



## 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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May 7, 2026

5:00 PM

Smyrna Town Hall

**1. Call to Order**

Prayer

Pledge of Allegiance

**2. Public Hearing**

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

**3. Citizen Comments**

**4. Approval or Correction of Minutes**

- a. April 7, 2026 regular meeting
- b. April 30, 2026 quarterly joint meeting

**5. Old Business**

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

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

- b. Site Plans:

- 1. Stonetrace Commons - **Requesting to be deferred indefinitely**  
Corner of Genie Lane & Old Nashville Highway  
Owner / Developer: Waldron Vester Family Limited Partnership

**6. New Business**

- a. Final Plats:

- 1. Beyer Subdivision, Lot 5  
Redbird Farm Lane  
Owner / Developer: Philip & Susan Beyer

2. Spring Branch, Phases 2 & 3  
Rock Springs Road & Bronte Drive  
Owner / Developer: Green Trails
3. Stonetrace, Lot 6 Resubdivision  
Old Nashville Highway at Genie Lane  
Owner / Developer: Waldron Vester Family Limited Partnership
4. Veterans Landing HPR Plat  
10259 Old Nashville Highway  
Owner / Developer: Clayton Properties Group, Inc.

b. Site Plans:

1. Lot 8C Smyrna Commons  
940 Sgt. Asbury Hawn Way  
Owner / Developer: Veritas Federal Credit Union / Skyview Plaza, LLC
2. Mable Farms Amenity Center  
Triana Lane  
Owner / Developer: Century Communities of Tennessee, LLC
3. Rutherford County Weakley Lane EMS  
267 Weakley Lane  
Owner / Developer: Rutherford County

**7. Zoning Ordinance Amendment**

- a. Article III, Section 3.180 - Fences

**8. Bond Review Report**

- a. May Bond Review Report

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

**10. Adjournment**

## RESOLUTION

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

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

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

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

Smyrna River of Life Assembly of God  
8200 Safari Drive

Tax Map 50, Parcel 13.02, owned and requested by Smyrna River of Life Assembly of God. Bordered on the west by Parcel 13.00, owned by Parkway Baptist Church, and the right-of-way of SR 102/Lee Victory Parkway; on the north by Parcel 13.05, owned by Barringer Family Trust; on the east by the Glenrose Parke and Aberdeen Parke developments; and on the south by Parcel 14.06, owned by Tridon Property Owner, LLC, Parcels 14.03 and 14.04 owned by Swanson Development, LP, Parcel 14.00, owned by Platform Industrial Tridon I, LLC, and Parcel 13.03, owned by the I. R. Peebles Estate. Area annexed contains approximately 54.5 acres.

A. Water

Water services will be provided by the Town of Smyrna.

B. Wastewater

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

C. Streets

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

D. Planning and Zoning

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

E. Street Lighting

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

F. Recreation

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

G. Street Name Signs

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

H. Fire Protection

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

I. Police Protection

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

J. Traffic Control

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

K. Refuse Collection

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

L. Inspection Services

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

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

ADOPTED THIS \_\_\_\_TH DAY OF JUNE, 2026

TOWN OF SMYRNA, TENNESSEE

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

ATTEST:

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



## TOWN OF SMYRNA

### MUNICIPAL PLANNING COMMISSION MEETING

### MINUTES



April 7, 2026

5:00 PM

### Smyrna Town Hall

#### 1. Call to Order

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

The following Planning Commission members and staff were present:

#### Members:

Tim Morrell, Chairperson  
Marc Adkins, Vice-Mayor  
Steve Sullivan, Council Member  
Ken Hill  
Vanessa Haley  
Scott Demonbreun

#### Staff:

Kevin Rigsby, Town Planner  
Jeff Peach, Town Attorney  
Mitchell Wensman, Principal Planner  
Mike Strange, Director of Utilities  
Tom Rose, Director of Public Works  
Kristi Worrell, Building Official  
Todd Spearman, Asst. Town Manager  
David Santucci, Town Manager  
Scott Byers, Fire Captain  
Jason Taylor, Engineer

#### Prayer

The invocation was given by Steve Sullivan, Council Member.

#### Pledge of Allegiance

The Pledge of Allegiance was led by Vice-Mayor Marc Adkins.

#### 2. Citizen Comments

#### 3. Election of Officers

Chairman Tim Morrell requested that the Town Attorney proctor the elections of Chair and Vice Chair. Only one nomination was made by Vice-Mayor Marc Adkins for Tim Morrell to serve as Chair and nominations ceased. The vote in favor of Tim Morrell was unanimous. Next, nominations were taken for the position of Vice Chair. Tim Morrell nominated Marc Adkins for the

position of Vice Chair and there were no further nominations from the floor. The vote in favor of Marc Adkins was unanimous.

**4. Approval or Correction of Minutes**

**4.a. March 5, 2026 regular meeting**

Following a review of the Minutes of the March 5, 2026 meeting, Council Member Steve Sullivan made a motion to approve the minutes; the motion was duly seconded by Board Member Ken Hill. The motion was approved 6-0.

**5. New Business**

**5.a. Rezoning Requests:**

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

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 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.
9. 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.
10. 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. This study been revised to reflect a different development plan, and a signal is warranted and will be installed pending TDOT approval.

11. A fire hydrant is required to be within 400' of both buildings.

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the C-2 to PCD Rezoning Request for Rutherford County Tax Map: 50, Parcel: 12.02 with the above listed staff comments. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 6-0.

**5.b. Sketch Plat:**

**5.b.1. 116 Foxland Drive Subdivision**

**116 Foxland Drive**

**Owner / Developer: Temitope & Jordan Peters / Erik Knowles**

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. A fire hydrant is required to be within 500' of the homes.
8. Gravity sewer is available on Foxland Drive.
9. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for review and specific comments.

Following discussion, Board Member Vanessa Haley made a motion to approve the Sketch Plat for 116 Foxland Drive Subdivision. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 5-1 with Vice-Mayor Marc Adkins voting "no".

**5.c. Preliminary Plats:**

**5.c.1. The Enclave at Lee Road**

**5198 Lee Road**

**Owner / Developer: Chao Wen Dong / KMC Land, LLC**

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. 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.
13. Submit a roadway lighting plan. Add a light at the open space lot.
14. Label the right-of-way widths for all roads.
15. Ensure pond slopes do not exceed 30%.
16. 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](mailto:CUDengineering@ cudrc.com).
17. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.
18. 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.
19. 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.

Following discussion, Council Member Steve Sullivan made a motion to approve the Preliminary Plat for The Enclave at Lee Road with the above listed staff comments. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

**5.c.2. Greystone, Phase 3D  
Cuba Road  
Owner / Developer: Meritage Homes of Tennessee, Inc.**

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.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Preliminary Plat for Greystone, Phase 3D with the above listed staff comments. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 6-0.

**5.d. Final Plats:**

**5.d.1. Gwynne Farms, Section 4, Phase 2**

**Robert Gwynne Drive**

**Owner / Developer: Milrose Properties Tennessee, LLC**

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 note regarding corner lots should not be an asterisk as that is the indicator of critical lots.
10. 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.
11. All easements that are intended to be dedicated as public easements should be labeled as such.

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for Gwynne Farms, Section 4, Phase 2 with the above listed staff comments. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 6-0.

**5.d.2. Beyer Subdivision, Lot 5**  
**Redbird Farm Lane**  
**Owner / Developer: Phillip & Susan Beyer**

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. The developer is requesting to develop a third lot off of a private road.

Following discussion, Vice-Mayor Marc Adkins made a motion to deny the Final Plat for Beyer Subdivision, Lot 5 due to private vs public road connection. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 5-1 with Steve Sullivan voting “no”.

**5.e. Site Plans:**

**5.e.1. Briley Downs Amenity Center**

**1998 Timothy Lane**

**Owner / Developer: Dream Finders Homes**

**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.	2,766 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.

**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. Show a graphic cross-section of the proposed parking lot paving.
3. Remove all storm structures from the pool area. Pool water must be treated before going into the stormwater system.
4. 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.
5. 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.
6. Submit a completed meter application and plumbing plans to CUD for review, tap fee calculation, and meter sizing.
7. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.
8. If feasible, staff would recommend installing landscaping along the northern property line adjacent to Lot 170. There appears to be drainage flow in this area so it may not be possible. Staff would also recommend landscaping along the southern property line along Lot 132 to provide a buffer from the amenity area to the residential lot.

