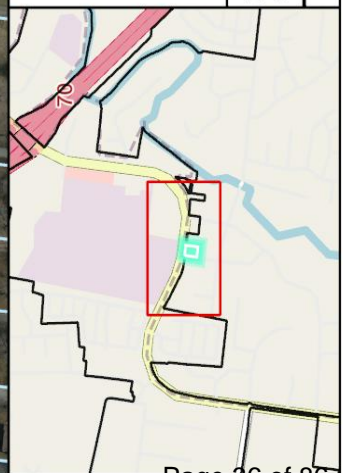
Tax Map: 55C | Group: B | Parcel: 11.12 | Acres: +/- 1.30

Requested by Owners: Armias Development Group, LLC

October 2025

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Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet





**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.a.3.
Department: Planning
Date: October 2, 2025**

Subject:

CLQ Land
5198 Lee Road
Annexation & R-3 Zoning

Background:

Summary:

CLQ Land- Annexation & R-3 Zoning
Location: 5198 Lee Road
Tax Map: 50 Parcel: 31.00 Acres: 21.7
Current Zoning: RM Proposed Zoning: R-3

1. The surrounding zoning is PRD (Oak Meadows) in Town and RM in Rutherford County.
2. The Land Use Plan for this area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for these areas.
3. The Major Thoroughfare Plan designates Lee Road as a collector. Right-of-way dedication of 30' from the centerline is required as a part of this development.
4. A sewer main will be required to be extended from the Olive Branch sewer line to this site. An offsite sewer easement would be required to be obtained and would be a minimum of 1,200' in length.
5. CUD has an existing 6" water main along Lee Road. However, this project is served by the Town of Smyrna for water per the service boundary.

Attachments:

1. CLQ Land Annexation Request Application 2025
2. CLQ Land Rezoning Application 2025
3. CLQ Land Map 1
4. CLQ Land Map 2



APPLICANT INFORMATION:		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets:		
Tax Map:	Group:	Parcel:
Requested Lot Area (Square feet/Acres):		
Existing Zoning:	Requested Smyrna Zoning:	
*Current Property Owner (See Note Below):		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>Mark Hanson</i>	Date:	
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of 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.

2025 SUBMITTAL AND MEETING CALENDAR

See the full calendar on the Town of Smyrna website

APPLICATION DEADLINE	MEETING DATE
DECEMBER 9, 2024	JANUARY 9
JANUARY 13	FEBRUARY 6
FEBRUARY 10	MARCH 6
MARCH 10	APRIL 3
APRIL 7	MAY 1
MAY 12	JUNE 5
JUNE 9	TUESDAY - JULY 1
JULY 14	AUGUST 7
AUGUST 11	SEPTEMBER 4
SEPTEMBER 8	OCTOBER 2
OCTOBER 13	NOVEMBER 6
NOVEMBER 10	DECEMBER 4
DECEMBER 8	JANUARY 8, 2026

MEMBERS

Name	Term Expiration
Charles Scurr	2025
Tim Morrell	2025
Amy Wise	2025
Matthew Carver	2026
Salena Scott	2026
Marc Adkins, Council Member	Term of Office
Steve Sullivan, Council Member	Term of Office



Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets:		
Tax Map:	Group:	Parcel:
Requested Lot Area (Square feet/Acres):		
Existing Zoning:	Requested Zoning:	
*Current Property Owner (See Note Below):		
APPLICANT AUTHORIZATION		
Applicant Signature:	<i>Mark Hanson</i>	Date: 8-26-25
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.

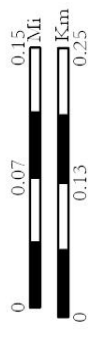
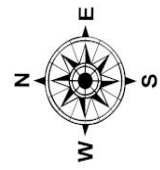
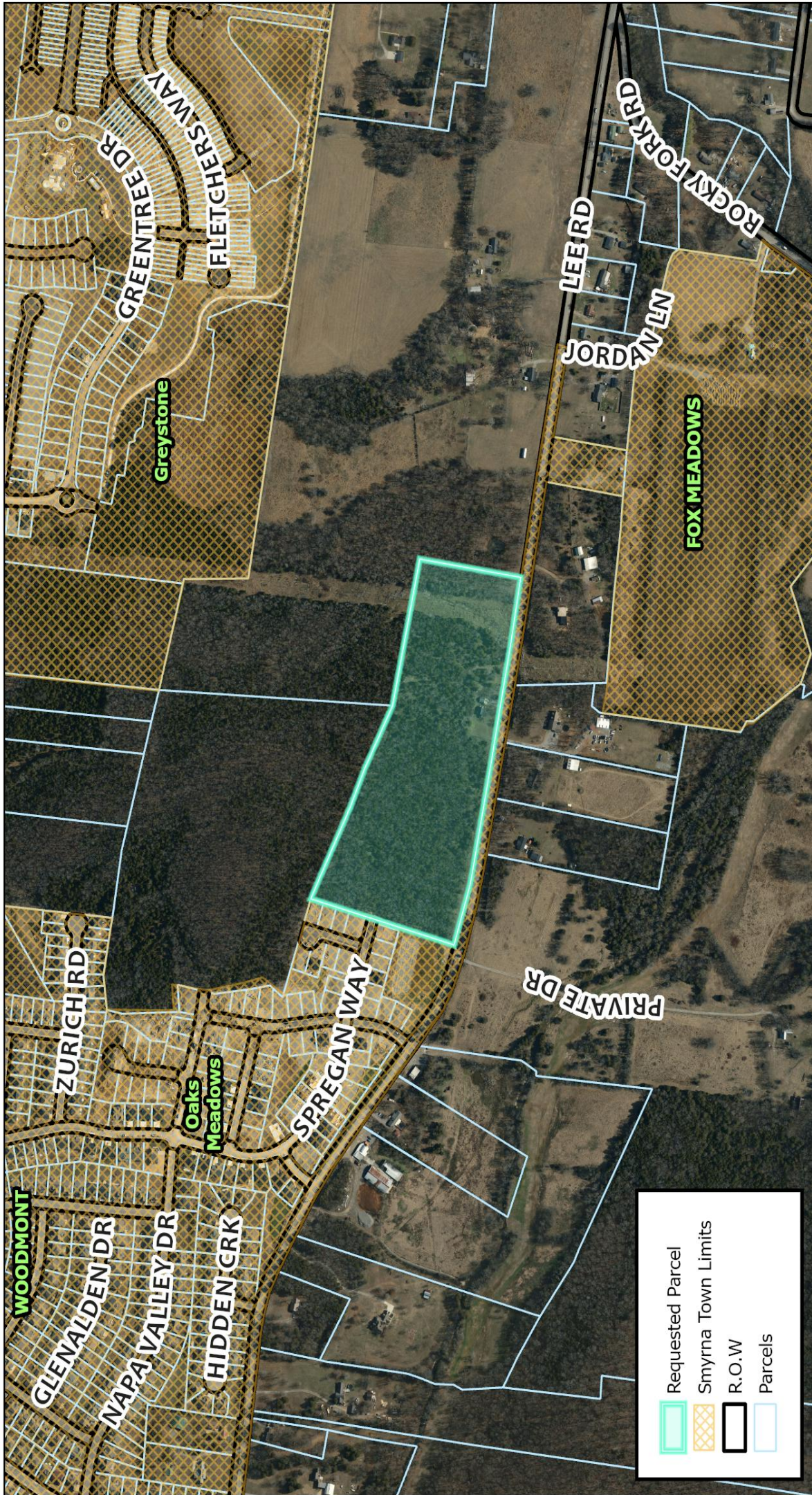
2025 SUBMITTAL AND MEETING CALENDAR

See the full calendar on the Town of Smyrna website

APPLICATION DEADLINE	MEETING DATE
DECEMBER 9, 2024	JANUARY 9
JANUARY 13	FEBRUARY 6
FEBRUARY 10	MARCH 6
MARCH 10	APRIL 3
APRIL 7	MAY 1
MAY 12	JUNE 5
JUNE 9	TUESDAY - JULY 1
JULY 14	AUGUST 7
AUGUST 11	SEPTEMBER 4
SEPTEMBER 8	OCTOBER 2
OCTOBER 13	NOVEMBER 6
NOVEMBER 10	DECEMBER 4
DECEMBER 8	JANUARY 8, 2026

MEMBERS

Name	Term Expiration
Charles Scurr	2025
Tim Morrell	2025
Amy Wise	2025
Matthew Carver	2026
Salena Scott	2026
Marc Adkins, Council Member	Term of Office
Steve Sullivan, Council Member	Term of Office



Annexation & R-3 Zoning Request

Tax Map: 50 | Parcel: 31.00 | Acres: +/- 21.70

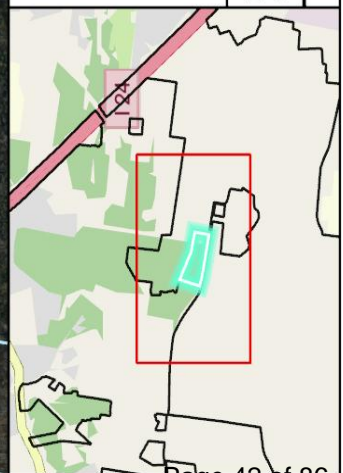
Requested by: CLQ Land On Behalf Of The Owners

