



## TOWN OF SMYRNA

### MUNICIPAL PLANNING COMMISSION MEETING

#### AGENDA



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**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.**

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**November 6, 2025**

**5:00 PM**

**Smyrna Town Hall**

**1. Call to Order**

Prayer

Pledge of Allegiance

**2. Public Hearing**

a. Plan of Services for Hamilton Development, LLC - Hickory Grove Road/S. Lamar Road

b. Plan of Services for Sonny Patel - 8216 Florence Road

**3. Citizen Comments**

**4. Approval or Correction of Minutes**

a. October 2, 2025 regular meeting

b. October 30, 2025 quarterly joint meeting

**5. Old Business**

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

1. 452 Properties, LLC  
Mona Road & I-840  
Annexation & PUD Zoning

**6. New Business**

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

1. Hamilton Development, LLC  
Hickory Grove Road / S. Lamar Road  
Annexation & I-3 & R-1 Zoning
2. Sonny Patel  
8216 Florence Road

## Annexation & PID Zoning

### b. Rezoning Requests:

1. Arsany Ghobrial  
519 Noel Lane  
Rezoning R-3 to C-4
2. Highgate HH Development  
Blair Road / Portico Place  
Rezoning C-2 to add the H-2 Overlay
3. James & Angela Schmidt  
1205 Rock Springs Road  
Rezoning R-3 to C-4

### c. Preliminary Plats:

1. Gambill Oaks Subdivision  
Gambill Lane at Elway Court  
Owner / Developer: Odessa Louise Settles / Hensley Civil, LLC
2. Hidden Hills, Section 7  
West Termini of Tamland Avenue, Burgundy Drive, & Bonifay Drive  
Owner / Developer: Openland Communities

### d. Final Plats:

1. Briley Downs, Section I, Phase I  
Rocky Fork Almaville Road  
Owner / Developer: Southcoast DFH Nashville, LLC
2. Briley Downs, Section 1, Phase 3  
Rocky Fork Almaville Road  
Owner / Developer: Southcoast DFH Nashville, LLC
3. Briley Downs, Section 1, Phase 4  
Rocky Fork Almaville Road  
Owner / Developer: Southcoast DFH Nashville, LLC
4. Fox Meadows, Phase 1  
Lee Road & Rocky Fork Road  
Owner / Developer: Surrey Homes, LLC

### e. Site Plans:

1. Bailey Equipment & Intralogistics  
Tridon Drive  
Owner/Developer: Caravan Ventures, LLC
2. Newberry Retail, Lot 2  
3540 Almaville Road  
Owner/Developer: Blue Circle Ventures, LLC
3. Stevens Smyrna Airport Hangar, Phase II  
1290 Thunderbird Drive  
Owner/Developer: Smyrna Rutherford County Airport Authority/RoeBuck

## Buildings

- 7. Mandatory Referral**
  - a. Proposed Land Donation from Drapac
- 8. Bond Review Report**
  - a. November Bond Review Report
- 9. Staff Comments and/or Other Business**
- 10. 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:

Hamilton Development, LLC  
Hickory Grove Road/S. Lamar Road

Tax Map 20, Parcel 21.00, owned by Michael A. Hollingshead, and Parcel 27.00, owned by Carol Coleman Davis and Ronald S. Patterson. Requested by Hamilton Development, LLC. Bordered on the west by the right-of-way of S. Lamar Road; on the south by Parcel 30.00, owned by Wincel E. Raborn, Jr., and Margie Raborn, Parcel 59.00, owned by the Margaret B. Roden Living Trust, Parcel 32.00, owned by Belinda Vega and Jose S. Vega-Resendiz, and Parcel 32.01, owned by Crescencio Martinez Rivera and Laura Resendiz Romero; on the east by the right-of-way of Hickory Grove Road; and on the north by U.S. Army Corps of Engineers and Parcel 28.01, owned by William Roger and Cathy Jean Sensing. Area annexed contains approximately 76.71 acres and includes approximately 3,000 linear feet of the existing right-of-way of S. Lamar Road from the intersection with SR 266/Jefferson Pike northward to the northernmost property line of the requested property.

#### Water

Water services will be provided by Consolidated Utility District.

#### A. 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).

#### B. 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.

C. 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.

D. 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.

E. Recreation

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

F. Street Name Signs

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

G. 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.

H. 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.

I. 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.

J. Refuse Collection

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

K. 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 DECEMBER, 2025

TOWN OF SMYRNA, TENNESSEE

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Mary Esther Reed, Mayor

ATTEST:

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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:

Arkesh and Neelam Patel  
8216 Florence Road

Tax Map 35, part of Parcel 81.04, owned and requested by Arkesh and Neelam Patel. Bordered on the west and north by the US Army Corps of Engineers; on the east by Parcel 81.03, owned by Hollingshead Land, LLC; and on the south by the remainder of Parcel 81.04. Area annexed contains approximately 3.54 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

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 DECEMBER, 2025

TOWN OF SMYRNA, TENNESSEE

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

ATTEST:

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



**TOWN OF SMYRNA**  
**MUNICIPAL PLANNING COMMISSION**  
**MEETING**  
**MINUTES**



**October 2, 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  
Ken Hill  
Charles Scurr, PhD

**Staff:**

Kevin Rigsby, Town Planner  
David Santucci, Town Manager  
Jeff Peach, Town Attorney  
Mark Crosslin, Planning Technician  
Mitchell Wensman, Planner  
Scott Byers, Fire Captain  
Mark Parker, Asst. Director of Utilities  
Charles King, Town Engineer  
Kristi Worrell, Building Official

**Prayer**

The invocation was given by Chairperson, Tim Morrell.

**Pledge of Allegiance**

The Pledge of Allegiance was given by Matthew Carver.

**2. Public Hearing**

**2.a. Plan of Services for Catalyst Design Group - 7025 Del Thomas Road**

This item was withdrawn before the meeting.

**2.b. Plan of Services for Armias Development Group, LLC - 101 McNairy Lane**

At this time, Chairperson, Tim Morrell acknowledged the following people to speak during the Public Hearing:

Michael Wilson  
230 Peebles Drive  
Smyrna, TN 37167

Not in Town Limits

**2.c. Plan of Services for CLQ Land - 5198 Lee Road**

At this time, Chairperson, Tim Morrell acknowledged the following people to speak at the Public Hearing:

Faith Brownlow  
5241 Lee Road  
Smyrna, TN 37167  
Not in Town Limits

**3. Citizen Comments**

- 3.a. Tanya Hadley  
216 Meridian Drive  
Smyrna, TN 37167  
Project: Tax Map: 54 Parcel: 18.00**
- 3.b. Kaitlin Alfermann  
1198 Peebles Drive  
Smyrna, TN 37167  
Project: 101 McNairy Lane**
- 3.c. Michael Wilson  
230 Peebles Drive  
Smyrna, TN 37167  
Project: 101 McNairy Lane**
- 3.d. Thomas Ralls  
226 Wellington Way  
Smyrna, TN 37167  
Project: 101 McNairy Lane**
- 3.e. Tammy Ralls  
226 Wellington Way  
Smyrna, TN 37167  
Project: 101 McNairy Lane**
- 3.f. Conrad Voshen  
115 McNairy Lane  
Smyrna, TN 37167  
Project: 101 McNairy Lane**
- 3.g. Laura Voshen  
15 McNairy Lane  
Smyrna, TN 37167  
Project: 101 McNairy Lane**
- 3.h. Frank Smith  
123 McNairy Lane  
Smyrna, TN 37167  
Project: 101 McNairy Lane**

**3.i. Joshua Boswell**  
**105 McNairy Lane**  
**Smyrna, TN 37167**  
**Project: 101 McNairy Lane**

**3.j. Sarah Baehr**  
**231 Wellington Way**  
**Smyrna, TN 37167**  
**Project: 101 McNairy Lane**

**4. Approval or Correction of Minutes**

**4.a. September 4, 2025 regular meeting**

Following a review of the Minutes of the September 4, 2025 meeting, Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Council Member Steve Sullivan. The motion was approved 6-0.

**5. New Business**

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

**5.a.1. Catalyst Design Group**  
**7025 Del Thomas Road**  
**Annexation & PRD Zoning**

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 for further review and comment.

This item was withdrawn before the meeting.

**5.a.2. Armias Development Group, LLC  
101 McNairy Lane  
Annexation & C-2 Zoning**

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.

Following discussion, Matt Carver made a motion to recommend denial to the Town Council due to inconsistency with surrounding land use. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 6-0.

**5.a.3. CLQ Land  
5198 Lee Road  
Annexation & R-3 Zoning**

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.

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council. Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

**5.b. Rezoning Requests:**

**5.b.1. Unico TN, LLC  
Almaville Road  
Rezoning PID to C-2**

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.

Following discussion, Matt Carver made a motion to recommend approval to the Town Council. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

**5.c. Preliminary Plats:**

**5.c.1. Briley Downs**

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

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. The minimum width of public drainage easements are 20'.
7. Plans are currently in queue to be reviewed by CUD.

Following discussion, Council Member Steve Sullivan made a motion to approve the preliminary plat for Briley Downs with staff comments. Matt Carver seconded the motion. Following further discussion, the motion was approved 5-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

**5.c.2. Greystone, Phase 3A  
Divine Dawn Road  
Owner / Developer: Meritage Homes of Tennessee, Inc.**

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.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the preliminary plat for Greystone, Phase 3A. Matt Carver seconded the motion. Following further discussion, the motion was approved 6-0.

**5.c.3. Olive Branch Estates, Section I  
Rocky Fork Road  
Owner / Developer: Ole South Properties, Inc.**

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. Label all critical lots. Preexisting conditions dictate critical lots.
12. 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.
13. Submit a roadway lighting plan.
14. 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](mailto:CUDengineering@ cudrc.com) for each phase to be constructed.
15. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Charles Scurr left the room at 6:12pm and returned at 6:14pm

Following discussion, Matt Carver made a motion to approve the preliminary plat for Olive Branch Estates, Section I with staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

**5.c.4. Sims Ridge, Section II  
Tamland Avenue  
Owner / Developer: Ole South Properties, Inc.**

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. Show the size of all existing and proposed sewer mains.
14. Submit a roadway lighting plan.
15. Submit a grading and drainage plan and include any necessary public easements. Where is the detention pond for this phase?

Following discussion, Council Member Steve Sullivan made a motion to approve the preliminary plat for Sims Ridge, Section II with staff comments. Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

**5.d. Final Plats:**

**5.d.1. Kingfield**  
**Sharp Springs Road**  
**Owner / Developer: Landmark Homes, LLC**

Final Plat: Kingfield  
Location: Sharp Springs Road  
Tax Map: 19 Parcel: 12.02  
Current Zoning: PRD Acres: 6.22 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. Any storm pipe with a public easement shall be RCP.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the final plat for Kingfield with staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

**5.d.2. Kingfield HPR**  
**Sharp Springs Road**  
**Owner / Developer: Landmark Homes, LLC**

Final Plat: Kingfield HPR  
Location: Sharp Springs Road  
Tax Map: 19 Parcel: 12.02 Units: 27  
Current Zoning: PRD Acres: 6.22

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. Label the utilities easements as public.
5. The minimum driveway width is required to be 18'.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the final plat for Kingsfield HPR with staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

**5.d.3. Newberry, Phase 1**  
**Almaville Road**  
**Owner / Developer: Milrose Properties Tennessee, LLC**

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. All drainage infrastructure must be in an easement. If it is to be public, it should be labeled 20' wide.
6. A separate HPR plat will be required for the townhome lot.
7. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.
8. Water line construction must be complete and fully released by the CUD inspector prior to final approval and signature of plat by CUD.

Following discussion, Matt Carver made a motion to approve the final plat for Newberry, Phase 1. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

**5.e. Site Plans:**

**5.e.1. Addition to Village of Valley Green, Section IV, Phase II  
Enon Springs Road, West & Wildwood Drive  
Owner / Developer: Prosper Holdings Group**

**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

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.68 Ac
<b>Square Footage of Open Space/Landscaping</b>	2,978 SF	7,500 SF
<b>Total Parking</b>	198 Spaces	199 Spaces
<b>Handicapped Parking Space(s)</b>	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. 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.
6. The auto-turn is not approved as submitted. Please contact James Lawrence with the

Town of Smyrna Fire Department.

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

Following discussion, Council Member Steve Sullivan made a motion to approve the site plan for Additions to Village of Valley Green, Section IV, Phase II with staff comments. Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

**5.e.2 McDonald's**

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

**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. Queue lanes for the drive-thru are shown for double stacking, narrowing down to a single lane. Queue lanes allow for stacking of approximately 15 vehicles.



Development Standards

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.74 Ac
<b>Square Footage of Open Space/Landscaping</b>	3,225 SF	5,365 SF
<b>Total Parking</b>	39 Spaces	47 Spaces
<b>Handicapped Parking Space(s)</b>	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, and on Lee Victory Parkway. The landscape plan will have to be revised to meet Design Review requirements regarding tree species and caliper sizes.

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.

**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. Utilize the Town of Smyrna development details where applicable.
5. The proposed landscape plan does not meet Design Review requirements. Substitute tree species and caliper sizes.

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

Following discussion, Council Member Steve Sullivan made a motion to approve the site plan for McDonald's with staff comments. Charles Scurr seconded the motion. Following further discussion, the motion was approved 6-0.

**5.e.3 Rock Springs Townhomes & Single Family Homes**  
**608 Rock Springs Road**  
**Owner / Developer: Ayoub Eshak**

**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

<b>Square Footage of Open Space/Landscaping</b>	2,540 SF	4,250 SF
<b>Total Parking</b>	99 Spaces	104 Spaces
<b>Handicapped Parking Space(s)</b>	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. 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 in the rear of the site so that no grading

takes place within the 15' buffer.

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

Following discussion, Council Member Steve Sullivan made a motion to approve the site plan for Rock Springs Townhomes & Single Family Homes with staff comments. Matt Carver seconded the motion. Following further discussion, the motion was approved 6-0.

**5.e.4. Rutherford County Baptist Church  
2000 Almaville Road  
Owner / Developer: Rutherford County Baptist Church  
Rutherford County Baptist Church**

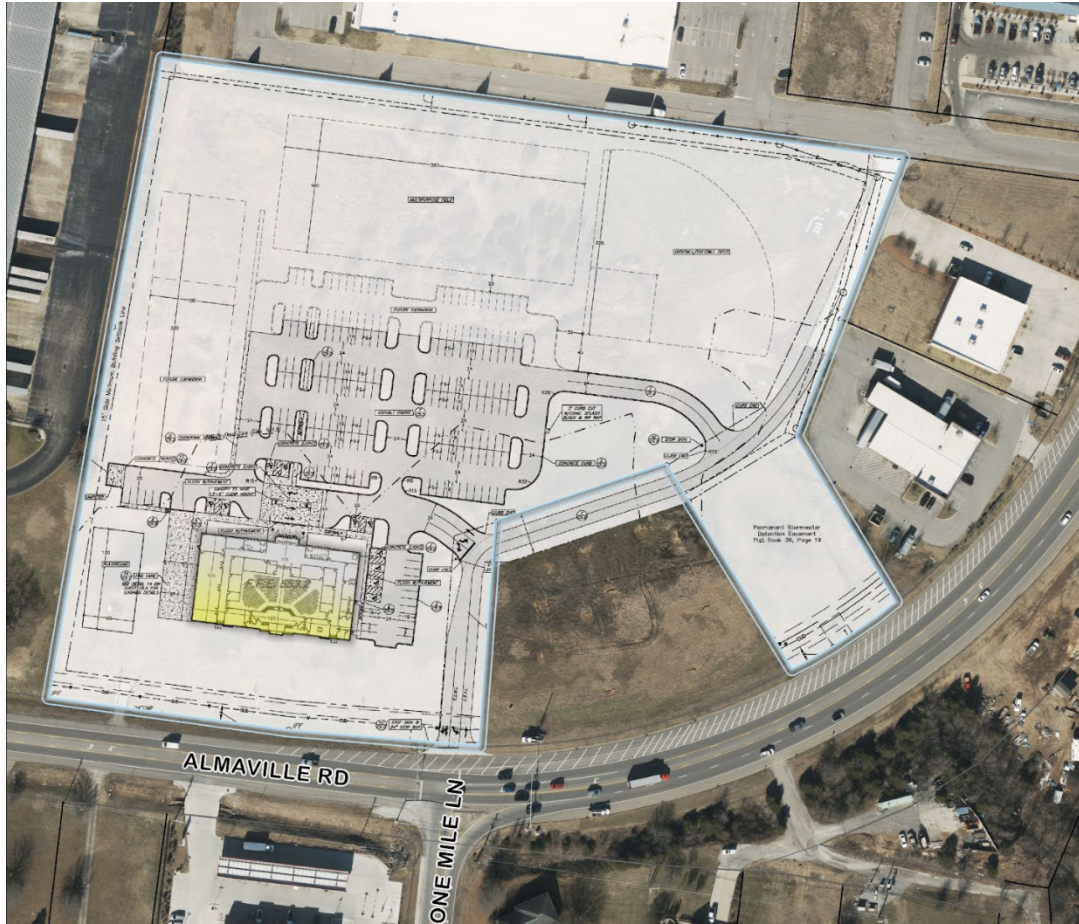
Site Plan

Location: 2000 Almaville 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 Almaville Road, across from One Mile Lane. Access to this site has a primary access off Almaville 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

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	1.98 Ac
<b>Square Footage of Open Space/Landscaping</b>	8,630 SF	9,000 SF
<b>Total Parking</b>	133 Spaces	178 Spaces
<b>Handicapped Parking Space(s)</b>	6 Spaces	10 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 a secondary material of stucco. The south elevation, facing Almadale Road, is shown at

19% stucco and 75% primary materials. The east and west side elevations show 79% primary materials with the remainder as stucco and accent materials. The north elevation, facing the parking lot, shows 75% primary materials. As shown, the elevations meet Design Review.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$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 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.
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 Almaville 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 Almaville Road.
4. Provide dumpster enclosure elevations labeling the materials to be used. Elevations show CMU block and the site plan shows brick. Please ensure elevation details are consistent and brick.
5. Ensure landscaping does not conflict with underground utility lines.
6. CUD Will Serve letter has expired. Submit updated water service availability request to [CUDengineering@ cudrc.com](mailto:CUDengineering@ cudrc.com).
7. 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 approval with the above listed remaining comments.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the site plan for Rutherford County Baptist Church with staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved

6-0.

**6. Bond Review Report**

**6.a. October Bond Review Report**

Following discussion, Charles Scurr made a motion to approve the October Bond Review Report. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 6-0.

**7. Staff Comments and/or Other Business**

Town Planner Kevin Rigsby informed the Commission that the Comprehensive Plan update will begin soon.

Vice Mayor Marc Adkins wished Gene Hardiman a Happy Birthday.

Chairperson, Tim Morrell thanked staff for all the work they have done.

**8. Adjournment**

**Town of Smyrna, Tennessee**

**Attest:**

\_\_\_\_\_  
Tim Morrell, Chairperson

\_\_\_\_\_  
Kevin Rigsby, Town Planner



## TOWN OF SMYRNA

### TOWN COUNCIL & PLANNING COMMISSION QUARTERLY JOINT MEETING



### AGENDA

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To be placed under Smyrna Town Council Citizen Comments, an individual must fill out the online form, call or email the Town Clerk's office before 4:30 PM on the business day before the Council meeting and request to be placed under Citizen Comments; provide his or her name, address and telephone number; and state the purpose of addressing the Council.

Speakers are limited to 3 minutes. Additional comments may be submitted in writing.

---

October 30, 2025

3:00 PM

Smyrna Town Hall

**1. Public Comment**

Note: The Town's Public Comment Period shall be reserved for those citizens that have signed up to address the Town Council, or a Board or Committee, at least twenty-four (24) hours in advance of the meeting, pursuant to the Town's Public Comment Policy as outlined above.

**2. Call to Order**

**3. Items for Discussion**

- a. Tree Ordinance/Landscaping Requirements.
- b. Self-Storage Buildings in Commercial Districts.
- c. Temporary Retail Uses.
  - 1. Mobile Food Vendors.
  - 2. Temporary Outdoor Sales of Food or Retail Merchandise.
  - 3. Yard Sales.
  - 4. Fireworks.
- d. Watershed Zoning & Buffers.
- e. Accessory Apartments in R-4 Districts.

**4. Other**

**5. Adjournment**



**TOWN OF SMYRNA**  
**TOWN COUNCIL**  
**& PLANNING COMMISSION QUARTERLY JOINT**  
**MEETING**  
**MINUTES**



**October 30, 2025**

**3:00 PM**

**Smyrna Town Hall**

**1. Public Comment**

There were no public comments at this time.