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

Following discussion, Council Member Steve Sullivan made a motion to approve the Site Plan for Briley Downs Amenity Center with the above listed staff comments. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 5-0-1

with Vice-Mayor Marc Adkins abstaining from the vote.

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

**Giant Garages - Flex Space**

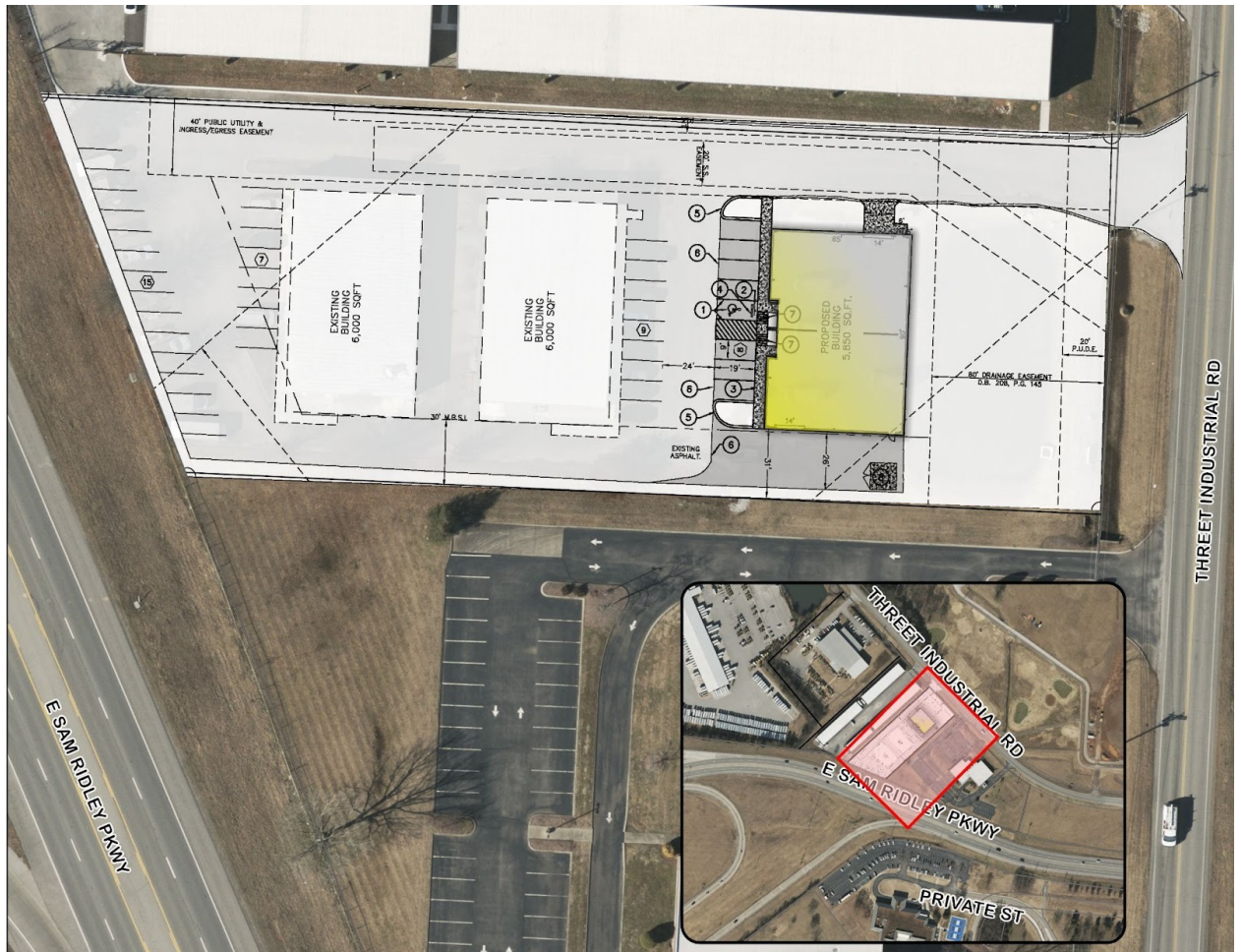
Site Plan

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. The building meet Design Review as submitted.

**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.

**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 Giant Garages Flex Space, Lot 2. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

**5.e.3. Kroger Shops**

**Bulldog Drive**

**Owner / Developer: SEK Smyrna, LLC**

**Kroger Shops**

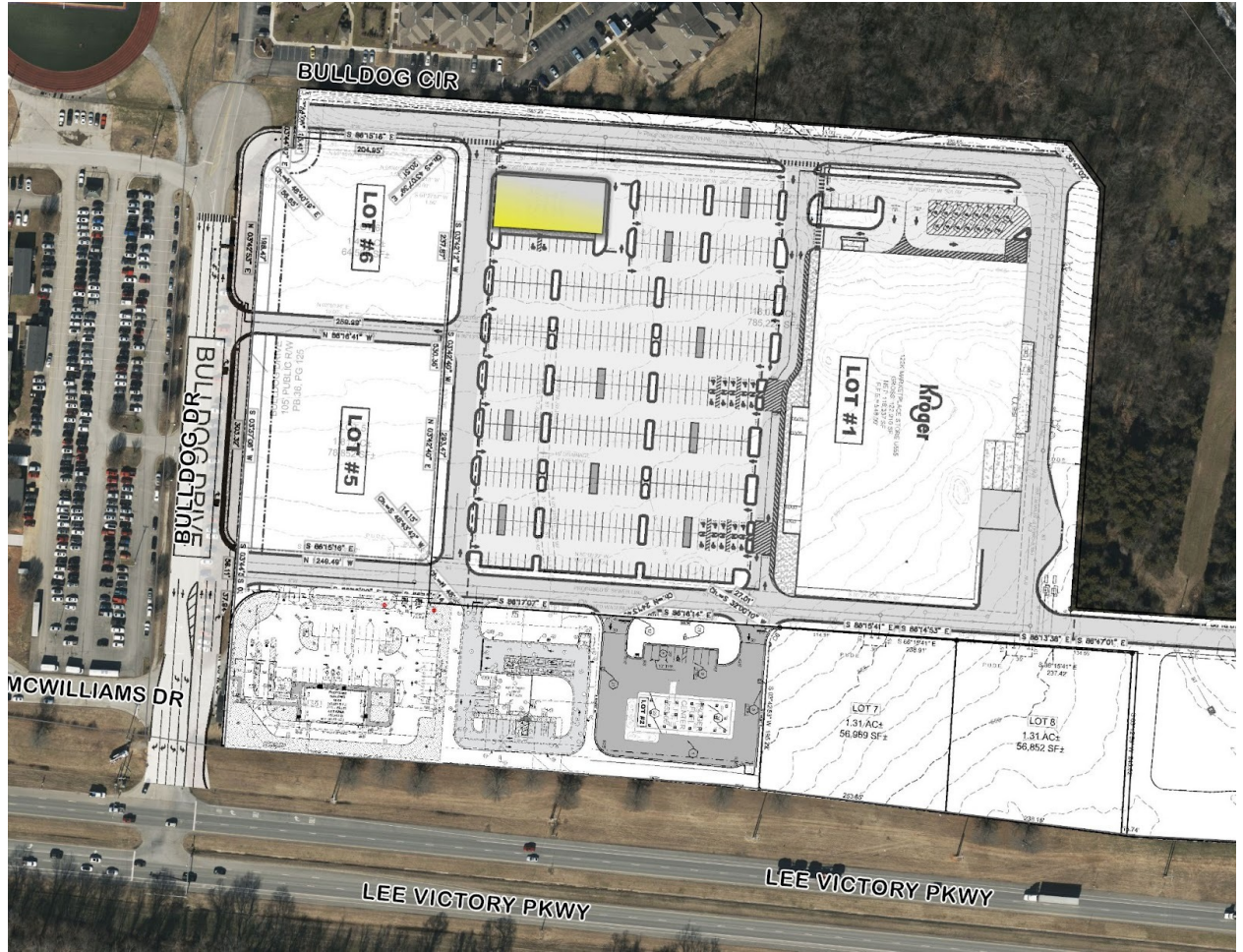
Site Plan

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

	Required	Proposed
<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

The previously approved site plan met Design Review in regards to landscaping requirements. Site landscape plan submitted shows shrubbery around the perimeter of the dumpster enclosure in addition to the previously approved landscape plan with landscaping shown in the similar locations.