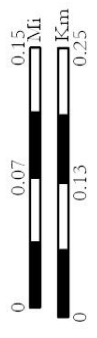
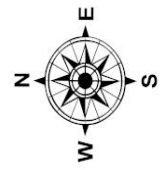
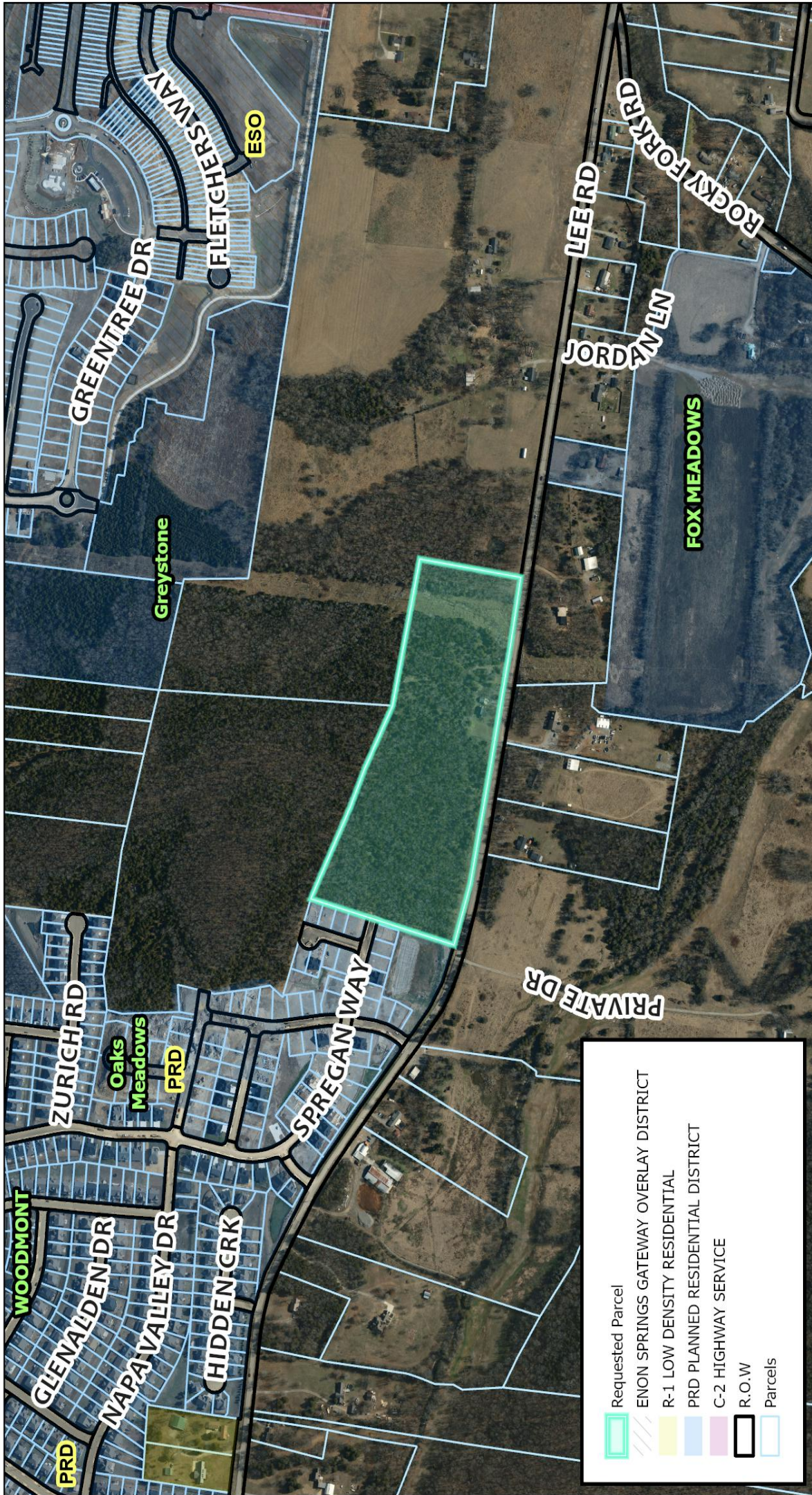
October 2025

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Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

	Requested Parcel
	Smyrna Town Limits
	R.O.W
	Parcels





Annexation & R-3 Zoning Request

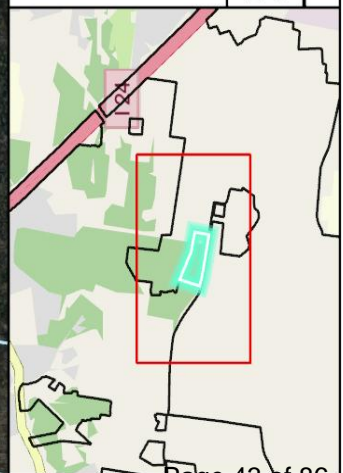
Tax Map: 50 | Parcel: 31.00 | Acres: +/- 21.70

Requested by: CLQ Land On Behalf Of The Owners

October 2025

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Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet





**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.b.1.
Department: Planning
Date: October 2, 2025**

Subject:

Unico TN, LLC
Almaville Road
Rezoning PID to C-2

Background:

Summary:

Unico TN, LLC - Rezoning PID to C-2
Location: Almaville Road
Tax Map: 55 Parcel: 11.12 Acres: .91
Current Zoning: PID Proposed Zoning: C-2

1. The surrounding zoning is PID and C-2.
2. The Land Use Plan for this area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for these areas.
3. The Major Thoroughfare Plan designates Almaville Road as a Minor Arterial. As Almaville Road is a State highway, any future right-of-way requirements will have to be coordinated with TDOT. This parcel has no frontage on Almaville Road, but is accessed through two separate adjoining tracts.
4. CUD has an existing 12" water main along Almaville Road that currently serves the property. Under existing conditions, CUD can meet 1,500 GPM flow requirements.

Attachments:

1. Unico Application
2. Unico Map 1
3. Unico Map 2

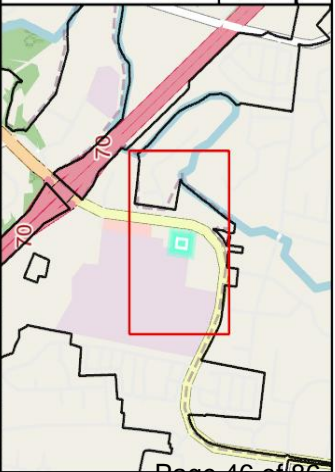
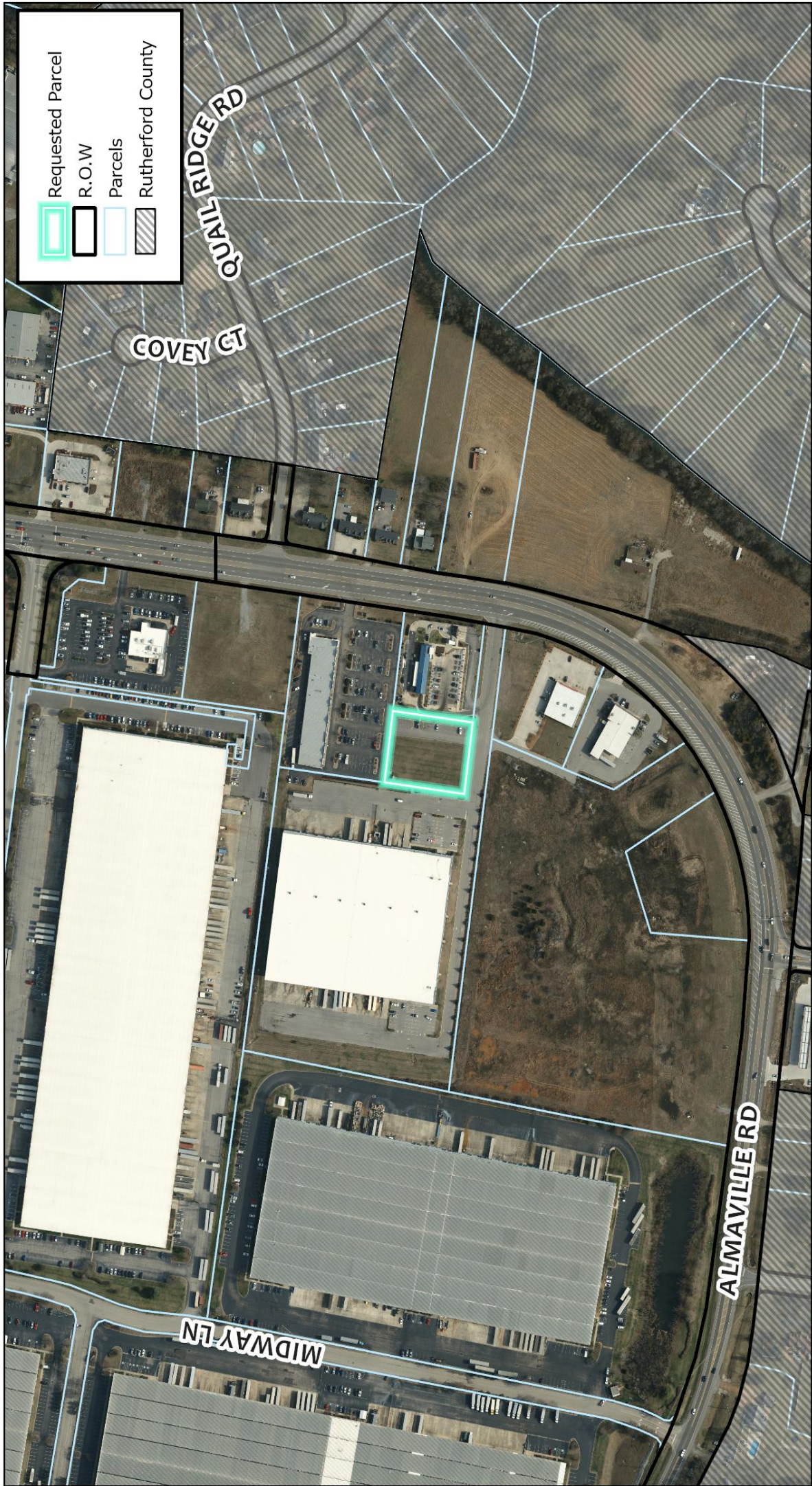


Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: UNICO TN, LLC Almarville series.		
Street Address: 1453 Bell Road, suite 106, Nashville TN 37211		
City: Nashville	State: TN	ZIP: 37211
Email: almarville plaza @ davidragheb.com		Phone: 615-727-3304
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company: Royal Palace homes LLC		
Street Address: 121 Broadwell cir		
City: Franklin	State: TN	ZIP: 37067
Email: royalpalacehomesllc@gmail		Phone: 615-944-4106
PROPERTY INFORMATION		
Street Address/Intersecting Streets: Almarville RD		
Tax Map:	Group:	Parcel: 055-011.12-000
Requested Lot Area (Square feet/Acres):		
Existing Zoning: Industrial	Requested Zoning: commercial Retail	
*Current Property Owner (See Note Below):		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>[Signature]</i> for UNICO TN, LLC Almarville series		Date: 9/7/2025
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.



PID to C-2 Rezoning Request

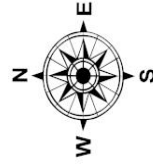
Tax Map: 55 | Parcel: 11.12 | Acres: +/- 0.91

Requested by Owners: Unico TN, LLC Almadille Series

October 2025

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Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

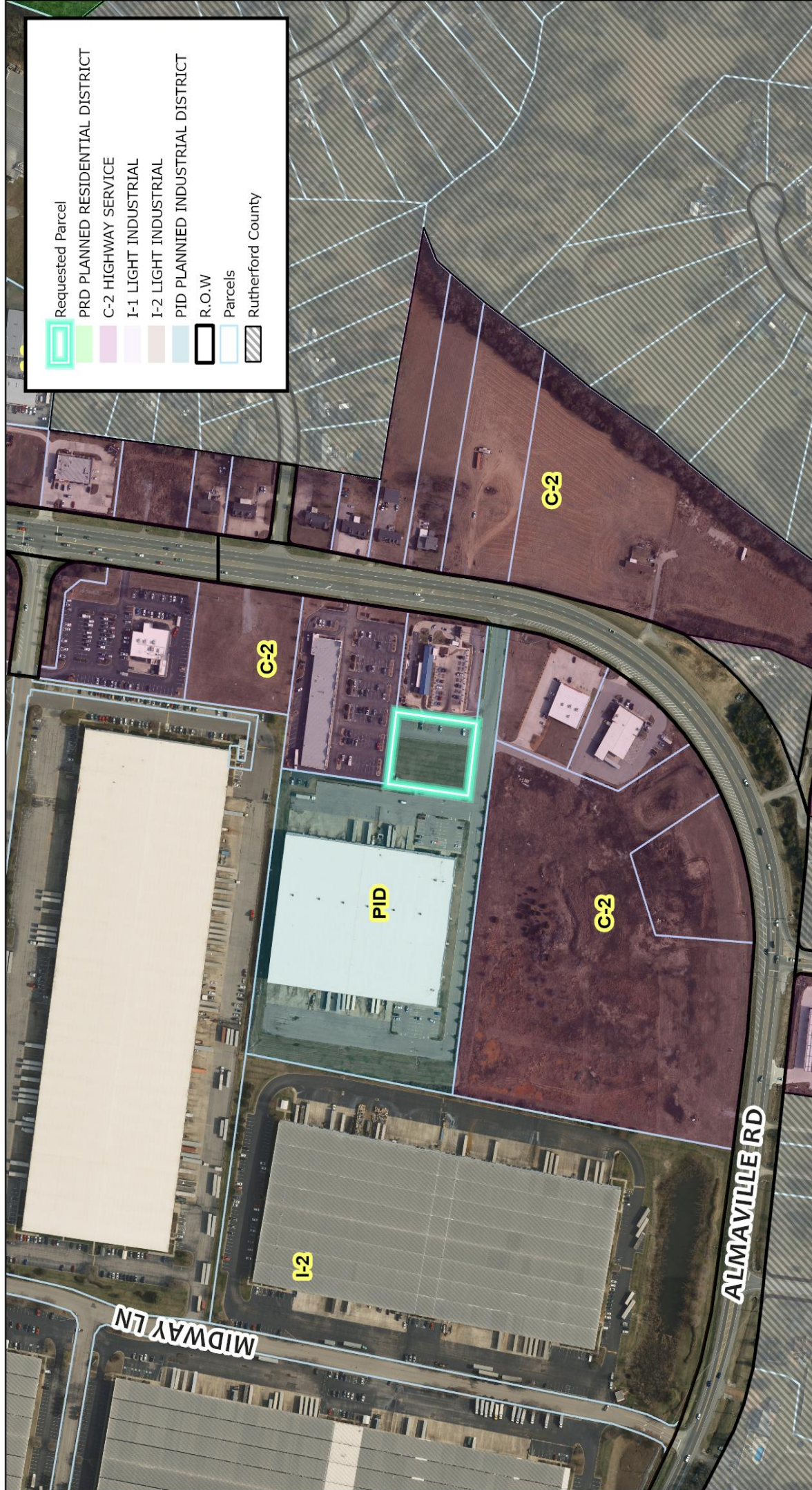


Requested Parcel

R.O.W

Parcels

Rutherford County



Requested Parcel

PRD PLANNED RESIDENTIAL DISTRICT

C-2 HIGHWAY SERVICE

I-1 LIGHT INDUSTRIAL

I-2 LIGHT INDUSTRIAL

PID PLANNIED INDUSTRIAL DISTRICT

R.O.W

Parcels

Rutherford County

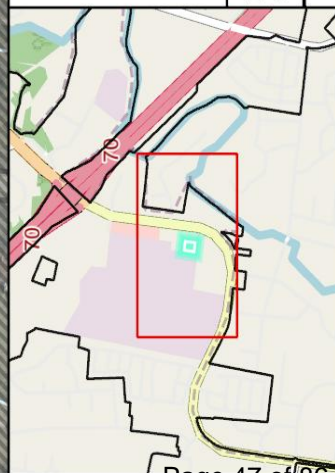
PID to C-2 Rezoning Request

Tax Map: 55 | Parcel: 11.12 | Acres: +/- 0.91

Requested by Owners: Unico TN, LLC Almadville Series

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

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet





**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.c.1.
Department: Planning
Date: October 2, 2025**

Subject:

Briley Downs
Rocky Fork Almaville Road / Briley Road
Owner / Developer: Dreamfinders Homes

Background:

Summary:

Preliminary Plat: Briley Downs
Location: Rocky Fork Almaville Road/Briley Road
Tax Map: 54 part of Parcel: 57.00
Tax Map: 73 Parcel: 16.03
Current Zoning: PRD Acres: 53.81 Lots: 190

1. Signs will require a separate permit.
2. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated with this plat.
3. Any improvements recommended by the traffic study must be completed by the developer. The required improvements to Briley Road will be required at the time the subdivision roadway connects to Briley Road.
4. Stream crossing roadway details will need to be submitted to the Public Works Department.
5. The required minimum fireflow is 1,000 GPM @ 20 PSI. Any house over 3,600 square feet under roof may require a fire sprinkler system.
6. Label and provide dimensions for all public utility and drainage easements.
7. Ensure each lot has its own individual sewer service.
8. Use current details for the street cross-sections. The cross-sections shown are from the old version of the Subdivision Regulations.
9. Staff would recommend that the drainage easements on Lots 18, 22-32, and 65-78 be moved to the rear property line to limit impacts to future homeowners.
10. Provide additional labeling and dimensioning of all proposed easements. The minimum width of public drainage easements are 20'.
11. Show sewer main extension to serve Lots 216-217.
12. Plans are currently in queue to be reviewed by CUD.

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.c.2.
Department: Planning
Date: October 2, 2025**

Subject:

Greystone, Phase 3A
Divine Dawn Road
Owner / Developer: Meritage Homes of Tennessee, Inc.