**2. Call to Order**

Mayor Reed called the meeting to order at 03:00 PM. The following Town Council Members and Planning Commission members were present: Mayor Mary Esther Reed, Vice-Mayor Marc Adkins, and Council Members H.G. Cole, Racquel Peebles, Steve Sullivan and Jerome Dempsey. In addition, Planning Commission members Matthew Carver, Salena Scott, Charles Scurr, and Ken Hill were present.

Council Member Gerry Short and Planning Commission member Tim Morrell were not present for the meeting. In addition to Council and Planning Commission members, various Town staff and citizens were also in attendance for the meeting.

**3. Items for Discussion**

The following agenda items were discussed between the Town Council and Planning Commission.

**3.a. Tree Ordinance/Landscaping Requirements.**

**3.b. Self-Storage Buildings in Commercial Districts.**

**3.c. Temporary Retail Uses.**

**3.c.1. Mobile Food Vendors.**

This item was tabled until the next meeting due to lack of time for discussion.

**3.c.2. Temporary Outdoor Sales of Food or Retail Merchandise.**

**3.c.3. Yard Sales.**

**3.c.4. Fireworks.**

**3.d. Watershed Zoning & Buffers.**

This item was tabled until the next meeting due to lack of time for discussion.

**3.e. Accessory Apartments in R-4 Districts.**

This item was tabled until the next meeting due to lack of time for discussion.

**4. Other**

There was no other business for discussion at this time.

**5. Adjournment**

Following discussion of various agenda items, without objection, the meeting was adjourned at 4:51p.m.

**Town of Smyrna, Tennessee**

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Tim Morrell, Chairperson

**Attest:**

---

Kevin Rigsby, Town Planner



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

**Agenda Item Number 5.a.1.  
Department: Planning  
Date: November 6, 2025**

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**Subject:**

452 Properties, LLC  
Mona Road & I-840  
Annexation & PUD Zoning

**Background:**

**Summary:**

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. For the area to be developed with C-2 standards, all provisions of the C-2 district would apply except for the specific prohibition of the following uses: specialized tobacco or smoke shop, including vape shop, or any business that devotes more than 25% of its floor space to the sale of tobacco products; self-storage facilities; adult-oriented establishments; auto towing services; mobile home park; and residential activity uses with the exception of those allowed by right or special exception. The maximum square footage allowed within this area would be 350,000. For the area to be developed with I-2 standards, all provisions would apply 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 and that the uses of airports, air cargo terminals, heliports, and aircraft dealers not be allowed. The maximum square footage within this area is 2,500,000. No pole signs would be allowed within the development.

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, no agreement has been signed for extension of sewer to this area, and until this is fully agreed upon annexation should not be undertaken. Any potential new alignment will require an easement to be obtained from the Army Corps of Engineers approval.
8. The phasing plan appears to show that the new road connection through Coulter Court would not be completed until Phase 3, and staff is concerned that this important traffic connection would be delayed with 6 or more industrial buildings being completed prior to an alternative to Mona Road being constructed.
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 Stormwater Department recommends limiting phase size for a maximum of 50 acres open at any given point of time to avoid additional measures instituted by TDEC.
11. Staff would recommend the following additional details be provided in the signage plan:
  12. Provide the maximum square footage for the monument signs.
  13. Provide the maximum square footage for the wall signs.
  14. Staff would recommend a 10' minimum setback from public right-of-ways for the monument signs.
  15. As submitted, the commercial area would also only be allowed monument signs in compliance with the Sign Ordinance and no interstate signs or pylon signs. Wall signage would be as allowed by the Sign Ordinance. If anything different is desired, it would need to be included in the signage plan.
16. The traffic study recommends that 2' shoulders be added to Mona Road. Is this the entire length or only the area north of the development entrance road? Staff would recommend 4' shoulders be constructed, not 2'. No truck traffic would be allowed on Mona Road south of the entrance road.
17. The off-site improvements required to serve the annexed area have been determined by CUD. Owner should verify those requirements have not changed.

18. The developer(s) must enter and execute a legal contract with CUD for required cost sharing for water infrastructure improvements. Once off-site improvements are completed according to CUD, each property owner/developer should submit a separate water service availability request to CUDengineering@ cudrc.com for individual analysis to determine feasibility. Water availability to all annexed and rezoned areas is dependent on ALL conditions of said contract and required water infrastructure improvements being strictly adhered to.
19. 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.
20. Once available, submit the full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

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**Attachments:**

1. Annexation Application (Redacted)
2. 452 Properties Annexation Map 1 (Rotated)
3. 452 Properties Annexation Map 1
4. 452 Properties Annexation Map 2
5. 452 Properties Annexation Map 3
6. POS 452 Properties LLC Jefferson Pike Mona Road Contiguous December 2025
7. POS 452 Properties Appendix

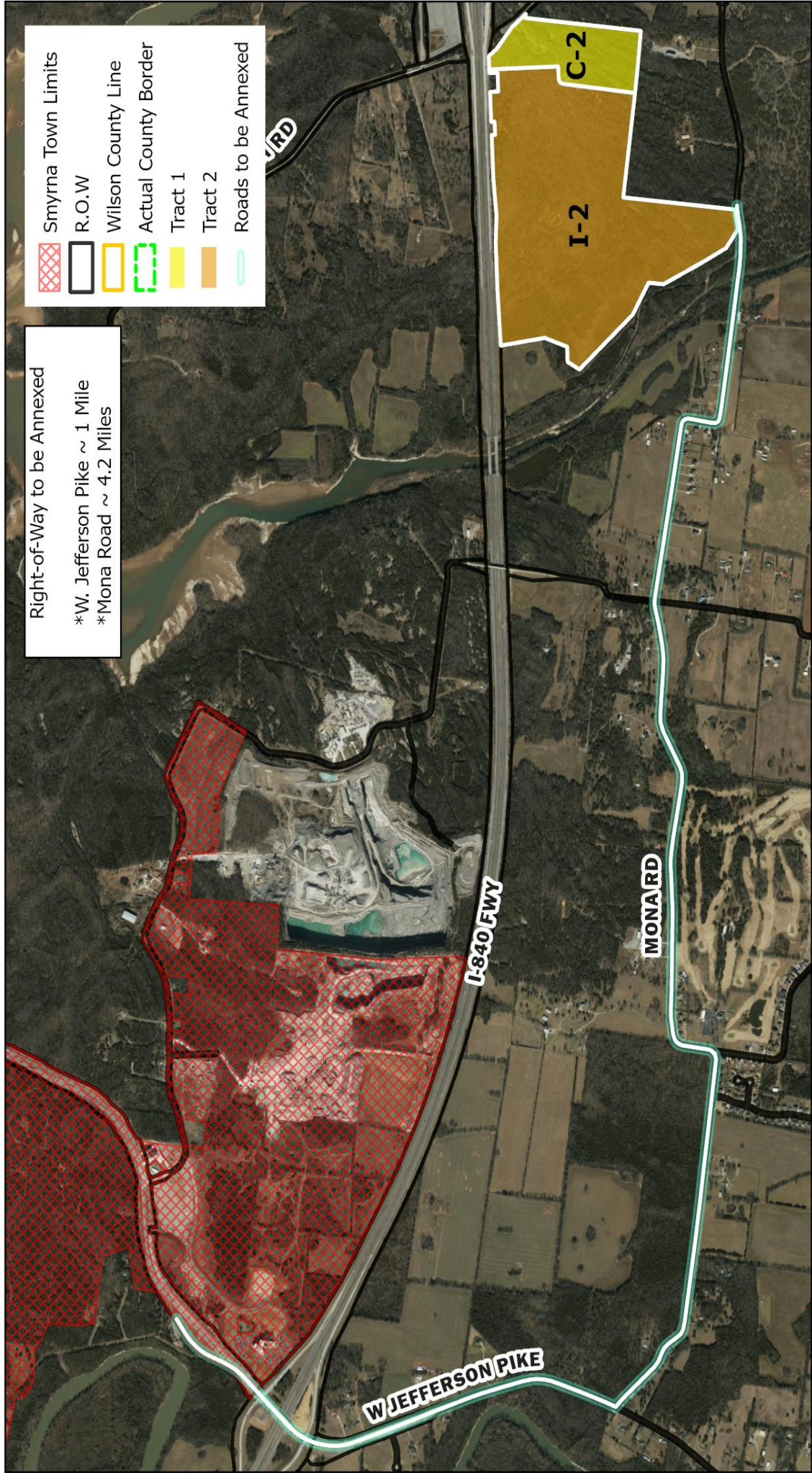


Town of Smyrna

# Annexation Request Application

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

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



Right-of-Way to be Annexed  
 \*W. Jefferson Pike ~ 1 Mile  
 \*Mona Road ~ 4.2 Miles

- Smyrna Town Limits
- R.O.W
- Wilson County Line
- Actual County Border
- Tract 1
- Tract 2
- Roads to be Annexed



**Annexation & PUD Zoning Request**

Tax Map: 11 | Parcels: 5.00 | Acres: +/- 225.25  
 Requested and Owned by: 452 Properties LLC

November 2025

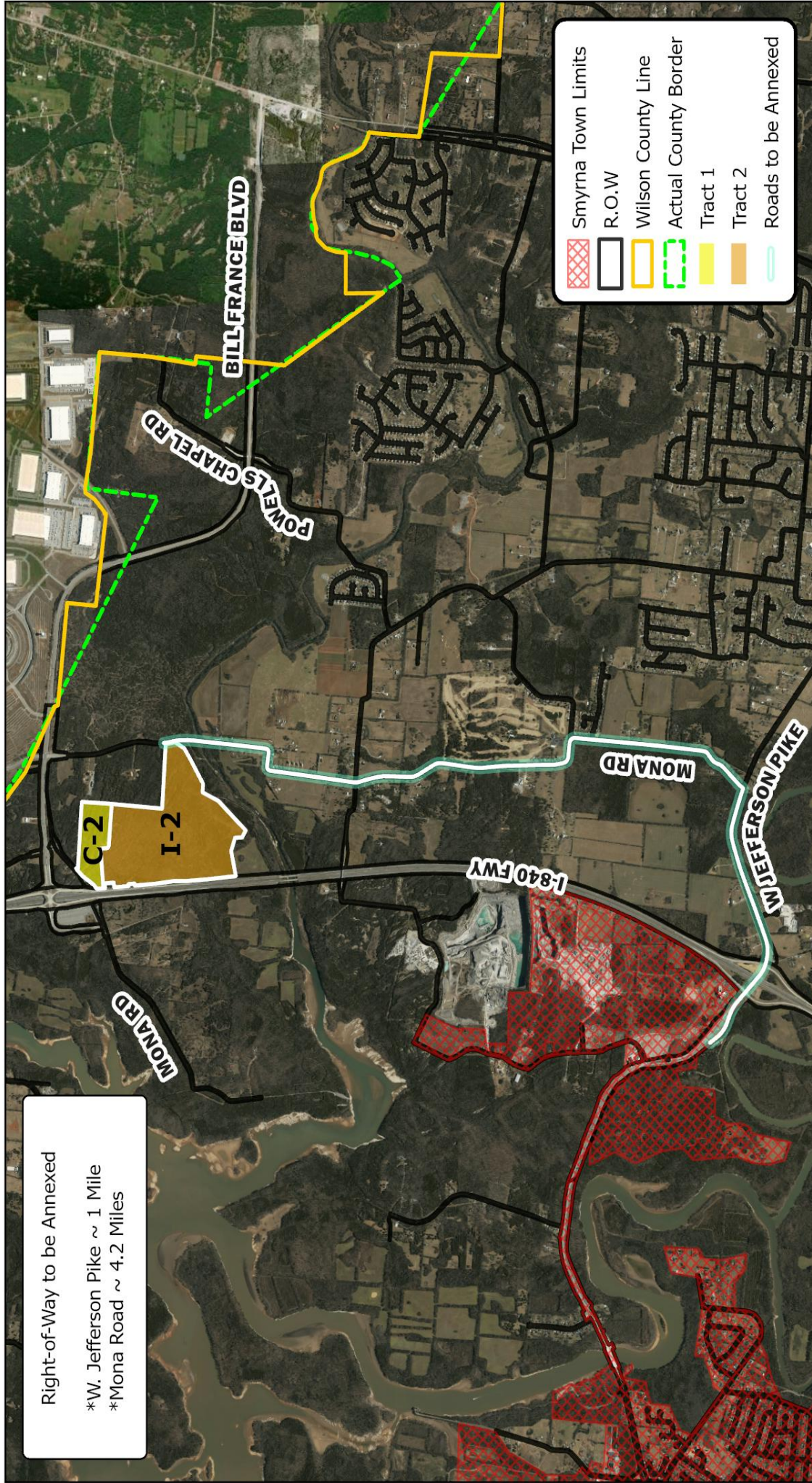
Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

Rutherford County GIS/OIT, Maxar, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map Layer by Esri

Right-of-Way to be Annexed

\*W. Jefferson Pike ~ 1 Mile

\*Mona Road ~ 4.2 Miles



**Annexation & PUD Zoning Request**

Tax Map: 11 | Parcels: 5.00 | Acres: +/- 225.25

Requested and Owned by: 452 Properties LLC

November 2025

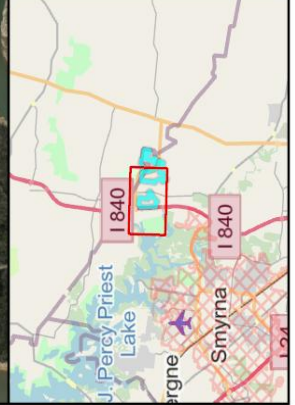
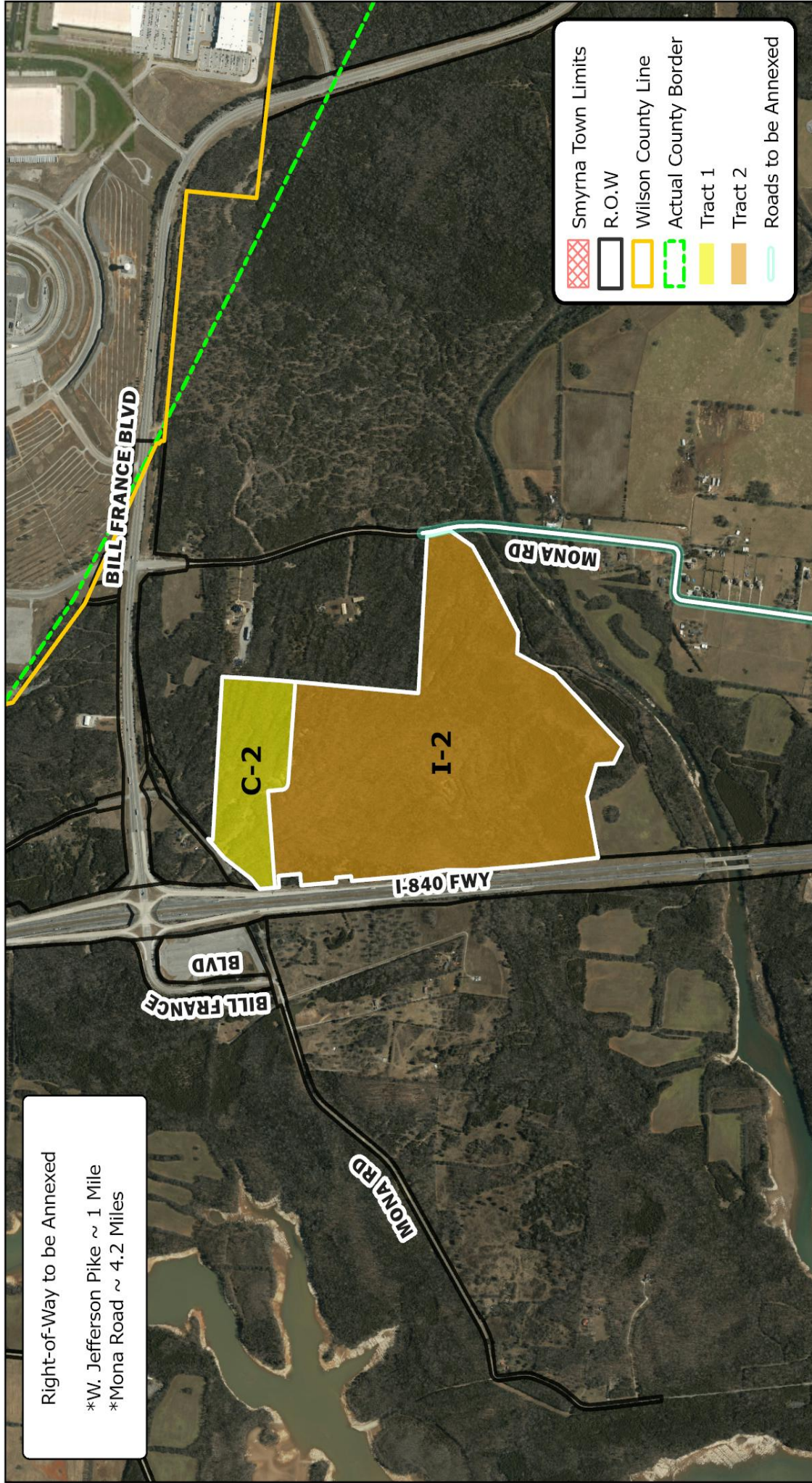
Rutherford County GIS/OIT, Maxar, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

Right-of-Way to be Annexed

\*W. Jefferson Pike ~ 1 Mile

\*Mona Road ~ 4.2 Miles



### Annexation & PUD Zoning Request

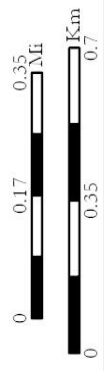
Tax Map: 11 | Parcels: 5.00 | Acres: +/- 225.25

Requested and Owned by: 452 Properties LLC

Rutherford County GIS/OIT, Maxar, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map Layer by Esri

November 2025

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet





**Annexation & PUD Zoning Request**



**Tax Map: 11 | Parcels: 5.00 | Acres: +/- 225.25**

**Requested and Owned by: 452 Properties LLC**

**November 2025**

Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, Community Maps contributors, Map layer by Esri, Rutherford County GIS/OIT, Vantour

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

0    0.07    0.15

Mi

0    0.17    0.35

Km

- Wilson County Line
- Actual County Border
- Roads to be Annexed
- R.O.W.
- Parcels

## RESOLUTION

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

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

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

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

452 Properties, LLC  
W. Jefferson Pike/Mona Road

Tax Map 11, Parcel 5.00, owned and requested by 452 Properties, LLC. Bordered on the west by the right of way of I-840; on the south by the U.S. Army Corps of Engineers; on the east by the existing right-of-way of Mona Road, Parcel 4.03, owned by Nashville Speedway USA, Inc., Parcels 4.01 and 4.02, owned by CP Logistics Lebanon VI, LLC, and Parcel 4.00, owned by Fernando Martinez Mixteca; and on the north by Parcel 2.00, owned by Glendon Jay Barrett, and the right-of-way of Coulter Court. Area annexed contains approximately 226.33 acres.

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

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

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

#### A. Water

Water services will be provided by the Consolidated Utility District. Estimated costs from the will serve letter issued by CUD are included in the appendix to this plan of services.

#### B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater mains by the property owner. Estimated costs are included in the appendix to this plan of services.

#### 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.

Estimated costs are included in the appendix to this plan of services.

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. Estimated costs are included in the appendix to this plan of services.

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. Estimated costs are included in the appendix to this plan of services.

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. Estimated costs are included in the appendix to this plan of services.

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 DECEMBER, 2025

TOWN OF SMYRNA, TENNESSEE

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

ATTEST:

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

**452 Properties**

**Plan of Services Appendix**

## **Introduction**

The Town of Smyrna has received a request for annexation from 452 Properties for a parcel of land located on Mona Road, further referenced by Rutherford County Tax Map 11, Parcel 5.00, containing approximately 226.33 acres. The same owner has an additional parcel of land that is located on Bill France Boulevard and Powell's Chapel Road, further referenced by Tax Map 11, Parcel 6.00. It is anticipated that if the Town chooses to annex Parcel 5 that the portion of Parcel 6.00 that lies within the Town's Urban Growth Boundary would also be requested for annexation. The portion of that parcel that lies within the Town's UGB is 594.2 acres.

Estimated expenditures were developed through a review of the Town's FY 25-26 budget and discussions with various town department heads. Estimated revenues were based on the current Town property tax rate and a review of the records of the Rutherford County Property Assessor and current adopted impact fee rates. Table 1 provides a summary of this information.

<b>Table 1</b>		
<b>Area, Street Mileage, Population, and Assessed Property Valuations</b>		
<b>Description</b>	<b>Current Request</b>	<b>Potential Request</b>
Area (estimated acreage)	225.25	594.2
Street Mileage	5.2	3.9
Population	0	0
<b>Residential and Farm Properties</b>		
Number of Residences	0	0
Number of Vacant Properties	1	1
Total Assessed Valuation	\$221,250.00	\$786,775.00
<b>Commercial and Industrial Properties</b>		
Number of Parcels	0	0
Total Assessed Valuation	\$0.00	\$0.00

## **Municipal Costs and Services**

The estimated costs for serving the proposed annexed properties are based on service to the properties with the proposed development plan when the properties are fully developed. At this time, the full development of the project is anticipated to take between fifteen (15) and twenty (20) years. Table 2 shows a summary of the annual expenditures.