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 backflow preventer must be by the road.
2. 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. A crosswalk and signage is posted in the area of the crosswalk to enhance visibility.

**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.

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

Eli Shelton with GMC, engineer on the project.

Following discussion, Council Member Steve Sullivan made a motion to approve the Site Plan for Kroger Shops with the above listed staff comments. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 6-0.

**5.e.4. Stonetrace Commons**

**Corner of Genie Lane & Old Nashville Highway**

**Owner / Developer: Waldron Vester Family Limited Partnership**

**Stonetrace Commons**

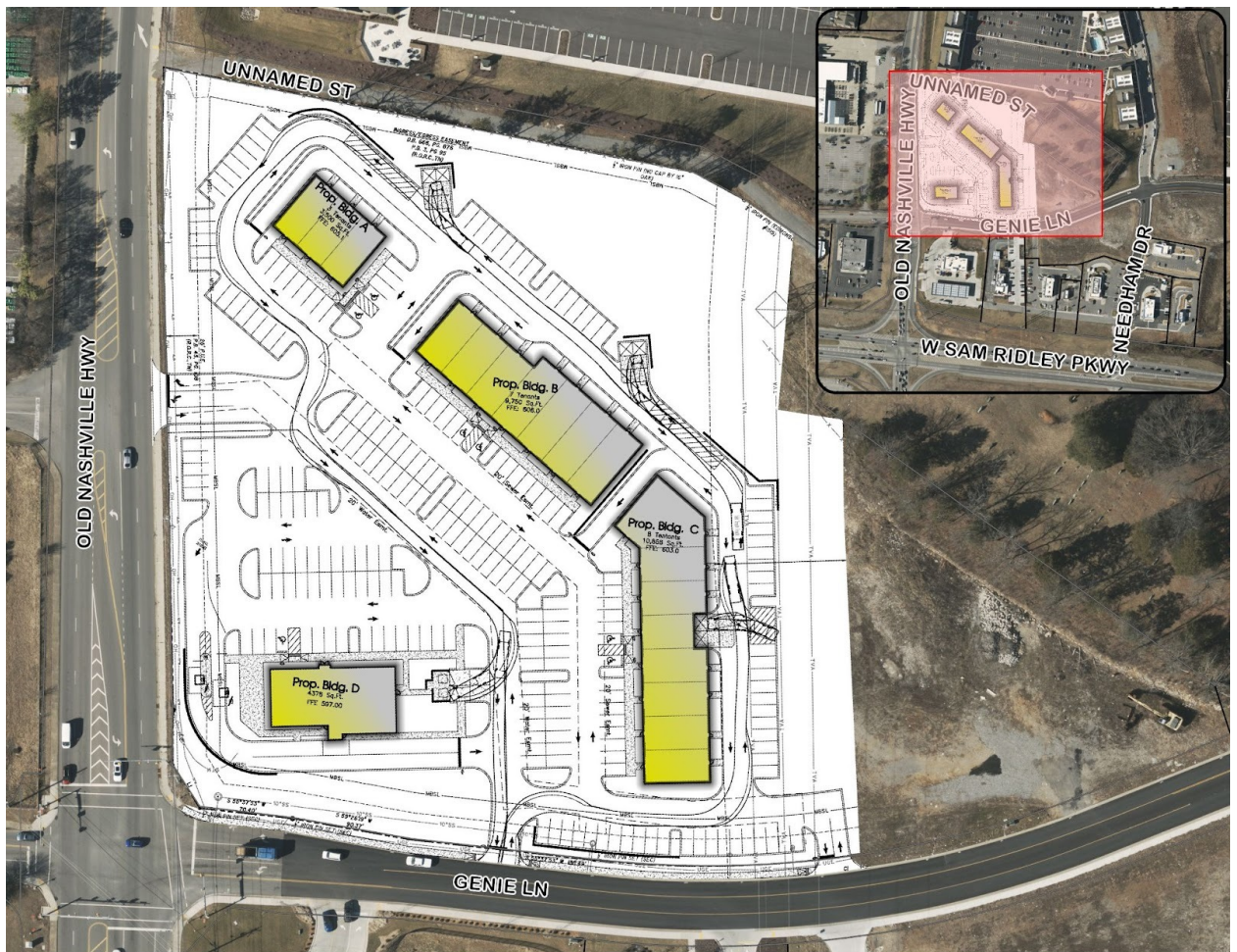
Site Plan

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: 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 three commercial use buildings; all multi-tenant buildings. All three 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, that is reserved for future development.



Development Standards

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	2.02 Ac
<b>Square Footage of Open Space/Landscaping</b>	8,816 Sq. Ft.	15,643 Sq. Ft.
<b>Total Parking</b>	121 Spaces	175 Spaces
<b>Handicapped Parking Space(s)</b>	6 Spaces	6 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%. As submitted, buildings A, B and C 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 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. Building A needs sidewalk access to the front of

the building. In addition, staff would recommend providing cross access to all buildings within the development with sidewalks.

2. Auto-turn as submitted is not approved. Contact James Lawrence with the Town of Smyrna Fire Department.
3. 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.
4. 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.

**Staff Recommendation:** Staff recommends deferral based on the Fire Department concern regarding the auto-turn and safely maneuvering through the site.

Following discussion, Vice-Mayor Marc Adkins made a motion to defer the Site Plan for Stonetrace Commons until the May Planning Commission meeting due to needing an updated traffic study and the auto-turn not meeting Fire Code. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 6-0.

## **6. Zoning Ordinance Amendment**

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

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for Article IV, Section 4.010.2.B with staff recommendations. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 6-0.

## **7. Bond Review Report**

### **7.a. April Bond Review Report**

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the April Bond Review Report with staff recommendations. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 6-0.

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

At this time, Kevin Rigsby announced the following reminders: the Joint Planning Commission and Town Council meeting to be held on April 30, 2026. The Comprehensive Plan Open House is to be held on April 21, 2026, and tonight is Jeff Peach, Town Attorney's last Planning Commission meeting.

## **9. Adjournment**

**Town of Smyrna, Tennessee**

**Attest:**

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

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



## TOWN OF SMYRNA

### TOWN COUNCIL MEETING

### AGENDA



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

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

---

**April 30, 2026**

**3:00 PM**

**Smyrna Town Hall**

**1. Public Comment**

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

**2. Call to Order**

**3. Items for Discussion**

- a. Mobile Food Vendors
- b. Auto Repair Screening Update
- c. Property Maintenance Update
- d. Detached Accessory Building Square Footage
- e. Tree Ordinance/Landscaping Requirements
- f. Non-Residential Primary Exterior Materials

**4. Other**

**5. Adjournment**



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



**MINUTES**

---

**April 30, 2026**

**3:00 PM**

**Smyrna Town Hall**

**1. Call to Order**

Mayor Reed called the meeting to order at 03:05 PM. The following members of the Town Council were present: Mayor Mary Esther Reed, Vice-Mayor Marc Adkins, and Council Members H.G. Cole, Gerry Short, Jerome Dempsey, and Steve Sullivan. Council Member Racquel Peebles was not present for this meeting.

In addition to the Town Council members, the following members of the Municipal Planning Commission were in attendance: Charles Scurr, Ken Hill, Scott Demonbreun, Tim Morrell, and Vanessa Haley.

**2. Items for Discussion**

The following items and regulations were discussed between members of the Town Council and the Planning Commission:

- 2.a. Mobile Food Vendors**
- 2.b. Auto Repair Screening Update**
- 2.c. Property Maintenance Update**
- 2.d. Detached Accessory Building Square Footage**
- 2.e. Tree Ordinance/Landscaping Requirements**
- 2.f. Non-Residential Primary Exterior Materials**

Due to time restriction, Item 2.f. was not discussed at this meeting.

**3. Public Comment**

There was no public comment at this time.

**4. Other**

There was no other business before the body at this time.

**5. Adjournment**

Without objection, the meeting was adjourned at 4:48 PM.