Background:

Summary:

Preliminary Plat: Greystone, Phase 3A
Location: Divine Dawn Road
Tax Map: 50 p/o Parcel: 2.00
Current Zoning: PRD Acres: 9.43 Lots: 43

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. No streets designated on the Major Thoroughfare Plan are affected by this plat.
5. Signs will require a separate permit and must be within setbacks where applicable.
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 fireflow is 1,000 GPM @ 20 PSI. Any house over 3,600 square feet under roof may require a fire sprinkler system.
8. Submit construction plans.
9. Phase 3A cannot be constructed until 1D is installed.
10. Submit E911 approval for the road names. Provide approval for Wishing Well and Divine Dawn.
11. Submit a roadway lighting plan.
12. Clarify the PUDE on Lots 448 and 457, as the property line crosses through the easement at an odd angle. Show the distance from the property line to the edge of the easement in several locations.

13. Cul-de-sacs as shown do not meet the International Fire Code. Please show with at least 110' right-of-way diameter and 96' pavement diameter.

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.c.3.
Department: Planning
Date: October 2, 2025**

Subject:

Olive Branch Estates, Section I
Rocky Fork Road
Owner / Developer: Ole South Properties, Inc.

Background:

Summary:

Preliminary Plat: Olive Branch Estates, Section I
Location: Rocky Fork Road
Tax Map: 51 Parcel: 28.00
Current Zoning: PUD Acres: 9.63 Lots: 35

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. The Major Thoroughfare Plan designates Rocky Fork Road as a principal arterial. Right-of-way dedication of 50' from the centerline is required as a part of this development and is shown.
7. The required minimum fireflow is 1,000 GPM @ 20 PSI. Any house over 3,600 square feet under roof may require a fire sprinkler system.
8. A second road connection is required prior to 100 lots being built.
9. Submit a floodplain development permit application with all necessary documentation prior to submittal of the grading plan to Public Works.
10. Per the approved PUD, a connection will need to be provided from the townhome areas to the primary open space along the creek. This can be done in a future phase if necessary.

11. Provide a 30' wide sewer easement between lots 13 & 14. It appears to be shown correctly, but is incorrectly labeled. Change the label.
12. Provide the average water quality buffer width as well as the specific distance anywhere it drops below the average.
13. Show the correct existing sewer line pipe size on the utility plan sheet.
14. Provide a utility master plan for the project.
15. Label all critical lots. Preexisting conditions dictate critical lots.
16. Submit a revised traffic study for the development per the PUD approval. Any recommended traffic improvements would be required to be constructed by the developer.
17. Submit a roadway lighting plan.
18. Label all streams on the existing conditions page.
19. Make the setback details consistent with the approved PRD and on all sheets.
20. Please reference CUD Will Serve Letter for Olive Branch Estates issued 11/17/2023 for detailed information regarding water line connections and existing flow available to site. Owner must submit updated water service availability request to CUDengineering@cudrc.com for each phase to be constructed.
21. Once available, submit full set of plans directly to CUDengineering@cudrc.com for further review and comment.

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.c.4.
Department: Planning
Date: October 2, 2025**

Subject:

Sims Ridge, Section II
Tamland Avenue
Owner / Developer: Ole South Properties, Inc.

Background:

Summary:

Preliminary Plat: Sims Ridge, Section II
Location: Tamland Avenue
Tax Map: 33 Parcel: 51.00
Current Zoning: PRD Acres: 14.69 Lots: 34

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. No streets designated on the Major Thoroughfare Plan are affected by this plat.
5. Signs will require a separate permit and must be within setbacks where applicable.
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 fireflow is 1,000 GPM @ 20 PSI. Any house over 3,600 square feet under roof may require a fire sprinkler system.
8. Provide water/sewer construction plans.
9. A separate site plan will be required for the townhome lot prior to construction on that lot.
10. A separate site plan is required for the amenity area including architectural elevations of any building.
11. A proposed road within this development is proposed to cross property owned by the Town of Smyrna and connect to Wildwood Drive. An easement will need to be approved by the Town Council in order for this roadway connection to be

made.

12. Submit road names & E911 approval for those road names.
13. Label all critical lots. This is required on the preliminary plat.
14. The minimum lot width per the approved PRD is 55'. Several lots appear to be less than that width at the front setback line. Ensure that all lots meet this requirement.
15. Show the size of all existing and proposed sewer mains.
16. Submit a roadway lighting plan.
17. Submit a grading and drainage plan and include any necessary public easements. Where is the detention pond for this phase?
18. The right-of-way line should run behind the sidewalk along Glide Circle. This will take the parking spaces into the right-of-way.
19. Show the right-of-way widths.
20. Provide a temporary turn around at the end of Guardian Road.
21. Label the roads public and private as applicable.

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.d.1.
Department: Planning
Date: October 2, 2025**

Subject:

Kingfield
Sharp Springs Road
Owner / Developer: Landmark Homes, LLC

Background:

Summary:

Final Plat: Kingfield
Location: Sharp Springs Road
Tax Map: 19 Parcel: 12.02
Current Zoning: PRD Acres: 6.42 Lots: 1

1. No streets designated on the Major Thoroughfare Plan are affected by this plat.
2. Signs will require a separate permit and must be within setbacks where applicable.
3. Reference the completed Stormwater Control Measure Long Term Maintenance Agreement on the final plat.
4. There is a conflict in the acreage shown on the application and the acreage shown on the plat. Which is correct?
5. Any storm pipe with a public easement shall be RCP.

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.d.2.
Department: Planning
Date: October 2, 2025**

Subject:

Kingfield HPR
Sharp Springs Road
Owner / Developer: Landmark Homes, LLC

Background:

Summary:

Final Plat: Kingfield HPR
Location: Sharp Springs Road
Tax Map: 19 Parcel: 12.02 Units: 27
Current Zoning: PRD Acres: 6.42

1. No streets designated on the Major Thoroughfare Plan are affected by this plat.
2. Signs will require a separate permit and must be within setbacks where applicable.
3. Reference the completed Stormwater Control Measure Long Term Maintenance Agreement on the final plat.
4. There is a conflict in the acreage shown on the application and the acreage shown on the plat. Which is correct?
5. Label the utilities easements as public.
6. The minimum driveway width is required to be 18'.

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.d.3.
Department: Planning
Date: October 2, 2025**

Subject:

Newberry, Phase 1
Almaville Road
Owner / Developer: Milrose Properties Tennessee, LLC

Background:

Summary:

Final Plat: Newberry, Phase 1
Location: Almaville Road
Tax Map: 55 Parcel: 29.05 Units: 65
Current Zoning: PRD Acres: 21.32 Lots: 21

1. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. As Almaville Road is a State highway, any future right-of-way requirements will have to be coordinated with TDOT.
2. Signs will require a separate permit and must be within setbacks where applicable.
3. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
4. A second entrance must be constructed prior to construction of the 100th residence.
5. Submit E911 approval for the road names.
6. All drainage infrastructure must be in an easement. If it is to be public, it should be 20' wide.
7. A separate HPR plat will be required for the townhome lot.
8. Please remove the P.U.D.E. from the storm pond.
9. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for review and specific comments.
10. Water line construction must be complete and fully released by the CUD inspector prior to final approval and signature of plat by CUD.

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.e.1.
Department: Planning
Date: October 2, 2025**

Subject:

Additions to Village of Valley Green, Section IV, Phase II
Enon Springs Road, West & Wildwood Drive
Owner / Developer: Prosper Holdings Group

Background:

Summary:

Addition to Village of Valley Green, Section IV, Phase II

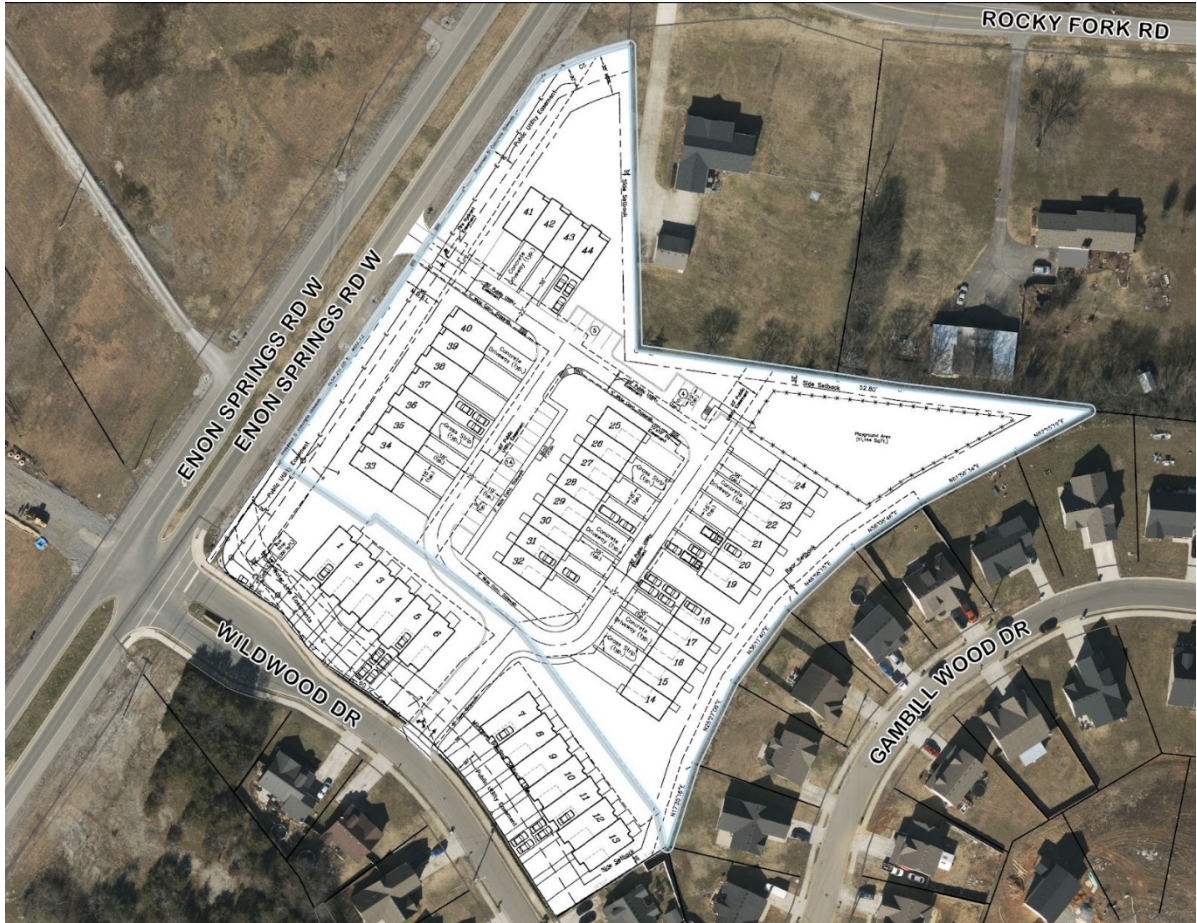
Site Plan

Location: Enon Springs Rd. W. & Wildwood Dr.	Applicant: Scott Butler
Tax Map/Part of Parcel: 33/73.00	Property Owner(s): Scott Butler/Deluxe Homes LLC
Zoning: PUD	Use Classification: Townhomes

Proposal

A. Location Analysis

The Addition to Village of Valley Green PUD was rezoned from R-3 to PUD in 2004. As part of the PUD, a residential and commercial component was approved for the corner parcel on Wildwood Drive and the current Enon Springs Road, West. The proposed site plan shows 44 total townhomes with 13 in Phase I and 31 in Phase II. The approved PUD allows for 60 residential units and 5,250 square feet of commercial space. The townhomes as part of Phase I were previously approved in February 2024. Proposed access is shown off of both Wildwood Drive and Enon Springs Road, West.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.68 Ac
Square Footage of Open Space/Landscaping	2,978 SF	7,500 SF
Total Parking	198 Spaces	199 Spaces
Handicapped Parking Space(s)	N/A	N/A

B. Landscaping

Landscape plan shows a 10' wide landscape buffer along all the property boundaries abutting the single family dwellings. Additional vegetation is shown along Enon Springs Road, West and within the development. A Type C landscape buffer is required along the property boundaries, per Zoning Ordinance buffer requirements due to high density residential adjacent to single family residential.

C. Design Review

Architectural elevations show the dwellings to be finished nearly entirely fiber cement board siding on the sides and rear. The fronts of the units are to be finished in a mixture of brick, stone, fiber cement siding and glass.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
6. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any residential construction over 3,600 square feet under roof would increase the required fire flow.

Staff Comments:

1. Electrical service is required to be on a monument for each building.
2. This is an amendment to the previously approved plan which had 5,250 square feet of commercial space and 47 apartments.
3. Submit road names and E911 approval for those road names. Show road names on the plans.
4. Where is the pond between units 10 & 14? Must show stormwater capture and treat runoff for quantity and quality. Send an approved hydraulic study.
5. Street trees along Enon Springs Road, West must meet Design Review.
6. Submit the landscape plan. A Type C buffer is required along all property lines. This must be placed outside of the drainage easement. The buffer is only shown at 10' wide currently, which does not meet requirements.
7. The auto-turn is not approved as submitted. Please contact James Lawrence with the Town of Smyrna Fire Department.
8. Please ensure all utilities are appropriate for residential services.

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

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.e.2.
Department: Planning
Date: October 2, 2025**

Subject:

McDonald's
216 Lee Victory Parkway
Owner / Developer: McDonald's

Background:

Summary:

McDonald's

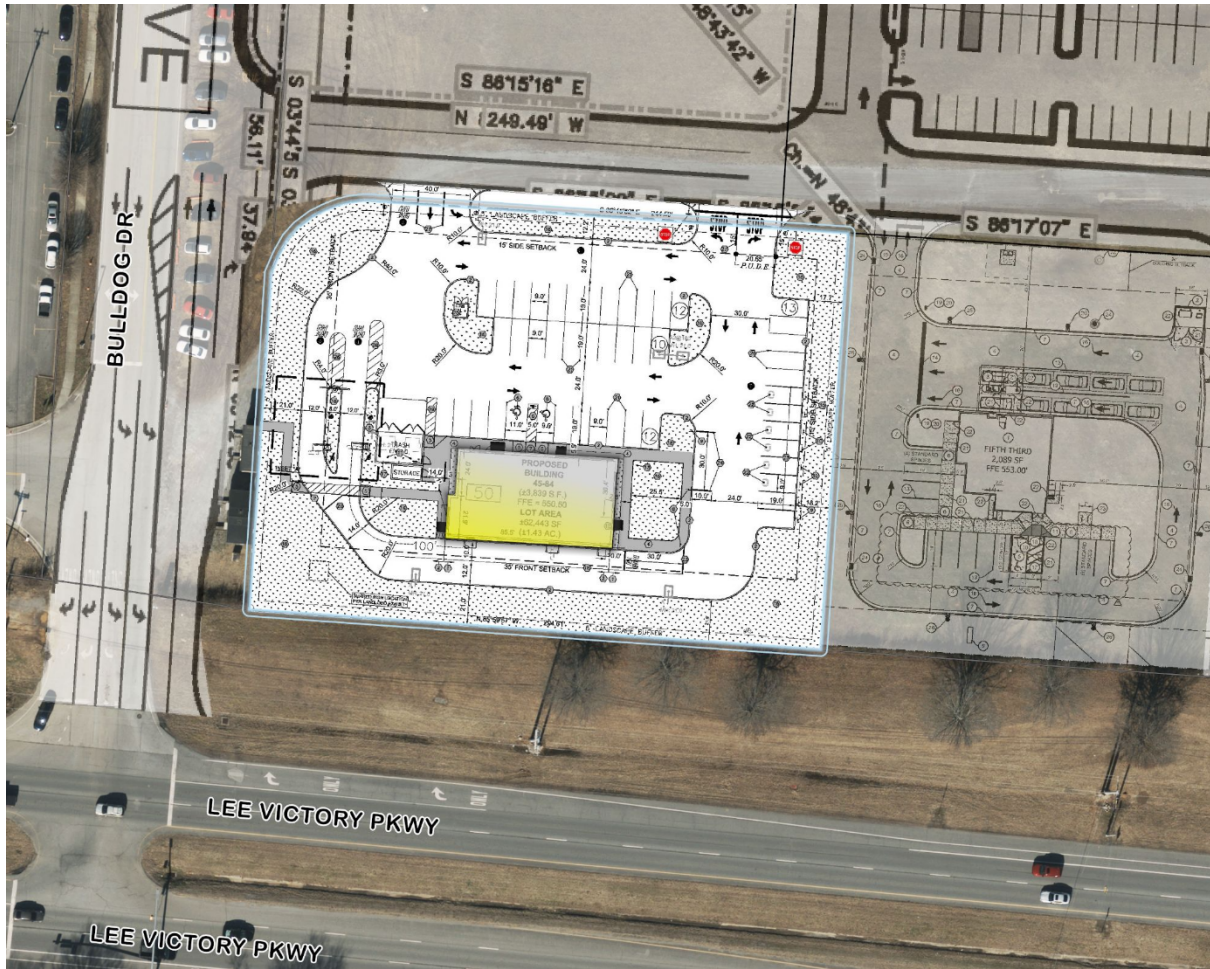
Site Plan

Location: 216 Lee Victory Parkway	Applicant: Permit Solutions
Tax Map/Part of Parcel: 34/45.05	Property Owner(s): SEK Smyrna LLC
Zoning: C-2	Use Classification: Restaurant

Proposal

A. Location Analysis

McDonald's is proposing a new location within the Kroger Subdivision on the corner of Bulldog Drive and Lee Victory Parkway. Access to the site would be provided via an access drive into the Kroger development. The access closest to Bulldog Drive would be entry only with the opposite point for exit only. Que lanes for the drive-thru are shown for double stacking, narrowing down to a single lane.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.73 Ac
Square Footage of Open Space/Landscaping	3,180 SF	4,400 SF
Total Parking	39 Spaces	47 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows trees and shrubs planted throughout the site within landscaped islands. Streetscaping is provided along Bulldog Drive, but is not shown on Lee Victory Parkway. The landscape plan will have to be revised to meet Design Review requirements.

