



## 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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**April 7, 2026**

**5:00 PM**

**Smyrna Town Hall**

**1. Call to Order**

Prayer

Pledge of Allegiance

**2. Citizen Comments**

**3. Election of Officers**

**4. Approval or Correction of Minutes**

a. March 5, 2026 regular meeting

**5. New Business**

a. Rezoning Requests:

1. CSC Properties, LLC  
Lee Victory Parkway  
Rezoning C-2 to PCD

b. Sketch Plat:

1. 116 Foxland Drive Subdivision  
116 Foxland Drive  
Owner / Developer: Temitope & Jordan Peters / Erik Knowles

c. Preliminary Plats:

1. The Enclave at Lee Road  
5198 Lee Road  
Owner / Developer: Chao Wen Dong / KMC Land, LLC
2. Greystone, Phase 3D  
Cuba Road  
Owner / Developer: Meritage Homes of Tennessee, Inc.

d. Final Plats:

1. Gwynne Farms, Section 4, Phase 2  
Robert Gwynne Drive  
Owner / Developer: Milrose Properties Tennessee, LLC
2. Beyer Subdivision, Lot 5  
Redbird Farm Lane  
Owner / Developer: Phillip & Susan Beyer

e. Site Plans:

1. Briley Downs Amenity Center  
1998 Timothy Lane  
Owner / Developer: Dream Finders Homes
2. Giant Garages Flex Space, Lot 2  
111 Threet Industrial Road  
Owner / Developer: S. Wayne Waldron
3. Kroger Shops  
Bulldog Drive  
Owner / Developer: SEK Smyrna, LLC
4. Stonetrace Commons  
Corner of Genie Lane & Old Nashville Highway  
Owner / Developer: Waldron Vester Family Limited Partnership

**6. Zoning Ordinance Amendment**

- a. Article IV, Section 4.010.2.B regarding parking requirements for elementary and middle schools.

**7. Bond Review Report**

- a. April Bond Review Report

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

**9. Adjournment**



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



**March 5, 2026**

**5:00 PM**

**Smyrna Town Hall**

**1. Call to Order**

The meeting was called to order by Tim Morrell, Chairperson at 05:01 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  
Ken Hill  
Charles Scurr, PhD  
Vanessa Haley

**Staff:**

Kevin Rigsby, Town Planner  
Benjamin Groce, Attorney  
Kathryn Smith, Office Coordinator  
James Lawrence, Division Chief  
Mark Parker, Asst. Director of Utilities  
Tom Rose, Director of Public Works  
Kristi Worrell, Building Official  
Todd Spearman, Asst. Town Manager  
David Santucci, Town Manager

**Prayer**

The invocation was given by Vice-Mayor Marc Adkins.

**Pledge of Allegiance**

The Pledge of Allegiance was led by Charles Scurr.

**2. Public Hearing**

**2.a. Plan of Services for Smyrna River of Life Assembly of God - 8200 Safari Drive**

No one spoke at the public hearing.

**3. Citizen Comments**

**3.a. Kelly Bohn**  
**212 Pembroke Lane**  
**Smyrna, TN 37167**  
**Project: Thomas and Hutton on behalf of KBC Advisors**  
**In Opposition**

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Kelly Bohn

- 3.b. Catrinia Roberts**  
**215 Pembroke Lane**  
**Smyrna, TN 37167**  
**Project: Thomas and Hutton on behalf of KBC Advisors**  
**In Opposition**

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Catrinia Roberts

- 3.c. Larry Montgomery**  
**211 Pembroke Lane**  
**Smyrna, TN 37167**  
**Project: Thomas and Hutton on behalf of KBC Advisors**  
**In Opposition**

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Larry Montgomery

- 3.d. Debra Willis**  
**208 Pembroke Lane**  
**Smyrna, TN 37167**  
**Project: Thomas and Hutton on behalf of KBC Advisors**  
**In Opposition**

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Debra Willis

- 3.e. Tyler Patterson**  
**409 Asa Court**  
**Smyrna, TN 37167**  
**Project: Thomas and Hutton on behalf of KBC Advisors**  
**In Opposition**

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Tyler Patterson

- 3.f. Kelli Wilson**  
**205 Knox Court**  
**Smyrna, TN 37167**  
**Project: Thomas and Hutton on behalf of KBC Advisors**  
**Neither**

At this time, Chairperson, Tim Morrell acknowledged the following people to speak

regarding the request:  
Kelli Wilson

- 3.g. Shelby Sallee**  
**203 Ella Street**  
**Smyrna, TN 37167**  
**Project: Thomas and Hutton on behalf of KBC Advisors**  
**In Favor**

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:  
Shelby Sallee

- 3.h. Hubert Comer**  
**569 Highpoint Drive**  
**Smyrna, TN 37167**  
**Project: Thomas and Hutton on behalf of KBC Advisors**  
**In Opposition**

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:  
Hubert Comer

- 4. Approval or Correction of Minutes**
  - 4.a. February 5, 2026 regular meeting**

Following a review of the Minutes of the February 5, 2026 meeting, Vice-Mayor Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Board Member Ken Hill. The motion was approved 6-0.

- 5. Old Business**
  - 5.a. Site Plans:**
    - 5.a.1. Bailey Equipment & Intralogistics**  
**Tridon Drive**  
**Owner / Developer: Caravan Ventures, LLC**

|                          |   |
|--------------------------|---|
| Location: Tridon Drive   | 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

|   | Required      | Proposed        |
|---|---------------|-----------------|
| <b>Square Footage of Vehicular Use Area</b>     | N/A           | 1.25 Ac         |
| <b>Square Footage of Open Space/Landscaping</b> | 4,350 Sq. Ft. | 16, 850 Sq. Ft. |
| <b>Total Parking</b>                            | 30 Spaces     | 37 Spaces       |
| <b>Handicapped Parking Space(s)</b>             | 2 Spaces      | 2 Spaces        |

B. Landscaping

Landscape plan shows a minimum 20' tall, when planted, magnolia trees planted along I-24. Holly trees are shown lining the north and south property lines a minimum of 9' tall, when planted. The holly trees give way to willow oaks towards the front of the property which are 10'-12' in height. Streetscaping on Tridon Drive does not meet Design Review in relation to species. Trees should be kept at least 10' away from utility lines.

C. Architectural Character

Architectural elevations show the building to be finished with various metals, fiber cement board finished to provide a wood like product appearance, glass/glazing and brick. The property is zoned industrial, which allows 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 Lee Victory Parkway. Per Design Review, this building will be required to meet Design Review of at least 75% primary materials on all wall elevations; these primary materials may consist of brick, stone, glass/glazing and/or tilt panel concrete. The front elevations (northeast) have 42.7% metal, 16.6% fiber cement and 40.7% brick and glass/glazing. The side elevation (northwest) shows overall 39.1% metal, 5.1% fiber cement and 55.8% brick/glass. The area deemed visible from I-24 would be 21.6% metal and 78.4% brick. The rear

(southwest) shows 23% metal and 77% brick. The side elevation (southeast) shows overall 29.2% metal and 72.5% brick/glass. The area deemed reasonably visible from I-24 shows 24.7% metal and 75.3% brick/glass. 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 or provide plans for screening as discussed at the February Planning Commission meeting.
2. The proposed gate must be ANSI approved.
3. Show the truck dimensions that were used for the auto-turn plans.
4. The submitted landscape plan does not meet Design Review requirements. Show the required streetscaping along Tridon Drive.

5. Outdoor storage shall be screened as per the Zoning Ordinance.
6. Storm outfall must connect to the existing structure.

**Staff Recommendation:** Staff recommends approval if the Commission sees fit for approval based on the proposed landscaping. If approving as submitted, staff recommends the removal of staff comment 1 in relation to the building meeting Design Review. This is what is proposed based on discussion had during the February Planning Commission meeting.

Following discussion, Council Member Steve Sullivan made a motion to approve the Site Plan for Bailey Equipment & Intralogistics with the above listed staff comments without staff comment 1. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

**5.a.2. Seven Oaks Business Center  
Seven Oaks Boulevard  
Owner/Developer: Bob Parks / Sherif Ibrahim**

|                                  |  |
|----------------------------------|--|
| Location: Seven Oaks Boulevard   | Applicant: Huddleston Steele Engineering |
| Tax Map/Group/Parcel: 50L/A/9.00 | Property Owner(s): Bob Parks             |
| Zoning: C-2                      | Use Classification: General Retail       |

**Proposal**

**A. Location Analysis**

Seven Oaks Business Center is proposed to be an approximately 11,165 square foot general commercial, one story, building located on Seven Oaks Boulevard. The eastern portion of the building is proposed to be a grocery store with the remaining four potential tenants for retail and an option for medical. No restaurants may be located here due to parking constraints.

**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</b>                    | 2,701 Sq. Ft.   | 11,839 Sq. Ft.  |

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| <b>Open Space/Landscaping</b>       |           |           |
| <b>Total Parking</b>                | 56 Spaces | 56 Spaces |
| <b>Handicapped Parking Space(s)</b> | 3 Spaces  | 3 Spaces  |

1. Landscaping

Landscape plan shows a Type C landscape buffer along the north and western property lines abutting the residentially zoned properties. Foundation plantings are shown at the base of the building on the south and eastern faces. Additional landscaping is shown in landscape islands and along the eastern property line.

2. Architectural Character

Architectural elevations show the building to be finished with brick, glass/glazing and fiber cement board. There are metal doors on the rear of the building, with one shown on the eastern elevation as a delivery door. All four elevations have at least 93% primary materials. 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 Seven Oaks Boulevard 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 restaurants would be allowed based on the provided parking.

2. Clarify drainage pipes labeled A9, A10, A11 and A12. Are these connecting or is it pervious? if pervious, where is the under drain?
3. Ensure vision triangle is kept clear of landscaping at the exits.

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

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Site Plan for Seven Oaks Business Center with the above listed staff comments. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

**6. New Business**

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

**6.a.1. Smyrna River of Life Assembly of God  
8200 Safari Drive  
Annexation & I-2 Zoning**

Smyrna River of Life Assembly of God: Annexation & I-2 Zoning

Location: 8200 Safari Drive

Tax Map: 50

Parcel: 13.02

Acres: 54.50

Current Zoning: Institutional

Requested Zoning: I-2

1. The surrounding zoning is C-2 and I-2 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 this area.
3. No streets on the Major Thoroughfare Plan are affected with this development.
4. A large portion of this property lies within the floodway, 100 year floodplain, or 500 year floodplain. Any development would require submittal of a floodplain development permit application.
5. A traffic study will be required prior to approval of a site plan for the development. Any improvements recommended by the traffic study will be required to be installed by the developer.
6. The existing 6" water line on Safari Drive would need to be upsized to a 12" to meet fireflow requirements.
7. The minimum fire flow is 2,000 GPM @ 20 PSI with a sprinkler system.
8. Town staff has concerns regarding the existing tent and temporary buildings used for a church and school. It is our understanding that the tent is no longer in use for worship services but is being used for storage. It is also staff's understanding that the purchase agreement

includes a provision that the church and school will be vacated by a certain date. It is staff's recommendation that the property not be officially annexed into the Town until such time as the existing buildings are vacated and removed from the site.

Following discussion, Council Member Steve Sullivan made a motion to defer the Annexation & I-2 Zoning for 8200 Safari Drive until the May Planning Commission meeting due to removal of the buildings being scheduled in June. Vice-Mayor Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 6-0.