### General Government

There is not expected to be any increased cost in general government services to serve these properties.

### Police Protection

The estimated cost to provide police protection services would include adding up to 2 additional patrol zones, which translates to 6 officers to cover 3 shifts, as well as 1 detective and 1 traffic officer. The estimated cost for 8 additional personnel would be \$750,000 for salaries and benefits, and an additional \$700,000 for equipment.

### Fire Protection

Annexation of the currently requested parcel would not necessitate construction of an additional fire station. However, annexation of the potential additional parcel would require such construction as the distance to the nearest station would exceed 5 miles. The estimated cost to provide fire protection services in that scenario would include construction of a new station at a minimum cost of \$15 million with two apparatus at a cost of \$3 million. Additional personnel needed would be 3 for 3 shifts for a total of 9 at a cost of \$1 million. The developer has committed to provide land for a new fire station.

### Refuse Collection/Disposal

The Town does not provide this service currently, and it is not anticipated that this will change. The cost to the Town for this service would be \$0, as it would be handled by private companies.

### Street Maintenance

The streets proposed to be annexed will require expenditures for street maintenance and improvements. The cost to mill and resurface 7.2 miles of existing County roads would be \$192,133, based on \$25.27 per linear foot at 22 feet wide. This cost was derived using the current bid for milling and resurfacing. To annualize that cost, it would be \$19,213 based on a 10 year resurfacing schedule. There would be an additional cost of approximately \$14 million if the Town were to upgrade the existing County roads with shoulders. Rutherford County has a BRZ bridge replacement agreement with TDOT to replace a substandard bridge on Mona Road over Fall Creek. Based on discussions with TDOT, if the Town were to annex Mona Road the

grant would be transferred to the Town for the bridge replacement. The schedule from TDOT regarding this bridge replacement shows that it is expected that construction will begin in Fall 2028. An existing low-water bridge on Powell's Chapel Road would need to be replaced in the future as well.

### Street Lights

The Town typically takes over lights that have been installed by a developer. The annual expense for one street light is approximately \$111. For purposes of this study, the estimated expense was derived by estimating one street light for every 300' of road frontage along the existing roadways. This would translate to approximately 160 new street lights for 9.1 miles, which would mean an annual cost of \$17,760.

### Parks and Recreation

As there are no residential structures in the area being considered for annexation and no residential development is anticipated, it is not estimated that there will be additional expenditures for parks and recreation.

### Water and Wastewater

This area lies within the service boundary of Consolidated Utility District. CUD has provided a will serve letter detailing the necessary improvements to serve the proposed development with water. These include \$6.6 million for a new water storage tank, \$4.9 million for a new pump station, and \$26.5 million for new water main installation. The developer is responsible for up to 90% of the water tank and water main installation and up to 85% of the cost of the pump station installation. There would be no cost to the Town for these services.

The cost for wastewater services is approximately \$10 million in construction costs to extend the necessary sewer mains and installation of sewer lift station along Fall Creek along with approximately \$435,000 in easement acquisition cost. The developer would bear the cost of construction of the main while the Town would acquire the easements. Capacity fees would be collected based on the proposed usage of the buildings, and monthly charges would cover the annual costs to serve the area. An evaluation of this development and its' impact to the wastewater treatment plant capacity is currently being undertaken by the Utilities Department but is not complete at the time this plan of services is being written.

<b>Table 2</b>		
<b>Estimated Annual Expenditures</b>		
<b>Function</b>		<b>Estimated Cost</b>
General Government		\$0.00
Police		\$750,000.00
Fire		\$1,000,000.00
Refuse Collection/Disposal		\$0.00
Street Maintenance		\$19,213.00
Street Lights		\$17,760.00
Parks and Recreation		\$0.00
<b>Total Estimated Annual Expenditures</b>		<b>\$1,786,973.00</b>
Water		\$0.00
Wastewater		\$0.00
<b>Total Water and Wastewater Expenditures</b>		<b>\$0.00</b>
<b>Total Estimated Annual Expenditures</b>		<b>\$1,786,973.00</b>

## **Municipal Revenues**

The Town of Smyrna would receive revenues from a variety of sources to apply to the costs of providing services to this area. Table 3 provides estimates of revenue sources.

### Property Taxes

Property taxes were estimated by utilizing the records of the Rutherford County Property Assessor's Office. The assessed value was determined by applying the 25% percentage to the properties as they are currently vacant tracts. The Town's present property tax rate (\$.5257/\$100 of assessed value) was applied to arrive at the estimates shown in Table 3.

### Local Sales Tax

Local sales tax revenue would be \$0 until the point when the area proposed to be developed with commercial buildings becomes active. After that point, local sales tax would be collected, but it is difficult to provide an estimate until uses are identified.

### State Shared Taxes

The State of Tennessee shares revenue from seven different taxes with local governments on a per capita basis. These include State Sales Tax at \$125.75, Gasoline and Motor Fuel at \$36.00, Special Petroleum Tax at \$1.83, State Beer Tax at \$.44, TVA In-Lieu at \$12.70, Gaming Tax at \$2.10, and Transportation Modernization at \$.47. As there is no population in the area requested for annexation, the Town would not realize any additional revenue from the State from these seven taxes.

### Water and Wastewater

The Town would receive no revenue for water. Wastewater revenues would be \$0 until the property develops, which would be at least 2 years. It is difficult to estimate anticipated revenues without knowing the proposed building uses, but annual revenues would cover annual operating costs.

### Impact Fees

The estimated revenues from impact fees have been calculated based on the proposed square footage within the development plan. The initial request includes 350,000 square feet of commercial space and 2,500,000 square feet of industrial space. These fees would be as follows:

Industrial - using the rate for Warehouse	
Road - \$839/1,000 sq. ft.	\$2,097,500
Public Safety - \$167/1,000 sq. ft.	<u>417,500</u>
	\$2,515,000

Commercial - using the rate for Retail/Commercial:	
Road - \$4,194/1,000 sq. ft.	\$1,467,900
Public Safety - \$1,685/1,000 sq. ft.	<u>589,750</u>
	\$2,057,650

For the future parcel, the proposed development plan shows 6,000,000 square feet of industrial space. The fees for those buildings would be as follows:

Industrial - using the rate for Warehouse	
Road - \$839/1,000 sq. ft.	\$5,034,000
Public Safety - \$167/1,000 sq. ft.	<u>1,002,000</u>
	\$6,036,000

In addition to the estimated revenues provided herein, the developer commissioned an economic impact study performed by an independent third-party. The one page summary of this study is attached.






<b>Table 3</b>		
<b>Estimated Annual Revenues</b>		
<b>Source</b>	<b>Current Request</b>	<b>Potential Request</b>
Property Taxes (\$.5257)	\$1,163.11	\$4,136.08
Local Option Sales Tax	\$0.00	\$0.00
Business Tax	\$0.00	\$0.00
Wholesale Beer Tax	\$0.00	\$0.00
Permits, Fines, Etc.	\$0.00	\$0.00
Refuse Collection Fees	\$0.00	\$0.00
State Shared Taxes:		
Sales Tax (\$125.75 per capita)	\$0.00	\$0.00
Gasoline & Motor Fuel (\$36.00)	\$0.00	\$0.00
Special Petroleum Tax (\$1.83 per capita)	\$0.00	\$0.00
State Beer Tax (\$.44 per capita)	\$0.00	\$0.00
TVA In-Lieu (\$12.70 per capita)	\$0.00	\$0.00
Gaming Tax (\$2.10 per capita)	\$0.00	\$0.00
Transportation Modernization (\$.47 per capita)	\$0.00	\$0.00
<b>Total Estimated Annual Revenues</b>	<b>\$1,163.11</b>	<b>\$4,136.08</b>
Water	\$0.00	\$0.00
Wastewater	\$0.00	\$0.00
<b>Total Estimated Water and Wastewater Revenues</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Estimated Annual Revenues</b>	<b>\$1,163.11</b>	<b>\$4,136.08</b>



BILL FRANCE BLVD DEVELOPMENT OPPORTUNITY

# Economic Impact Analysis

## Key Findings - Town of Smyrna

Younger Associates was engaged by Hillwood to conduct an economic impact analysis of a proposed mixed-use development spanning approximately 1,435 acres located primarily in Rutherford County, TN, with a portion extending into Wilson County. The development includes industrial, warehouse, and distribution space, as well as a limited retail component. This analysis projects the economic contributions to the local economy of both the construction phase and the ongoing operations of the development. The summary below presents the projected annual impact, as well as cumulative impacts over the 25-year study period.

	Annual Impact At Full Operation	25-Year Impact
 <b>Economic Impact</b>	<b>\$1.3 billion</b>	<b>\$23.2 billion</b>
 <b>Jobs Supported Direct &amp; Indirect</b>	<b>5,815</b>	<b>5,815</b>
 <b>Indirect Sales &amp; Property Tax</b>	<b>\$12.4 million</b>	<b>\$107.3 million</b>
 <b>Direct Sales Tax Town of Smyrna</b>	<b>\$2.0 million</b>	<b>\$28.5 million</b>
 <b>Hotel Tax Town of Smyrna</b>	<b>\$203,259</b>	<b>\$2.9 million</b>

 <b>Direct Property Tax</b>	Town of Smyrna	
	Annual	25-Year
 <b>General Fund</b>	<b>\$703,982</b>	<b>\$12.5 million</b>



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

**Agenda Item Number 6.a.1.  
Department: Planning  
Date: November 6, 2025**

---

**Subject:**

Hamilton Development, LLC  
Hickory Grove Road / S. Lamar Road  
Annexation & I-3 & R-1 Zoning

**Background:**

**Summary:**

Hamilton Development, LLC - Annexation & I-3 & R-1 Zoning

Location: Hickory Grove Road/S. Lamar Road

Tax Map: 20 Parcel: 21.00

Tax Map: 20 Parcel: 27.00

Acres: 76.71 Current Zoning: RM Proposed Zoning: I-3/R-1

1. The surrounding zoning is I-3 in Town and RM in Rutherford County.
2. The Land Use Plan would support Low Density Residential development in this area.
3. The request is for 73.77 acres to be zoned I-3 and 2.94 acres along S. Lamar Road to be zoned R-1.
4. Annexation of these parcels would require the annexation of approximately .57 mile of the existing right-of-way of S. Lamar Road.
5. Staff would recommend residential zoning instead of industrial zoning be considered for this area consistent with the Land Use Plan.

---

**Attachments:**

1. Application\_Redacted
2. Application\_Redacted\_2
3. Hamilton Development, LLC Map 1
4. Hamilton Development, LLC Map 2
5. Hamilton Development, LLC Map Zoomed



Town of Smyrna

# Rezoning Request Application

### APPLICANT INFORMATION:

Name/Company: Hamilton Development, LLC - Jeff Konieczny		
Street Address: 1 Music Circle South, Suite 110		
City: Nashville	State: TN	ZIP: 37203
Email: <b>Redacted</b>	Phone: <b>Redacted</b>	

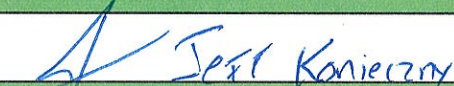
### CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

Name/Company: Hamilton Development, LLC - Jeff Konieczny		
Street Address: 1 Music Circle South, Suite 110		
City: Nashville	State: TN	ZIP: 37203
Email: <b>Redacted</b>	Phone: <b>Redacted</b>	

### PROPERTY INFORMATION

Street Address/Intersecting Streets: Hickory Grove Road		
Tax Map: Attached	Group: See Attached	Parcel: See Attached
Requested Lot Area (Square feet/Acres): 76.71 Acres (2 parcels)		
Existing Zoning: RM	Requested Zoning: I-3 and R-1	
*Current Property Owner (See Note Below): Ronald S. Patterson, Carol C. Davis		

### APPLICANT AUTHORIZATION

Applicant Signature: 	Date:
--	-------

### OFFICE USE ONLY

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

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

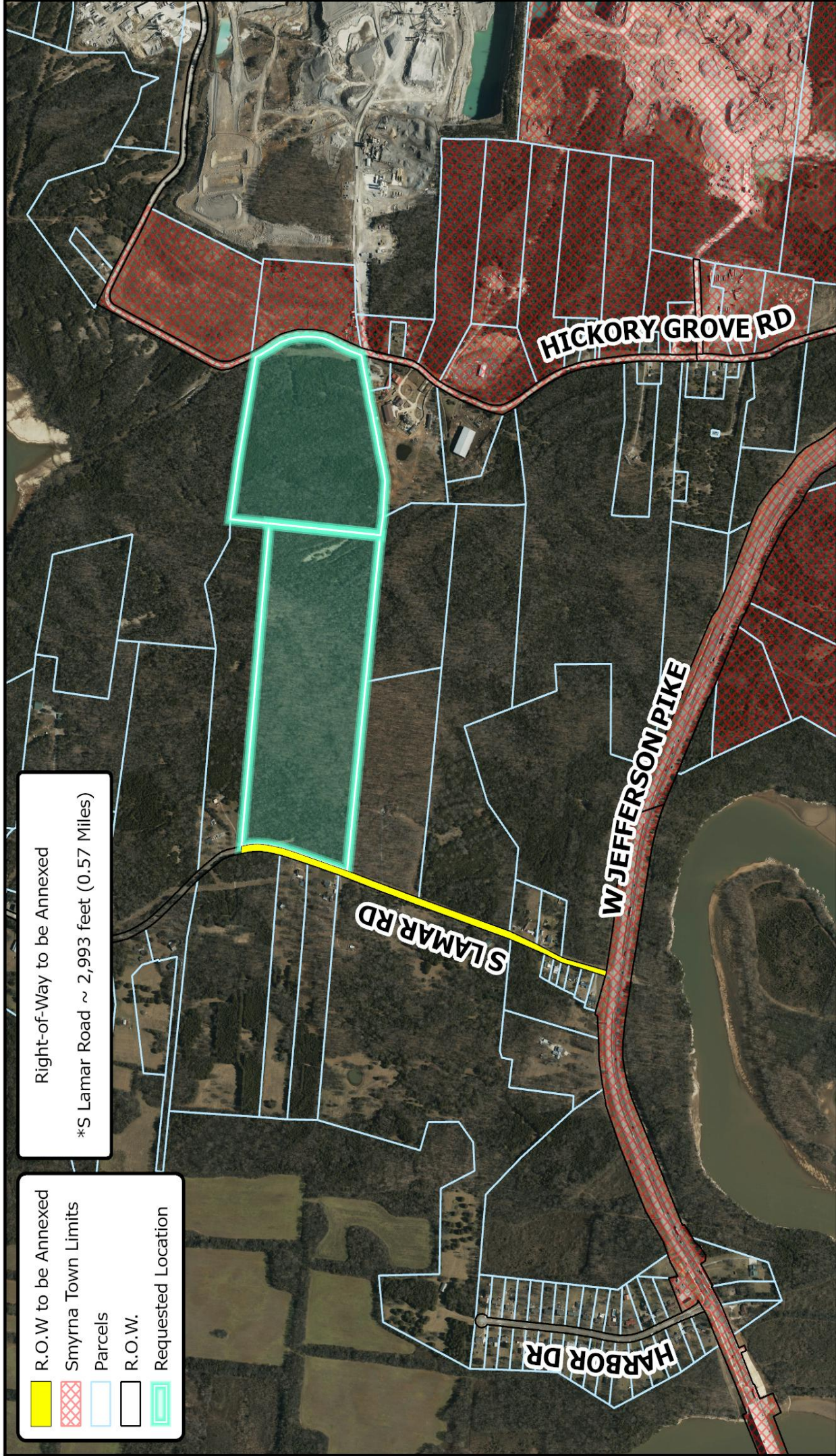


Town of Smyrna

# Annexation Request Application

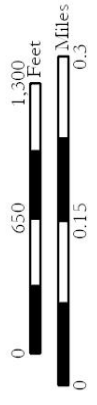
APPLICANT INFORMATION:		
Name/Company: Hamilton Development, LLC - Jeff Konieczny		
Street Address: 1 Music Circle South, Suite 110		
City: Nashville	State: TN	ZIP: 37203
Email: <b>Redacted</b>	Phone: <b>Redacted</b>	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT <input checked="" type="checkbox"/>		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets: Hickory Grove Road		
Tax Map: Attached	Group: See Attached	Parcel: See Attached
Requested Lot Area (Square feet/Acres): 76.71 Acres (2 parcels)		
Existing Zoning: RM	Requested Smyrna Zoning: I-3 and R-1	
*Current Property Owner (See Note Below): Ronald S. Patterson, Carol C. Davis		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>JK Jeff Konieczny</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.



Right-of-Way to be Annexed  
 \*S Lamar Road ~ 2,993 feet (0.57 Miles)

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



# Annexation with I-3 & R-1 Zoning Request

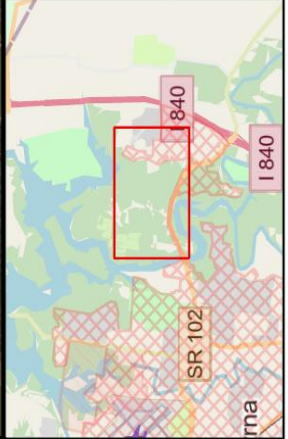
Tax Map: 20 | Parcels: 21.00 & 27.00 | Acres: +/- 76.71

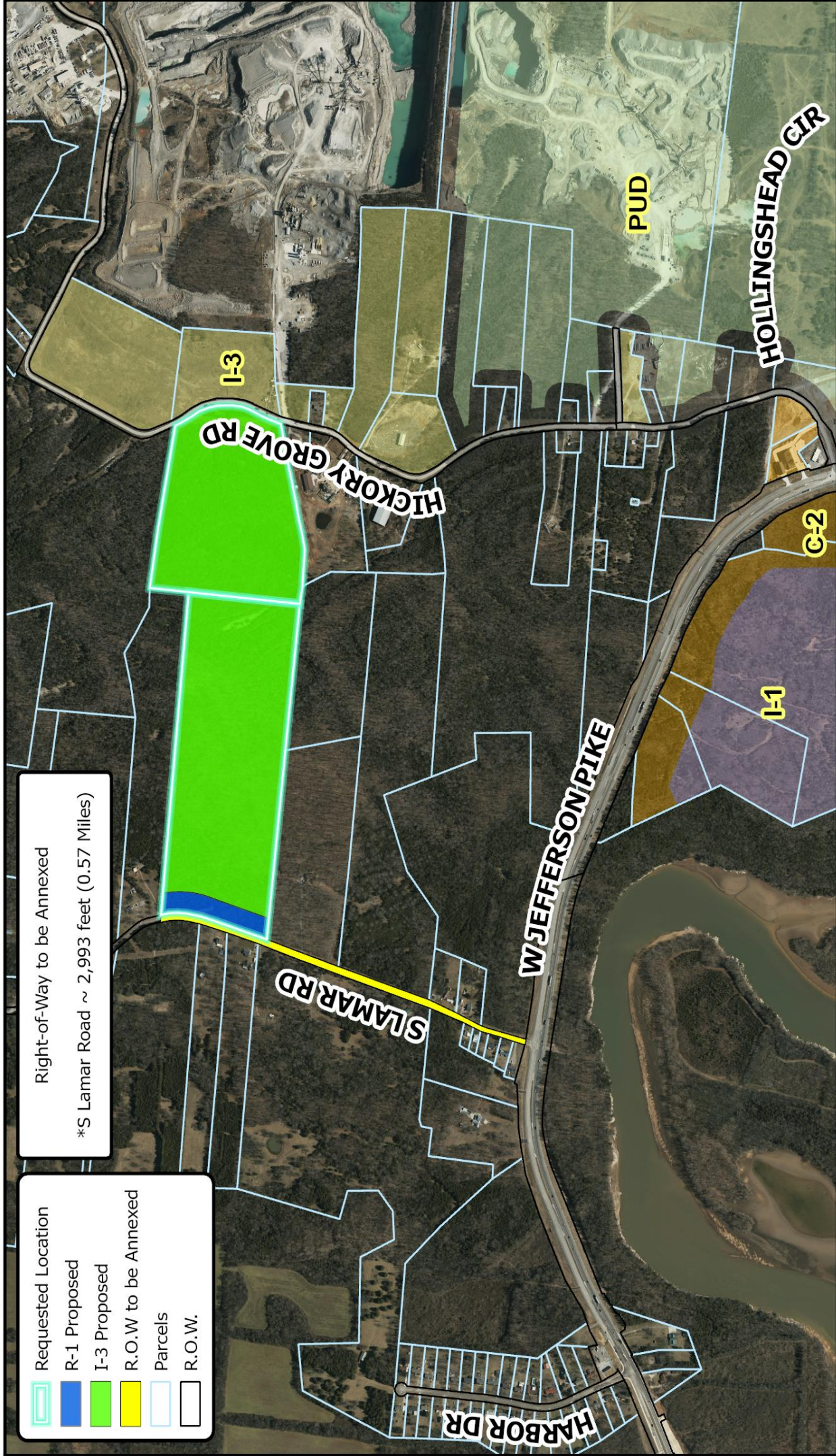
Owners: Carol Davis, Ronald Patterson, Michael Hollingshead

Esri, NASA, NGA, U.S.G.S, FEMA, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri  
 Community Maps contributors, Map layer by Esri

November 2025


Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet






Right-of-Way to be Annexed  
 \*S Lamar Road ~ 2,993 feet (0.57 Miles)

- Requested Location
- R-1 Proposed
- I-3 Proposed
- R.O.W to be Annexed
- Parcels
- R.O.W.