C. Design Review

Architectural elevations show the building to be finished with a variety of materials including brick, stone, glass/glazing, EIFS, wood-look battens and ACM panels. All four elevations meet the minimum 75% primary material requirement. However, per Design Review, metal may not exceed 10% of the entire building, currently, 16.01% is shown.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. The Major Thoroughfare Plan designates Lee Victory Parkway as a minor arterial. As Lee Victory Parkway is a State highway, any future right-of-way requirements will have to be coordinated with TDOT. Bulldog Drive is designated as a collector. Adequate right-of-way is shown for this street.
6. The required minimum fire flow is 1,500 GPM @ 20 PSI.

Staff Comments:

1. No building permit can be obtained until the Final Plat is recorded.
2. Road improvements must be done before work can begin.
3. A 15' utility easement is shown along Bulldog Drive on this lot on the final plat. It doesn't appear any public utilities are shown in that easement on the construction plans, so Town staff does not know why that easement is needed.
4. Utilized the Town of Smyrna development details where applicable.
5. No more than 10% of the entire building may be metal. Calculations show the building to have 16.01% between wood-look battens and ACM wall panels.
6. The proposed landscape plan does not meet Design Review requirements. Add street trees and shrubs along Lee Victory Parkway.
7. The number of parking spaces shown in the site data table does not accurately reflect the number of parking spaces shown on the site plan. Please revise.
8. Please show the maximum stacking queue of vehicles in the drive-thru.

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

Attachments:

None



Subject:

Rock Springs Townhomes & Single Family Homes
608 Rock Springs Road
Owner / Developer: Ayoub Eshak

Background:

Summary:

Rock Springs Townhomes & Single Family Homes

Site Plan

Location: 608 Rock Springs Road	Applicant: Ayoub Eshak
Tax Map/Parcel: 28/34.00	Property Owner(s): Ayoub Eshak
Zoning: PRD	Use Classification: Residential

Proposal

A. Location Analysis

Rock Springs Townhomes and Single Family development consists of 23 total units, 13 townhomes and 10 single family homes. The property was rezoned to PRD in January 2025. The site is proposed to be serviced by a single private street with access off of Rock Springs Road. Amenities included with the development include a pavilion, dog park and playground.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.58 Ac
Square Footage of Open Space/Landscaping	2,540 SF	4,250 SF
Total Parking	99 Spaces	104 Spaces
Handicapped Parking Space(s)	N/A	1 Space

B. Landscaping

Landscape plan shows a Type C landscape buffer along the western property line abutting the existing single family residences. Per the approved PRD, existing vegetation shall be preserved to create a Type C buffer. Streetscaping is shown along Rock Springs Road. Additional vegetation is shown in front yards of residences and around the community parking areas.

C. Design Review

Architectural elevations show both the single family dwellings and townhomes to have a mixture of brick and fiber cement board siding. The entirety of the first floor is shown to be finished with brick while the second level is finished in fiber cement board. The proposed elevations are consistent with 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 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 submitted to the Stormwater Department.
6. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI.

Staff Comments:

1. No burn permits will be allowed in this area.
2. A final plat will be required to be recorded prior to issuance of any building permits.
3. Electric service for townhomes must be on a monument.
4. Connect the proposed waterline to the existing 8" line in the Spring Branch subdivision.
5. Grade units 1-10 towards the street to be sure it drains to the detention pond.
6. Grading is shown in the buffer strip along the western property line. Per the approved PRD, the existing vegetation in that buffer is to be preserved as a part of the required landscape buffer. Please revise the grading plan accordingly.

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

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.e.4.
Department: Planning
Date: October 2, 2025**

Subject:

Rutherford County Baptist Church
2000 Almadillo Road
Owner / Developer: Rutherford County Baptist Church

Background:

Summary:

Rutherford County Baptist Church

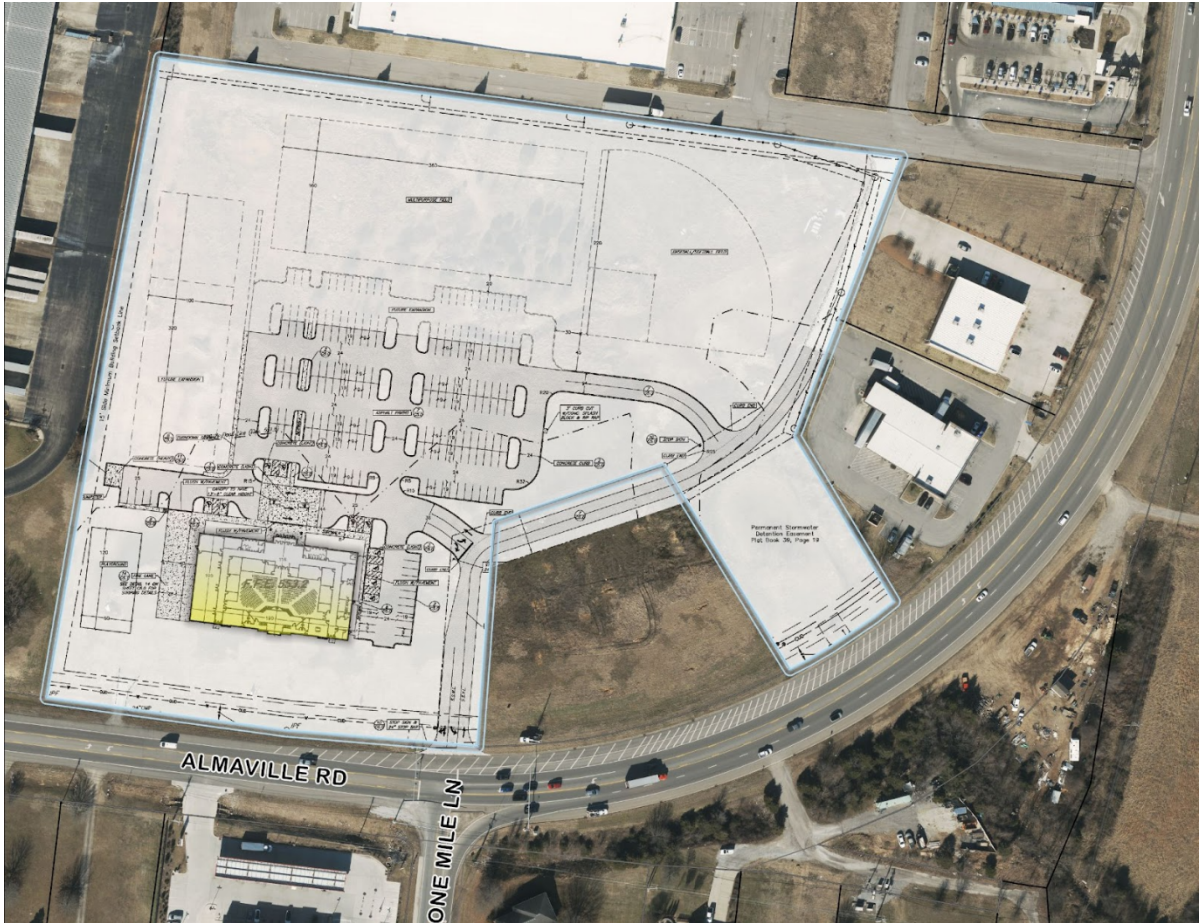
Site Plan

Location: 2000 Almadillo Road	Applicant: Rutherford Co. Baptist Church
Tax Map/Parcel: 55/11.01	Property Owner(s): Rutherford Co. Baptist Church
Zoning: C-2	Use Classification: Religious Facility

Proposal

A. Location Analysis

Rutherford County Baptist Church is planning to relocate their facility from the current location on Seminary Road. The proposed relocation is to property with road frontage on Almadillo Road, across from One Mile Lane. Access to this site has a primary access off Almadillo Road with an access easement which is shared among the four commercial tracts of land. At this time, the church is only constructing the main building and a playground with an additional future detached building expansion planned at a later date. There is also a multipurpose field and baseball/softball field planned for the future.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.97 Ac
Square Footage of Open Space/Landscaping	8,623 SF	9,000 SF
Total Parking	133 Spaces	178 Spaces
Handicapped Parking Space(s)	6 Spaces	6 Spaces

B. Landscaping

Landscape plan shows a variety of canopy trees throughout the site in landscape islands and along Almadale Road. Shrubs are proposed to be planted around the base of the building and in landscape islands.

C. Design Review

Architectural elevations show primary materials including brick, stone and glass and an accent material of insulated metal panel. The south elevation, facing Almadale Road, is shown at 19%

metal and 75% primary materials. East and West elevations, both visible from Alnaville Road, show 77% metal/19% primary and 90% metal/7% primary, respectively. North elevations show 37% metal and 59% primary materials. All elevations accumulated together yield 43% metal/57% brick, stone and glass.

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 \$1,695.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit and must meet setbacks where applicable.
5. The Major Thoroughfare Plan designates Alnaville Road as a minor arterial. As Alnaville Road is a State highway, any future right-of-way requirements will have to be coordinated with TDOT.
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 required minimum fire flow is 1,500 GPM at 20 PSI.