**6.b. Rezoning Requests:**

**6.b.1. Thomas & Hutton on behalf of KBC Advisors  
413-417 & 453 Nissan Drive  
Rezoning R-1, C-2, & P&O-1 to PID**

Thomas & Hutton: Rezoning R-1, C-2, and P&O-1 to PID

Location: 413-417 & 453 Nissan Drive

Tax Map: 27

Parcels: 11.00 and part of 14.00

Current Zoning: R-1, C-2, and P&O-1

Requested Zoning: PID

Acres: 28.30

1. The surrounding zoning is R-1, R-3, C-2, and P&O-1.
2. The Land Use Plan for this area is the Airport Innovation character area, which would support a wide range of industrial and office related uses. This character area, while industrial in nature, is intended to provide for a transition and buffer from more intensive uses to less intensive uses such as residential and commercial.
3. The Major Thoroughfare Plan designates Nissan Drive and Jefferson Pike as Principal Arterials. Adequate right-of-way exists for these streets.
4. The proposed PID is to allow up to 180,000 square feet in 3 separate buildings to be developed following the Zoning Ordinance requirements of I-1 with regards to building setbacks, maximum lot coverage, and height. However, the uses allowed by right and by special exception have been modified as follows:
  1. Remove airports, air cargo terminals, and heliports and dairies and truck gardens from uses permitted.
  2. Move commercial recreation, contract construction services, consumer repair services, automotive service and repair, general business service, and religious facilities from uses permitted as special exception to uses permitted.
  3. Remove intermediate impact facilities, convenience commercial, and general personal services from uses permitted as special exception.
5. The required minimum fire flow is 1,500 GPM @ 20 PSI.
6. A traffic study is required. Any improvements recommended by the

traffic study must be completed by the developer. Staff is concerned about the introduction of industrial uses and additional industrial traffic to Nissan Drive and Jefferson Pike in this area, with particular concern for the SR 102/SR 266 intersection. In addition, SR 102 rises northbound from Bent Tree Drive which could cause an issue for site distance at the proposed project access point.

7. No trees, shrubs, or vegetation are allowed within utility easements.
8. The proposed architectural elevations are a mixture of thin brick and metal siding and roll-up doors on Building C and primarily concrete tilt panel with metal loading doors on Buildings A & B. For the elevations on Building C that would face the residential development to the south and west, staff would recommend that the architectural elevations meet Design Review, which would limit the usage of metal panels.
9. What is the intended use of Building C? What would be stored outside?  
The hammer head T shown in the parking lot of Building C will have to be a dedicated fire lane. The Fire Dept. has concerns about the ability to protect this building as an area of open storage cannot be utilized for fire apparatus access. In addition, 4 parking spaces are not adequate for this building.
10. All roadways must be a minimum of 26' wide.
11. A plat will be required to be recorded to dedicate easements and create property lines.
12. Provide access to the existing gas regulator station.
13. Provide easements over all utilities.

Following discussion, Council Member Steve Sullivan made a motion to recommend denial to the Town Council the R-1, C-2, & P&O-1 to PID Rezoning due to traffic concerns and inconsistent zoning. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

**6.b.2. Armia Saber & Meriana Messiha Saber  
11264 Old Nashville Highway  
Rezoning R-2 to C-2**

Armia Saber & Meriana Messiha Saber: Rezoning R-2 to C-2

Location: 11264 Old Nashville Highway

Tax Map: 34I

Group: F

Parcel: 18.00

Current Zoning: R-2

Requested Zoning: C-2

Acres: .54

1. The surrounding zoning is R-2 and C-2.
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. Adequate right-of-way exists for this street.
4. There is an existing house and detached accessory structure on this property.
5. An existing 8" sewer line runs west to east through the middle of the

property. This sewer line location and easement would have to be accommodated with regard to any buildings or it would have to be relocated.

6. The rear approximately  $\frac{1}{3}$  of this property is within the 100 year floodplain with a small area of 500 year floodplain adjacent to the 100 year floodplain. Any development would require submittal of a floodplain development permit application.

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend denial to the Town Council the R-2 to C-2 Rezoning request at 11264 Old Nashville Highway due to inconsistent zoning. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

**6.c. Final Plat:**

**6.c.1. Rock Springs Senior Living Subdivision  
Medical Park and Addison Drive**

**Owner / Developer: Health & Educational Facilities of Rutherford County,  
Tennessee / Land Socayr, LLC**

Final Plat - Rock Springs Senior Living Subdivision

Location: Medical Park and Addison Drive

Tax Map: 28

Parcels: 113.01 & 113.07

Current Zoning: R-3 & PRD

Acres: 13.62

Lots: 8

1. No streets on the Major Thoroughfare Plan are affected with this development.
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. Add signatures of the owners and land surveyor prior to submittal for recording.
5. The 8" water line shown going across Rock Springs Road does not exist yet. Adjust the water line alignment to show what is actually being constructed.
6. Waterline easement needs to be labeled.

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for Rock Springs Living Subdivision with the above listed staff comments. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 5-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

**7. Mandatory Referral**

**7.a. Cedar Stone Sewer and Temporary Construction Easement**

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council the Mandatory Referral for Cedar Stone Sewer and Temporary Construction Easement. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 6-0.

**8. Ordinance Amendments**

**8.a. Sign Ordinance:**

**8.a.1. Temporary Signage - Banners, Flags & Inflatables**

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the Sign Ordinance Amendment for Temporary Signage - Banners, Flags & Inflatables. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 6-0.

**8.b. Zoning Ordinance:**

**8.b.1. Accessory Apartments as a Special Exception in the R-4 Zoning District**

Following discussion, Board Member Vanessa Haley made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for Accessory Apartments as a Special Exception in the R-4 Zoning District. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

**8.b.2. Bail Bond Agency**

Following discussion, Board Member Ken Hill made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for a Bail Bond Agency. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

**8.b.3. Tobacco, Vape and Cannabinoid Retail Establishment**

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for a Tobacco, Vape and Cannabinoid Retail Establishment. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 6-0.

**9. Bond Review Report**

**9.a. March Bond Review Report**

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

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

At this time, Charles Scurr asked staff to try and anticipate curveballs that may come the Town's way with regard to new and different land uses.

**11. Adjournment**

**Town of Smyrna, Tennessee**

**Attest:**

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

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



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

**Agenda Item Number 5.a.1.  
Department: Planning  
Date: April 7, 2026**

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**Subject:**

CSC Properties, LLC  
Lee Victory Parkway  
Rezoning C-2 to PCD

**Background:**

**Summary:**

CSC Properties, LLC - Rezoning C-2 to PCD

Location: Lee Victory Parkway

Tax Map: 50

Part of Parcel: 12.02

Current Zoning: C-2

Requested Zoning: PCD

Acres: 2.21

1. The surrounding zoning is 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 this area.
3. The Major Thoroughfare Plan designates Lee Victory Parkway/SR 102 as a principal arterial. Adequate right-of-way exists for this street.
4. The requested PCD is to allow a quick service oil and lube business in addition to all other uses allowed in the C-2 district. The concept plan shows the second use as a bank.
5. The required minimum fire flow is 1,500 GPM @ 20 PSI.
6. On the elevations page the materials need to be labeled with percentages shown for each material and must meet Design Review.
7. The approved plat for this property has not been recorded. The approved lots are different sizes than shown in this PCD and the sewer easement shown as of record has not been recorded and will need to be shown extended to the proposed new boundary between Lots 1 & 2.
8. The streetscaping along Lee Victory Parkway does not meet Design Review as shown. If the PCD is approved, a landscaping plan compliant with Design Review requirements will be required. Landscaping should not be located within any easements or on the public right-of-way.
9. The minimum side building setback on the shared lot line should be 15', not 5' as

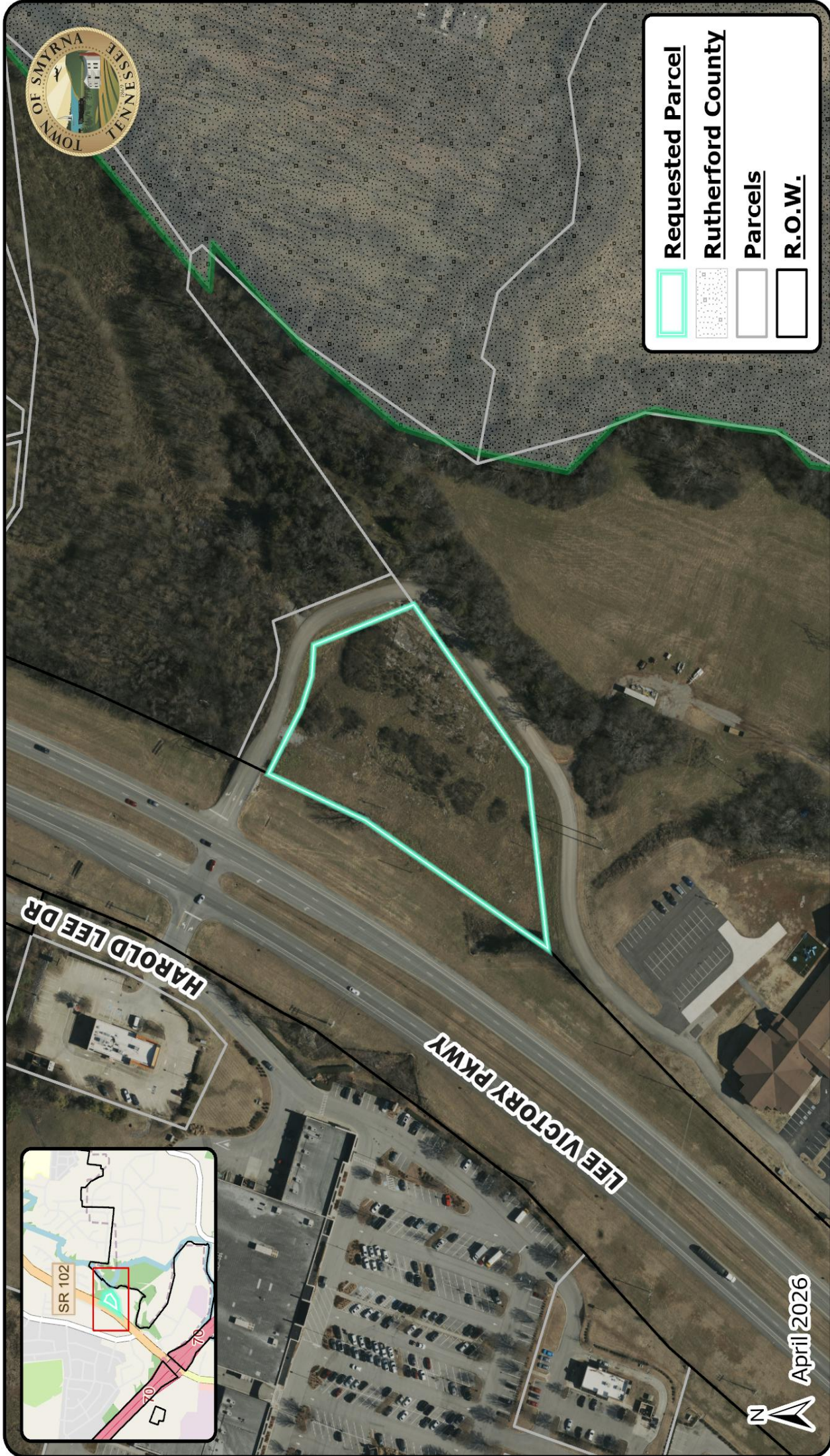
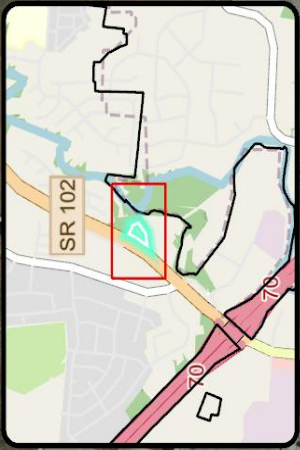
shown.