N



0 650 1,300 Feet

0 0.15 0.3 Miles

# Annexation with I-3 & R-1 Zoning Request

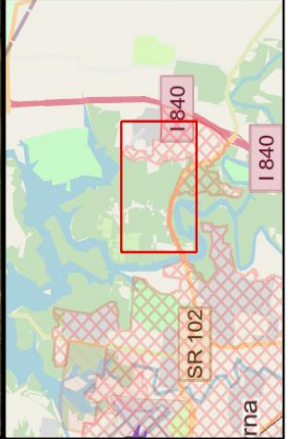
Tax Map: 20 | Parcels: 21.00 & 27.00 | Acres: +/- 76.71

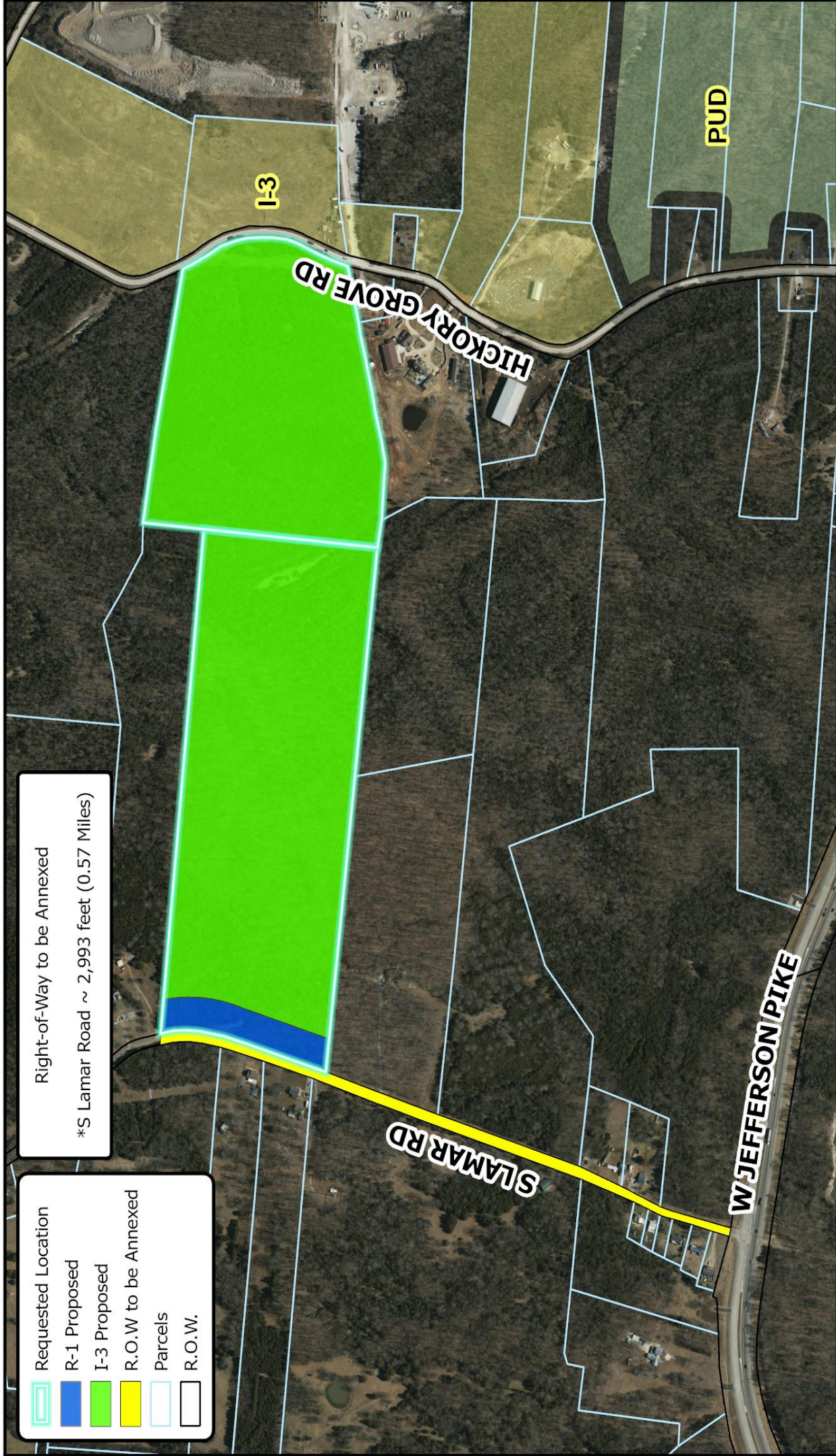
Owners: Carol Davis, Ronald Patterson, Michael Hollingshead

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 Community Maps contributors, Map layer by Esri

November 2025

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet








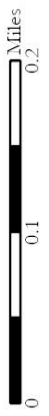
Right-of-Way to be Annexed

\*S Lamar Road ~ 2,993 feet (0.57 Miles)

- Requested Location
- R-1 Proposed
- I-3 Proposed
- R.O.W to be Annexed
- Parcels
- R.O.W.



N

## Annexation with I-3 & R-1 Zoning Request

Tax Map: 20 | Parcels: 21.00 & 27.00 | Acres: +/- 76.71

Owners: Carol Davis, Ronald Patterson, Michael Hollingshead

Esri, NASA, NGA, USGS, FEMA, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri  
Community Maps contributors, Map Layer by Esri

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

November 2025





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

**Agenda Item Number 6.a.2.  
Department: Planning  
Date: November 6, 2025**

---

**Subject:**

Sonny Patel  
8216 Florence Road  
Annexation & PID Zoning

**Background:**

**Summary:**

Sonny Patel - Annexation and PID Zoning

Location: 8216 Florence Road

Tax Map: 35

Part of Parcel: 81.04

Acres: 3.54

Current Zoning: RM

Proposed Zoning: PID

1. The surrounding zoning is C-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 Florence Road as a minor arterial. This portion of the property has no frontage on this road, as the Corps owns the area between this parcel and the road.
4. The requested PID is for 34,771 square feet of conventional self storage and covered outdoor storage in 9 buildings, and for an existing house on the property to be converted to the storage office and additional rental spaces.
5. The required minimum fire flow is 1,500 GPM @ 20 PSI.
6. Staff would recommend the buildings be constructed with materials consistent with the convenience store. Clarify what masonry siding means. Metal and concrete siding do not match the store.
7. Contact James Lawrence with the Town of Smyrna Fire Department. The provided auto-turn will not work. Use the correct Town of Smyrna ladder truck dimensions. Apparatus can at no time go over any curbs.
8. A fire hydrant is required within 400' of all buildings. Extend a water main across Florence Road in order to provide for fire suppression.
9. Show all proposed utility locations on site.
10. Within this PID request, what is being considered the front setback? This portion of the parcel has no road frontage.

---

**Attachments:**

1. Copy of Town of Smyrna Applications\_Redacted
2. 8216 Florence Rd Annexation Map 1
3. 8216 Florence Rd Annexation Map 2
4. 8216 Florence Rd Annexation Map 3



Town of Smyrna

# Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: Huddleston-Steele Engineering		
Street Address: 2115 NW Broad St		
City: Murfreesboro	State: TN	ZIP: 37129
Email: <b>Redacted</b>	Phone: <b>Redacted</b>	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company: Sonny Patel		
Street Address: 2709 Blooming Oak Place		
City: Murfreesboro	State: TN	ZIP: 37130
Email: <b>Redacted</b>	Phone: <b>Redacted</b>	
PROPERTY INFORMATION		
Street Address/Intersecting Streets: 8216 Florence Rd, Smyrna TN 37167		
Tax Map: 035	Group: -	Parcel: 08104
Requested Lot Area (Square feet/Acres): 3.54+/-		
Existing Zoning: RM (County)	Requested Zoning: PUD	
*Current Property Owner (See Note Below): Sonny Patel		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>Clyde Rank</i>	Date: 6.9.2025	
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

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



Town of Smyrna

# Annexation Request Application

### APPLICANT INFORMATION:

Name/Company: Huddleston-Steele Engineering Inc.		
Street Address: 2115 NW Broad Street		
City: Murfreesboro	State: TN	ZIP: 37129
Email: <b>Redacted</b>	Phone: <b>Redacted</b>	


### CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

Name/Company: Sonny Patel		
Street Address: 2709 Blooming Oak Place		
City: Murfreesboro	State: TN	ZIP: 37130
Email: <b>Redacted</b>	Phone: <b>Redacted</b>	

### PROPERTY INFORMATION

Street Address/Intersecting Streets: 8216 Florence Rd, Smyrna TN		
Tax Map: 035	Group: -	Parcel: 08104
Requested Lot Area (Square feet/Acres): 3.54+/-		
Existing Zoning: RM (County)	Requested Smyrna Zoning: PUD	
*Current Property Owner (See Note Below): Sonny Patel		

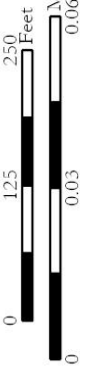
### APPLICANT AUTHORIZATION

Applicant Signature: 	Date: 6-9-2025
---	----------------

### OFFICE USE ONLY

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

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



# Annexation & PUD Zoning Request

Tax Map: 35 | Parcels: P/O 81.04

Acres: +/- 3.54 | Owners: Sonny Patel





November 2025

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatasvleien, Rikswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community; Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri; Community Maps contributors; Map layer by Esri







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




**Annexation & PUD Zoning Request**  
 Tax Map: 35 | Parcels: P/O 81.04  
 Acres: +/- 3.54 | Owners: Sonny Patel


**November 2025**

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet



0 0.01 0.03 0.06  
Feet

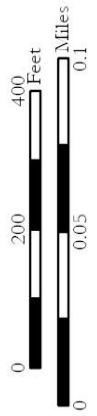


0 0.03 0.06  
Km

Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasprellen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community; Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri



<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	R-1 LOW DENSITY RESIDENTIAL
<span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span>	R-3 MEDIUM DENSITY RESIDENTIAL
<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span>	C-2 HIGHWAY SERVICE
<span style="display:inline-block; width:15px; height:15px; border:1px solid blue;"></span>	Parcels
<span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span>	R.O.W
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# Annexation & PUD Zoning Request

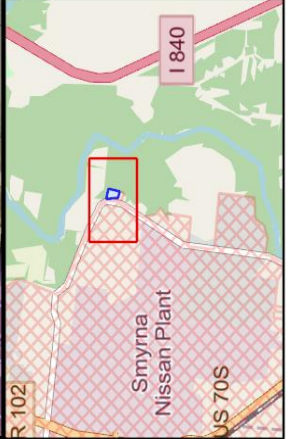
Tax Map: 35 | Parcels: P/O 81.04

Acres: +/- 3.54 | Owners: Sonny Patel

November 2025

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatastreben, Rikswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community; Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri; Community Maps contributors; Map layer by: Esri





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

**Agenda Item Number 6.b.1.  
Department: Planning  
Date: November 6, 2025**

---

**Subject:**

Arsany Ghobrial  
519 Noel Lane  
Rezoning R-3 to C-4

**Background:**

**Summary:**

Arsany Ghobrial - Rezoning R-3 to C-4

Location: 519 Noel Lane

Tax Map: 28K

Group: A

Parcel: 1.00

Acres: 0.28

Current Zoning: R-3

Proposed Zoning: C-4

1. The surrounding zoning is R-1, R-3, R-6, and PCD (C-4 uses with the additional use of alcohol sales).
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial and Noel Lane as a collector. Adequate right-of-way exists for these streets.

---

**Attachments:**

1. 519 Noel Ln Redacted Application
2. Arsany Ghobrial Map 1
3. Arsany Ghobrial Map 2



Town of Smyrna

# Rezoning Request Application

### APPLICANT INFORMATION:

Name/Company: Arsany Ghobrial

Street Address: 2019 Woodcliff Dr

City: Smyrna

State: TN

ZIP: 37167

Email: [REDACTED]

Phone: [REDACTED]

### CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

Name/Company: Jack Parker/CATALYST DESIGN GROUP

Street Address: 1524 WILLIAMS DRIVE SUITE 201

City: MURFREESBORO

State: TN

ZIP: 37129

Email: [REDACTED]

Phone: [REDACTED]

### PROPERTY INFORMATION

Street Address/Intersecting Streets: 519 Noel Ln, Smyrna, TN 37167

Tax Map: 028K

Group: A

Parcel: 001.00

Requested Lot Area (Square feet/Acres): 0.28

Existing Zoning: R-3

Requested Zoning: C-4

\*Current Property Owner (See Note Below):

### APPLICANT AUTHORIZATION

Applicant Signature: Arsany Ghobrial

Date: 10-10-2025

### 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.



# R-3 to C-4 Rezoning Request

Tax Map: 28K | Group: A | Parcel: 1.00

Acres: +/- 0.28 | Owners: Arsany Ghobrial

November 2025

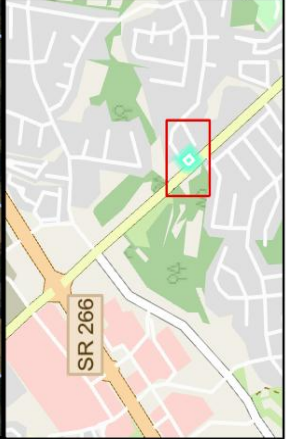
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatastrelen, Rikswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri. Community Maps contributors, Map layer by Esri

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

Requested Location

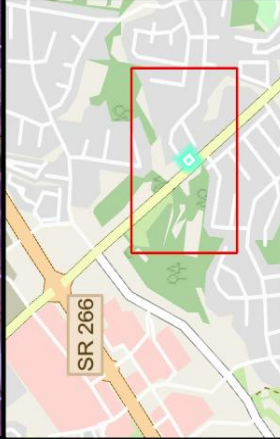
Parcels

R.O.W





Requested Location  
 Parcels  
 R.O.W

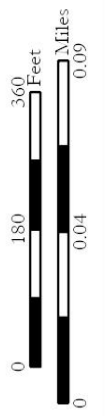


**R-3 to C-4 Rezoning Request**  
 Tax Map: 28K | Group: A | Parcel: 1.00  
 Acres: +/- 0.28 | Owners: Arsany Ghobrial

Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatenstreifen, Rikswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community; Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri; Community Maps contributors; Map layer by Esri

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

November 2025





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

**Agenda Item Number 6.b.2.  
Department: Planning  
Date: November 6, 2025**

---

**Subject:**

Highgate HH Development  
Blair Road / Portico Place  
Rezoning C-2 to add the H-2 Overlay

**Background:**

**Summary:**

Highgate HH Development - Rezoning C-2 to add the H-2 Overlay  
Location: Blair Road/Portico Place  
Tax Map: 29                      Parcel: 19.16                      Acres: 2.26  
Current Zoning: C-2      Proposed Zoning: C-2 & H-2

1. The surrounding zoning is C-2, R-1, and PRD (Portico Place).
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 this area.
3. The Major Thoroughfare Plan designates Blair Road and Portico Place as collectors. Adequate right-of-way exists for these streets.
4. The requested H-2 overlay is to allow a height of 40' 5" to the top of the conditioned space and an overall height of 49' 10" for a four story hotel. The maximum building height allowed in the C-2 district is 40'.
5. The submitted concept plan shows parking spaces at 18' in length. The Zoning Ordinance requires that parking spaces must be a minimum of 19' long.

---

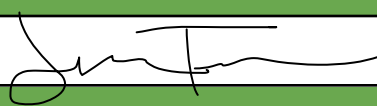
**Attachments:**

1. Rezoning Application Signed\_Redacted
2. Highgate HH Development Map 1
3. Highgate HH Development Map 2

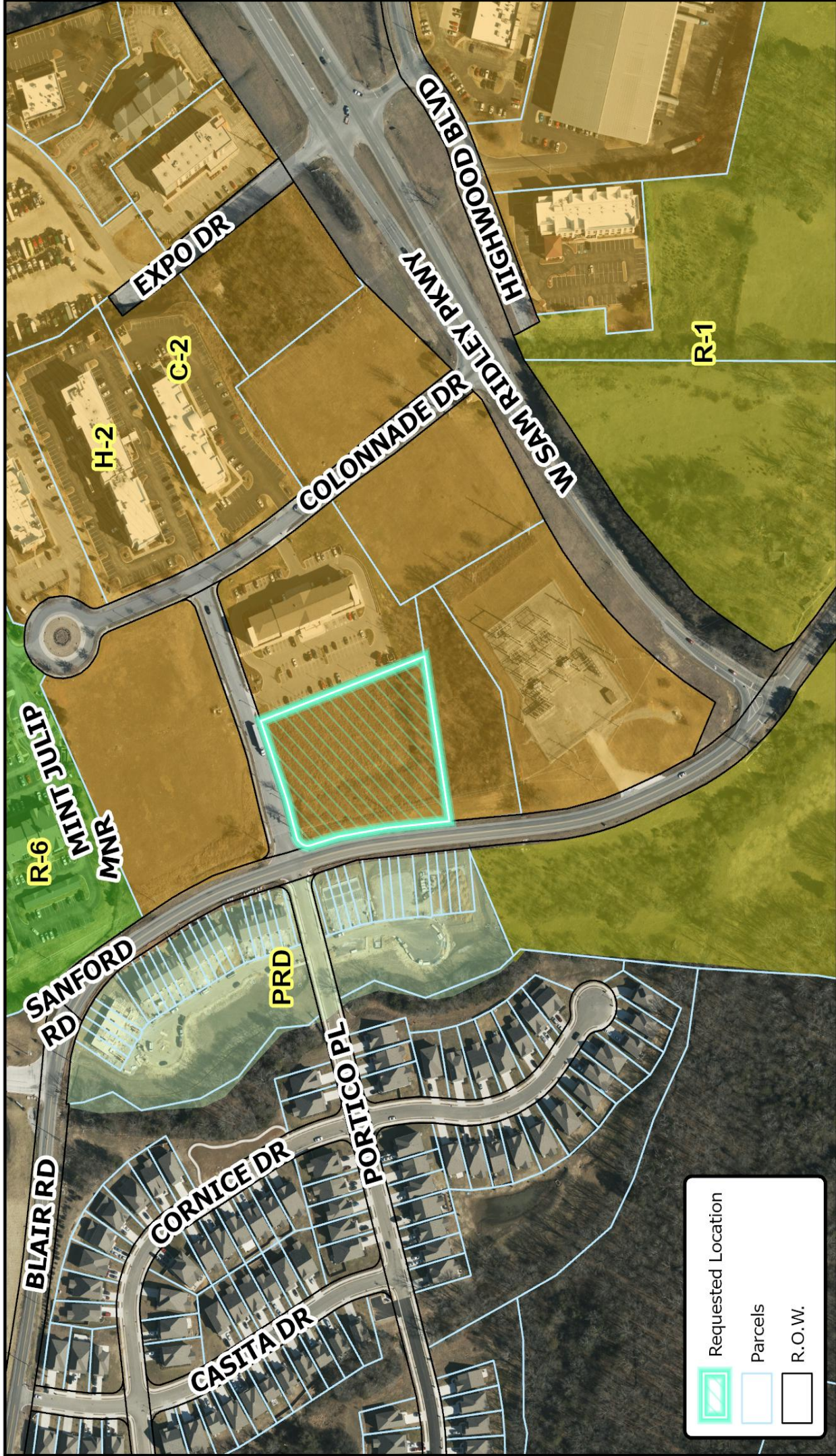


Town of Smyrna

# Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email: <b>Redacted</b>	Phone: <b>Redacted</b>	
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: 	Date:	
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

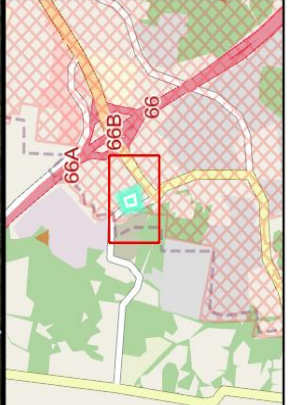
- **\*If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of rezoning as mandated by State law.\***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings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



Requested Location

Parcels

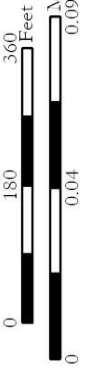
R.O.W.