**Town of Smyrna, Tennessee**

---

**Tim Morrell**, Chairperson

**Attest:**

---

**Kevin Rigsby**, Town Planner



**Town of Smyrna  
Municipal Planning Commission  
Meeting**

**Agenda Item Number 5.a.1.  
Department: Planning**

**Agenda Summary**

**Date: May 7, 2026**

---

**Subject:**

Smyrna River of Life Assembly of God  
8200 Safari Drive  
Annexation & I-2 Zoning Request

**Background:**

**Summary:**

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

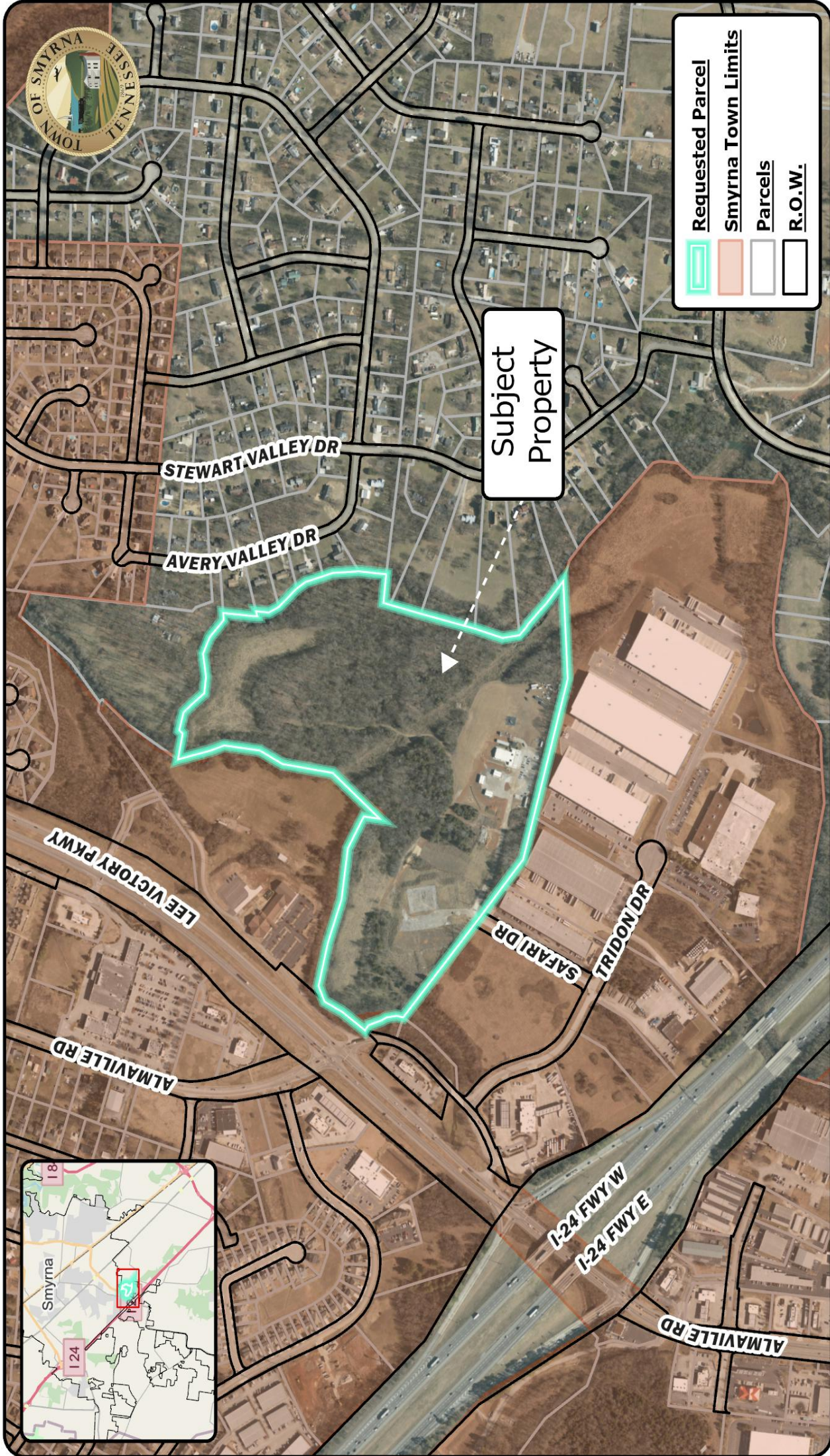
1. The surrounding zoning is C-2 and I-2 in Town and RM in Rutherford County.
2. The Land Use Plan for this area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly 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 purchase agreement includes a provision that the church and school will be vacated by June 1, 2026. It is staff's recommendation that the property not be annexed into the Town until such time as the existing buildings are vacated and removed from the site. As the Council meeting where this request would be heard on second reading is scheduled for June 9, we will be able to confirm that prior to the vote

on second reading.

---

**Attachments:**

1. 8200 Safari Drive Annexation Request Application 2026 (1)
2. 8200 Safari Drive Rezone Request Application 2026 (1)
3. Smyrna River of Life Assembly of God Map 1
4. Smyrna River of Life Assembly of God Map 2



Subject Property

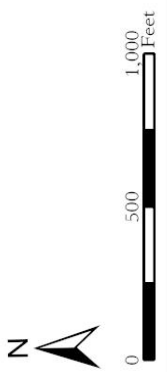
	<u>Requested Parcel</u>
	<u>Smyrna Town Limits</u>
	<u>Parcels</u>
	<u>R.O.W.</u>



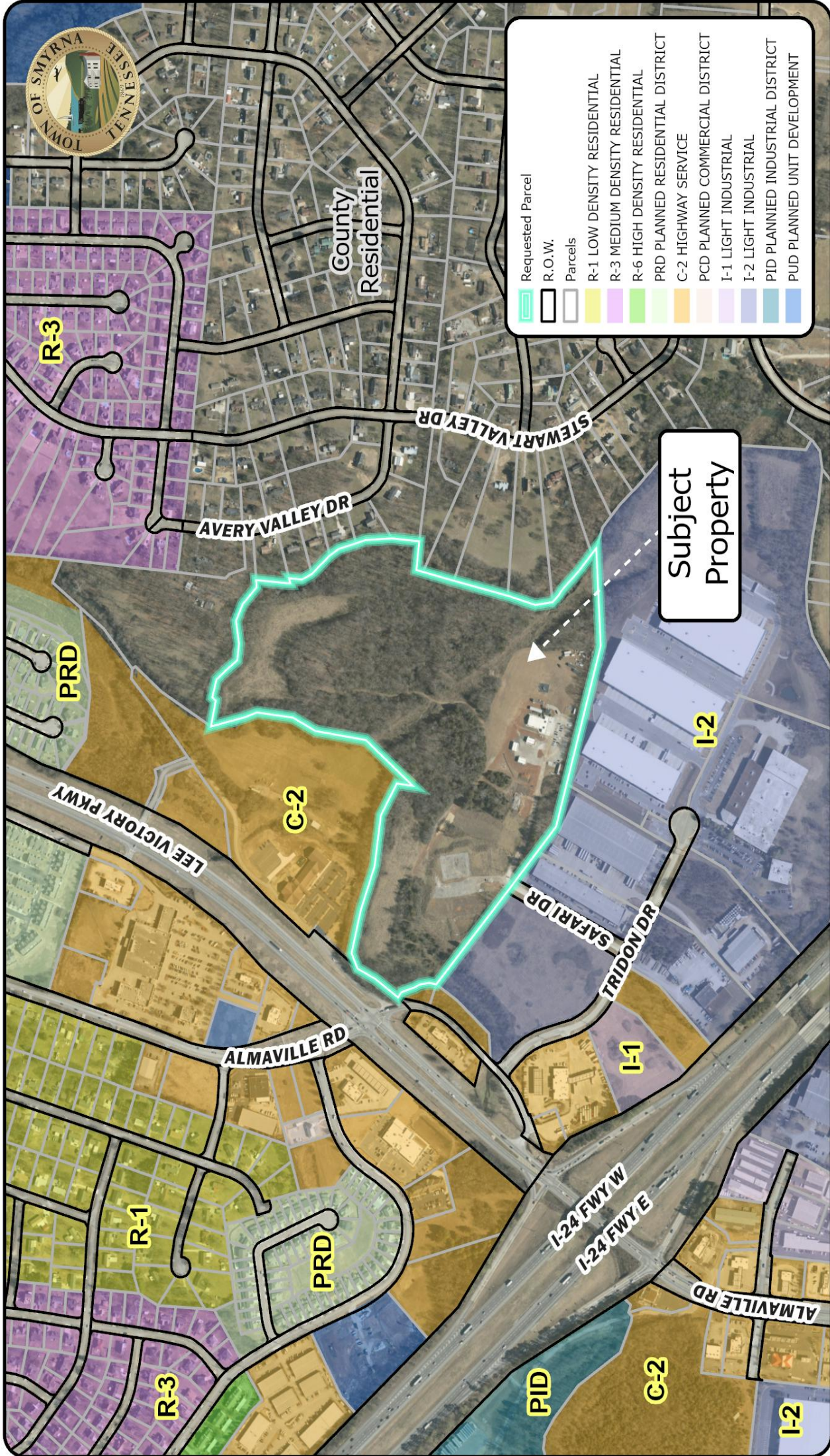
# Annexation & I-2 Zoning Request (8200 Safari Drive)

Tax Map: 50 | Parcel: 13.02 | Acres: +/- 54.50

Owners: Smyrna River of Life Assembly of God



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet  
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, Contributor, Mapbox, Swire, etc.