10. The private drive needs to have a road name. The road on the opposite side of Lee Victory Parkway is named Harold Lee Drive, as a suggestion. Contact Parkway Baptist Church and coordinate the road name with them, as the church owns the roadway.
11. The entire property is in the 100 year flood plain. A floodplain development permit application will be required to be submitted as a part of the grading permit application.
12. A traffic study was done for a previously proposed development on this site which showed that the intersection of the private road and Lee Victory Parkway would be at LOS F with the development necessitating construction of a traffic signal. Has this study been revised to reflect a different development plan?
13. A fire hydrant is required to be within 400' of both buildings.
14. An over payment was made, and a refund of \$500.00 was refunded to the name and address listed on the check.

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**Attachments:**

1. Application
2. Lee Victory PCD Map 1
3. Lee Victory PCD Map 2
4. Lee Victory PCD Map 3



|  |                          |
|--|--------------------------|
|  | <b>Requested Parcel</b>  |
|  | <b>Rutherford County</b> |
|  | <b>Parcels</b>           |
|  | <b>R.O.W.</b>            |



April 2026

# SEC, Inc - Rezoning Request

## C-2 to PCD

### Lee Victory Parkway

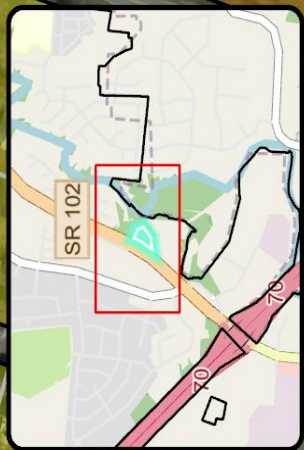
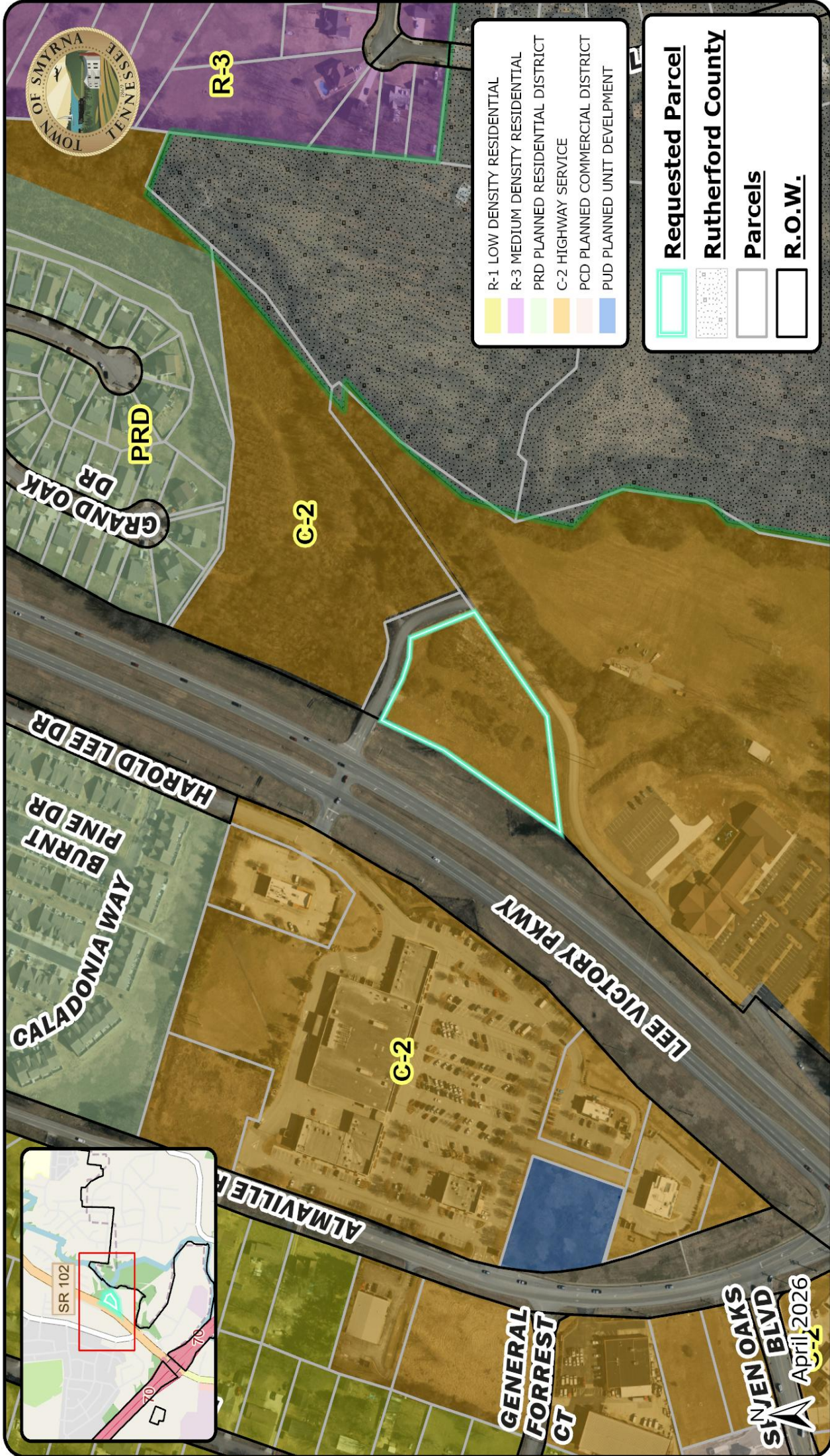
Owners: B&T Land Partners, LLC

Tax Map: 50  
 P/O Parcel: 12.02  
 Acres: +/- 2.21



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

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



- R-1 LOW DENSITY RESIDENTIAL
- R-3 MEDIUM DENSITY RESIDENTIAL
- PRD PLANNED RESIDENTIAL DISTRICT
- C-2 HIGHWAY SERVICE
- PCD PLANNED COMMERCIAL DISTRICT
- PUD PLANNED UNIT DEVELOPMENT

- Requested Parcel**
- Rutherford County**
- Parcels**
- R.O.W.**

# SEC, Inc - Rezoning Request

C-2 to PCD

Lee Victory Parkway

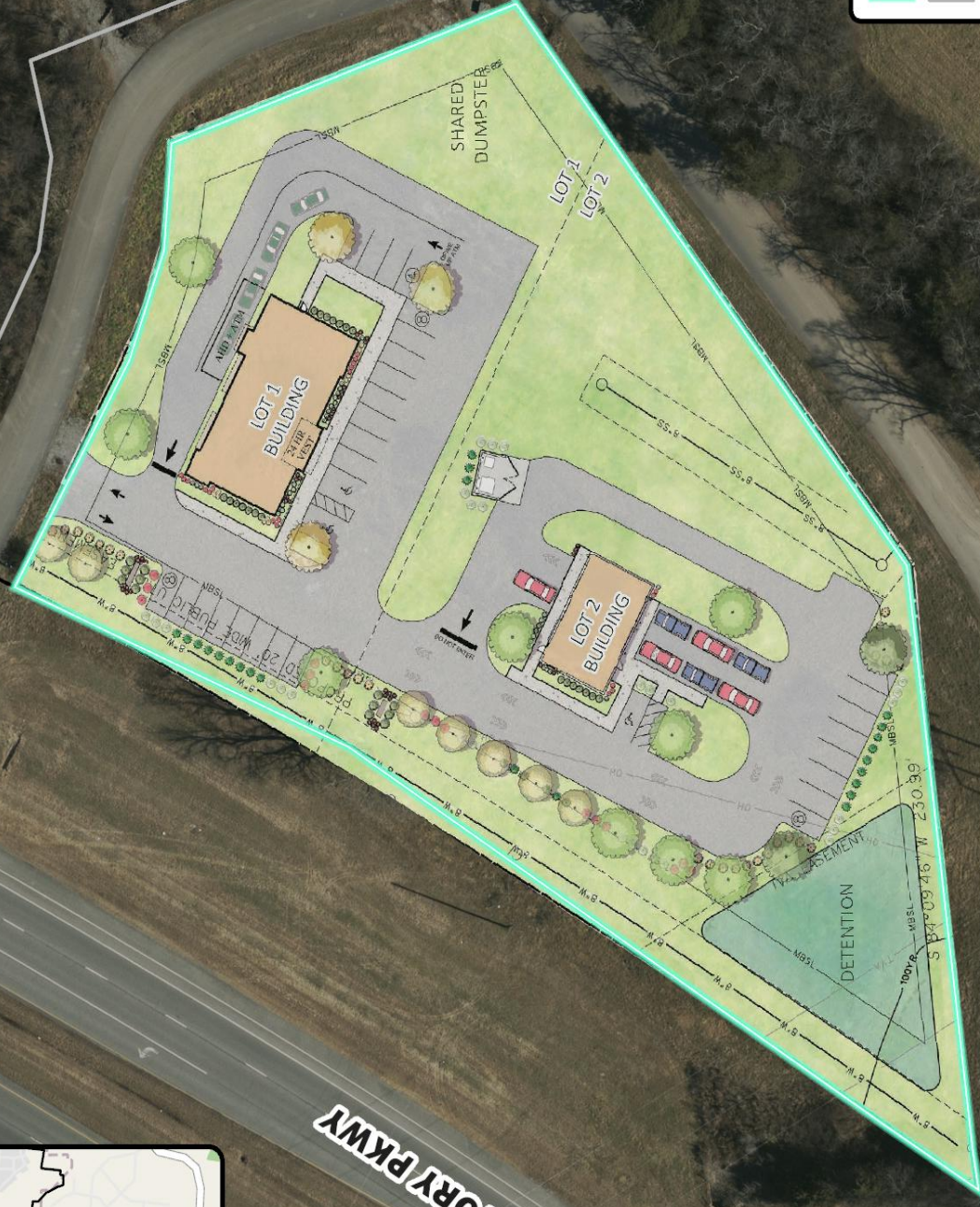
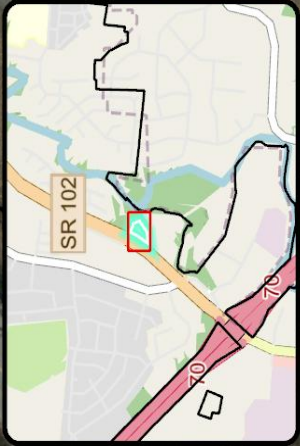
Owners: B&T Land Partners, LLC

Tax Map: 50  
P/O Parcel: 12.02  
Acres: +/- 2.21



Coordinate System: NAD 1983 StatePlane Tennessee EPS 4100 Feet  
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri  
Community Maps contributors, Map layer by Esri

**SUNJEN OAKS**  
**BLVD**  
April 2026



**Requested Parcel**

**Parcels**

**R.O.W.**



April 2026



Coordinate System: NAD 1983 StatePlane Tennessee EPS 4100 Feet

Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri

Community Maps contributors, Map layer by Esri

# SEC, Inc - Rezoning Request

## C-2 to PCD

### Lee Victory Parkway

Owners: B&T Land Partners, LLC

Tax Map: 50  
 P/O Parcel: 12.02  
 Acres: +/- 2.21



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

**Agenda Item Number 5.b.1.  
Department: Planning  
Date: April 7, 2026**

---

**Subject:**

116 Foxland Drive Subdivision  
116 Foxland Drive  
Owner / Developer: Temitope & Jordan Peters / Erik Knowles

**Background:**

**Summary:**

Sketch Plat - 116 Foxland Drive Subdivision  
Location: 116 Foxland Drive  
Tax Map: 55B                      Group: A                      Parcel: 13.00  
Current Zoning: R-1              Acres: 4.55                      Lots: 3

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. 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 required minimum fire flow is 1,000 GPM @ 20 PSI. The requirement will increase for anything over 3,600 sq. ft. Please provide the maximum house size for the proposed homes including everything under roof.
7. The Zoning Ordinance requires that the minimum lot width of 100' be met at the front minimum building setback line. This requirement is not being met for the flag lot. For the flag lot to be approved, a variance request would have to be submitted to the Board of Zoning Appeals to allow for a narrower lot width than is required. If the BZA does not approve the variance, the flag lot would not be allowed.
8. A fire hydrant is required to be within 500' of the homes.
9. The driveway to the house on the flag lot would be required to be built as an

emergency access meeting all Fire Code standards as to width, pavement thickness, be built with a turn-around for a fire truck since it is over 150' from the road, and remain perpetually unobstructed.