# Rezoning C-2 to add the H-2 Overlay

Tax Map: 29 | Parcel: 19.16 | Acres: +/- 2.26  
 Owners: AGT Properties, LLC

November 2025



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NLA, Geodatasystelen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community; Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri; Community Maps contributors; Map layer by Esri



# Rezoning C-2 to add the H-2 Overlay

Tax Map: 29 | Parcel: 19.16 | Acres: +/- 2.26

Owners: AGT Properties, LLC

November 2025

Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NOLA, Geodatasystelen, Rikswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community; Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri; Community Maps contributors; Map layer by Esri

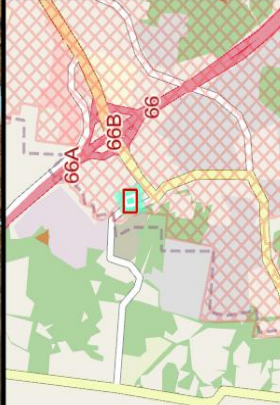
Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

**Requested Location**

Requested Location

Parcels

R.O.W.





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

**Agenda Item Number 6.b.3.  
Department: Planning  
Date: November 6, 2025**

---

**Subject:**

James & Angela Schmidt  
1205 Rock Springs Road  
Rezoning R-3 to C-4

**Background:**

**Summary:**

James & Angela Schmidt - Rezoning R-3 to C-4

Location: 1205 Rock Springs Road

Tax Map: 28J

Group: A

Parcel: 2.00

Acres: 0.72

Current Zoning: R-3    Proposed Zoning: C-4

1. The surrounding zoning is R-3, C-2, and C-4.
2. The Land Use Plan for this area is the Sam Ridley character area, which would support a combination of retail uses and services that provide markets for both local and regional customers.
3. The Major Thoroughfare Plan designates Rock Springs Road as a collector. There is approximately 88' of right-of-way in front of this parcel.
4. The rear approximately 70' of this property on the eastern boundary and approximately 120' on the western boundary line lies within the floodway, and approximately 15' of this property beyond the floodway lies within the 100 year floodplain. This leaves approximately 150' in depth on the western boundary line and 180' in depth on the eastern boundary line that is outside of the flood hazard area.

---

**Attachments:**

1. Application\_Redacted
2. Schmidt Map 1
3. Schmidt Map 2



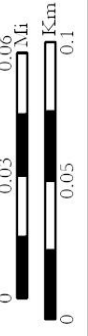
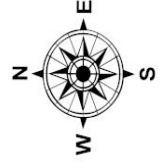
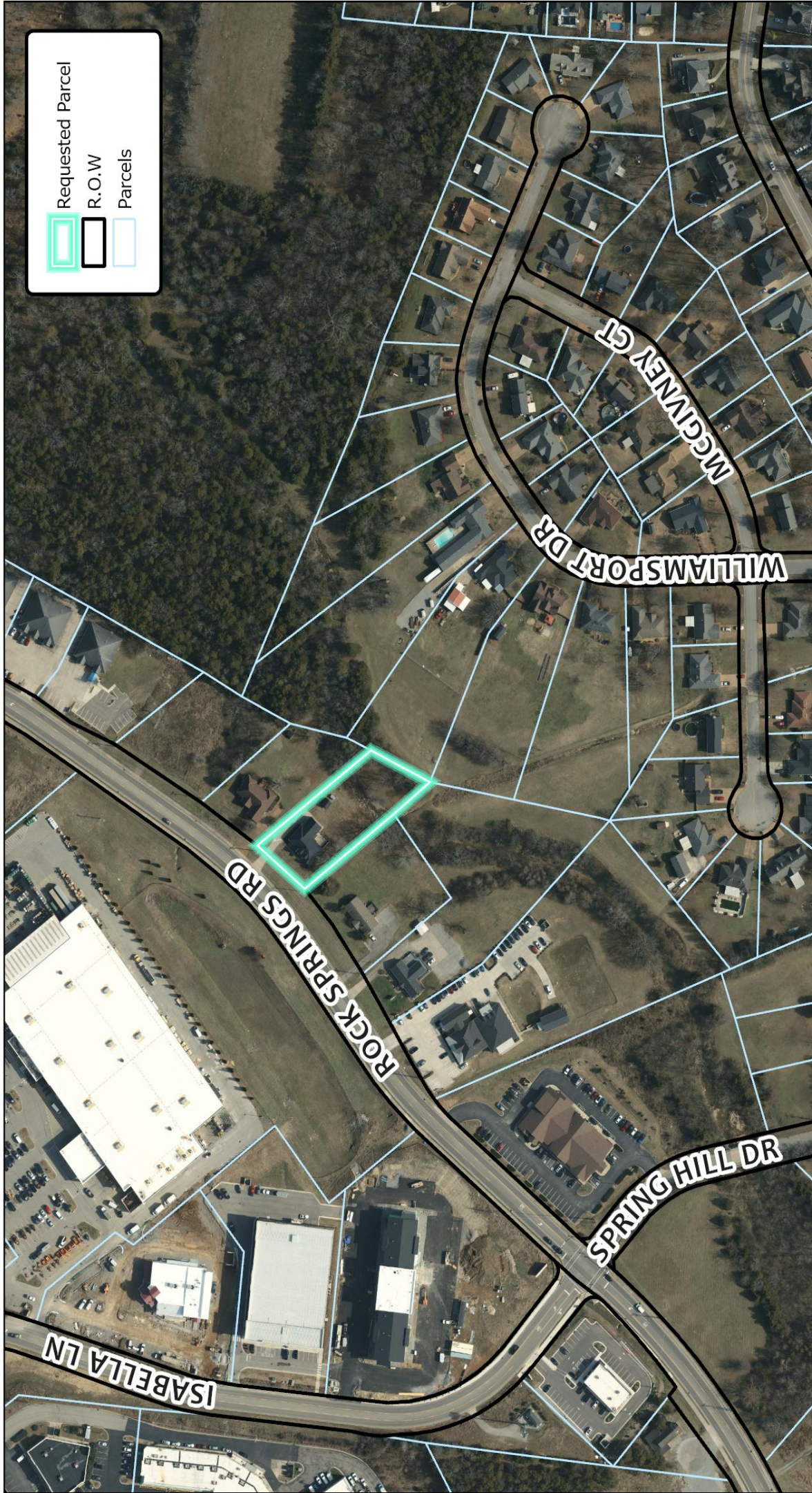
Town of Smyrna

# Rezoning Request Application

*Mitchell plan*

APPLICANT INFORMATION:		
Name/Company: <i>James Schmidt - Angela Schmidt</i>		
Street Address: <i>1205 Rock Springs Rd.</i>		
City: <i>Smyrna</i>	State: <i>Tn</i>	ZIP: <i>37167</i>
Email: <b>Redacted</b>	Phone: <b>Redacted</b>	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company: <input checked="" type="checkbox"/>		
Street Address: <input checked="" type="checkbox"/>		
City: <input checked="" type="checkbox"/>	State: <input checked="" type="checkbox"/>	ZIP: <input checked="" type="checkbox"/>
Email: <input checked="" type="checkbox"/>	Phone: <input checked="" type="checkbox"/>	
PROPERTY INFORMATION		
Street Address/Intersecting Streets: <i>1205 Rock Springs Rd. Smyrna, Tn. 37167</i>		
Tax Map: <i>285</i>	Group: <i>A</i>	Parcel: <del>###</del> <i>2.00</i>
Requested Lot Area (Square feet/Acres): <i>31,168 sqft / 0.72 plus additional sq. ft Road widening</i>		
Existing Zoning: <i>R-3</i>	Requested Zoning: <i>C2</i>	
*Current Property Owner (See Note Below):		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>James W. Schmidt - Angela S. Schmidt</i>		Date: <i>Sept. 7, 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 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.



## R-3 to C-2 Rezoning Request

Tax Map: 28J | Group: A | Parcel: 2.00 | Acres: +/- 0.72

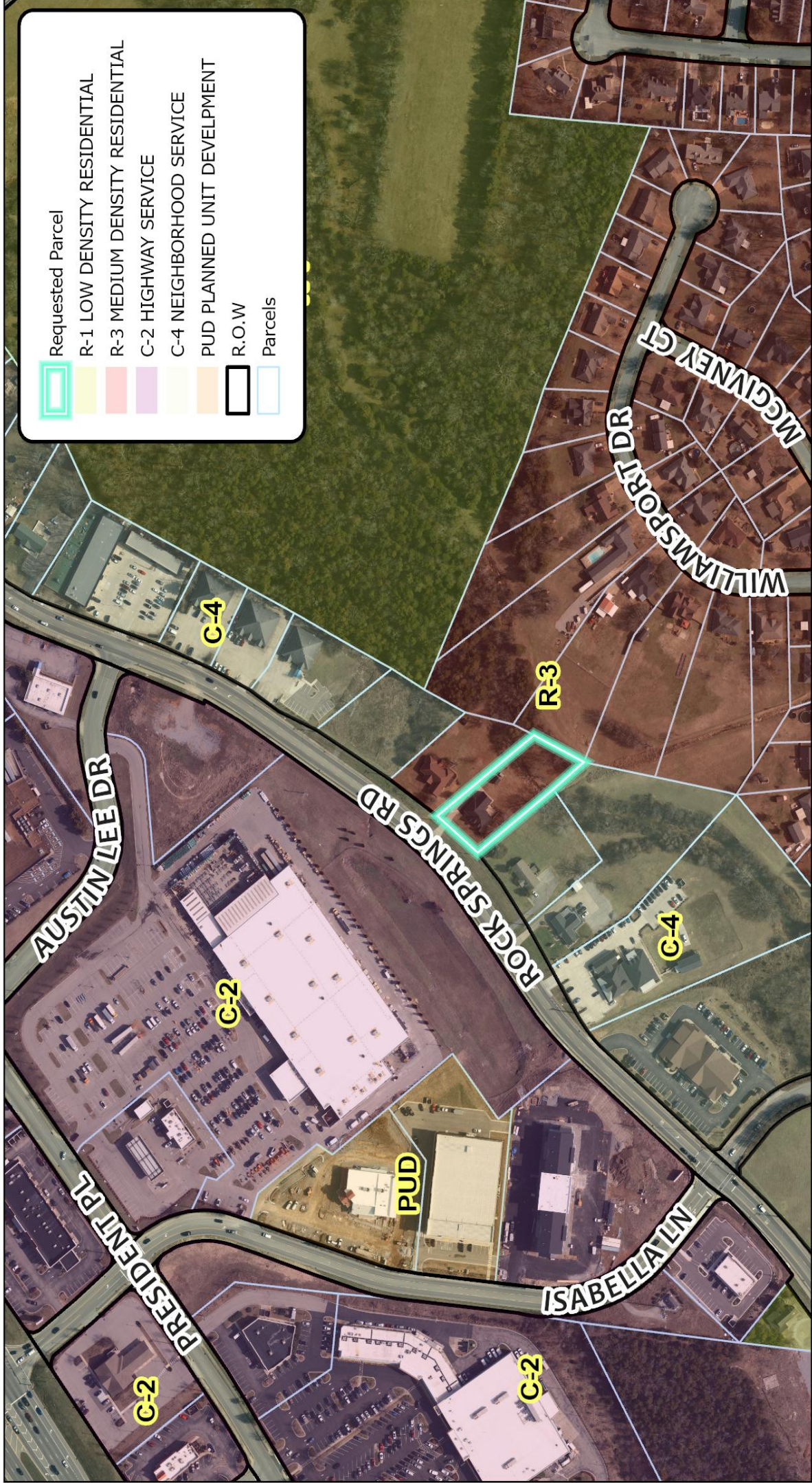
Requested by Owners: James and Angela Schmidt

November 2025

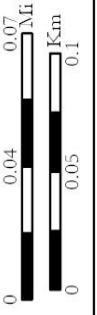
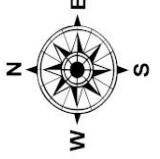
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri  
Community Maps contributors, Map layer by Esri

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet





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



## R-3 to C-2 Rezoning Request

Tax Map: 28J | Group: A | Parcel: 2.00 | Acres: +/- 0.72

Requested by Owners: James and Angela Schmidt

November 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





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

**Agenda Item Number 6.c.1.  
Department: Planning  
Date: November 6, 2025**

---

**Subject:**

Gambill Oaks Subdivision  
Gambill Lane at Elway Court  
Owner / Developer: Odessa Louise Settles / Hensley Civil, LLC

**Background:**

**Summary:**

Preliminary Plat - Gambill Oaks Subdivision  
Location: Gambill Lane at Elway Court  
Tax Map: 33 Parcel: 87.00 Lots: 23  
Current Zoning: PRD-ESO Acres: 6.77

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 Gambill Lane as a collector. Adequate right-of-way is required to be dedicated for this street.
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 E911 approval for the road names.
9. Pond discharge rate will be limited to runoff rate currently observed pre-development at NE corner.
10. Show the existing fire hydrant across Gambill Lane from Lot 3 to provide coverage for Lots 1-6.
11. Provide an additional 5' side setback from the public utility and drainage easements on Lots 7, 12, & 13.
12. The cul-de-sac at the end of Oak Grove Circle is required to be 110' diameter

right-of-way and 96' diameter pavement per the Subdivision Regulations.  
13. Provide a set of water & sewer construction plans.

---

**Attachments:**

None



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

**Agenda Item Number 6.c.2.  
Department: Planning  
Date: November 6, 2025**

---

**Subject:**

Hidden Hills, Section 7  
West Termini of Tamland Avenue, Burgundy Drive, & Bonifay Drive  
Owner / Developer: Openland Communities

**Background:**

**Summary:**

Preliminary Plat - Hidden Hills, Section 7  
Location: West Termini of Tamland Avenue, Burgundy Drive, & Bonifay Drive  
Tax Map: 33                      Parcel: 9.00                      Acres: 23.2  
Current Zoning: R-3              Lots: 59

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. There are no roads shown on the Major Thoroughfare Plan affected by this development.
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. All retaining walls over 4' will require a permit.
9. No burn permits will be issued at this site.
10. There are significant roadway cuts proposed on Bonifay Drive and Burgundy Drive. All driveways are required to have a maximum slope of 15%. Provide a mass grading plan showing slopes for the lots along the roadways.
11. Sewer line along Tamland Avenue cannot have a 20+' cut profile.
12. Ensure all pond discharge is into existing storm infrastructure.
13. The areas shown as the remaining portion of CFIJ for the temporary cul-de-sacs

at the end of Tamland Avenue and Burgundy Drive are shown as a part of this parcel on the Property Assessor's map. These areas should be incorporated into the future public road and the adjoining lots similar to the public right-of-way to be abandoned at the end of Bonifay Drive.

14. Submit a roadway lighting plan.

---

**Attachments:**

None



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

**Agenda Item Number 6.d.1.  
Department: Planning  
Date: November 6, 2025**

---

**Subject:**

Briley Downs, Section I, Phase I  
Rocky Fork Almaville Road  
Owner / Developer: Southcoast DFH Nashville, LLC

**Background:**

**Summary:**

Final Plat - Briley Downs, Section 1, Phase 1  
Location: Rocky Fork Almaville Road  
Tax Map: 73                      Part of Parcel: 16.03                      Acres: 11.776  
Current Zoning: PRD        Lots: 33

1. Signs will require a separate permit and must be within setbacks where applicable.
2. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street.
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. 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.
5. Add the signatures of the owner, land surveyor, and CUD prior to submittal to the Town for signatures.
6. Gas line is not being shown where the gas line actually is. Place the easement over the existing gas line location.
7. Show a minimum pad elevation for the mail kiosk.
8. Parking spaces should be at least 19' x 9'.
9. Ensure all drainage easements are at least 20' wide.
10. Plat is currently under review by CUD and applicant.

---

**Attachments:**

None



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

**Agenda Item Number 6.d.2.  
Department: Planning  
Date: November 6, 2025**

---

**Subject:**

Briley Downs, Section 1, Phase 3  
Rocky Fork Almaville Road  
Owner / Developer: Southcoast DFH Nashville, LLC

**Background:**

**Summary:**

Final Plat - Briley Downs, Section 1, Phase 3  
Location: Rocky Fork Almaville Road  
Tax Map: 73                                      Part of Parcel: 16.03                                      Acres: 6.487  
Current Zoning: PRD                                      Lots: 29

1. Signs will require a separate permit and must be within setbacks where applicable.
2. There are no roads shown on the Major Thoroughfare Plan affected by this phase of this development.
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. 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.
5. Add the signatures of the owner, land surveyor, and CUD prior to submittal to the Town for signatures.
6. Gas line is not being shown where the gas line actually is. Place the easement over the existing gas line location.
7. Ensure all drainage easements are at least 20' wide.
8. Plat is currently under review by CUD and applicant.

---

**Attachments:**

None



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

**Agenda Item Number 6.d.3.  
Department: Planning  
Date: November 6, 2025**

---

**Subject:**

Briley Downs, Section 1, Phase 4  
Rocky Fork Almaville Road  
Owner / Developer: Southcoast DFH Nashville, LLC

**Background:**

**Summary:**

Final Plat - Briley Downs, Section 1, Phase 4  
Location: Rocky Fork Almaville Road  
Tax Map: 73                                      Part of Parcel: 16.03                                      Acres: 5.672  
Current Zoning: PRD                                      Lots: 16

1. Signs will require a separate permit and must be within setbacks where applicable.
2. There are no roads shown on the Major Thoroughfare Plan affected by this phase of this development.
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. 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.
5. Add the signatures of the owner, land surveyor, and CUD prior to submittal to the Town for signatures.
6. Gas line is not being shown where the gas line actually is. Place the easement over the existing gas line location.
7. Provide a dimension for the right-of-way dedication along Briley Road of at least 25' from the centerline.
8. Ensure all drainage easements are at least 20' wide.
9. Plat is currently under review by CUD and applicant.

---

**Attachments:**

None



and an eventual amendment to the flood map. The final plat should reflect the new boundary.

12. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for review and specific comments.
13. Water line construction must be complete and fully released by the CUD inspector prior to final approval and signature of plat by CUD.