Requested Parcel

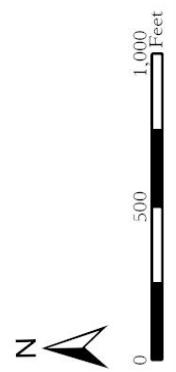
- Requested Parcel
- R.O.W.
- Parcels
- R-1 LOW DENSITY RESIDENTIAL
- R-3 MEDIUM DENSITY RESIDENTIAL
- R-6 HIGH DENSITY RESIDENTIAL
- PRD PLANNED RESIDENTIAL DISTRICT
- C-2 HIGHWAY SERVICE
- PCD PLANNED COMMERCIAL DISTRICT
- I-1 LIGHT INDUSTRIAL
- I-2 LIGHT INDUSTRIAL
- PID PLANNED INDUSTRIAL DISTRICT
- PUD PLANNED UNIT DEVELOPMENT

Subject  
Property

# Annexation & I-2 Zoning Request (8200 Safari Drive)

Tax Map: 50 | Parcel: 13.02 | Acres: +/- 54.50

Owners: Smyrna River of Life Assembly of God



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet  
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, Contributor, Mapbox, OpenStreetMap contributors, Swatch by Esri



Town of Smyrna  
Municipal Planning Commission  
Meeting

Agenda Item Number 5.b.1.  
Department: Planning

Agenda Summary

Date: May 7, 2026

---

**Subject:**

Stonetrace Commons - **Requesting to be deferred indefinitely**  
Corner of Genie Lane & Old Nashville Highway  
Owner / Developer: Waldron Vester Family Limited Partnership

**Background:**

**Summary:**

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**Attachments:**

None



**Town of Smyrna  
Municipal Planning Commission  
Meeting**

**Agenda Item Number 6.a.1.  
Department: Planning**

**Agenda Summary**

**Date: May 7, 2026**

---

**Subject:**

Beyer Subdivision, Lot 5  
Redbird Farm Lane  
Owner / Developer: Philip & 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. The owner has requested that the plat be approved utilizing the private access drive for a third lot. The Subdivision Regulations limit the use of private access easements within subdivisions to no more than 1 lot unless it is a part of a planned unit development. A variance was granted by the Planning Commission to allow a second lot to utilize the private easement in October 2023. The owner has now requested a variance to have a third lot utilize the same private easement.

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**Attachments:**

None



**Town of Smyrna  
Municipal Planning Commission  
Meeting**

**Agenda Item Number 6.a.2.  
Department: Planning**

**Agenda Summary**

**Date: May 7, 2026**

---

**Subject:**

Spring Branch, Phases 2 & 3  
Rock Springs Road & Bronte Drive  
Owner / Developer: Green Trails

**Background:**

**Summary:**

Final Plat: Spring Branch, Phases 2 & 3

Location: Rock Springs Road & Bronte Drive

Tax Map: 28

Parcel: 31.01

Acres: 31.49

Current Zoning: PRD

Lots: 1

1. Signs will require a separate permit and must be within setbacks where applicable.
2. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
3. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way is shown to be dedicated for this street.
4. Provide a 20' public utility easement from the dead end of Gaskill Drive south to the property line.

---

**Attachments:**

None



**Town of Smyrna  
Municipal Planning Commission  
Meeting**

**Agenda Item Number 6.a.3.  
Department: Planning**

**Agenda Summary**

**Date: May 7, 2026**

---

**Subject:**

Stonetrace, Lot 6 Resubdivision  
Old Nashville Highway at Genie Lane  
Owner / Developer: Waldron Vester Family Limited Partnership

**Background:**

**Summary:**

Final Plat: Stonetrace, Lot 6 Resubdivision  
Location: Old Nashville Highway at Genie Lane  
Tax Map: 28 Parcel: 44.21 Acres: 7.30  
Current Zoning: C-2 Lots: 2

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial and Genie Lane as a collector. Adequate right-of-way exists for these streets.
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. Provide a signature and stamp of the surveyor.
8. The note near the bottom regarding that this plat voids the previously recorded plat mentions Lot 4, and this is Lot 6.
9. The existing communal basin does not treat for water quality. Water quality must be treated on-site. A WQU alone is not sufficient.

---

**Attachments:**

None



**Town of Smyrna  
Municipal Planning Commission  
Meeting**

**Agenda Item Number 6.a.4.  
Department: Planning**

**Agenda Summary**

**Date: May 7, 2026**

---

**Subject:**

Veterans Landing HPR Plat  
10259 Old Nashville Highway  
Owner / Developer: Clayton Properties Group, Inc.

**Background:**

**Summary:**

Final Plat: Veterans Landing HPR Plat  
Location: 10259 Old Nashville Highway  
Tax Map: 49                      Parcel: 107.00              Acres: 4.38  
Current Zoning: PRD              Lots: 1                      Units: 42

1. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial. Adequate right-of-way is shown for this street.
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. Provide a stamp and signature of the surveyor.
5. Amend the signature block for the Director of Utilities to only state sewer system on Page FP-01.

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**Attachments:**

None



**Town of Smyrna  
Municipal Planning Commission  
Meeting**

**Agenda Item Number 6.b.1.  
Department: Planning**

**Agenda Summary**

**Date: May 7, 2026**

---

**Subject:**

Lot 8C Smyrna Commons  
940 Sgt. Asbury Hawn Way  
Owner / Developer: Veritas Federal Credit Union / Skyview Plaza, LLC