10. The Fire Dept. must be able to reach all parts of the building within 150'.

11. Gravity sewer is available on Foxland Drive.

12. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

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**Attachments:**

None



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

**Agenda Item Number 5.c.**  
**Department: Planning**  
**Date: April 7, 2026**

---

**Subject:**  
Preliminary Plats:

**Background:**

**Summary:**

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**Attachments:**  
None



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

**Agenda Item Number 5.c.1.  
Department: Planning  
Date: April 7, 2026**

---

**Subject:**

The Enclave at Lee Road  
5198 Lee Road  
Owner / Developer: Chao Wen Dong / KMC Land, LLC

**Background:**

**Summary:**

Preliminary Plat - The Enclave at Lee Road  
Location: 5198 Lee Road  
Tax Map: 50                      Parcel: 31.00  
Current Zoning: R-3              Acres: 19.80                      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. 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 Lee Road as a collector. Adequate right-of-way is shown to be dedicated for this street.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. The requirement will increase for anything over 3,600 sq. ft. Please provide the maximum house size for the proposed homes including everything under roof.
8. Any retaining walls over 4' will require a building permit.
9. Provide documentation of an easement for the offsite sewer from the applicable property owner(s). This will be required to be recorded.
10. All water service lines to each lot must be 1".
11. Must relocate all existing utilities outside of the new right-of-way along Lee Road.

12. Label all critical lots per Section 5-101.2 of Subdivision Regulations.
13. The grading for Lots 5-17 is steep and concerning, as the rear of the building envelopes for several of the lots are at or even beyond the top of the slope for the detention pond.
14. Submit a roadway lighting plan. Add a light at the open space lot.
15. Label the right-of-way widths for all roads.
16. Ensure pond slopes do not exceed 30%.
17. Show ADA crossing ramps and crosswalk at Kincroft Lane and Lee Road.
18. CUD has an existing 6" water main along Lee Road to serve the property. Developer must submit a water service availability request to CUDengineering@ cudrc.com.
19. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.
20. CUD's existing 6" water main along Lee Road is likely too shallow for entrance roads to be installed without compromising the water main. The developer and/or developer's engineer should coordinate with CUD engineering to pothole the existing 6" water main to determine elevation prior to any land disturbance/grade work commencing. Water main relocation and or lowering may be required.
21. For the proposed landscaping along Lee Road, all trees must be located 10' from the existing 6" water main and shrubs 5 feet. The developer must execute a notary signed landscape encroachment agreement with CUD for any proposed landscaping within the easement.

---

**Attachments:**

None



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

**Agenda Item Number 5.c.2.  
Department: Planning  
Date: April 7, 2026**

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**Subject:**

Greystone, Phase 3D  
Cuba Road  
Owner / Developer: Meritage Homes of Tennessee, Inc.

**Background:**

**Summary:**

Preliminary Plat - Greystone, Phase 3D  
Location: Cuba Road  
Tax Map: 50                      P/O Parcel: 2.00  
Current Zoning: PRD              Acres: 15.63                      Lots: 57

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 roads shown on the Major Thoroughfare Plan are affected with this phase.
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 fire flow is 1,000 GPM @ 20 PSI. The requirement will increase for anything over 3,600 sq. ft. Please provide the maximum house size for the proposed homes including everything under roof.
8. It may be possible to remove a lift station in Woodmont with extension of the sewer main near the end of Moonstone Court to the north and west. The Utilities Dept. will contact the engineer to discuss this possibility.

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**Attachments:**

None



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

**Agenda Item Number 5.d.1.  
Department: Planning  
Date: April 7, 2026**

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**Subject:**

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

**Background:**

**Summary:**

Final Plat - Gwynne Farms, Section 4, Phase 2  
Location: Robert Gwynne Drive  
Tax Map: 51                                      p/o Parcel: 5.01  
Current Zoning: PRD                              Acres: 23.54                              Lots: 87

1. Signs will require a separate permit and must be within setbacks where applicable.
2. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
3. No roads shown on the Major Thoroughfare Plan are affected with this phase.
4. Any retaining wall over 4' will require a building permit.
5. The required minimum fire flow is 1,000 GPM @ 20 PSI. The requirement will increase for anything over 3,600 sq. ft. Please provide the maximum house size for the proposed homes including everything under roof.
6. Structures are not allowed to be built in any drainage or utility easements.
7. There are multiple easements that need to be labeled and/or given additional dimensions from property lines on Lots 326-329.
8. Show all critical lots per the approved preliminary plat.
9. The entirety of a common area parcel should not be an easement. Please only show easements in necessary areas as the Town will not maintain open spaces.
10. Please connect all sewer mains to the manholes.
11. The note regarding corner lots should not be an asterisk as that is the indicator of critical lots.
12. Show a fire hydrant at Robert Gwynne Drive and Misty Leaf Drive.
13. The 60' drainage easement shown from Golden Deer Drive to Happy Elk Trail was approved as a 30' total easement on the construction plans. Please revise

to reflect the smaller width. As currently drawn, all affected lots will not be able to build anything in the backyard.

14. All easements that are intended to be dedicated as public easements should be labeled as such.

---

**Attachments:**

None



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

**Agenda Item Number 5.d.2.  
Department: Planning  
Date: April 7, 2026**

---

**Subject:**

Beyer Subdivision, Lot 5  
Redbird Farm Lane  
Owner / Developer: Phillip & Susan Beyer

**Background:**

**Summary:**

Final Plat - Beyer Subdivision, Lot 5  
Location: Redbird Farm Lane  
Tax Map: 27                                      p/o Parcel: 34.02  
Current Zoning: R-2                              Acres: .67                                      Lots: 1

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. Signs will require a separate permit and must be within setbacks where applicable.
3. No roads shown on the Major Thoroughfare Plan are affected with this development.
4. Provide documentation that the roads were constructed to meet Town requirements.
5. The turnaround will have to be rebuilt as a cul-de-sac if it is to be a public road. Contact James Lawrence with Smyrna Fire Department with any questions.

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**Attachments:**

None



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

**Agenda Item Number 5.e.1.  
Department: Planning  
Date: April 7, 2026**

---

**Subject:**

Briley Downs Amenity Center  
1998 Timothy Lane  
Owner / Developer: Dream Finders Homes

**Background:**

**Summary:**

**Briley Downs Amenity Center**

Site Plan

|                                   |  |
|-----------------------------------|--|
| Location: 1998 Timothy Lane       | Applicant: Kyle Griffin - CSDG                   |
| Tax Map/Group/Parcel: 54M/H/20.01 | Property Owner(s): Southcoast DFH Nashville, LLC |
| Zoning: PRD                       | Use Classification: Amenity Center               |

**Proposal**

A. Location Analysis

The Briley Downs Subdivision is proposing to construct an amenity center located in Section 1, Phase 1. Proposed as part of the amenity area would be a walking path, playground, dog park, pool and an amenity building with bathrooms and additional mail kiosks. Access to the site would be provided off of Timothy Lane. The amenity building would be 1,491 square feet.



Development Standards

|   | <b>Required</b> | <b>Proposed</b> |
|---|-----------------|-----------------|
| <b>Square Footage of Vehicular Use Area</b>     | N/A             | 5,483 Sq. Ft.   |
| <b>Square Footage of Open Space/Landscaping</b> | 548 Sq. Ft.     | 580 Sq. Ft.     |
| <b>Total Parking</b>                            | N/A             | 21 Spaces       |
| <b>Handicapped Parking Space(s)</b>             | 1 Space         | 2 Spaces        |

B. Landscaping

Landscape plan shows Maple trees used as street trees fronting Timothy Lane with a variety of shrubbery between the trees. Throughout the site, surrounding the parking lot, amenity building and pool are a variety of shrubs. Shown along the southern property line abutting a single family lot are Holly and Magnolia understory trees to provide a buffer.

### C. Architectural Character

Architectural elevations show the amenity building to have a base layer on all sides of the building to be finished with brick. The remainder of the building is to be finished with fiber cement board siding and cedar shutters incorporated to provide architectural variation. The elevations are consistent with materials to be used on other homes within the development.

#### **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 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.
3. A grading permit fee will be required.
4. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
5. No roads shown on the Major Thoroughfare Plan are affected by this request.
6. The required minimum fire flow is 1,000 GPM at 20 PSI.
7. Any retaining walls over 4' will require a permit.

#### **Staff Comments:**

1. Proposed access to the site does not have access to public right-of-way via a recorded plat. Right-of-way should be recorded prior to issuance of a building permit.
2. Include all provided landscaping in the site data table on the landscape plan sheets; landscaping provided area does not have to exclusively include areas adjacent to the parking lot. Also, please ensure all landscaping is on private property and not located within the public right-of-way.
3. Show a graphic cross-section of the proposed parking lot paving.
4. Remove all storm structures from the pool area. Pool water must be treated before going into the stormwater system.
5. See CUD Will Serve letter issued 10/20/2025 for more detailed information regarding the level of service that can be provided to the site. The approximate maximum fire flow available is only 1,000 GPM.
6. If the building surpasses 1,000 GPM fire flow requirement or is to be fire sprinkled, submit a water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) to determine feasibility.
7. Submit a completed meter application and plumbing plans to CUD for review, tap fee calculation, and meter sizing.
8. 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.