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**Attachments:**

None



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

**Agenda Item Number 6.e.1.  
Department: Planning  
Date: November 6, 2025**

---

**Subject:**

Bailey Equipment & Intralogistics  
Tridon Drive  
Owner/Developer: Caravan Ventures, LLC

**Background:**

**Summary:**

**Bailey Equipment & Intralogistics**

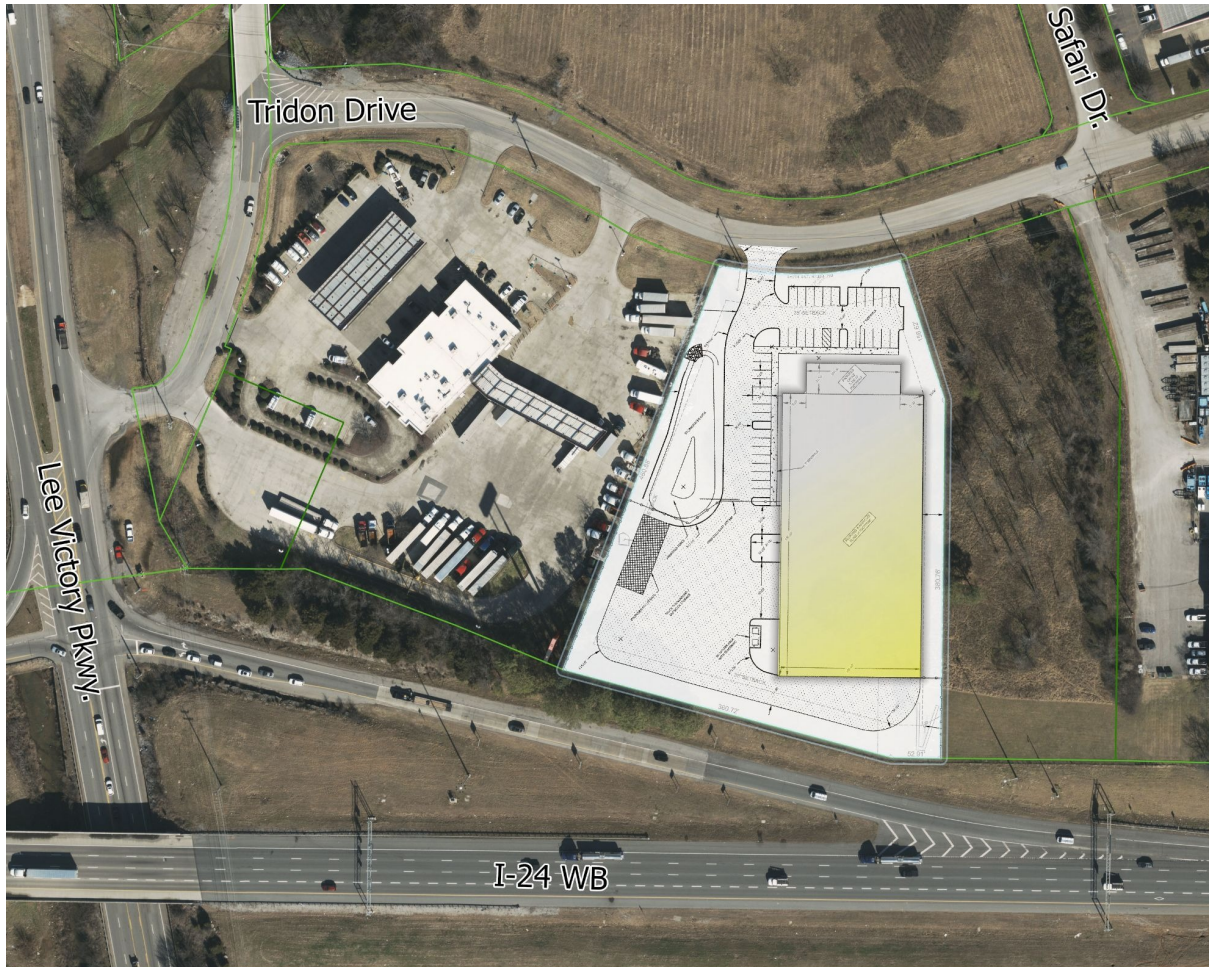
Site Plan

Location: 3540 Almadale Road	Applicant: Caravan Ventures, LLC
Tax Map/Parcel: 50/14.07	Property Owner(s): Caravan Ventures, LLC
Zoning: I-1	Use Classification: Building Materials & Farm Equipment Sales

**Proposal**

A. Location Analysis

Bailey Equipment & Intralogistics is proposing to develop a 48,250 square foot warehouse and office building on Tridon Drive. 45,000 square feet of the building would be warehouse space with the remaining 3,250 square feet dedicated to office use. The property was rezoned from C-2 to I-1 in March 2025 to permit for this user's occupancy. A single access point would be provided off of Tridon Drive.



Development Standards

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	1.25 Ac
<b>Square Footage of Open Space/Landscaping</b>	4,350 SF	• SF
<b>Total Parking</b>	30 Spaces	40 Spaces
<b>Handicapped Parking Space(s)</b>	2 Spaces	0 Spaces

B. Landscaping

Landscape plan shows oak trees within landscaped islands of the parking lot area and crape myrtles along the entrance to the site. As shown, the landscape plan does not meet Design Review due to landscaping square footage provided and streetscaping requirements.

### C. Architectural Character

Architectural elevations show the building to be finished with various metals, wood siding and glass. The property is zoned industrial, which does allow for the use of metal as a primary material when not visible from an arterial street. However, this building will have visibility from I-24 and Almadale Road. As a result, this building will be required to meet the Design Review requirement of 75% minimum primary materials on all wall elevations; these primary materials may consist of brick, stone, glass/glazing or tilt panel concrete. Tilt panel concrete is permitted as a primary material within industrial districts. As presented, the elevations do not meet Design Review.

#### **Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A 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. 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.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI with the approved sprinkler system.

#### **Staff Comments:**

1. The proposed architectural elevations do not meet Design Review. Please submit revised elevations.
2. A 1,500 gallon oil/water separator is required.
3. Sediment forebay should be downgraded for headwalls feeding water into the pond to be effective. Headwall A1 will bypass forebay completely.
4. When the gun range next to this property was approved, both parcels were owned by the same person and the owner gave the gun range permission to do grading work on this property, including installing a ditch. This was approved as a part of the grading permit. If the new owner does not agree to this and no easement was created for this drainage, it is up to the engineers for each project to devise a solution and for both property owners to agree to it.
5. The Fire Department must be able to access all sides of the building within 150'. A fire hydrant is required within 400' of all parts of the building. A turnaround is required at the back of the building. The proposed gate must be ANSI approved.
6. The submitted landscaping plan does not meet Design Review requirements. Show the required streetscaping along Tridon Drive and I-24 and show the landscape area within the parking lot at least 8% of the vehicular use area.
7. Grass may not count towards the provided square footage of landscaping. Please revise this value in the site data table to meet Design Review requirements.

8. Please show at least 2 ADA accessible parking spaces with at least one space being van accessible.
9. Domestic sewer cannot flow into the grease trap/oil-water separator. They both have to tie-in into the sewer service, but the domestic sewer and grease trap tie into sewer service in different locations.
10. Show/identify the 6" gate valve for the fire hydrant.

**Staff Recommendation:** Staff recommends deferral due to several site and building aesthetic requirements by Design Review not being met and Fire Department safety concerns still to be addressed.

---

**Attachments:**

None



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

**Agenda Item Number 6.e.2.  
Department: Planning  
Date: November 6, 2025**

---

**Subject:**

Newberry Retail, Lot 2  
3540 Almaville Road  
Owner/Developer: Blue Circle Ventures, LLC

**Background:**

**Summary:**

**Newberry Retail**

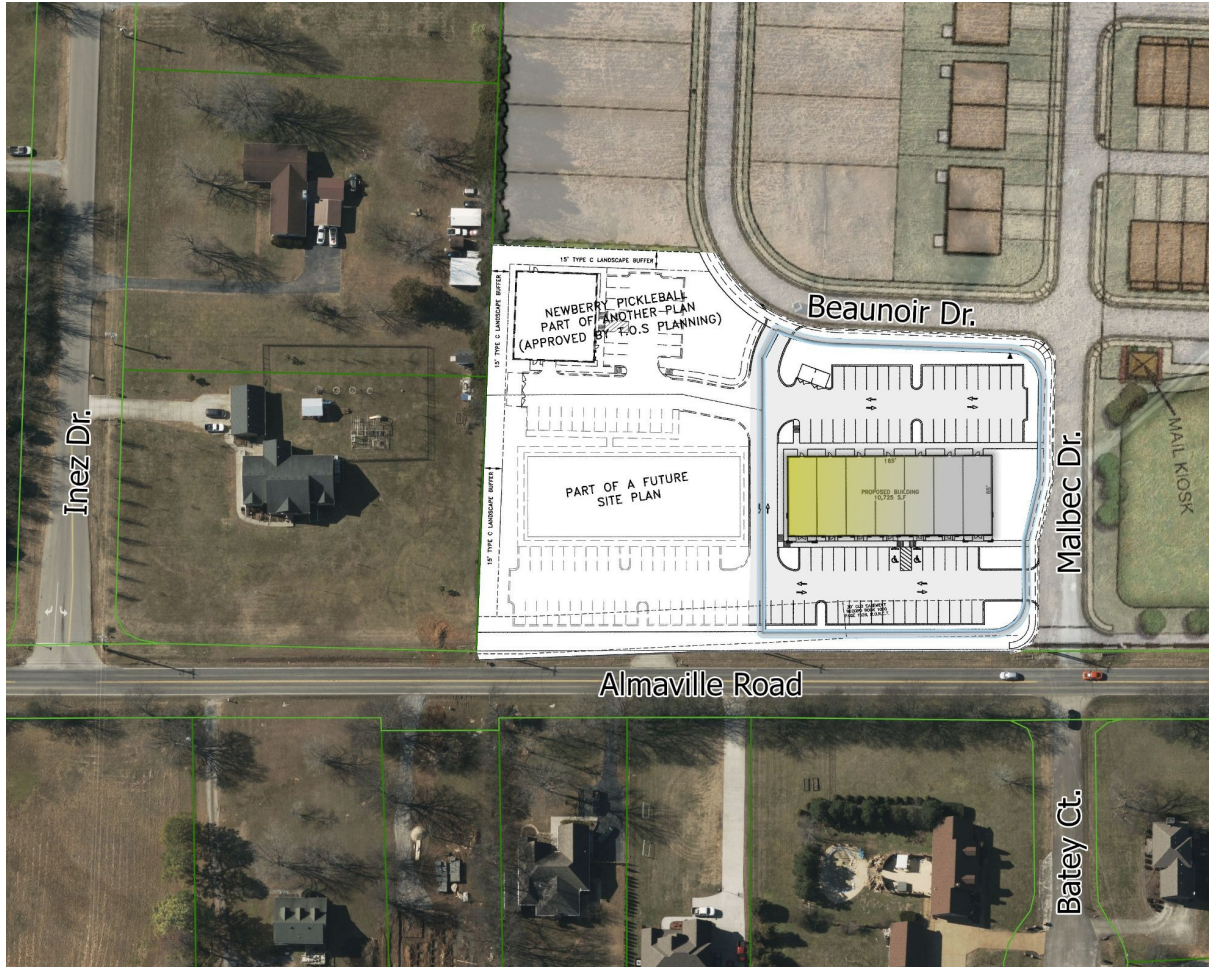
Site Plan

Location: 3540 Almaville Road	Applicant: Blue Circle Ventures, LLC
Tax Map/Part of Parcel: 55/29.02	Property Owner(s): Blue Circle Ventures, LLC
Zoning: PUD	Use Classification: Retail/Restaurant

**Proposal**

A. Location Analysis

Newberry PUD is proposing to construct a 10,725 square foot retail and restaurant commercial building. This development would be constructed on the same parcel as the previously approved indoor private pickleball courts. This site would have access points provided off of Malbec Drive and off of Beaunoir Drive. The commercial tract allows for C-4 uses and this development would permit for 4,500 square feet of restaurant space with the remainder for retail uses.



Development Standards

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.62 Ac
<b>Square Footage of Open Space/Landscaping</b>	2,698 SF	4,000 SF
<b>Total Parking</b>	70 Spaces	70 Spaces
<b>Handicapped Parking Space(s)</b>	3 Spaces	2 Spaces

B. Landscaping

Landscape plan shows street trees along Beaunoir Drive and Malbec Drive with a variety of shrubbery planted between the street trees. Trees are also shown within landscape islands and additional shrubbery is located at the base of the front of the building and surrounding the dumpster enclosure. Landscaping shown along Almaville Road consists of shrubbery without street trees; street trees are required per the Design Review Manual.

C. Architectural Character

Architectural elevations show the building to be finished with all primary materials including brick, stone, glass/glazing and an accent material of metal which is to be used as a cornice. These materials are to be used on all four wall elevations. As presented, the building meets Design Review.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. 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.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 2,750 GPM @ 20 PSI. This can be reduced with sprinklers and fire wall depending on the construction type. Please provide the construction type.

**Staff Comments:**

1. Provide treatment for stormwater or show that existing storm structures were designed to treat this site.
2. Provide streetscaping along all 3 road frontages. The submitted landscaping plan does not meet Design Review.
3. Please show at least 3 handicapped parking stalls.
4. Submit a water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) to determine feasibility.
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.

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**Attachments:**

None



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

**Agenda Item Number 6.e.3.  
Department: Planning  
Date: November 6, 2025**

---

**Subject:**

Stevens Smyrna Airport Hangar, Phase II  
1290 Thunderbird Drive  
Owner/Developer: Smyrna Rutherford County Airport Authority/RoeBuck Buildings

**Background:**

**Summary:**

**Stevens Hangar, Phase II**

Site Plan

Location: 1290 Thunderbird Drive	Applicant: Thomas & Hutton
Tax Map/Part of Parcel: 19/31.00	Property Owner(s): Smyrna Rutherford County Airport Authority
Zoning: A-1	Use Classification: Hangar

**Proposal**

A. Location Analysis

Stevens Aerospace is proposing a second phase addition onto their existing building at 1290 Thunderbird Drive, which has access to the airport. This phase is to be used as a maintenance hangar and will be 47,300 square feet. Included with this building addition would be an addition to the existing parking lot and a second fire lane.



Development Standards

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.35 Ac
<b>Square Footage of Open Space/Landscaping</b>	1,219 SF	1,410 SF
<b>Total Parking</b>	47 New Spaces	47 Spaces
<b>Handicapped Parking Space(s)</b>	5 Total Spaces	5 Spaces

B. Landscaping

Landscape plan shows three landscape islands within a new parking addition to have oak trees and grasses. At the front of the base of the building addition is shown to have shrubbery. Additional landscaping and shrubbery should be shown to meet Design Review.

C. Architectural Character

Architectural elevations show the building to be finished with primarily metal and a small portion at the base with block. Proposed elevations will match the existing building on site and meets Design Review.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. 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.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI with a suppression system.

**Staff Comments:**

1. The required landscaping area is 8% of the vehicular use area, not 5%. Supplement the trees within the landscape areas with shrubbery and show landscaping along the added parking area to match the existing parking lot landscaping. Liriope is a grass and can be used, but shrubbery is also required.
2. The auto-turn will not work as it is using the wrong fire truck apparatus. Please contact James Lawrence with the Town of Smyrna Fire Department.
3. Provide a set of water and sewer construction plans.

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

---

**Attachments:**

None

# Memorandum

To: Smyrna Municipal Planning Commission

From: Kevin Rigsby, Town Planner

CC: Town Council/Staff

Date: 10/31/25




RE: Proposed Land Donation from Drapac

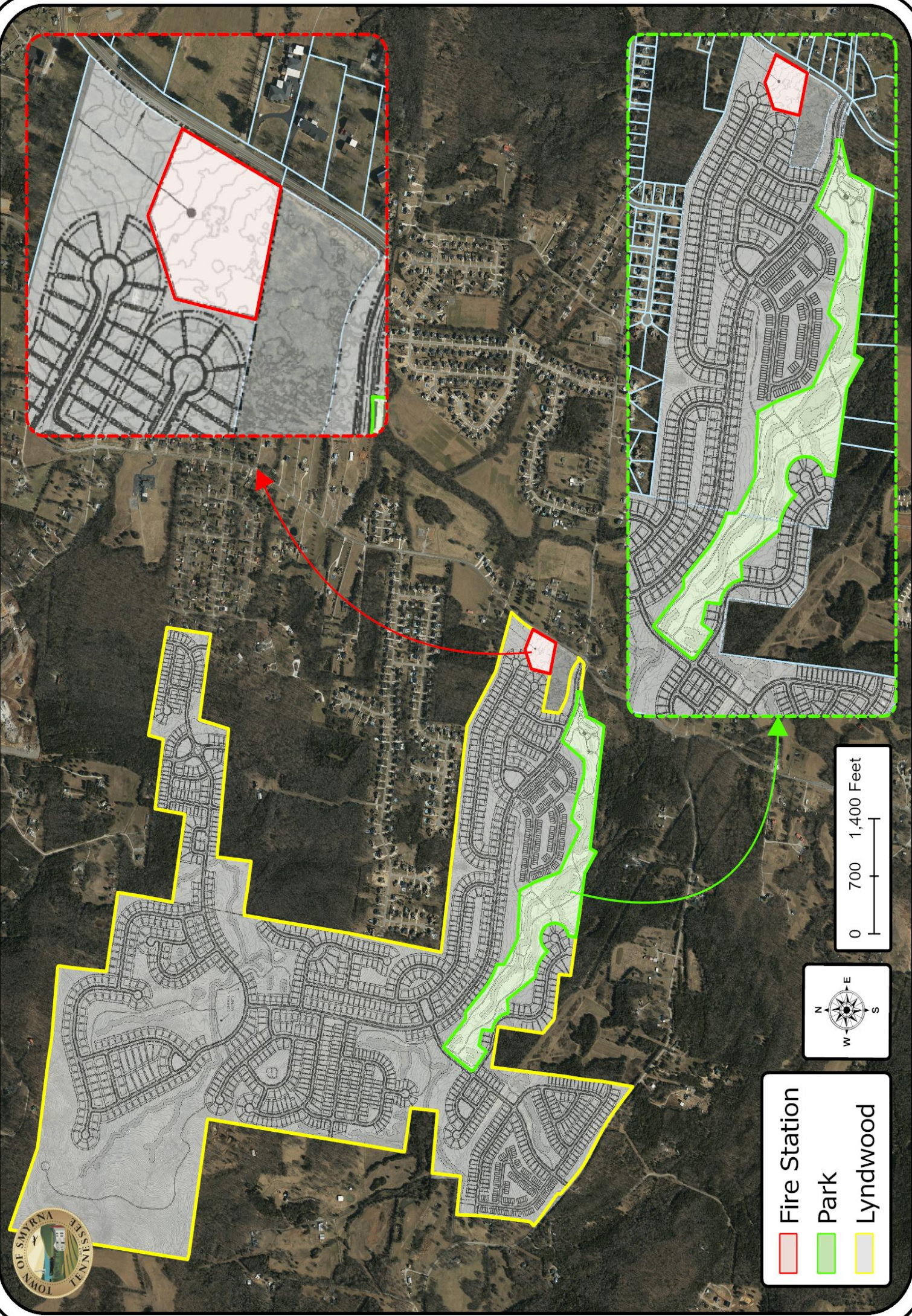
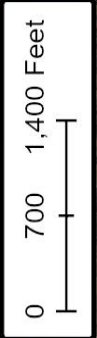
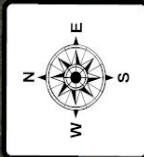
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Drapac, the developer of the Lyndwood development which has since been renamed Southlight, is proposing to donate two separate tracts of land to the Town. One tract totals approximately 3.35 acres and would be used to build a fire station and the other tract totals approximately 42.48 acres and would be used as a park. The land donation would be in lieu of the payment of impact fees from this development up to the maximum dollar amount established as a part of a separate agreement between the Town and Drapac. Attached are maps showing the proposed locations of the parcels to be donated as well as legal descriptions of the parcels.

The Planning Commission is required to review the obtaining of these parcels and find whether or not it is in keeping with the adopted comprehensive plan of the Town and make a recommendation to the Town Council. Staff recommends approval.



-  Fire Station
-  Park
-  Lyndwood



BEING A CERTAIN TRACT OF LAND IN THE 4TH CIVIL DISTRICT OF RUTHERFORD COUNTY, STATE OF TENNESSEE, SAID TRACT OF LAND BEING BOUNDED ON THE SOUTH BY JOSEPH C SIMPSON OF RECORD IN BOOK 2413, PAGE 1380 IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.); BOUNDED ON THE EAST BY THE CURRENT MARGIN OF ALMAVILLE ROAD RIGHT OF WAY; AND BOUNDED ON THE NORTH AND WEST BY THE REMAINING LANDS OF STARS & STRIPES 3L LLC AS OF RECORD IN BOOK 2413, PAGE 1393, R.O.R.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD "RSA" LYING IN THE WESTERLY RIGHT OF WAY OF SAID ALMAVILLE ROAD, SAID ROD BEING THE NORTHEAST CORNER OF JOSEPH C SIMPSON, SAID ROD ALSO LYING 25 FEET WEST OF THE CENTERLINE OF SAID ALMAVILLE ROAD, AND HAVING A TENNESSEE STATE PLAN COORDINATE OF NORTH: 565,352.44 FEET EAST: 1,799,570.77 FEET (NAD 83) 2011, U.S. SURVEY FEET;

THENCE, ACROSS THE NORTH BOUNDARY OF JOSEPH C SIMPSON, N 77°57'43" W, FOR A DISTANCE OF 380.28 FEET TO A 5/8" CAPPED IRON ROD SET "WILSON", SAID ROD BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, WITH A NEW SEVERANCE LINE ACROSS THE PROPERTY OF STARS & STRIPES 3L LLC, THE FOLLOWING CALLS:

N 13°04'02" E, FOR A DISTANCE OF 254.65 FEET TO A 5/8" CAPPED IRON ROD SET "WILSON";

N 70°20'34" E, FOR A DISTANCE OF 248.77 FEET TO A 5/8" CAPPED IRON ROD SET "WILSON";



S 66°32'38" E, FOR A DISTANCE OF 268.31 FEET TO A 5/8" CAPPED IRON ROD SET "WILSON", SAID ROD BEING ON THE WESTER MARGIN OF ALMAVILLE ROAD RIGHT OF WAY, SAID ROD BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, WITH THE WESTERN MARGIN OF ALMAVILLE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3606.20 FEET, AN ARC LENGTH OF 92.73 FEET, A DELTA ANGLE OF 01° 28' 24", A CHORD BEARING OF S 29°10'00" W, AND A CHORD DISTANCE OF 92.73 FEET TO A 5/8" CAPPED IRON ROD SET "WILSON";

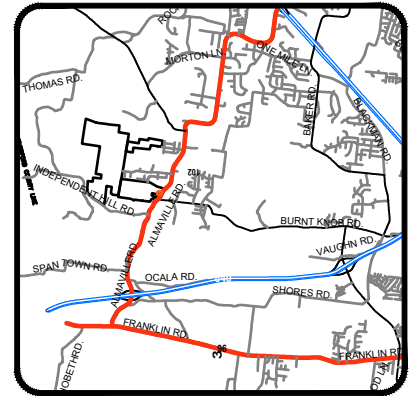
THENCE, CONTINUING WITH THE WESTERN MARGIN OF ALMAVILLE, S 28°25'43" W, FOR A DISTANCE OF 253.89 FEET TO THE POINT OF BEGINNING, CONTAINING 3.353 ACRES OR 146,050 SQUARE FEET, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON & ASSOCIATES ON MAY 2025.