**Background:**

**Summary:**

**Smyrna Commons, Lot 8C**

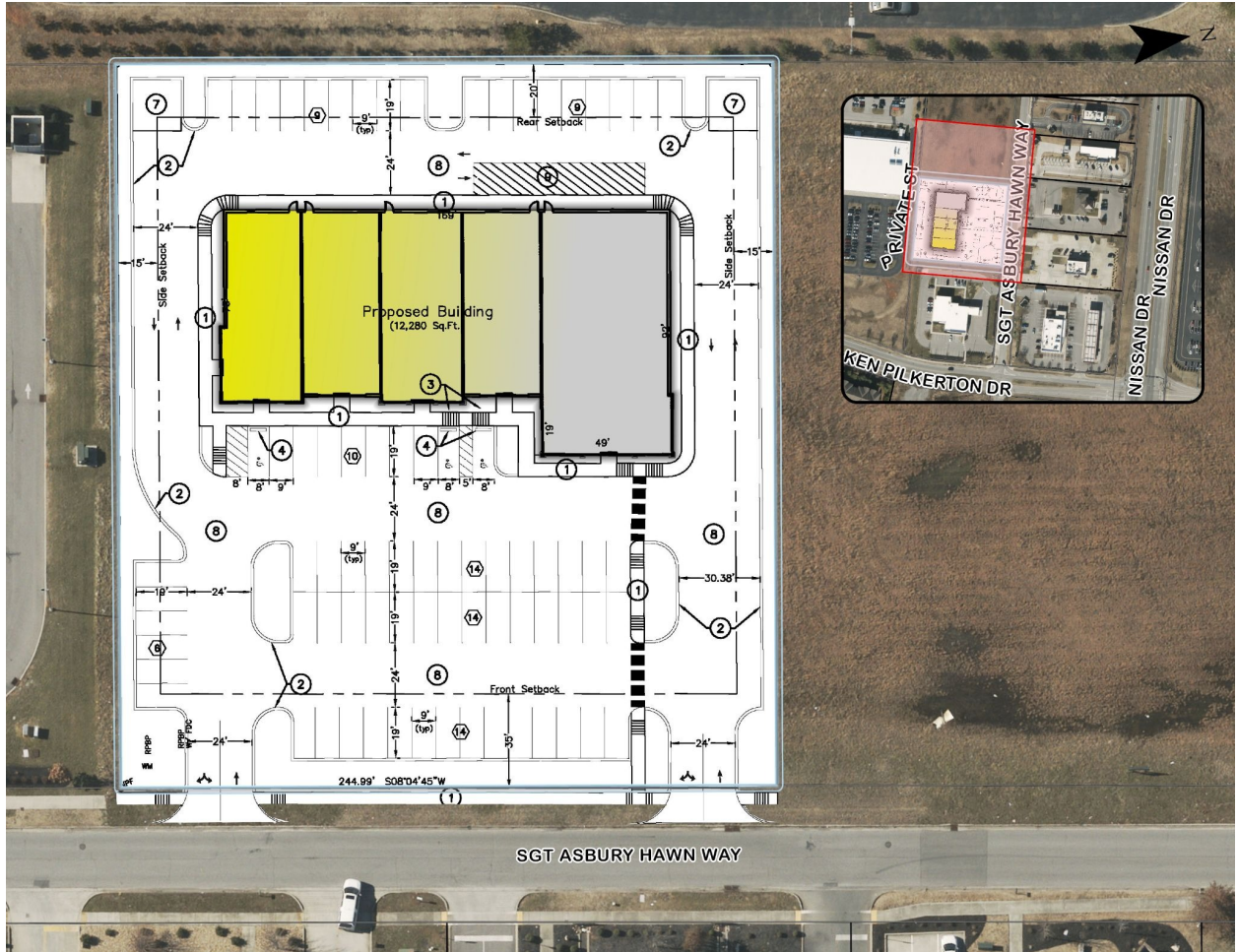
Site Plan

Location: 940 Sgt. Asbury Hawn Way	Applicant: Skyview Plaza, LLC
Tax Map/Group/Parcel: 34G/C/9.04	Property Owner(s): Veritas Federal Credit Union
Zoning: C-2	Use Classification: Retail/Restaurant/Medical/Office

**Proposal**

A. Location Analysis

Lot 8C within Smyrna Commons is located on Sgt. Asbury Hawn Way, north of Ken Pilkerton Drive. As part of this development, a 12,280 general commercial building would be constructed with the possibility for 5 tenants. Two points of access would be provided off of Sgt. Asbury Hawn Way, utilized for both ingress and egress.



Development Standards

	Required	Proposed
<b>Square Footage of Vehicular Use Area</b>	N/A	0.89 Ac
<b>Square Footage of Open Space/Landscaping</b>	3,875 SF	3,900 SF
<b>Total Parking</b>	73 Spaces	76 Spaces
<b>Handicapped Parking Space(s)</b>	4 Spaces	3 Spaces

B. Landscaping

Landscape plan shows maple trees planted along the frontage of Sgt. Asbury Hawn Way with shrubbery planted between the trees. Additional trees are shown within landscaped islands throughout the development. Shrubberty is proposed at the base of the building on the front and both sides as well as around the dumpster enclosures at the rear of the site.

C. Architectural Character

Architectural elevations show the building to be finished with a variety of materials including brick, stone, glass, wood and stucco. The front elevation contains a combination of all the aforementioned materials. Both side elevations and the rear elevation appear to meet Design Review with an entire mix of brick, stone and glass/glazing. Material percentages for each wall face has not been provided, nor as an entirety of the building; it is undetermined whether 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 may not be located within any easements and meet setbacks where applicable.
6. The Major Thoroughfare Plan designates Sgt. Asbury Hawn Way as a collector. Adequate right-of-way is shown for this street..
7. The required minimum fire flow is 1,000 GPM at 20 PSI.

**Staff Comments:**

1. A 1,500 gallon grease trap will be required for each food service tenant.
2. At least four handicapped parking spaces are required based on 76 total provided parking spaces, please show at least one additional handicapped space.
3. The architectural elevations do not meet Design Review. Please revise. Show material percentages for each wall face and the building as a whole. The minimum primary materials for a facade visible from the public right-of-way shall be at least 75%.
4. Based on the parking provided, a maximum of 4,000 square feet of building space may be occupied by restaurants.
5. Where will the HVAC units be located? If on the rear of the building, please ensure adequate sidewalk width is provided.

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

---

**Attachments:**

None



**Town of Smyrna  
Municipal Planning Commission  
Meeting**

**Agenda Item Number 6.b.2.  
Department: Planning**

**Agenda Summary**

**Date: May 7, 2026**

---

**Subject:**

Mable Farms Amenity Center

Triana Lane

Owner / Developer: Century Communities of Tennessee, LLC

**Background:**

**Summary:**

**Mable Farms Amenity Center**

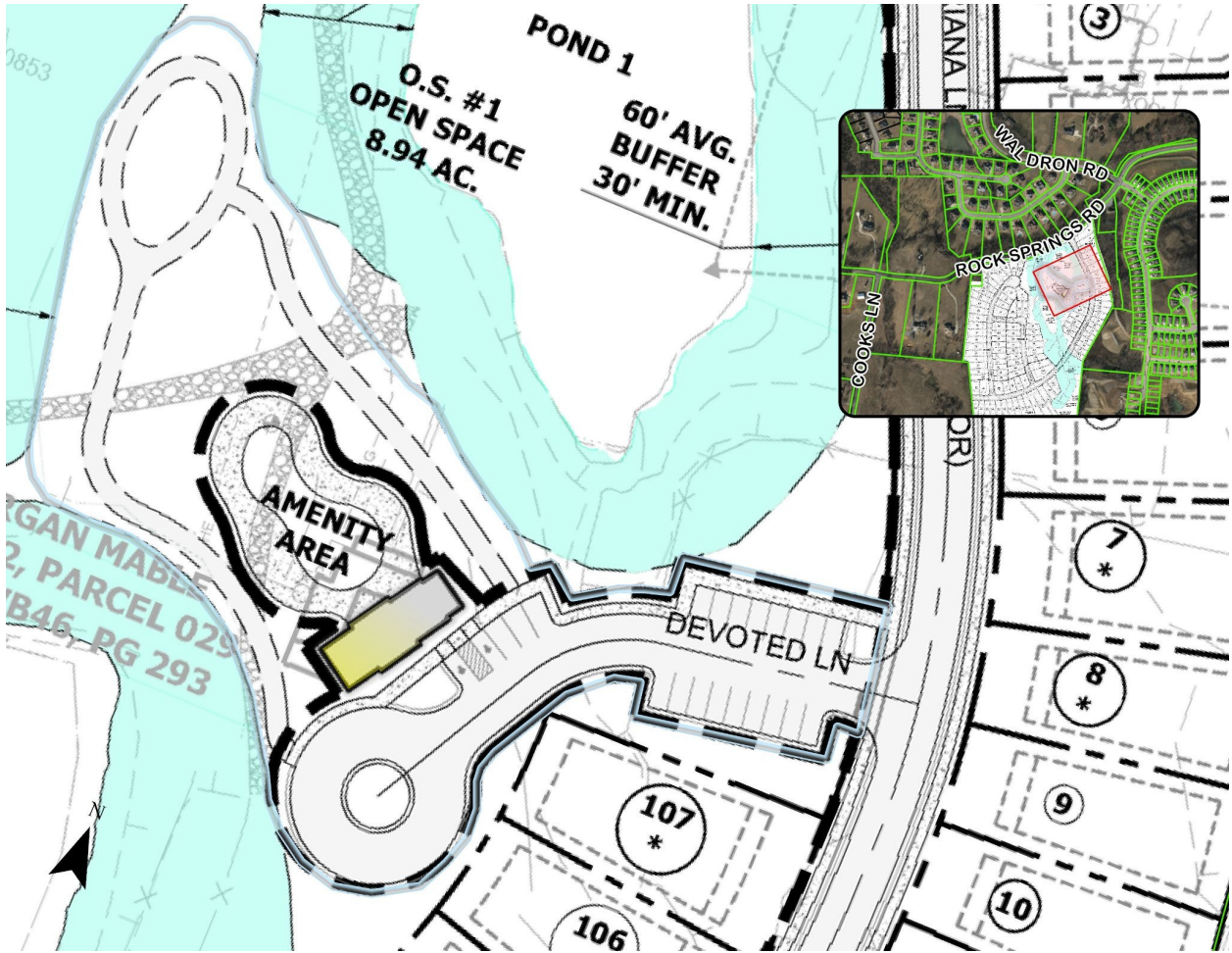
Site Plan

Location: Mable Farms	Applicant: CSDG
Tax Map/Part of Parcel: 32/29.00	Property Owner(s): Century Communities of Tennessee, LLC
Zoning: PRD	Use Classification: Amenity Center