---

**Attachments:**

None



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

**Agenda Item Number 5.e.2.  
Department: Planning  
Date: April 7, 2026**

---

**Subject:**

Giant Garages Flex Space, Lot 2  
111 Threet Industrial Road  
Owner / Developer: S. Wayne Waldron

**Background:**

**Summary:**

**Giant Garages - Flex Space**

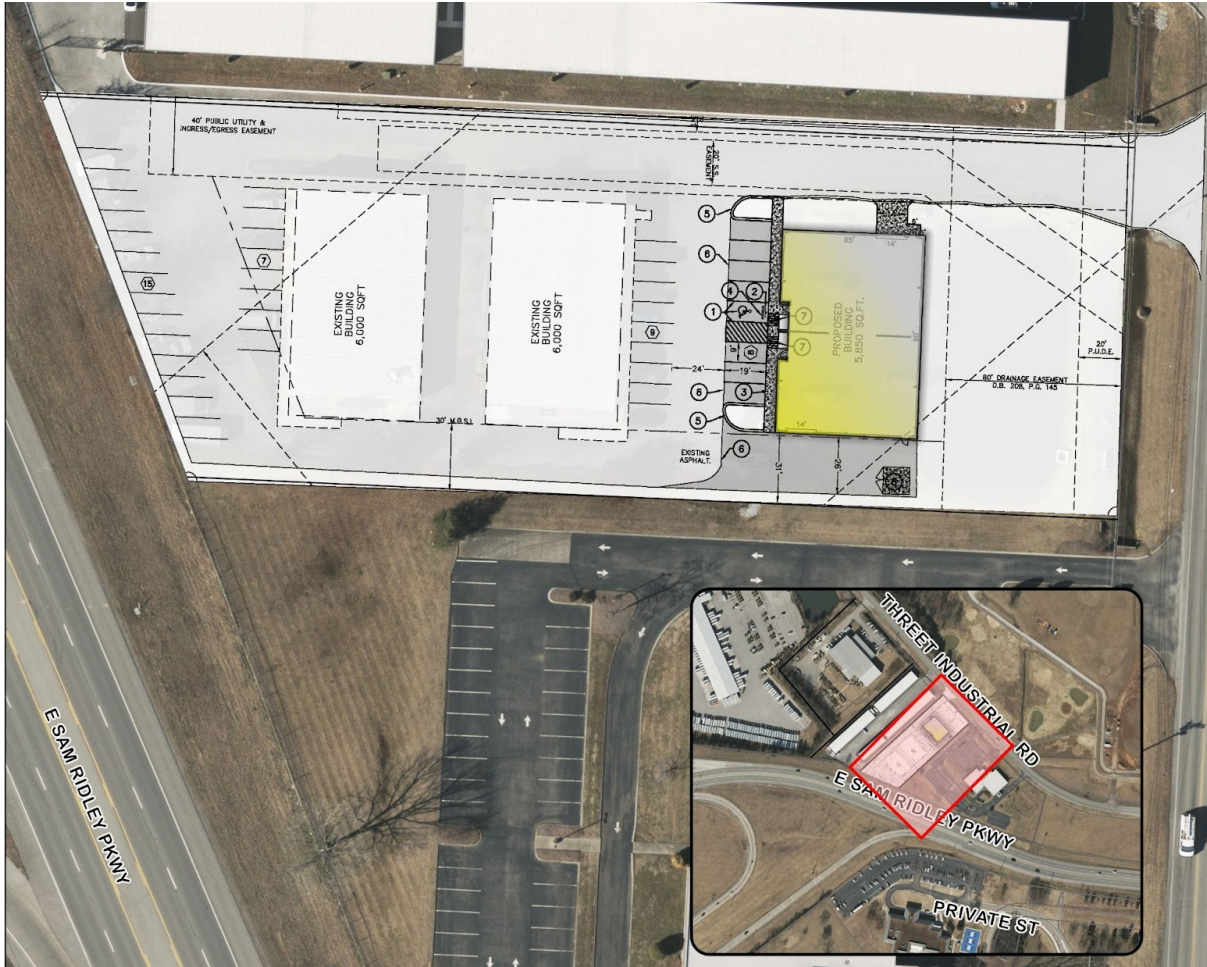
Site Plan

|                                      |                                      |
|--------------------------------------|--------------------------------------|
| Location: 111 Threet Industrial Road | Applicant: S. Wayne Waldron          |
| Tax Map/Parcel: 18/6.05              | Property Owner(s): Giant Garages LLC |
| Zoning: I-2                          | Use Classification: Office/Warehouse |

**Proposal**

A. Location Analysis

The existing site located at 107, 109 and 111 Threet Industrial has two buildings constructed with the proposal to construct a third. This new 5,850 square foot building would be divided into two spaces with a mixture of warehouse and office space. There is an existing access point off of Threet Industrial Road and would remain as the only point of access to the site.



Development Standards

|   | <b>Required</b> | <b>Proposed</b> |
|---|-----------------|-----------------|
| <b>Square Footage of Vehicular Use Area</b>     | N/A             | 2,500 Sq. Ft.   |
| <b>Square Footage of Open Space/Landscaping</b> | 200 Sq. Ft.     | 500 Sq. Ft.     |
| <b>Total Parking</b>                            | 6 Spaces        | 8 Spaces        |
| <b>Handicapped Parking Space(s)</b>             | 1 Space         | 1 Space         |

B. Landscaping

Landscape plan shows evergreen shrubbery planted at the base of the rear of the building and along the southeastern property line following the limits of construction. Two trees are shown within landscape islands at the front of the building.

C. Architectural Character

Architectural elevations show the building to be finished with two variations of brick on all four sides. The front elevations (southwest) show aluminum accents around the entry doorways. Both of the side elevations (northwest and southeast) show a 14 foot overhead door to provide access into the rear of the building.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A 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.
4. A grading permit fee will be required.
5. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
6. The Major Thoroughfare Plan designates Threet Industrial Road as a collector. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 1,500 GPM at 20 PSI.

**Staff Comments:**

1. If work on motorized vehicles is proposed as a use, a minimum of a 1,500 gallon oil water separator is required on the sewer service.
2. The grade of the northern headwall is labeled below the contour grade down slope of 524'. It is not possible to have a headwall with a grade of 523.86' located on a grade higher than that.
3. The auto-turn as submitted is not acceptable. The truck cannot be driven through parking spots.
4. Please provide material percentages for each wall face and the building as a whole.

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

---

**Attachments:**

None



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

**Agenda Item Number 5.e.3.  
Department: Planning  
Date: April 7, 2026**

---

**Subject:**

Kroger Shops  
Bulldog Drive  
Owner / Developer: SEK Smyrna, LLC

**Background:**

**Summary:**

**Kroger Shops**

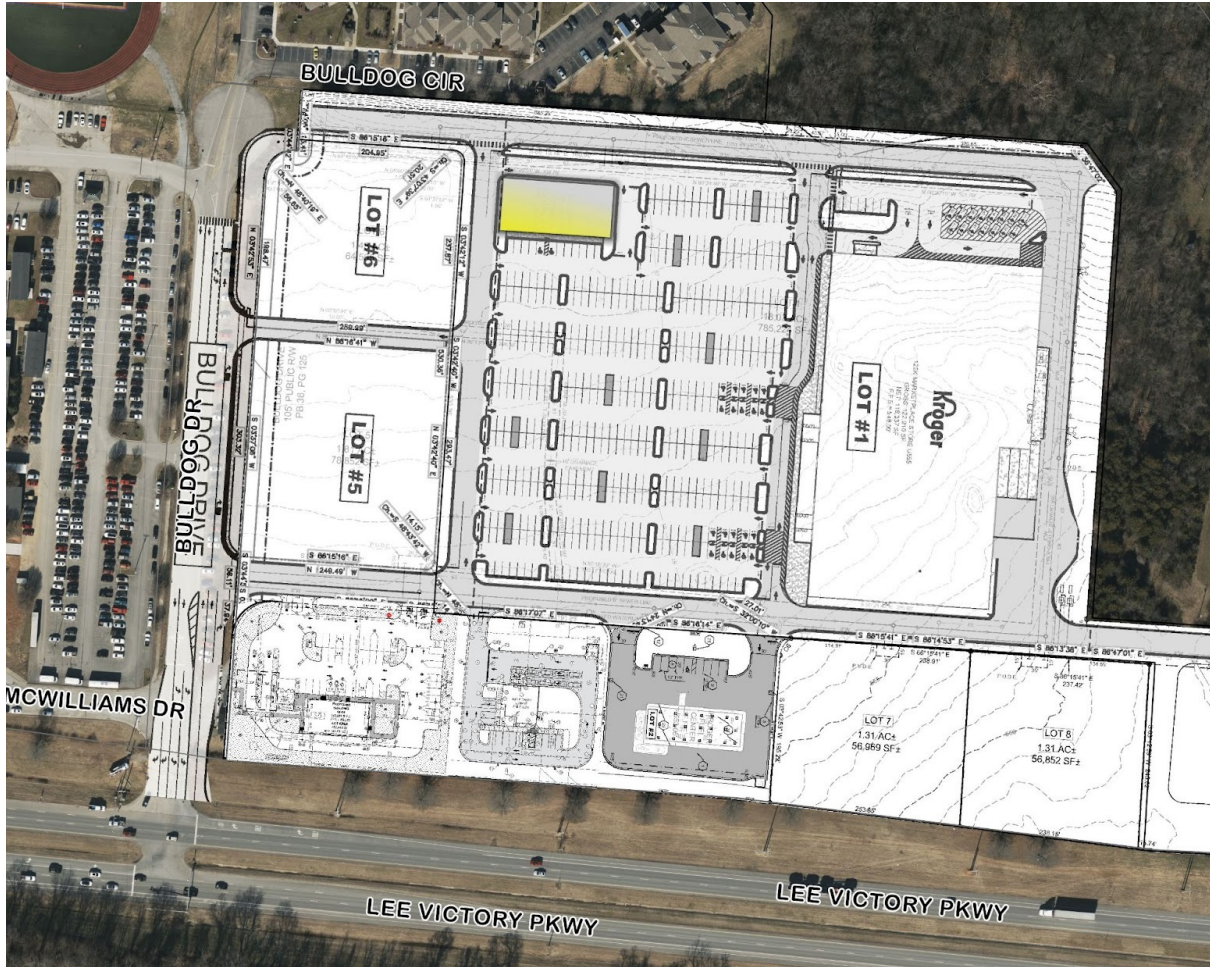
Site Plan

|                          |                                       |
|--------------------------|---------------------------------------|
| Location: Bulldog Drive  | Applicant: Goodwyn Mills Caywood, LLC |
| Tax Map/Parcel: 34/45.04 | Property Owner(s): NIKI RDRI LLC      |
| Zoning: C-2              | Use Classification: General Retail    |

**Proposal**

A. Location Analysis

A general retail/restaurant building is proposed to be constructed in the northwest corner of the Kroger parking lot. The previously reviewed site plan for Kroger (April 2025) approved the primary building and parking lot. This proposed building is 10,000 square feet with six potential tenants. This site plan was previously approved in January 2026 and the applicant is bringing back the site plan with a request to modify the conditions of approval.



Development Standards

|   | <b>Required</b> | <b>Proposed</b> |
|---|-----------------|-----------------|
| <b>Square Footage of Vehicular Use Area</b>     | N/A             | 8.33 Ac         |
| <b>Square Footage of Open Space/Landscaping</b> | 0.83 Ac         | 0.98 Ac         |
| <b>Parking</b>                                  | 40 Spaces       | 46 Spaces       |
| <b>Handicapped Parking Space(s)</b>             | 2 Spaces        | 2 Spaces        |

B. Landscaping

Landscape plan has not been submitted at this time reflecting revisions made to the site. The previously approved site plan met Design Review in regards to landscaping requirements.

C. Architectural Character

Architectural elevations show the building to be finished with a mixture of brick, stone,

glass/glazing, fiber cement board accent metal used as a cornice cap. All four elevations have at least 75% primary materials, meeting Design Review requirements with limestone veneer counting towards primary materials.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A 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.
3. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
4. The Major Thoroughfare Plan designates Bulldog Drive as a collector. Adequate right-of-way exists for this street.
5. The required minimum fire flow is 1,375 GPM at 20 PSI.

**Staff Comments:**

1. The FDC cannot be on the building. It must be located on the hot box and a fire hydrant must be within 150' of the FDC.
2. Submit the landscaping plan revised to reflect the revised site plan.
3. The backflow preventer must be by the road.
4. This site plan was approved in January 2026 with a requirement that the dumpsters and dumpster enclosures be relocated north of the roadway and closer to the building. This plan shows the dumpsters remaining south of the roadway but moved away from the busier intersection.

**Staff Recommendation:** Staff recommends approval if the Planning Commission finds the relocated dumpster location acceptable. Ideally, the dumpster enclosures and dumpsters are relocated behind the building to a location with less pedestrian/vehicle conflict points with lower traffic.