BEING A PORTION OF THE PROPERTY CONVEYED TO STARS & STRIPES 3L LLC AS OF RECORD IN BOOK 2413, PAGE 1393, IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

# LEGEND

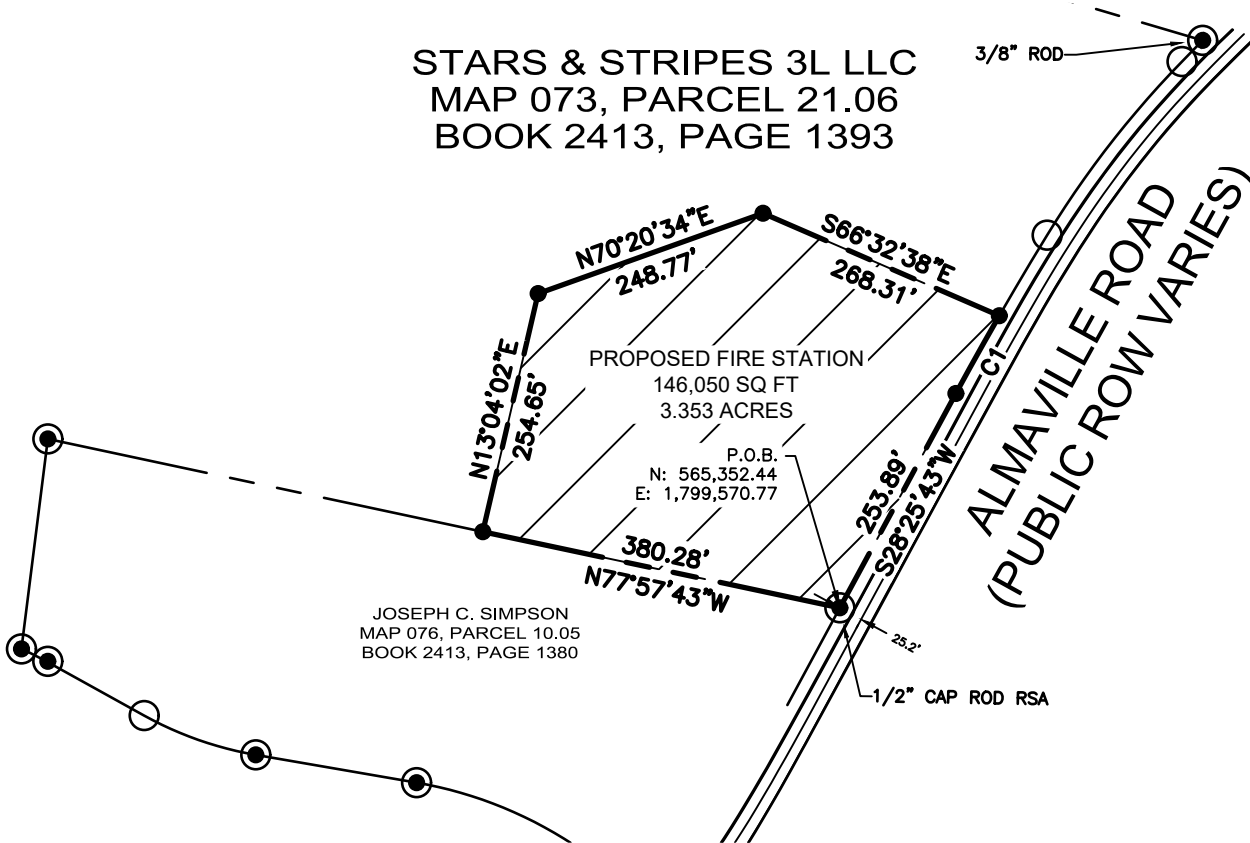
- FOUND CORNER 
- EASEMENT CORNER 

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
<b>C1</b>	92.73'	3606.20'	1° 28' 24"	S29° 10' 00"W	92.73'



VICINITY MAP  
NOT TO SCALE

STARS & STRIPES 3L LLC  
MAP 073, PARCEL 21.06  
BOOK 2413, PAGE 1393



LYNWOOD FIRE STATION  
GRANTEE'S PROPERTY

PROPERTY LOCATION:  
6250 ALMADALE RD,  
SMYRNA 37167  
RUTHERFORD COUNTY, TENNESSEE



DATE 05/22/2025  
SCALE: 1" = 200'  
DRAWN BY: SAM  
JOB NO: 23-2165

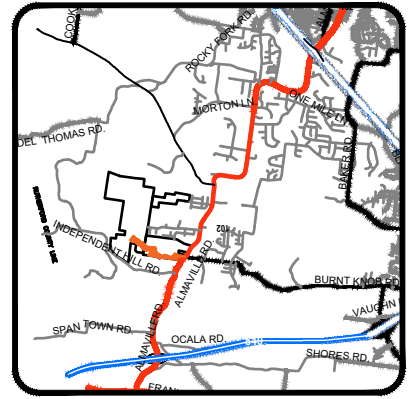


108 Beasley Drive  
Franklin, TN  
37064  
615.794.2275

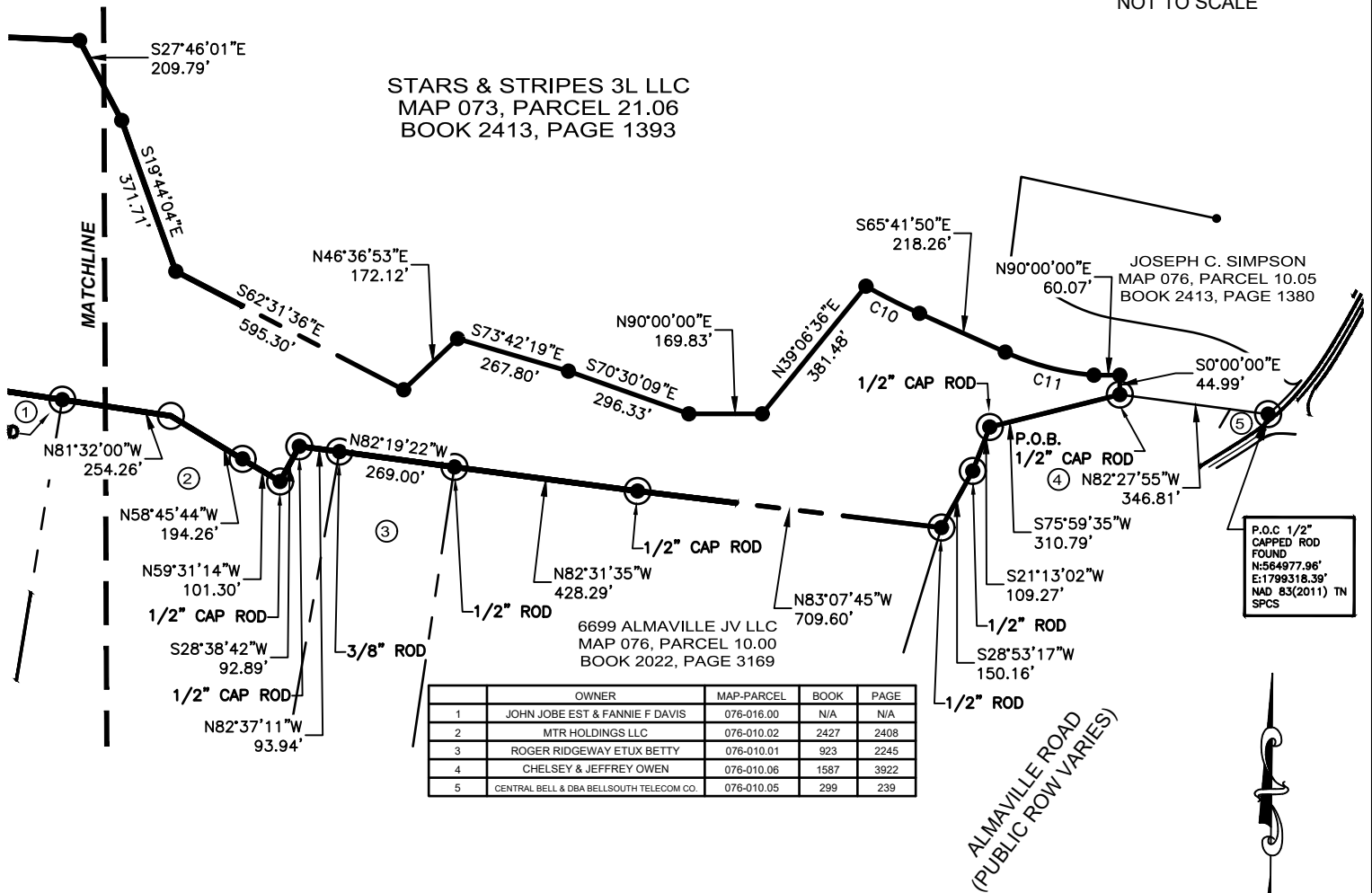
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C10	139.21'	1530.00'	5° 12' 47"	S63° 05' 27"E	139.16'
C11	213.47'	630.00'	19° 24' 49"	S75° 24' 15"E	212.45'

### LEGEND

- FOUND CORNER 
- NON-MONUMENTED POINT 



VICINITY MAP  
NOT TO SCALE



	OWNER	MAP-PARCEL	BOOK	PAGE
1	JOHN JOBE EST & FANNIE F DAVIS	076-016.00	N/A	N/A
2	MTR HOLDINGS LLC	076-010.02	2427	2408
3	ROGER RIDGEWAY ETUX BETTY	076-010.01	923	2245
4	CHELSEY & JEFFREY OWEN	076-010.06	1587	3922
5	CENTRAL BELL & DBA BELLSOUTH TELECOM CO.	076-010.05	299	239



### LYNDWOOD PARK EXHIBIT

PARK PROPERTY  
42.475 ACRES

PROPERTY LOCATION:  
6250 ALMAVILLE RD,  
SMYRNA 37167  
RUTHERFORD COUNTY, TENNESSEE



DATE 06/06/2025
SCALE: 1" = 400'
DRAWN BY: AS
JOB NO: 23-2165

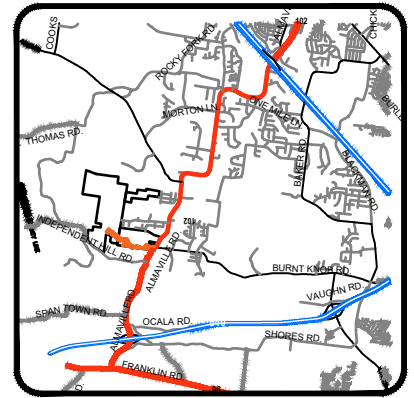


108 Beasley Drive  
Franklin, TN  
37064  
615.794.2275

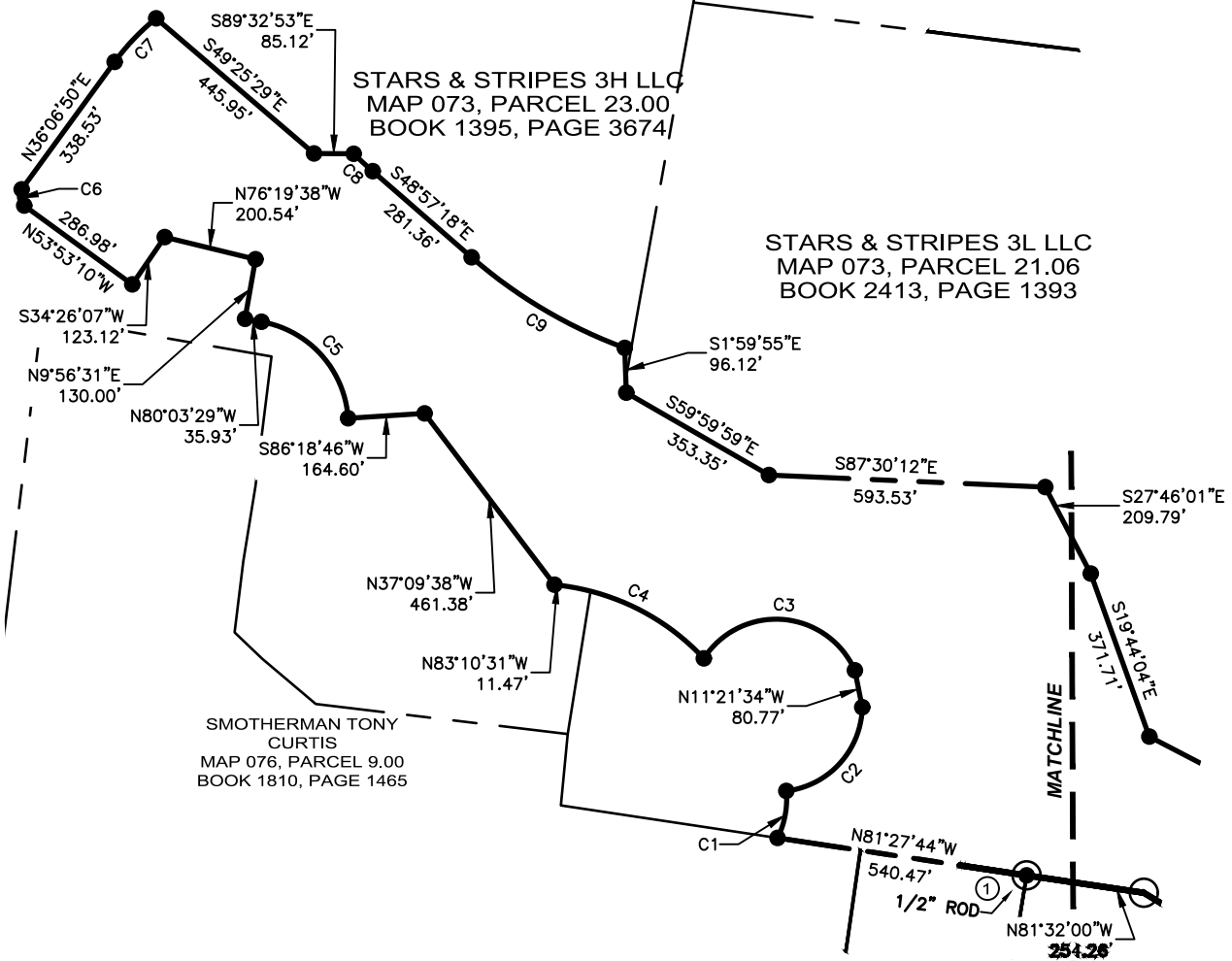
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	103.87'	185.00'	32° 10' 09"	N10° 30' 48"E	102.51'
C2	264.68'	185.00'	81° 58' 26"	N42° 14' 13"E	242.68'
C3	397.10'	185.00'	122° 59' 08"	N85° 27' 42"W	325.14'
C4	353.66'	505.00'	40° 07' 31"	N63° 06' 45"W	346.48'
C5	299.91'	225.00'	76° 22' 15"	N41° 52' 21"W	278.19'
C6	39.27'	25.00'	90° 00' 00"	N8° 53' 10"W	35.36'
C7	129.48'	495.00'	14° 59' 16"	N43° 36' 28"E	129.12'
C8	55.34'	1155.00'	2° 44' 43"	S47° 34' 57"E	55.33'
C9	383.95'	1055.00'	20° 51' 08"	S59° 22' 52"E	381.84'

### LEGEND

- FOUND CORNER 
- NON-MONUMENTED POINT 



VICINITY MAP  
NOT TO SCALE



### LYNDWOOD PARK EXHIBIT

PARK PROPERTY  
42.475 ACRES

PROPERTY LOCATION:  
6250 ALMVILLE RD,  
SMYRNA 37167  
RUTHERFORD COUNTY, TENNESSEE

DATE 06/06/2025
SCALE: 1" = 400'
DRAWN BY: AS
JOB NO: 23-2165



108 Beasley Drive  
Franklin, TN  
37064  
615.794.2275

BEING A CERTAIN TRACT OF LAND IN THE 4TH CIVIL DISTRICT OF RUTHERFORD COUNTY, STATE OF TENNESSEE, SAID TRACT OF LAND BEING BOUNDED ON THE SOUTH BY SOUTH CENTRAL BELL AND DBA BELLSOUTH TELECOM CO. OF RECORD IN BOOK 299 PAGE 239 IN THE REGISTERS OFFICE FOR RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.), BY OWEN CHELSEY MARYANN AND OWEN JEFFREY WILLIAM BOOK 1587, PAGE 3922, R.O.R.C., BY 6699 ALMAVILLE JV LLC BOOK 2022, PAGE 3169, R.O.R.C., BY RIDGEWAY ROGER ETUX BETTY BOOK 923, PAGE 2245, R.O.R.C., BY MTR HOLDINGS LLC BOOK 2427, PAGE 2408, R.O.R.C., BY JOBE JOHN EST AND FANNIE F DAVIS BOOK N/A, PAGE N/A, BY SMOTHERMAN TONY CURTIS BOOK 1810, PAGE, 1465, R.O.R.C.; BOUNDED ON THE EAST BY THE ALMAVILLE ROAD RIGHT OF WAY; BOUNDED ON THE NORTH AND WEST BY THE REMAINING LANDS OF STARS & STRIPES 3L LLC AS OF RECORD BY BOOK 2413, PAGE 1393, R.O.R.C. AND BY STARS & STRIPES 3H LLC AS OF RECORD BY BOOK 1395, PAGE 3674, R.O.R.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2" CAPPED ROD "910" LYING IN THE WESTERLY RIGHT OF WAY OF SAID ALMAVILLE ROAD, SAID ROD BEING NORTHEAST CORNER OF SOUTH CENTRAL BELL AND DBA BELLSOUTH TELECOM CO., SAID ROD ALSO LYING 25 FEET WEST OF THE CENTERLINE OF SAID ALMAVILLE ROAD, AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH: 564,977.96 FEET EAST: 1,799,318.39 FEET (NAD 83) 2011, U.S. SURVEY FEET;

THENCE, N 82°27'55" W FOR A DISTANCE OF 346.81 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING A 1/2" CAP ROD FOUND ON THE NORTH LINE OF AFOREMENTIONED CHELSEY & JEFFREY OWEN AND ALSO BEING ALONG THE SOUTH BOUNDARY OF STARS & STRIPES 3L LLC;

THENCE, ALONG THE SOUTHERN BOUNDARY OF STARS & STRIPES 3L LLC, THE FOLLOWING CALLS:

S 75°59'35" W, FOR A DISTANCE OF 310.79 FEET TO A 1/2" CAP ROD FOUND;

S 21°13'02" W, FOR A DISTANCE OF 109.27 FEET TO A 1/2" ROD FOUND;

S 28°53'17" W, FOR A DISTANCE OF 150.16 FEET TO A 1/2" ROD FOUND;

N 83°07'45" W FOR A DISTANCE OF 709.60 FEET TO A 1/2" CAP ROD FOUND;

N 82°31'35" W FOR A DISTANCE OF 428.29 FEET TO A 1/2" ROD FOUND;

N 82°19'22" W FOR A DISTANCE OF 269.00 FEET TO A 3/8" ROD FOUND;

N 82°37'11" W FOR A DISTANCE OF 93.94 FEET TO A 1/2" CAP ROD FOUND;

S 28°38'42" W FOR A DISTANCE OF 92.89 FEET TO A 1/2" CAP ROD FOUND;

N 59°31'14" W FOR A DISTANCE OF 101.30 FEET TO A METAL POST;

N 58°45'44" W FOR A DISTANCE OF 194.26' TO SET IRON ROD 'WILSON';

N 81°32'00" W FOR A DISTANCE OF 254.26 FEET TO A 1/2" ROD FOUND;

N 81°27'44" W FOR A DISTANCE OF 540.47 FEET TO A POINT, SAID POINT BEING ALONG THE NORTH BOUNDARY OF SMOTHERMAN TONY CURTIS;

THENCE, WITH A NEW SEVERANCE LINE ACROSS THE LAND OF STARS & STRIPES 3L LLC AND STARS & STRIPES 3H LLC, THE FOLLOWING CALLS:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET, AN ARC LENGTH OF 103.87 FEET, A DELTA ANGLE OF 32°10'09", a CHORD BEARING OF N 10°30'48 E, AND A CHORD DISTANCE OF 102.51 FEET TO A POINT;