Staff Comments:

1. Submit sewer construction plans.
2. Additional access permit to Alnaville Road is subject to approval by TDOT.
3. The signal heads will be required to be added to the mast arms for the access to the north side of Alnaville Road.
4. Provide dumpster enclosure elevations labeling the materials to be used.
5. The proposed architectural elevations do not meet Design Review. Any elevations visible from a public street must be at least 75% brick, stone, and glass, and the overall building must be at least 50% brick, stone and glass. No more than 10% of the entire building can be metal. Submit material percentages for the entire building. The materials percentages do not equal 100% for any elevation.
6. Vehicular use area square footage shown on the landscape details page exceeds the total area for the entire site. Please revise.
7. The landscape plan does not meet Design Review for streetscaping requirements along Alnaville Road. Please revise.
8. CUD Will Serve letter has expired. Submit updated water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com).
9. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Staff Recommendation: Staff would recommend deferral or denial due to the architectural elevations and landscape plan not meeting Design Review Manual requirements.

Attachments:

None

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
3/15/2024	Derby Run, Phase 2A / Charter Commercial	9/15/2025	Doesn't expire	Escrow	\$69,600

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

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

Public Works Department Comments:

1. Place final topping and striping.
2. Remove silt fabric from catch basins before final inspection.
3. Some areas of curb and gutter are damaged and need to be repaired or replaced.
4. Some manholes and water valve boxes need to be adjusted.
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 put on grade per plan.
7. Stabilize all bare soils to 70% uniform vegetative coverage.
8. Ensure all swales are stabilized and free of erosion.
9. Remove any construction remnants (silt fence, wattles, drain bags, etc.).
10. Ensure detention pond(s) are on grade and stabilized.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER PAT MANGER'S COMMENTS:

We are planning to pave this phase in the spring.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
9/15/2021	Walnut Ridge, Section I / JM Byrnes, LLC	9/15/2025	3/14/2026	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. Sidewalks not complete. Broken pieces at mail kiosk.
2. Sidewalks must extend to phase line.
3. All sidewalks and crosswalks must be ADA compliant.
4. All signage must meet MUTCD regulations.
5. Need striping.
6. Temporary turn arounds need to be opened up and completed.
7. Remove 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. Some areas of detention pond are eroding and need to be stabilized and put on grade per plan.
10. Ensure the detention pond is draining within 72 hours. Water appears to be stagnating
11. Ensure pond floor and slopes are stabilized, free of erosion and overgrown vegetation.
12. Ensure all bare soils are stabilized to 70% uniform vegetative converge.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We are working on these items.

RECOMMENDATION:

End of the maintenance period. Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
3/18/2022	Gwynne Farms, 2A / Lennar Homes	9/18/2025	10/10/2025	Regions Bank	\$48,600

Bond is for: Roads, Water, Sewer, Stormwater

Development is 90.7% built out. (49 out of 54 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Sidewalks not complete.
3. Sidewalks and crosswalks must be ADA compliant.
4. Some areas of curb and gutter are damaged and need to be replaced or repaired.
5. Some curb and gutter needs to be added all the way to phase line.
6. Remove silt fabric before final inspection.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
8. All signage must meet MUTCD standards.
9. Some manhole and water valve boxes need to be adjusted.
10. All debris must be cleaned out of catch basins and detention pond structures.
11. Some areas of detention pond are eroding and need to be stabilized.
12. Remove any construction remnants (silt fence, wattles, drain bags, riser pipes, etc.).
13. Ensure all swales are free of erosion and stabilized.
14. Ensure Pond floor and slopes are free of erosion and overgrown vegetation.
15. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER DOUG YOUNG WITH LENNAR'S COMMENTS:

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

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
9/21/2020	Bankside, Section V, Phase II / Dennis Butler Builders	9/21/2025	Doesn't expire	Escrow	\$15,000

Bond is for: Roads, Sewer, Stormwater, Emergency access road, Water is CUD

Development is 100% built out. (27 out of 27 lots built)

Planning Department Comments:

1. Build the emergency access road to provide a secondary entrance to the neighborhood.

Public Works Department Comments:

1. No issues at this time.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER DENNIS BUTLER'S COMMENTS:

I don't have any updates at this time. Nothing has changed with regards to construction of the emergency access road.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
10/4/2024	Gwynne Farms, Phase 3, Section 2 / Lennar Homes	10/1/2025	10/1/2025	Regions Bank	\$109,400

Bond is for: Roads, Sewer, Stormwater

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

Public Works Department Comments:

1. Place final topping and striping.
2. Sidewalks not complete.
3. Remove silt fabric from catch basins before final inspection.
4. Some areas of curb and gutter are damaged and need to be repaired or replaced.
5. Some manholes and water valve boxes need to be adjusted.
6. All sidewalks and crosswalks must be ADA compliant.
7. All signage must meet MUTCD specifications.
8. All P.U.D.E. and drainage ditches need to be put on grade per plan.
9. Some areas of detention pond are eroding and need to be put on grade per plan.
10. Remove any construction remnants (silt fence, wattles, drain bags, riser pipes, etc.).
11. Remove riser pipe/ gravel from outlet structure of detention ponds.
12. Ensure pond(s) floor and slopes are stabilized, free of erosion and overgrown vegetation.
13. Ensure all swales are free of erosion and stabilized.
14. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.
15. Submit stormwater as-builts including verification of the elevations of the detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER DOUG YOUNG WITH LENNAR'S COMMENTS:

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

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
10/3/2024	Derby Run, Phase 2D / Charter Commercial, LLC	10/3/2025	Doesn't expire	Escrow	\$72,500

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

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

Public Works Department Comments:

1. Place final topping and striping.

2. Sidewalks not complete.
3. Remove silt fabric from catch basins before final inspection.
4. Some areas of curb and gutter are damaged and need to be repaired or replaced.
5. Some manholes and water valve boxes need to be adjusted.
6. All sidewalks and crosswalks must be ADA compliant.
7. All signage must meet MUTCD specifications.
8. All P.U.D.E. and drainage ditches need to be put on grade per plan.
9. Some areas of detention pond are eroding and need to be put on grade per plan.
10. Stabilize all bare soils to 70% uniform vegetative coverage.
11. Ensure all swales are stabilized and free of erosion.
12. Remove any construction remnants (silt fence, wattles, drain bags, etc.).
13. Ensure detention pond(s) are on grade, stabilized, free of erosion and overgrown vegetation.
14. Submit stormwater as-builts including verification of the elevations of the detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER PAT MANGER'S COMMENTS:

Will most likely pave this phase in the spring.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
8/30/2023	Helmsley Place / Meritage Homes, LLC	10/9/2025	11/9/2025	Regions Bank	\$20,000

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

Development is 100% built out. (57 out of 57 lots built)

Public Works Department Comments:

1. Need crosswalk striping in 2 places.
2. Several catch basin grates are damaged/broken and need to be replaced throughout.
3. Ensure detention pond drains within 72 hours. Wetland vegetation present in the pond.
4. Ensure the floor and slopes of the pond (as well as any other bare soils on site) are stabilized to 70% uniform vegetative coverage.
5. Remove any construction remnants, debris and/or trash.
6. Ensure all swales are stabilized and free of erosion..

Utilities Department Comments:

1. No issues at this time.

DEVELOPER CASEY KEISTER WITH MERITAGE HOMES' COMMENTS:

I am getting bids on these outstanding items and working on finalizing the schedule for completion.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 11/9. Otherwise, extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
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10/17/2023	Hunters Point, Section 3, Phase 2 / Craig S. Gibbs & Trudi S. Gibbs	10/17/2025	Doesn't expire	Escrow	\$26,800
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Bond is for: Roads, Water, Sewer, Stormwater

Development is 62.5% built out. (5 out of 8 lots built)

Public Works Department Comments:

1. Place final topping and striping.
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. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.
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 replaced.
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 including verification of the elevations of the detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER CRAIG GIBBS' COMMENTS:

The last two lots will require extensive onsite grading and retaining wall construction, so I would like to wait on final paving until after this heavy equipment work is complete. I would anticipate this being completed by next summer.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
10/18/2024	Sewart's Landing, Lot 1 / Ryan Chapman	10/18/2025	10/18/2025	Servis 1st Bank	\$846,200

Bond is for: Roads, Sewer, Stormwater

Development is 0% built out. (0 out of 1 lots built)

Public Works Department Comments:

1. Place final topping and striping.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER TURNBULL PURSLEY WITH EQUITABLE DEVELOPMENT'S COMMENTS:

We have completed much of the infrastructure. Please reduce.

RECOMMENDATION:

Reduce to \$212,000 and extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
4/26/2023	Gwynne Farms, Phase I, Section II / Lennar Homes, LLC	10/19/2025	10/19/2025	Regions Bank	\$53,400

Bond is for: Roads, Water, 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 P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
3. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.
4. Remove silt fabric from catch basins before final inspection.
5. All signage must meet MUTCD regulations.
6. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.
7. Ensure all swales are free of erosion and stabilized.
8. Remove any construction remnants (silt fence, wattles, drain bags, riser pipes, etc.).