---

**Attachments:**

None



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

**Agenda Item Number 5.e.4.  
Department: Planning  
Date: April 7, 2026**

**Subject:**

Stonetrace Commons  
Corner of Genie Lane & Old Nashville Highway  
Owner / Developer: Waldron Vester Family Limited Partnership

**Background:**

**Summary:**

**Stonetrace Commons**

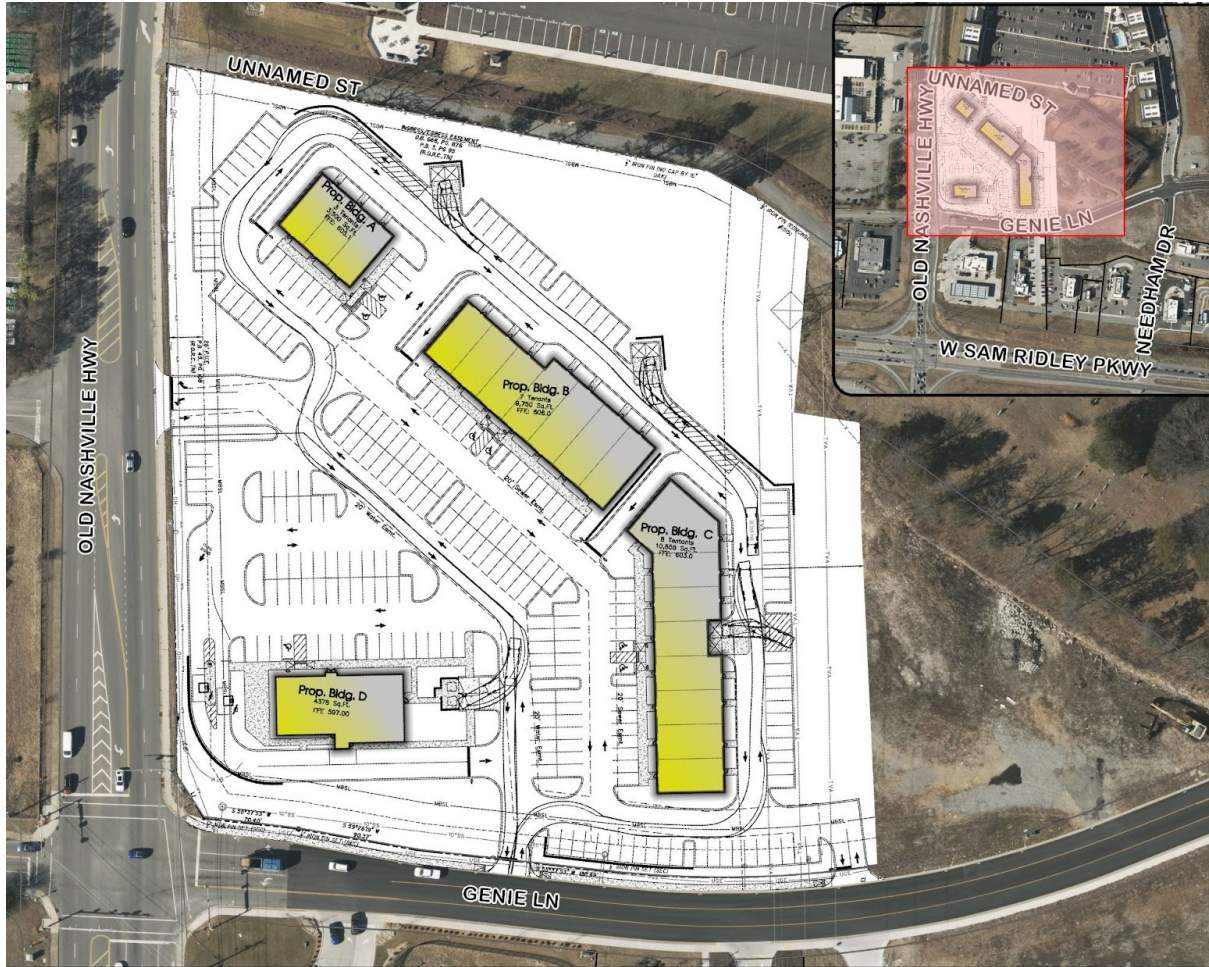
Site Plan

|  |  |
|--|--|
| Location: North of the Genie Lane and Old Nashville Highway intersection | Applicant: SEC, Inc.   |
| Tax Map/Parcel: 34/45.04   | Property Owner(s): Waldron Vester Family Limited Partnership |
| Zoning: C-2  | Use Classification:<br>Retail/Restaurant/Medical/Office      |

**Proposal**

A. Location Analysis

Stonetrace Commons is proposing to develop the vacant tract north of the Genie Lane and Old Nashville Highway intersection. Included with the development would be four commercial use buildings; three multi-tenant buildings and one quick service restaurant shown as Building D. All four buildings are shown to have a drive-thru. Access points are shown on Old Nashville Highway aligning across the street from the entrance to Lowe’s and two locations on Genie Lane. The first entrance on Genie Lane is shown halfway between the access points to Racetrac and Raising Cane’s with the second access across from Chicken Salad Chick. There is an approximately 1.18 acres remaining on this parcel located northeast of the proposed developed area, on the opposite side of the TVA easement, that is reserved for future development.



Development Standards

|   | <b>Required</b> | <b>Proposed</b> |
|---|-----------------|-----------------|
| <b>Square Footage of Vehicular Use Area</b>     | N/A             | 2.74 Ac         |
| <b>Square Footage of Open Space/Landscaping</b> | 11,973 Ac       | 18,780 Ac       |
| <b>Total Parking</b>                            | 142 Spaces      | 240 Spaces      |
| <b>Handicapped Parking Space(s)</b>             | 7 Spaces        | 7 Spaces        |

B. Landscaping

Landscape plan shows a variety of street trees planted along Old Nashville Highway and Genie Lane with shrubbery shown along a majority of the right-of-way boundaries. Trees are shown within the site in landscape islands throughout the parking lot with shrubs at the base of all buildings. Additional landscaping is shown in the future development area as streetscaping with trees and shrubbery.

### C. Architectural Character

Architectural elevations show buildings A, B and C utilizing two variations of brick color to be used as the primary material on both sides and rear elevations. The front elevations have a mixture of both brick tones, glass/glazing and fiber cement board siding. The maximum amount of secondary materials for the front elevations of these three buildings is shown to be 19.2%. Building D shows a mixture of stone and EIFS on all four sides of the building. Material percentages have not been provided for Building D, but it does not appear as though Design Review is being met in regards to percentage of secondary materials on the building. As submitted, buildings A, B and C meet Design Review while building D does not.

### **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 may not be located within any easements and meet setbacks where applicable.
6. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial and Genie Lane as a collector. Adequate right-of-way exists for these streets.
7. The required minimum fire flow is 2,520 GPM at 20 PSI.
8. Any retaining wall over 4' requires building permits.

### **Staff Comments:**

1. Ensure ADA compliance by showing additional spot shots and provide accessible pathways from the sidewalk(s) on Old Nashville Highway and Genie Lane.
2. Auto-turn as submitted is not approved. Contact James Lawrence with the Town of Smyrna Fire Department.
3. Provide elevations for the building in the corner closest to the intersection of Genie Lane and Old Nashville Highway.
4. Provide dumpster enclosure elevations for all dumpster enclosures on site.
5. If a building is used for serving food to the public then a minimum of a 1,500 gallon grease trap will be required. Each food service business will be required to have a minimum of a 1,500 gallon grease trap.
6. Ensure landscaping around utility boxes meet distance requirements.
7. Provide the overall building material percentages for Buildings A, B, and C.
8. Is "Dryvit" or "Hardie 'V' Groove Siding" proposed as a building material? The elevations and material lists are inconsistent with one another.

9. What material is indicated on the south elevation of Building C in the area where the dumpsters are proposed to be located?
10. The elevations for Building D do not appear to meet Design Review. Submit revised elevations with all materials labeled and percentages shown for each elevation and the entire building.
11. The driveway slope from Genie Lane closest to Old Nashville Highway is too steep. Per the Subdivision Regulations, maximum commercial slope is 10%. Please evaluate the slope and transition from Genie Lane based on an auto-turn analysis for a fire truck apparatus to show that a fire truck can make the transition and slope. Please provide more detail on the vehicle used in the exhibit.
12. The water easement shown on the Utility Plan sheet does not exist at this time and will need to be dedicated with an updated final plat.
13. Will the remainder of the parcel on the east side of the TVA easement remain for future development? Please show this on the plans.
14. The tree behind buildings B & C must be shifted away from the TVA easement.
15. Replace trees shown behind building C with shrubs.
16. Relocate all trees within utility easements outside of the easements. Shrubs shall be a minimum of 5' off of the underground utilities.
17. Additional street trees are required to meet Design Review. Please try and locate these trees where possible.
18. If Building D is to be subdivided off of the main parcel, it will be required to meet minimum site requirements on its own. It appears as though there's a proposed parcel line drawn from the entrance off of Old Nashville Highway through the site to the first access point off of Genie Lane. Please provide a site data table for each parcel of development.
19. Show the sidewalk extending the entire length of the parcel on Genie Lane to connect to the tract to the northeast.
20. The access plan on Sheet C2.3 shows the trash truck not able to make the turn to pick up the receptacles outside of Building D, how will the waste be collected?

**Staff Recommendation:** Staff recommends deferral or denial due to the remaining outstanding comments concerning the site layout in regards to access points, maneuverability, landscaping and architectural character.

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**Attachments:**

None

# Memorandum

To: Smyrna Municipal Planning Commission  
From: Planning Staff  
Cc: Town Council  
Date: 03/27/2026  
RE: Amendment to the Zoning Ordinance: Article IV regarding amending parking requirements for schools

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Attached is a proposed amendment to the Zoning Ordinance Article IV, Section 4.010.2.B. This amendment is regarding amending the parking requirements for elementary and middle schools. This issue was brought to staff's attention by a K-5 charter school that is considering locating within the Town. The Town of Smyrna's parking requirements for elementary schools are considerably higher than surrounding communities. I have reviewed the information that the charter school provided as well as conducted additional research, and I would recommend consideration of changing the parking requirements.