ALONG WITH A CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET, AN ARC LENGTH OF 264.68 FEET, A DELTA ANGLE OF 81°58'26", A CHORD BEARING OF N 42°14'13" E, AND A CHORD DISTANCE OF 242.68 FEET TO A POINT;

N 11°21'34" W FOR A DISTANCE OF 80.77 FEET TO A POINT;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET, AN ARC LENGTH OF 397.10 FEET, A DELTA ANGLE OF 122°59'08", A CHORD BEARING OF N 85°27'42" W, AND A CHORD DISTANCE OF 325.14 FEET TO A POINT;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 505.00 FEET, AN ARC LENGTH OF 353.66 FEET, A DELTA ANGLE OF 40°07'31", A CHORD BEARING OF N 63°06'45" W, AND A CHORD DISTANCE OF 346.48 FEET TO A POINT;

N 83°10'31" W FOR A DISTANCE OF 11.47 FEET TO A POINT;

N 37°09'38" W FOR A DISTANCE OF 461.38, TO A POINT;

S 86°18'46" W FOR A DISTANCE OF 164.60 FEET TO A POINT;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 299.91 FEET, A DELTA ANGLE OF 76°22'15", A CHORD BEARING OF N 41°52'21" W, AND A CHORD DISTANCE OF 278.19 FEET TO A POINT;

N 80°03'29" W FOR A DISTANCE OF 35.93 FEET TO A POINT;

N 9°56'31" E FOR A DISTANCE OF 130.00 FEET TO A POINT;

N 76°19'38" W FOR A DISTANCE OF 200.54 FEET TO A POINT;

S 34°26'01" W FOR A DISTANCE OF 123.12 FEET TO A POINT;

N 53°53'10" W FOR A DISTANCE OF 286.98 FEET TO A POINT;

ALONG A CURVE TO THE RIGHT, HAVING RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF N 8°53'10" W, AND A CHORD DISTANCE OF 35.36 FEET TO A POINT;

N 36°06'50" E FOR A DISTANCE OF 338.53, TO A POINT;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 495.00 FEET, AN ARC LENGTH OF 129.48 FEET, A DELTA ANGLE OF 14°59'16", A CHORD BEARING OF N 43°36'28" E, AND A CHORD DISTANCE OF 129.12 FEET TO A POINT,

S 49°25'29" E FOR A DISTANCE OF 445.95 FEET TO A POINT;

S 89°32'53" E FOR A DISTANCE OF 85.12 FEET TO A POINT;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1155.00 FEET, AN ARC LENGTH OF 55.34 FEET, A DELTA ANGLE OF 2°44'43", A CHORD BEARING OF S 47°34'57" E, AND A CHORD DISTANCE OF 55.33 FEET TO A POINT;

S 48°57'18" E FOR A DISTANCE OF 281.36 FEET TO A POINT;

ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 1055.00 FEET, AN ARC LENGTH OF 383.95 FEET, A DELTA ANGLE OF 20°51'08", A CHORD BEARING OF S 59°22'52" E, AND A CHORD DISTANCE OF 381.84 FEET TO A POINT;

S 1°59'55" E FOR A DISTANCE OF 96.12 FEET TO A POINT;

S 59°59'59" E FOR A DISTANCE OF 353.35 FEET TO A POINT;

S 87°30'12" E FOR A DISTANCE OF 593.53 FEET TO A POINT;

S 27°46'01" E FOR A DISTANCE OF 209.79 FEET TO A POINT;

S 19°44'04" E FOR A DISTANCE OF 371.71 FEET TO A POINT;

S 62°31'36" E FOR A DISTANCE OF 595.30 FEET TO A POINT;

N 46°36'53" E FOR A DISTANCE OF 172.12 FEET TO A POINT;

S 73°42'19" E FOR A DISTANCE OF 267.80 FEET TO A POINT;

S 70°30'09" E FOR A DISTANCE OF 296.33 FEET TO A POINT;

N 90°00'00" E FOR A DISTANCE OF 169.83 FEET TO A POINT;

N 39°06'36" E FOR A DISTANCE OF 381.48 FEET TO A POINT;

ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 1530.00 FEET, AN ARC LENGTH OF 139.21 FEET, A DELTA ANGLE OF 5°12'47", A CHORD BEARING OF S 63°05'27" E, AND A CHORD DISTANCE OF 139.16 FEET TO A POINT;

S 65°41'51" E FOR A DISTANCE OF 218.26 FEET TO A POINT;

ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 630.00 FEET, AN ARC LENGTH OF 213.47 FEET, A DELTA ANGLE OF 19°24'49", A CHORD BEARING OF S 75°24'15" E, AND A CHORD DISTANCE OF 212.45 FEET TO A POINT;

N 90°00'00" E FOR A DISTANCE OF 60.07 FEET TO A POINT;

S 00°00'00" E FOR A DISTANCE OF 44.99 FEET THE POINT OF BEGINNING, CONTAINING 42.475 ACRES OR 1,850,206 SQUARE FEET, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON & ASSOCIATES ON JUNE 2025.

BEING A PORTION OF THE PROPERTY CONVEYED TO STARS & STRIPES 3L LLC AS OF RECORD IN BOOK 2413, PAGE 1393, IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
5/12/2023	Cedar Hills 4, Phase 2 / Cedar Hills Holding, LP	11/12/2025	Doesn't Expire	Escrow	\$72,800

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

Development is 100% built out. (72 out of 72 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Remove any construction remnant (silt fence, inlet bags, wattles, etc.).
3. Ensure all bare/patchy soils are stabilized to 70% uniform vegetative coverage.
4. Ensure all swales/ open spaces are fully stabilized and free of erosion.
5. Intersection of Little Penny and Blue Olive must be made compliant.
6. Remove silt fabric from catch basins before final inspection.
7. Some manholes and water valve boxes need to be adjusted before final topping.
8. Some areas of curb and gutter are damaged and need to be replaced or repaired.
9. All P.U.D.E and drainage ditches need to be put on grade per plan.
10. Some areas of sidewalks are broken and need to be replaced. All sidewalks and crosswalks must be ADA compliant.
11. All signage must meet MUTCD regulations.
12. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.

Utilities Department Comments:

1. No issues at this time.

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

I did not hear back from Mr. Peay prior to the packet being completed.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
5/6/2020	Blakeney Subdivision, Section 1 Phase 1 / Blakeney Partners, GP	11/13/2025	2/13/2026	Wilson Bank & Trust	\$20,000

**Bond is for: Sewer, Stormwater, Road Inspection Improvements For Morton Lane & Rocky Fork Almaville Road, Water is CUD**

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

Public Works Department Comments:

1. Correct the erosion coming from the curb cut of the mail kiosk/ amenity parking lot.
2. Several areas of sidewalks are broken and needs to be replaced.
3. Remove silt fabric from catch basins before final inspection.
4. Need striping after final topping. Areas of topping need to be fixed.
5. Water is standing at Doster and Rocky Fork.
6. Clean bottom of all structures.
7. Some areas in the detention pond are eroding and need to be stabilized.
8. Need to ditch down the side of Rocky Fork.
9. All P.U.D.E. and drainage ditches needs to be put on grade and stabilized per plan.
10. All signage must meet MUTCD regulations.

Utilities Department Comments:

1. No issues at this time.

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

I did not hear back from Mr. Noyes prior to the packet being completed.

**RECOMMENDATION:**

End of the maintenance period. Release if all items are completed by 11/13. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
8/16/2016	Buckingham Place, Section I, Phase II / CB Development, LLC	11/16/2025	8/16/2026	Southern Bank of Tennessee	\$10,000

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

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

Public Works Department Comments:

1. My punchlist is complete.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER OLIVER CONSTABLE'S COMMENTS:**

This phase is complete.

**RECOMMENDATION:**

End of the maintenance period. Release.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
5/24/2018	Burton Farms Subdivision, Section VI / Waldron Enterprises, LLC	11/22/2025	Doesn't Expire	Escrow	\$15,000

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

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

Public Works Department Comments:

1. Remove all inlet bags from storm drains.
2. Need striping.
3. Catch basin grate in cul-de-sac of Wrangler Ln. is broken and needs replaced.
4. Remove silt fabric from catch basins before final inspection
5. Headwalls need to be stabilized in this section.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
7. Stop sign at corner of Chaqueta Ct and Wrangler Ln needs to be fixed.
8. Submit stormwater as-builts verifying elevations of the detention pond.

Utilities Department Comments:

1. Submit utility as-builts.

**DEVELOPER DAVID WALDRON'S COMMENTS:**

I did not hear back from Mr. Waldron prior to the packet being completed.

**RECOMMENDATION:**

End of the maintenance period. Release if all items are completed by 11/22. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
8/18/2019	Buckingham Hills / Oliver Constable	11/23/2025	8/14/2026	Southern Bank of Tennessee	\$10,000

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

Development is 100% built out. (41 out of 41 lots built)

Public Works Department Comments:

1. Ensure the detention pond is draining within 72 hours. Vegetation suggests water is standing for extended periods of time.
2. Ensure the floor and slopes of the pond are stabilized to 70% uniform vegetative coverage.
3. Need crosswalk striping.
4. Need to dress up around Kiosk on Abbottswood and remove large rocks and backfill around sidewalk.
5. Headwall going into detention pond needs to be cleaned.
6. Need pedestrian signs at ADA crosswalk at Napa Valley and Kew Garden.
7. Need mid-block crosswalk at Kew Garden and Abbottswood for mail kiosk access.
8. Crosswalks need to be ADA compliant. Need pedestrian crosswalk signs at intersection.
9. All P.U.D.E. and drainage ditches need to be put on grade per plan.
10. Ditch behind homes on Kew Garden is not per plan.
11. Need to remove debris behind lot 26(rock pile).

Utilities Department Comments:

1. 5334 Abbottswood Dr. Lot 40 needs the correct clean-out installed. No change as of 10-7-25 (LA).
2. 6797 Kew Garden needs the clean-out uncovered and the steel sewer casting lid installed. No change as of 10-7-25 (LA).

**DEVELOPER OLIVER CONSTABLE'S COMMENTS:**

We are working on these items.

**RECOMMENDATION:**

End of the maintenance period. Release if all items are completed by 11/23. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
11/29/2022	Gwynne Farms Offsite Improvements / Lennar Homes of Tennessee	11/24/2025	11/24/2025	Region's Bank	\$56,700

**Bond is for: Roads**

Public Works Department Comments:

1. Need to backfill around sidewalks.
2. Guard rails along Rock Springs need to be complete per TDOT specifications.
3. Back fill along Rock Springs Rd.

Utilities Department Comments:

1. No issues.

**DEVELOPER JEFFERY TEMPLETON WITH LENNAR'S COMMENTS:**

I have recently taken over this development for Lennar from a former coworker. I will look into this and get back to you.

**RECOMMENDATION:**

Extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
5/31/2024	Gwynne Farms, Phase 3, Section 1 / Lennar Homes	11/29/2025	5/29/2026	Region's Bank	\$59,700

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

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

Public Works Department Comments:

1. Remove any construction remnants (silt fence, wattles, drain bags, riser pipes, etc.).
2. Remove riser pipe/ gravel from outlet structure of detention ponds.
3. Ensure pond(s) floor and slopes are stabilized, free of erosion and overgrown vegetation.
4. Ensure all swales are free of erosion and stabilized.
5. Ensure all bare/ patchy soils are stabilized to 70% uniform vegetative coverage.
6. All sidewalks and crosswalks must be ADA compliant.
7. Need striping.
8. Remove silt fabric from catch basins before final inspection.
9. All P.U.D.E. and drainage ditches need to be put on grade per planned.
10. All signage must meet MUTCD specifications (needs signage).

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER JEFFERY TEMPLETON WITH LENNAR'S COMMENTS:**

I have recently taken over this development for Lennar from a former coworker. I will look into this and get back to you.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
11/17/2022	Oak Meadows, Section I / JM Byrnes	11/17/2025	11/27/2025	Southern Bank of Tennessee	\$37,800

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

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

Public Works Department Comments:

1. Place final topping and striping.
2. Resolve issues with the detention pond in open space 1.
3. The slopes and floor of the pond will need to be topsoiled (5 inches minimum per the TN EPSC handbook) and stabilized to 70% uniform vegetative coverage.
4. Ensure all swales are stabilized and free of erosion.
5. Stabilize all bare/ patchy soils to 70% uniform vegetative coverage.
6. Remove any construction remnants (drain bags, silt fence, wattles, etc.).
7. Sidewalks not complete.
8. All sidewalks and crosswalks must be ADA compliant.

9. Remove silt fabric from catch basins before final inspection.
10. Some areas of curb and gutter are damaged and need to be replaced or repaired.
11. Some manholes and water valve boxes need to be adjusted.
12. All P.U.D.E. and drainage ditches need to be put on grade per planned.
13. All signage must meet MUTCD specifications.

Utilities Department Comments:

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

**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
9/8/2014	Rooker's Bend Subdivision, Section I, Phase I / Elite Development Partnership	11/20/2025	Doesn't Expire	Escrow	\$29,600

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

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

Public Works Department Comments:

1. Place final topping and striping.
2. The detention pond is still acting as a sediment basin for Phase 2.
3. Ensure all storm drains/boxes are free of sediment or any other obstructions.
4. Some areas need to be milled.
5. All P.U.D.E. and drainage ditches need to be put on grade per plan.
6. Road bore on Rookers Bend Dr. has buckled the binder.
7. Sidewalks not complete.
8. The headwall between lots 16-17 need to be cleaned.
9. 7674 Knobdate Rd. there is a hole in the binder that buckled from road bore.
10. ADA truncated plates need to be placed at crosswalks (yellow in color).
11. Crosswalks need to be ADA compliant.
12. Silt fabric need to be removed from catch basins before final inspection.
13. Need to place binder in the cut out between lots 13 & 14.
14. Submit stormwater as built drawings verifying elevations of the detention pond.

Utilities Department Comments:

1. NO CHANGES SINCE LAST REVIEW JULY 2015 no work orders to recheck have been sent in, This has not been fixed to my knowledge. 10-7-25(LA).
2. F19-37 TO f19-39 sags @ 3.3 ft. to 16 ft./140 ft. to 149.7 ft./154.9 ft. to 161.1 ft./188.5 ft. to 198.5 ft. and debris @ 211.5 ft.
3. Submit sewer as-builts.

**DEVELOPER TIM JOHNSON'S COMMENTS:**

Mr. Johnson has passed away. Staff is working towards a solution for this situation.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
5/30/2023	Blakeney, Section 4 / Blakeney Partners, GP	11/30/2025	5/30/2026	Wilson Bank & Trust	\$30,000

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

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

Public Works Department Comments:

1. Place final topping and striping.
2. Stabilize all bare/ patchy soils to 70% uniform vegetative coverage.
3. Ensure all swales are fully stabilized and free of erosion.
4. Remove all construction remnants (inlet bags, silt fence, stakes, wattles, check dams, etc.).
5. Correct erosion and stabilize the area around the outlet headwall of pond 3.
6. Ensure the slopes and top of pond for detention pond 3 are on grade, topsoiled (5 inches minimum TN EPSC handbook) and stabilized.
7. Sidewalks not complete.
8. All sidewalks and crosswalks must be ADA compliant.
9. All signage must meet MUTCD specifications.
10. Some manhole and water valve boxes need adjusting before final topping.
11. Some areas of curb and gutter are broken and need repaired or replaced.
12. Remove all silt fabric from catch basins before final inspection.
13. All P.U.D.E. and drainage ditches need to be put on grade per plan.

Utilities Department Comments:

1. No issues at this time.

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

I did not hear back from Mr. Noyes prior to the packet being completed.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
10/4/2021	Blakeney Subdivision, Section 2, Phase 2 / Blakeney Partners, GP	12/2/2025	9/10/2026	Wilson Bank & Trust	\$10,000

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

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

Public Works Department Comments:

1. Place striping.
2. All signage must meet MUTCD regulations.
3. All sidewalks and crosswalks must be ADA compliant.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
5. Clean bottom of all catch basins.

Utilities Department Comments:

1. No issues at this time.

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

I did not hear back from Mr. Noyes prior to the packet being completed.

**RECOMMENDATION:**

End of the maintenance period. Release if all items are completed by 12/2. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
9/2/2021	Blakeney Subdivision, Section 2, Phase 3 / Blakeney Partners, GP	12/2/2025	9/2/2026	Wilson Bank & Trust	\$10,000

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

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

Public Works Department Comments:

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

Utilities Department Comments:

1. 6804 Earlham Ct. Lot 222 Manhole B60-250 (MH-D2) has mastic seal on the bench that needs to be removed.

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

I did not hear back from Mr. Noyes prior to the packet being completed.

**DEVELOPER COMMENTS:**

End of the maintenance period. Release if all items are completed by 12/2. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
6/4/2021	Blakeney Subdivision, Section 2, Phase 1 / Blakeney Partners, GP	12/3/2025	6/3/2026	Wilson Bank & Trust	\$10,000

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

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

Public Works Department Comments:

1. Place striping.
2. All sidewalks and crosswalks must be ADA compliant.
3. All signage must meet MUTCD specifications.
4. Catch basin at corner of Caranna and Walsham needs repaired.
5. All P.U.D.E. and drainage ditches need to be put on grade per plan.

Utilities Department Comments:

1. No issues at this time.

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

I did not hear back from Mr. Noyes prior to the packet being completed.

**RECOMMENDATION:**

End of the maintenance period. Release if all items are completed by 12/3. Otherwise, extend 3 months.

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

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

Development is 66% built out. (4 out of 6 lots built)

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. Ensure all storm drains/boxes are free of sediment or any other obstructions.
3. Sidewalks not complete.
4. All sidewalks and crosswalks must be ADA compliant.
5. Remove silt fabric from catch basins before final inspection.
6. Some areas of curb and gutter are damaged and need to be replaced or repaired.
7. Some manholes and water valve boxes need to be adjusted.
8. All P.U.D.E. and drainage ditches need to be put on grade per plan.
9. All signage must meet MUTCD specifications.
10. Submit stormwater as-builts.

Utilities Department Comments:

1. Submit water and sewer as-builts.

**DEVELOPER BOBBY QUEENER'S COMMENTS:**

We expect the final topping and striping to be completed by midsummer next year. We have contacted Gibbs Brothers regarding a bid for the job. Most of the items on the list have been addressed.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
12/14/2020	Blakeney Subdivision, Section 1, Phase 2 / Blakeney Partners, GP	12/7/2025	6/7/2026	Wilson Bank & Trust	\$10,000

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

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

Public Works Department Comments:

1. Some areas of sidewalk are broken and need to be replaced.
2. All sidewalks and crosswalks must be ADA compliant.
3. All signage must meet MUTCD regulations.
4. Place striping.
5. All P.U.D.E. and drainage ditches need to be put on grade per plan.
6. Some areas of detention pond are eroding and need to be stabilized.
7. Clean all structures in detention pond.

Utilities Department Comments:

1. No issues at this time.

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

I did not hear back from Mr. Noyes prior to the packet being completed.

**RECOMMENDATION:**

End of the maintenance period. Release if all items are completed by 12/7. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
12/10/2018	Buckingham Place, Section 3 / JM Byrnes, LLC	12/10/2025	8/14/2026	Southern Bank of Tennessee	\$10,000

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

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

Public Works Department Comments:

1. All P.U.D.E. and drainage ditches needs to be put on grade per plan. Ditch behind 4629 Lancaster needs to be re-done and put on grade. Trees removed. Structure at end of ditch close to Lee Rd. Needs grate fixed to the top to cover hole.
2. Put ditch on grade per plan at Lee Road (both sides of Lancaster Rd).

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. Release if all items are completed by 12/10. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
12/18/2024	Lot 1 Seven Oaks Storage / Inkana Development	12/11/2025	12/11/2025	Renasant Bank	\$568,600

**Bond is for: Water / Sewer**

Utilities Department Comments:

1. No boxes on clean-outs. No binder Installed.
2. Backflow not done. No meter set.

**DEVELOPER ALEX POND WITH INKANA DEVELOPMENT'S COMMENTS:**

We intend to have the underground utilities and paving completed by the end of the year.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	Review Date	EXP. DATE	SURETY COMPANY	AMOUNT
2/13/2023	Tommy's Car Wash / Findlay's & Son's, Inc	12/13/2025	6/30/2026	First Bank	\$31,200

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

Public Works Department Comments:

1. All signage must meet MUTCD standards.
2. Two large piles of site spoils/rocks/dirt and leftovers need to be trucked off.
3. Two private drives still need to be topped.

4. Need striping after road is topped.

Utilities Department Comments:

1. No issues at this time.

***DEVELOPER SCOTT FINDLAY'S COMMENTS:***

The adjoining parcel is actively listed for sale which will connect to the asphalt for this development. The 2 piles are good fill material and not spoils which will be needed when doing site work. It would not make sense to put final topping down on the adjoining parcel is built out.

***RECOMMENDATION:***

Extend six months.