Utilities Department Comments:

1. No issues at this time.

DEVELOPER DOUG YOUNG WITH LENNAR'S COMMENTS:

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

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
10/19/2023	Oak Meadows, Section 2 / JM Byrnes	10/19/2025	10/19/2025	Southern Bank of Tennessee	\$100,800

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (37 out of 37 lots built)

Public Works Department Comments:

1. Place final topping and striping.
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. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.
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 replaced.
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. Remove any construction remnants (silt fence, wattles, drain bags, riser pipes, etc.).
11. Ensure all swales are free of erosion and stabilized.
12. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We are working on these items.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
10/20/2021	Hidden Hills, Section V, Phase I / Scott ButlerDevelopment	10/20/2025	Doesn't expire	Escrow	\$10,000

Bond is for: Roads, Water, Sewer, Stormwater

Development is 100% built out. (8 out of 8 lots built)

Public Works Department Comments:

1. Resolve grade issues at the end of Bonifay.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER SCOTT BUTLER'S COMMENTS:

I haven't had a chance to work on this yet as I have been focused on Sundale Phase 2.

RECOMMENDATION:

End of the maintenance period. Release if the last item is complete by 10/20. Otherwise, extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
10/21/2021	Beyer Subdivision / Phillip Beyer	10/21/2025	Doesn't expire	Escrow	\$4,500

Bond is for: Water

Development is 0% built out. (0 out of 1 lots built)

Utilities Department Comments:

1. Work has not been completed.
2. Submit utility as-builts.

DEVELOPER PHILLIP BEYER'S COMMENTS:

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

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
4/26/2023	Gwynne Farms, Phase I, Section I / Lennar Homes	10/21/2025	10/21/2025	Regions Bank	\$84,200

Bond is for: Roads, Water, Sewer, Stormwater

Development is 100% built out. (70 out of 70 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
3. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.

4. Remove silt fabric from catch basins before final inspectio.
5. All signage must meet MUTCD regulations.
6. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.
7. Remove riser pipe/ gravel from outlet structure of detention pond.
8. Remove any construction remnants (silt fence, wattles, drain bags, etc.).
9. Ensure all swales are free of erosion and stabilized.
10. Remove riser pipe/ gravel from outlet structure of detention pon.
11. Remove any construction remnants (silt fence, wattles, drain bags, etc..
12. Ensure all swales are free of erosion and stabilize.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER DOUG YOUNG WITH LENNAR'S COMMENTS:

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

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
4/23/2024	Woodmont, Phase 8A / Meritage Homes of Tennessee, Inc.	10/22/2025	4/22/2026	Regions Bank	\$494,400

Bond is for: Roads, Water, Sewer, Stormwater

Development is 100% built out. (52 out of 52 lots built)

Public Works Department Comments:

1. Place final topping and striping.
All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase
2. line.
3. Some areas of sidewalk are damaged and need to be repaired or replaced.
4. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
5. All signage must meet MUTCD standards.
6. Some manholes and water valve boxes need adjusting.
7. Some areas of curb and gutter are damaged and need to be replaced or repaired.
8. Remove silt fabric from catch basins before final inspection.
9. Some areas of detention pond are eroding and need to be stabilized and put on grade per plan.
10. Ensure open space 1 is stabilized to 70% uniform vegetative coverage.
11. Submit stormwater as-builts including verification of the elevations of the detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER TRISTEN KELLER WITH MERITAGE HOMES' COMMENTS:

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

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
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10/25/2024	Spring Branch Townhomes, Phase I / Green Trails, LLC	10/25/2025	Doesn't expire	Escrow	\$12,000
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Bond is for: Water, Sewer, Stormwater

Development is 19.1% built out. (17 out of 89 units built)

Public Works Department Comments:

1. Place final topping and striping.
All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase
2. line.
3. Some areas of sidewalk are damaged and need to be repaired or replaced.
4. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
5. All signage must meet MUTCD standards.
6. Some manholes and water valve boxes need adjusting.
7. Some areas of curb and gutter are damaged and need to be replaced or repaired.
8. Remove silt fabric from catch basins before final inspection.
9. Some areas of detention pond are eroding and need to be stabilized and put on grade per plan.

Utilities Department Comments:

1. Not all the meter vaults have been set.

DEVELOPER ROBERT NOYES WITH GREEN TRAIL LLC'S COMMENTS:

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

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
10/27/2016	The Oaks Subdivision, Lot 57 / Carlos or Janis Lopez	10/27/2025	Doesn't expire	Escrow	\$32,500

Bond is for: Removal of existing curb & asphalt, portion of exiting cul-de-sac, Water

Development is % built out. (out of lots built) N/A

Public Works Department Comments:

1. This project has not yet begun.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER JANIS LOPEZ'S COMMENTS:

My husband passed away and I have had health scares as well. We are considering our options regarding my property and assets at this time.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
6/1/2016	Buckingham Place Subdivision, Section I / CB Development, LLC	11/1/2025	6/6/2026	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. Need ADA truncated plates at crosswalks.
2. All signage must meet MUTCD standards.
3. Need to backfill sidewalk at intersections where concrete was removed.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We are 100% complete in this section.

RECOMMENDATION:

End of the maintenance period. Release if all items are complete by 11/1. Otherwise, extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
5/3/2025	Vintage Block 1 / TDK Companies	11/2/2025	5/14/2026	First Bank	\$239,000

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (1 out of 1 lots built)

Public Works Department Comments:

1. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
2. All signage must meet MUTCD regulations.
3. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.
4. Remove riser pipe from detention pond outlet structure.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER JOHN DAVID BLANKENSHIP WITH TDK'S COMMENTS:

We have paved and striped the streets.

RECOMMENDATION:

Extend one year as the maintenance bond.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
5/3/2021	Woodcrest Subdivision, Section IV / CB Development, LLC	11/4/2025	11/4/2025	Southern Bank of Tennessee	\$62,900

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

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

Public Works Department Comments:

1. Place final topping and striping.
2. Some manholes and water valve boxes need to be adjusted before final topping.
3. Remove silt fabric from catch basins before final inspections.
4. Several areas of binder are failing in this section. About 70%.

5. Need to clean bottom of detention pond (silting in).
6. Clean all structures in detention pond.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
8. Clean bottom of headwall behind lot 79.
9. Need to extend storm pipe and headwall between lots 69 & 70.
10. All signage must meet MUTCD regulations.
11. Submit stormwater as-builts including verification of the elevations of the detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

Binder repairs are being made this week and the other items are being worked on.

RECOMMENDATION:

Extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
8/5/2019	Hunter's Point Annex Section 3, Phase I / Craig Gibbs	11/5/2025	Doesn't expire	Escrow	\$9,000

Bond is for: Roads, Water, Sewer, Stormwater

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

Public Works Department Comments:

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

1. be cleaned out.
2. Drainage ditch behind lots 80-77 need to be put on grade per plan.
3. Stabilize floor of detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER CRAIG GIBBS' COMMENTS:

The repairs should be made within the next month and a half, barring weather issues.

RECOMMENDATION:

End of the maintenance period. Release if all items are complete by 11/5. Otherwise, extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
11/14/2023	Gwynne Subdivision, Lots 1 & 2 / Rob Gwynne	11/7/2025	11/4/2025	Wilson Bank & Trust	\$139,400

Bond is for: Sewer

Development is 0% built out. (0 out of 1 lots built)

Utilities Department Comments:

1. No work has been done.

DEVELOPER ROB GWYNNE'S COMMENTS:

I don't have any updates. I will probably not do this project for some time.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
11/7/2024	The Courtyards of Stewarts Creek, Phase I / EC New Vision Ohio, LLC	11/7/2025	Doesn't expire	Escrow	\$81,200

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

Development is 85.7% built out. (12 out of 14 lots built) Lot 1 is open space

Public Works Department Comments:

1. Place final topping and striping.
All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase
2. line.
3. Some areas of sidewalk are damaged and need to be repaired or replace.
4. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
5. All signage must meet MUTCD standards.
6. Some manholes and water valve boxes need adjusting.
7. Some areas of curb and gutter are damaged and need to be replaced or repaired.
8. Remove silt fabric from catch basins before final inspection.
9. Some areas of detention pond are eroding and need to be stabilized and put on grade per plan.
10. Correct the swale in Open Space 2, behind lot 14.
11. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER LONNIE LANNERS WITH EPCON COMMUNITIES' COMMENTS:

If possible, we would like to walk to project with the Town's inspection personnel before we do any work to ensure that we don't miss anything.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
5/27/2022	Patterson Property Suidivision / M1 Development, LLC	11/9/2025	11/9/2025	Coffee County bank	\$161,200

Bond is for: Roads, Water, Sewer, Stormwater

Development is 41.7% built out. (10 out of 24 lots built)

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. Sidewalks not complete. Sidewalks and crosswalks must maintain ADA compliance.
3. All sidewalks and crosswalks must be ADA compliant.
4. All signage must meet MUTCD specifications.
5. Some manhole and water valve boxes need adjusting before final topping.
6. Some areas of binder are failing.
7. Some areas of curb and gutter are broken and need repaired or replaced.
8. Remove all silt fabric from catch basins before final inspection.
9. All P.U.D.E. and drainage ditches need to be put on grade per plan.

Utilities Department Comments:

1. MH-A28-87, MH-1 needs casting lowered to finished grade.

DEVELOPER JEREMY MOODY WITH M1 DEVELOPMENT'S COMMENTS:

We will not be able to complete the punch list until the builder is finished so that all of the sidewalks are in.

RECOMMENDATION:

Extend six months.