Below is a list showing the requirements from surrounding jurisdictions and how they compare to the Town:

|           |  |
|-----------|--|
| Smyrna    | Kindergarten: 1 per employee + 1 per 4 students<br>Grades 1-7: 2 per classroom or 1 per 5 seats in the auditorium or 1 per 4 people, whichever is greater<br>Grades 8-12: 4 per classroom or 1 per 5 seats in the auditorium or 1 per 2 people, whichever is greater |
| Nashville | Elementary and Middle Schools: 1 per employee + 10 visitor spaces<br>High Schools: 1 per employee + 10 visitor spaces + 1 per 5 students   |
| Brentwood | Elementary and Middle Schools: 1 per employee + 1 per classroom<br>High Schools: 1 per employee + 1 per 3 students at maximum capacity   |

|              |  |
|--------------|--|
| Murfreesboro | Kindergarten: 1 per 5 students<br>Grades 1-9: 2 per classroom or 1 per 5 seats in the auditorium, whichever is greater<br>Grades 10-12: 5 per classroom or 1 per 5 seats in the auditorium, whichever is greater   |
| Lavergne     | All schools: 2 per classroom   |
| Lebanon      | Kindergarten: 1 per 2 employees + 1 overflow (unpaved) per 8 people<br>Grades 1-7: 1 per 2 classrooms or 1 per 10 seats in the auditorium or 1 of overflow parking (unpaved) per 8 people, whichever is least<br>Grades 8-12: 4 per 2 classrooms or 1 per 10 seats in the auditorium or 1 of overflow parking per 8 people, whichever is least |
| Mt. Juliet   | Kindergarten: 1 per employee + 1 per 4 students<br>Grades 1-7: 2 per classroom or 1 per 5 seats in the auditorium or 1 per 8 people, whichever is greater<br>Grades 8-12: 4 per classroom or 1 per 5 seats in the auditorium or 1 per 4 people, whichever is greater   |
| Franklin     | Variable - parking is determined based on a parking study utilizing various factors at site plan review  |

For a theoretical K-5 school with 20 classrooms, 450 students, 50 staff, and no auditorium, the requirements would be as follows:

Smyrna: 128 spaces  
Nashville: 60 spaces  
Brentwood: 70 spaces  
Murfreesboro: 52 spaces  
Lavergne: 40 spaces  
Lebanon: 23 spaces  
Mt. Juliet: 79 spaces  
Franklin: Unknown

For a theoretical high school with 60 classrooms, 1,800 students, 200 staff, and a 1,000 seat auditorium, the requirements would be as follows:

Smyrna: 1,000 spaces  
Nashville: 570 spaces  
Brentwood: 800 spaces  
Murfreesboro: 300 spaces  
Lavergne: 120 spaces  
Lebanon: 100 spaces  
Mt. Juliet: 500 spaces  
Franklin: Unknown

Stewarts Creek Elementary has 90 parking spaces for a larger school than what is anticipated for the charter school, and staff is not aware of any parking issues there. Stewarts Creek Middle has 236 parking spaces, and Stewarts Creek High School has 1,176 parking spaces including those near the football stadium, which is quite a distance from the school. I feel like the requirement the Town has for high school parking is a little high but probably in a good place. However, I do think that the elementary and middle school parking is high based on what has been built in our community. Because of this, I have prepared the attached Zoning Ordinance amendment changing the parking requirements for K-8 schools while also cleaning up this section to reflect grade levels that are typically built in our community. With the proposed change, the theoretical K-5 school from my example would be required to have 70 parking spaces, which is more in line with the surrounding communities and is more realistic as to the needed parking.

**ARTICLE IV - SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS**

**4.010.2.B Educational Facilities**

Current Ordinance:

| Type of Educational Facility                      | Parking Standard  |
|---|---|
| Kindergarten or Nursery                           | 1 Space/Employee + 1 Space/4 Students   |
| Elementary & Middle School, Grades <del>1-7</del> | <del>2 Spaces/Classroom</del><br><del>-or-</del><br><del>1 Space/5 Seats in Auditorium</del><br><del>-or-</del><br><del>1 Space/4 Students, Teachers and Employees</del><br><del>(Whichever is Greater)</del> |
| High School, Grades <del>8-12</del>               | <del>4 Spaces/Classroom</del><br><del>-or-</del><br><del>1 Space/5 Seats in Auditorium</del><br><del>-or-</del><br><del>1 Space/2 Students, Teachers and Employees</del><br><del>(Whichever is Greater)</del> |
| Vocational or Trade Schools                       | <del>4 Spaces/Classroom</del><br><del>-or-</del><br><del>1 Space/5 Seats in Auditorium</del><br><del>-or-</del><br><del>1 Space/2 Students, Teachers and Employees</del><br><del>(Whichever is Greater)</del> |

Proposed Ordinance:

| Type of Educational Facility                      | Parking Standard  |
|---|---|
| Elementary & Middle School, Grades <del>K-8</del> | <del>3 Spaces/Classroom</del><br><del>±</del><br><del>10 Visitor Spaces</del>   |
| High School, Grades <del>9-12</del>               | <del>4 Spaces/Classroom</del><br><del>-or-</del><br><del>1 Space/5 Seats in Auditorium</del><br><del>-or-</del><br><del>1 Space/2 Students, Teachers and Employees</del><br><del>(Whichever is Greater)</del> |

| Type of Educational Facility | Parking Standard  |
|------------------------------|---|
| Vocational or Trade Schools  | 4 Spaces/Classroom<br>-or-<br>1 Space/5 Seats in Auditorium<br>-or-<br>1 Space/2 Students, Teachers and Employees<br>(Whichever is Greater) |

| DATE RECEIVED   | DEVELOPMENT / DEVELOPER                               | EXP. DATE | SURETY COMPANY | AMOUNT   |
|---|---|-----------|----------------|----------|
| 4/26/2023   | Gwynne Farms, Phase I, Section II / Lennar Homes, LLC | 4/19/2026 | Regions Bank   | \$53,400 |
| <b>Bond is for: Road, Water/Sewer, Stormwater</b>   |   |           |                |          |
| Development is 100% built out. (31 out of 31 lots built)  |   |           |                |          |
| Public Works Department Comments:   |   |           |                |          |
| <ol style="list-style-type: none"> <li>1. Place striping.</li> <li>2. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.</li> <li>3. Remove silt fabric from catch basins before final inspection.</li> <li>4. All signage must meet MUTCD regulations.</li> <li>5. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.</li> <li>6. Remove inlet protection.</li> <li>7. Stabilize all bare soils to 70% uniform vegetative coverage.</li> <li>8. Ensure all swales are free of erosion and stabilized.</li> </ol> |   |           |                |          |
| Utilities Department Comments:  |   |           |                |          |
| <ol style="list-style-type: none"> <li>1. No issues at this time.</li> </ol>  |   |           |                |          |
| <b>DEVELOPER JEFFERY TEMPLETON WITH LENNAR'S COMMENTS:</b>  |   |           |                |          |
| We have completed final paving.   |   |           |                |          |
| <b>RECOMMENDATION:</b>  |   |           |                |          |
| Reduce to \$13,400 and extend one year as the maintenance bond.   |   |           |                |          |

| DATE RECEIVED   | DEVELOPMENT / DEVELOPER            | EXP. DATE | SURETY COMPANY             | AMOUNT    |
|---|------------------------------------|-----------|----------------------------|-----------|
| 10/19/2023  | Oak Meadows, Section 2 / JM Byrnes | 4/19/2026 | Southern Bank of Tennessee | \$100,800 |
| <b>Bond is for: Roads, Sewer, Stormwater</b>  |                                    |           |                            |           |
| Development is 100% built out. (37 out of 37 lots built)  |                                    |           |                            |           |
| Public Works Department Comments:   |                                    |           |                            |           |
| <ol style="list-style-type: none"> <li>1. Place final topping and striping.</li> <li>2. Some manholes and water valve boxes need adjusting.</li> <li>3. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.</li> <li>4. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.</li> <li>5. Some areas of sidewalk are damaged and must be replaced or repaired.</li> <li>6. Some areas of curb and gutter are damaged and need to be replaced.</li> <li>7. Remove silt fabric from catch basins before final inspection.</li> <li>8. All signage must meet MUTCD regulations. Missing signs.</li> <li>9. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.</li> <li>10. Ensure all storm features are free of erosion and stabilized.</li> <li>11. Stabilize all bare soil to 70% uniform vegetative coverage.</li> <li>12. Remove any construction remnants (silt fence, wattles, drain bags, riser pipes, etc.)</li> <li>13. All headwalls with water flowing out of the, need a riprap apron underlain with geotextile fabric.</li> </ol> |                                    |           |                            |           |
| Utilities Department Comments:  |                                    |           |                            |           |

1. No issues at this time.

**DEVELOPER OLIVER CONSTABLE'S COMMENTS:**

We are working on this one.

**RECOMMENDATION:**

Extend six months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER                              | EXP. DATE | SURETY COMPANY | AMOUNT   |
|---------------|--|-----------|----------------|----------|
| 4/26/2023     | Gwynne Farms, Phase I, Section I / Lennar Homes, LLC | 4/21/2026 | Regions Bank   | \$84,200 |

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

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

Public Works Department Comments:

1. Place striping.
2. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
3. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.
4. Remove silt fabric from catch basins before final inspection.
5. All signage must meet MUTCD regulations.
6. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.
7. Regrade swale in Open Space 3. It is eroding majorly in multiple areas.
8. Ensure all swales are free of erosion and stabilized.
9. Stabilize all bare soils to 70% uniform vegetative coverage.
10. Remove and remaining EPSC (riser pipe, drain bags, silt fence, etc.)
11. Ensure the floor and slopes of the detention pond are free of erosion and stabilized.
12. All headwalls with water flowing out of the, need a riprap apron underlain with geotextile fabric.

Utilities Department Comments:

1. No issues at this time.

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

We have completed final paving.

**RECOMMENDATION:**

Reduce to \$21,100 and extend one year as the maintenance bond.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER                      | EXP. DATE | SURETY COMPANY    | AMOUNT   |
|---------------|--|-----------|-------------------|----------|
| 1/31/2022     | Pointe Subdivision / KKS General Partnership | 4/24/2026 | First Vision Bank | \$20,000 |

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

Development is 20% built out. (2 out of 10 lots built)

Public Works Department Comments:

1. Remove silt fabric from catch basins before final inspection.
2. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
3. Need to finish striping.
4. Broken sidewalks and curb need to be replaced.
5. Need backfill around grass strip in several areas.

6. All signage must meet MUTCD standards.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER STEVE WALDRON'S COMMENTS:**

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

**RECOMMENDATION:**

End of the maintenance period. Release if all final items are complete by 4/24. Otherwise, extend three months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER                     | EXP. DATE | SURETY COMPANY    | AMOUNT   |
|---------------|---|-----------|-------------------|----------|
| 11/9/2022     | Pointe, Section 2 / KKS General Partnership | 4/24/2026 | First Vision Bank | \$28,800 |

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

Development is 0% built out. (0 out of 2 lots built)

Public Works Department Comments:

1. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
2. Some sections of sidewalk and curb need repair or replaced.
3. Several areas of grass strip need to be backfilled.
4. All signage must meet MUTCD standard.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER STEVE WALDRON'S COMMENTS:**

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

**RECOMMENDATION:**

End of the maintenance period. Release if all final items are complete by 4/24. Otherwise, extend three months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER                              | EXP. DATE | SURETY COMPANY | AMOUNT   |
|---------------|--|-----------|----------------|----------|
| 10/27/2016    | The Oaks Subdivision, Lot 57 / Carlos or Janis Lopez | 4/27/2026 | Escrow         | \$32,500 |

**Bond is for: 143 Laurel Hill Drive, Removal of existing curb and asphalt, portion of existing cul de sac, Water**

Public Works Department Comments:

1. This project has not yet begun.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER ELENA LOPEZ KHOURY'S COMMENTS:**

We would like to return the lots back to their original status. Please help me understand how to do that.

**RECOMMENDATION:**

Extend six months to allow the property owner time to replat the property and eliminate the need for a bond.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|-------------------------|-----------|----------------|--------|
|---------------|-------------------------|-----------|----------------|--------|

|            |   |           |                     |          |
|------------|---|-----------|---------------------|----------|
| 10/28/2022 | Blakeney Section 3, Ph 2 / Land Solutions | 4/28/2026 | Wilson Bank & Trust | \$16,500 |
|------------|---|-----------|---------------------|----------|

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

Development is 91.3% built out. (21 out of 23 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Remove silt fabric from catch basins before final inspection.
3. Sidewalks not complete.
4. Need truncated plates at crosswalks (yellow in color).
5. All sidewalks and crosswalks must be ADA compliant.
6. Some areas of curb and gutter are damaged and need to be replaced or repaired. Will need a curb and gutter walk before final topping.
7. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
8. Some manholes and water valve boxes need to be adjusted.
9. All signage must meet MUTCD standards.
10. Submit stormwater as-builts.