**Proposal**

A. Location Analysis

The Mable Farms residential community is proposing to develop the amenity center, located within the first phase of the subdivision. Proposed with this development would be a pool, pool house with restrooms and a mail kiosk as well as a paved walking trail. Access to the site would be provided with one access point off of the main road entering the subdivision off of Rock Springs Road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.36 Ac
Square Footage of Open Space/Landscaping	1,578 SF	2,974 SF
Total Parking	N/A	22 Spaces
Handicapped Parking Space(s)	1 Space	2 Spaces

B. Landscaping

Landscape plan shows a variety of shade/canopy trees planted within the development with oaks trees shown for street trees. Additional varieties of shrubbery and trees are abundantly shown surrounding the parking lot, drive aisles and at the base of the amenity building. The vegetation along the parking areas and drive aisles act as a landscape buffer for the adjacent residential lots to the south of the site. Streetscaping will need to be added along the public right-of-ways in accordance with the Design Review Manual.

C. Architectural Character

Architectural elevations show the building to be finished with a mixture of brick and fiber cement board of varying designs. The brick will encompass the water table of the building, approximately the bottom 2' on all sides with exception of the south elevation; this elevation is where the mail kiosks are to be located under an attached roof to the main building. The remainder of the building is to be fiber cement board. The materials presented would be consistent with the homes to be built as part of the residential development.

**Standard Comments:**

1. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
2. No roads shown on the Major Thoroughfare Plan are affected with this development.
3. The required minimum fire flow is 1,000 GPM at 20 PSI.
4. Any retaining wall over 4' requires building permits.

**Staff Comments:**

1. A plat creating this lot and right-of-way will be required to be recorded prior to issuance of permits.
2. The system to dechlorinate the pool water should be in place before the drainage system. The pool cannot be drained into the stormwater system without dechlorination.
3. Provide an easement for the proposed sanitary sewer line.
4. Show the sewer service as a 6".
5. Add cleanouts at the edge of the easement at a maximum space of 75'.
6. Parking spaces must be a minimum of 19' in length.
7. Please revise the site data table for the landscaping plans to reflect a minimum requirement of 10% landscaping, not 5%. Adequate square footage of landscaping is shown, but please update the minimum numbers.
8. Please provide streetscaping along the public right-of-ways in accordance with the Design Review Manual.
9. Please show the road name within the subdivision that this site will have access from on all plan sheets.

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

---

**Attachments:**

None



**Town of Smyrna  
Municipal Planning Commission  
Meeting**

**Agenda Item Number 6.b.3.  
Department: Planning**

**Agenda Summary**

**Date: May 7, 2026**

---

**Subject:**

Rutherford County Weakley Lane EMS  
267 Weakley Lane  
Owner / Developer: Rutherford County

**Background:**

**Summary:**

**Rutherford County EMS**

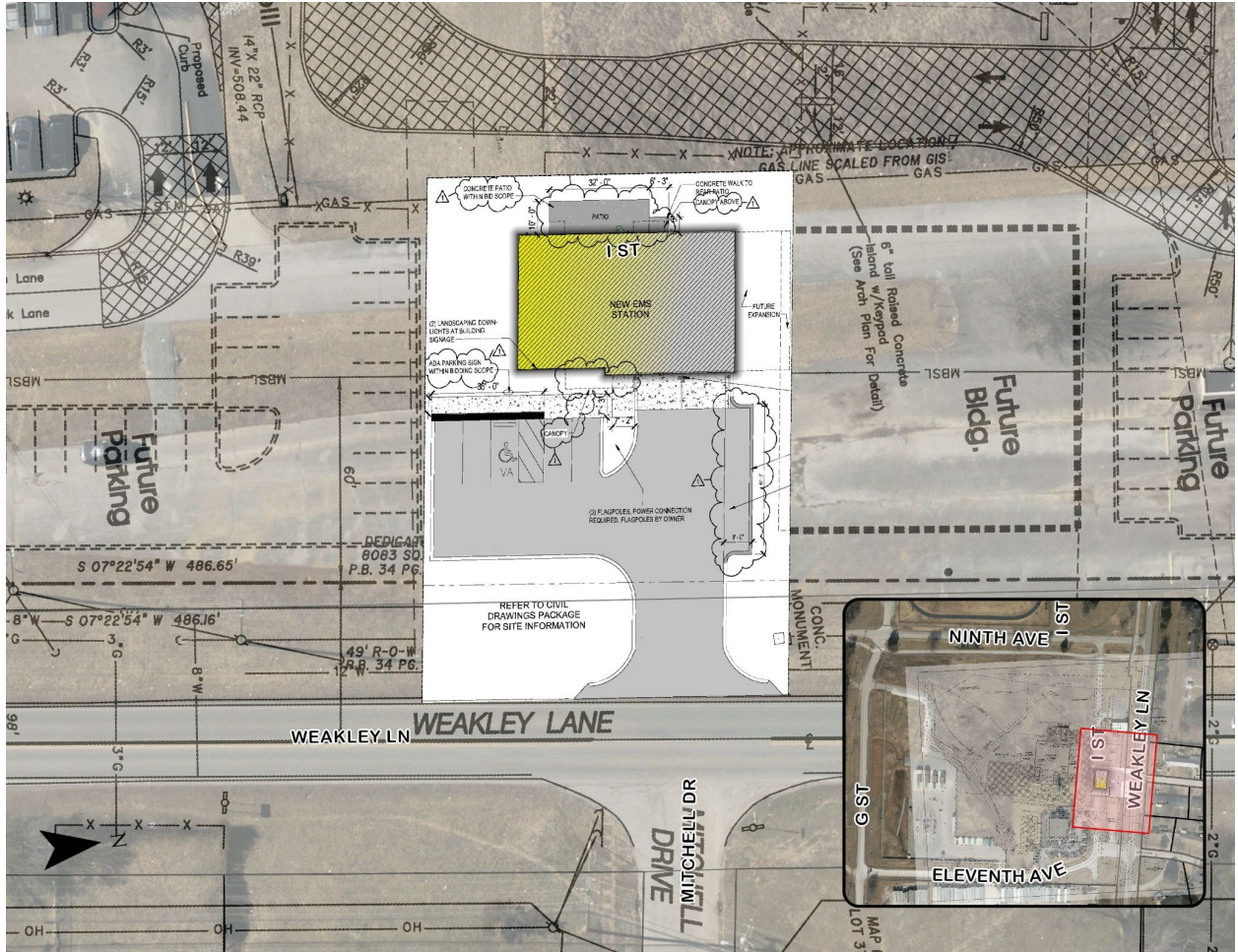
Site Plan

Location: 267 Weakley Lane	Applicant: Rutherford County
Tax Map/Part of Parcel: 19/29.00	Property Owner(s): Rutherford County
Zoning: I-2	Use Classification: EMS Services

**Proposal**

A. Location Analysis

Rutherford County is proposing to develop a 2,832 square foot EMS building. The building would be located on the same parcel as the Rutherford County Clerk Office, recycling center and under construction forensics lab on Weakley Lane. Inside, two ambulance bays would be provided with four bedrooms, communal area and a kitchen.



Development Standards

	Required	Proposed
<b>Square Footage of Vehicular Use Area</b>	N/A	4,680 SF
<b>Square Footage of Open Space/Landscaping</b>	468 SF	468 SF
<b>Total Parking</b>	98 Total Spaces	112 Total Spaces / 7 On Site
<b>Handicapped Parking Space(s)</b>	1 Space	1 Space

B. Landscaping

Landscape plan shows two trees planted within the parking area and additional shrubbery shown along a portion of the parking lot and near the entrance to the facility. As presented, the landscape plan does not meet Design Review pertaining to streetscaping requirements.