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 packets being completed.

**RECOMMENDATION:**

Extend six months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER  | EXP. DATE | SURETY COMPANY      | AMOUNT   |
|---------------|--|-----------|---------------------|----------|
| 5/25/2021     | Stonetrace Subdivision Final Plat / Vester Waldron Family Ltd. Partnership | 5/1/2026  | Wilson Bank & Trust | \$75,000 |

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

Development is 63.6% built out. (7 out of 11 lots built)

Public Works Department Comments:

1. Sidewalks not complete.
2. All sidewalks, crosswalks and driveway aprons must be ADA compliant.
3. Several areas of grass strip need to be backfilled.
4. All signage must meet MUTCD specifications.
5. Remove all silt fabric from catch basins before final inspection.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
7. Correct erosion on slope in front of Dutch Brothers.
8. Remove trash/ debris from detention pond.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER GREG WALDRON'S COMMENTS:**

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

**RECOMMENDATION:**

End of the maintenance period. Release if all final items are complete by 5/1. Otherwise, extend three months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER                                       | EXP. DATE | SURETY COMPANY             | AMOUNT   |
|---------------|---|-----------|----------------------------|----------|
| 6/1/2016      | Buckingham Place Subdivision, Section I / CB Development, LLC | 5/1/2026  | Southern Bank of Tennessee | \$10,400 |

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

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

Public Works Department Comments:

1. My list is complete.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER OLIVER CONSTABLE'S COMMENTS:**

Everything is complete.

**RECOMMENDATION:**

End of the maintenance period. Release.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER                               | EXP. DATE | SURETY COMPANY | AMOUNT  |
|---------------|---|-----------|----------------|---------|
| 8/5/2019      | Hunter's Point Annex Section 3, Phase 1 / Craig Gibbs | 5/5/2026  | Escrow         | \$9,000 |

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

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

Public Works Department Comments:

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

1. needs to be cleaned out.
2. Drainage ditch behind lots 80-77 need to be put on grade per plan.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER TRUDI GIBBS' COMMENTS:**

I believe I have completed item 1. I will contact the inspector to confirm what exactly is needed for item 2.

**RECOMMENDATION:**

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

| DATE RECEIVED | DEVELOPMENT / DEVELOPER                        | EXP. DATE | SURETY COMPANY | AMOUNT   |
|---------------|--|-----------|----------------|----------|
| 11/8/2022     | Westover, Phase 2-B / Westover Developers, LLC | 5/8/2026  | Escrow         | \$10,000 |

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

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

Public Works Department Comments:

1. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan. Resident behind detention pond has complaints about excess water getting on his property from Westover. Has water issue coming onto his property that needs to be addressed.
2. addressed.
3. Still needs some kind of signage or bollards at end of Kennebec where road drops off.
4. Correct and prevent erosion coming from curb cut at the parking lot beside lot 138.
5. The flow path of the water coming from headwall 85 will need to be free of erosion and stabilized.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER THOMAS STEFFEN'S COMMENTS:**

The inspector told me he was going to go by to confirm everything is complete.

**RECOMMENDATION:**

End of the maintenance period. Release if everything is complete by 5/10. Otherwise, extend three months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER                              | EXP. DATE | SURETY COMPANY     | AMOUNT    |
|---------------|--|-----------|--------------------|-----------|
| 5/27/2022     | Patterson Property Subdivision / M1 Development, LLC | 5/9/2026  | Coffee County Bank | \$161,200 |

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

Development is 62.5% built out. (15 out of 24 lots built)

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. Sidewalks not complete. Sidewalks and crosswalks must maintain ADA compliance.
3. All sidewalks and crosswalks must be ADA compliant.
4. All signage must meet MUTCD specifications.
5. Remove all silt fabric from catch basins before final inspection.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
7. Ensure all swales are free of erosion and stabilized.
8. All bare soils must be stabilized to 70% uniform vegetative coverage.
9. Demuck detention pond, remove riser pipe, stabilize floor of the pond.
10. Ensure all headwalls are free of sediment build up/ erosion.
11. Ensure all headwalls with water flowing out have a riprap apron underlain with geotextile fabric.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER JEREMY MOODY WITH M1 DEVELOPMENT'S COMMENTS:**

Please extend while we wait on the builder to complete construction of the houses.

**RECOMMENDATION:**

Extend six months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|-------------------------|-----------|----------------|--------|
|---------------|-------------------------|-----------|----------------|--------|

|   |   |          |        |          |
|---|---|----------|--------|----------|
| 6/6/2022  | Cedar Hills, Section 3, Phase 2 / Cedar Hills Holding, LP | 5/9/2026 | Escrow | \$30,600 |
| <p><b>Bond is for: Roads, Sewer, Stormwater , Offsite Road Improvements, Water is CUD</b></p> <p>Development is 100% built out. (68 out of 68 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> <li>1. There is one curb patch that needs to be completed.</li> <li>2. Remove the rock patch and repair in the open space area.</li> </ol> <p>Utilities Department Comments:</p> <ol style="list-style-type: none"> <li>1. No issues at this time.</li> </ol> <p><b>DEVELOPER WILL PEAY WITH TRULAND CONSULTING'S COMMENTS:</b></p> <p>We will have everything completed in the next month.</p> <p><b>RECOMMENDATION:</b></p> <p>End of the maintenance period. Release if the final items are completed by 5/9/26. Otherwise, extend three months.</p> |   |          |        |          |

| DATE RECEIVED   | DEVELOPMENT / DEVELOPER                                   | EXP. DATE | SURETY COMPANY | AMOUNT   |
|---|---|-----------|----------------|----------|
| 10/10/2022  | Cedar Hills, Section 4, Phase 1 / Cedar Hills Holding, LP | 5/9/2026  | Escrow         | \$10,000 |
| <p><b>Bond is for: Roads, Sewer, Stormwater , Water is CUD</b></p> <p>Development is 100% built out. (25 out of 25 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> <li>1. Replace one piece of broken down.<br/>One of the truncated domes was not added on the sidewalk in the amenity center</li> <li>2. parking lot.</li> </ol> <p>Utilities Department Comments:</p> <ol style="list-style-type: none"> <li>1. No issues at this time.</li> </ol> <p><b>DEVELOPER WILL PEAY WITH TRULAND CONSULTING'S COMMENTS:</b></p> <p>We will have everything completed in the next month.</p> <p><b>RECOMMENDATION:</b></p> <p>End of the maintenance period. Release if the final items are completed by 5/9/26. Otherwise, extend three months.</p> |   |           |                |          |

| DATE RECEIVED  | DEVELOPMENT / DEVELOPER                        | EXP. DATE | SURETY COMPANY | AMOUNT   |
|--|--|-----------|----------------|----------|
| 11/8/2022  | Westover, Phase 2-A / Westover Developers, LLC | 5/10/2026 | Escrow         | \$10,000 |
| <p><b>Bond is for: Roads, Sewer, Stormwater, Water is CUD</b></p> <p>Development is 100% built out. (48 out of 48 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> <li>1. Still a few sections of sidewalk on Kennebec next to mail kiosk that are broken and need replacing.</li> <li>2. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.</li> </ol> |  |           |                |          |

- 3. Resident behind detention pond has complaints about excess water getting on his property from Westover. Has water issue coming onto his property that needs to be addressed.
- 4. Stabilize the swale behind lot 103.
- 5. Remove debris/ trash from the area drain behind lot 103.

Utilities Department Comments:

- 1. No issues at this time.

**DEVELOPER THOMAS STEFFEN'S COMMENTS:**

The inspector told me he was going to go by to confirm everything is complete.

**RECOMMENDATION:**

End of the maintenance period. Release if everything is complete by 5/10. Otherwise, extend three months.



| DATE RECEIVED | DEVELOPMENT / DEVELOPER                                   | EXP. DATE | SURETY COMPANY | AMOUNT   |
|---------------|---|-----------|----------------|----------|
| 5/12/2023     | Cedar Hills, Section 4, Phase 2 / Cedar Hills Holding, LP | 5/12/2026 | 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:

Intersection of Little Penny Drive and Blue Olive Drive must be made compliant with

- 1. ADA compliant sidewalks.
- 2. Remove silt fabric from catch basins before final inspection.
- 3. All P.U.D.E and drainage ditches need to be put on grade per plan.
- 4. All signage must meet MUTCD regulations.
- 5. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.
- 6. Stabilize swale in the open space behind lots 325 through 330.

Utilities Department Comments:

- 1. No issues at this time.

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

We should have everything complete in the next couple of weeks. Please start the maintenance period.

**RECOMMENDATION:**

Reduce to \$18,200 and begin the one year maintenance period.



| DATE RECEIVED | DEVELOPMENT / DEVELOPER  | EXP. DATE | SURETY COMPANY      | AMOUNT   |
|---------------|--|-----------|---------------------|----------|
| 5/6/2020      | Blakeney Subdivision, Section I, Phase I / Cedar Hills Holding, LP | 5/13/2026 | Wilson Bank & Trust | \$20,000 |

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

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

Public Works Department Comments:

- 1. Several areas of sidewalks are broken and needs to be replaced.
- 2. All signage must meet MUTCD specifications.

3. Need striping after final topping. Areas of topping need to be fixed.
4. Water is standing at Doster and Rocky Fork.
5. Some areas in the detention pond are eroding and need to be stabilized.
6. Need to ditch down the side of Rocky Fork.
7. All P.U.D.E. and drainage ditches needs to be put on grade and stabilized per plan.
8. All signage must meet MUTCD regulations.
9. Remove drain bags from curb inlets.

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 packets being completed.

**RECOMMENDATION:**

End of the maintenance period. Release if all final items are complete by 5/13. Otherwise, extend three months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER         | EXP. DATE | SURETY COMPANY | AMOUNT    |
|---------------|---------------------------------|-----------|----------------|-----------|
| 5/3/2023      | Vintage Block 1 / TDK Companies | 5/14/2026 | First Bank     | \$239,000 |

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

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

Public Works Department Comments:

1. No additional work required.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER JOHN BLANKENSHIP WITH TDK'S COMMENTS:**

Great news that no additional work is required.

**RECOMMENDATION:**

Extend six months to complete the one year maintenance period.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER            | EXP. DATE | SURETY COMPANY             | AMOUNT   |
|---------------|------------------------------------|-----------|----------------------------|----------|
| 11/17/2022    | Oak Meadows, Section I / JM Byrnes | 5/17/2026 | 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. Sidewalks not complete.
3. All sidewalks and crosswalks must be ADA compliant.
4. Remove silt fabric from catch basins before final inspection.
5. Some areas of curb and gutter are damaged and need to be replaced or repaired.
6. Some manholes and water valve boxes need to be adjusted.
7. All P.U.D.E. and drainage ditches need to be put on grade per planned.

8. Ensure detention pond drains within 72 hours.
9. Top soil and stabilize all bare soils (5 inches depth minimum, confirming to quality requirements per TN EPSC Handbook).
10. Ensure all storm structures are free of erosion and stabilized.
11. All headwalls with water flowing out of the, need a riprap apron underlain with geotextile fabric.

Utilities Department Comments:

1. MH-4 Casting needs to be recentered.

MH-16, MH-25, MH-25, MH-17, MH-18, MH-19, MH-20, MH-21, MH-22, MH-23 have mastic seal either on the bench or in the trough that needs to be cleaned out. The excess mastic that has bulged out needs to be trimmed off so it does not fall into the

2. 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 this one.

***RECOMMENDATION:***

Extend six months.