C. Architectural Character

Architectural elevations show building to be finished with a variety of materials including two variations of brick, glass/glazing and two styles of metal panels. Metal may be used as a primary material in industrial zones where the building is not visible from an arterial street, however Weakley Lane is a minor arterial roadway. Material percentages have not been provided at this time, however, the building does not appear to meet Design Review requirements. The building facade is similar to the previously approved forensics building, which is currently under construction, located on the same property.

**Standard Comments:**

1. 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.
2. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
3. The Major Thoroughfare Plan designates Weakley Lane as a minor arterial. Adequate right-of-way exists for this street.
4. The required minimum fire flow is 1,500 GPM at 20 PSI.

**Staff Comments:**

1. Please revise the landscape plan to meet the Design Review Manual.
2. The architectural elevations are required to meet Design Review. Show materials and percentages for each elevation and for the entire building.
3. A minimum 1,500 gallon oil/water separator is required. Add capacity of oil/water separator on sheet P1.00.
4. Correct the address from 206 I Street to 267 Weakley Lane.

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

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**Attachments:**

None

# Memorandum

To: Smyrna Municipal Planning Commission  
From: Planning Staff  
Cc: Town Council  
Date: 05/01/2026  
RE: Amendment to the Zoning Ordinance: Article III, Section 3.180  
regarding fences in residential districts

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Attached is a proposed amendment to the Zoning Ordinance Article III, Section 3.180 Fences. This amendment would limit fencing materials in residential districts and prohibit installation of a fence on a vacant parcel of land. Currently, the Town limits materials for decorative fences in front yards, but no other material requirements. The attached amendment would prohibit barbed wire, chicken wire, razor wire, concertina wire, or other similar security fencing in any residential district. It would also prohibit installation of a fence on an undeveloped parcel of land. A fence on land used for agricultural uses is largely exempt from the Town's fencing requirements already, so that would extend to these provisions as well.

The proposed amendment is attached, with the language to be removed struck-through and the new language highlighted in yellow.

## 2.020 Definitions.

FENCE: An artificially constructed barrier of wood, masonry, stone, wire, metal, vinyl, or other manufactured material or combination of materials erected as a boundary, privacy screen, or enclosure.

FENCE, DECORATIVE: A fence constructed of wood, wrought-iron, vinyl, or brick that is no more than three feet tall.

## 3.180 Fences.

Fences are allowed to be installed on any lot in any district subject to the following limitations:

- A. No encroachment on the front yard setback is allowed. In the case of a lot with multiple road frontages, this would include the front yard setback on which the principal structure faces. On any road frontage, which the principal structure does not face, a fence could encroach on the front yard setback provided the provisions of Article III, Section 3.080 are met.
- B. Fences and decorative fences are allowed to be located along property lines in the side and rear yards.
- C. In no case shall a fence or decorative fence encroach upon a public utility or drainage easement without prior written approval of the Director of Utilities or the Town Engineer, whichever is applicable.
- D. Decorative fences are allowed to encroach upon a front yard setback. A decorative fence is a fence constructed of wood, wrought iron, vinyl, or brick which is no more than 3 feet tall. The amount of decorative fence allowed in a front yard is limited to no more than ten horizontal feet per parcel of land constructed in individual portions not exceeding five horizontal feet each. However, no fence or decorative fence is allowed to encroach upon public right-of-way.
- E. Barbed wire, chicken wire, razor wire, concertina wire, or other similar security fencing made of metal or other material shall not be allowed within residential zoning districts.
- F. Installation of a fence on undeveloped parcels is not allowed.
- E.—G. Any fence on land utilized for agricultural use as defined by this Ordinance is exempt from these provisions other than the prohibition against encroachment on public right-of-way.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/8/2014	Rooker's Bend Subdivision, Section I, Phase I / Elite Development Partnership	5/20/2026	Escrow	\$29,600
<b>Bond is for: Roads, Sewer, Stormwater, Water is CUD</b>				
Development is 100% built out. (32 out of 32 lots built)				
Public Works Department Comments:				
<ol style="list-style-type: none"> <li>1. Place final topping and striping.</li> <li>2. Some areas need to be milled.</li> <li>3. All P.U.D.E. and drainage ditches need to be put on grade per plan.</li> <li>4. Road bore on Rookers Bend Dr. has buckled the binder.</li> <li>5. The headwall between lots 16-17 need to be cleaned.</li> <li>6. 7674 Knobdate Rd. there is a hole in the binder that buckled from road bore.</li> <li>7. Silt fabric need to be removed from catch basins before final inspection.</li> <li>8. Need to place binder in the cut out between lots 13 &amp; 14.</li> <li>9. Submit stormwater as-builts verifying elevations of the detention pond.</li> </ol>				
Utilities Department Comments:				
<ol style="list-style-type: none"> <li>1. No issues.</li> </ol>				
<b>DEVELOPER ELITE DEVELOPMENT'S COMMENTS:</b>				
The developer has passed away.				
<b>RECOMMENDATION:</b>				
At this time, staff would recommend calling the bond allowing for the Town to complete the public improvements for this site.				

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/21/2024	Sundale, Section III / Scott Butler Development	5/21/2026	Escrow	\$75,500
<b>Bond is for: Roads, Water/Sewer, Stormwater</b>				
Development is 48.8% built out. (21 out of 43 lots built)				
Public Works Department Comments:				
<ol style="list-style-type: none"> <li>1. Place final topping and striping.</li> <li>2. Sidewalks not complete.</li> <li>3. All sidewalks and crosswalks must be ADA compliant.</li> <li>4. Remove silt fabric from catch basins before final inspection.</li> <li>5. Some areas of curb and gutter are damaged and need to be replaced or repaired.</li> <li>6. Some manholes and water valve boxes need to be adjusted.</li> <li>7. All P.U.D.E. and drainage ditches need to be put on grade per planned.</li> <li>8. All signage must meet MUTCD specifications.</li> <li>9. 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 SCOTT BUTLER'S COMMENTS:</b>				
I did not hear back from Mr. Butler prior to the packet being completed.				
<b>RECOMMENDATION:</b>				

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/24/2018	Burton Farms Subdivision, Section VI / Waldron Enterprises, LLC	5/22/2026	Escrow	\$15,000

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

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

Public Works Department Comments:

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

Utilities Department Comments:

1. Submit sewer as-builts.

**DEVELOPER DAVID WALDRON'S COMMENTS:**

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

**RECOMMENDATION:**

End of the maintenance period. Release if all items are completed by 5/22. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/18/2019	Buckingham Hills / Oliver Constable	5/23/2026	Southern Bank of Tennessee	\$10,000

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

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

Public Works Department Comments:

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

Utilities Department Comments:

1. No issues.

**DEVELOPER OLIVER CONSTABLE'S COMMENTS:**

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

**RECOMMENDATION:**

End of the maintenance period. Release if all items are completed by 5/23. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/29/2022	Gwynne Farms Offsite Improvements / Lennar Homes of Tennessee	5/25/2026	Regions Bank	\$56,700

**Bond is for: Roads**

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

Public Works Department Comments:

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

Utilities Department Comments:

1. No issues at this time.

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

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

**RECOMMENDATION:**

Extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/21/2023	Saddle Grove / Ashton Nashville Residential, LLC	5/28/2026	Escrow	\$10,000

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

Development is 100% built out. (22 out of 22 lots built)

Public Works Department Comments:

1. Need double yellow striping at stop sign on Meridian Drive.
2. Remove silt fabric from catch basins before final inspection.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER HUNTER RINDAHL WITH ASHTON RESIDENTIAL'S COMMENTS:**

Both of these items will be complete by the end of the week.

**RECOMMENDATION:**

End of the maintenance period. Release if both items are completed by 5/28. Otherwise, extend three months.

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

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

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

Public Works Department Comments:

1. All sidewalks and crosswalks must be ADA compliant.
2. Place striping.
3. Road cut at corner of Lyness and Robert Gwynne needs to be milled and repaired.
4. Remove silt fabric from catch basins before final inspection.
5. All P.U.D.E. and drainage ditches need to be put on grade per planned.
6. All signage must meet MUTCD specifications (needs signage)
7. Ensure all swales are free of erosion and stabilized to 70% uniform vegetative coverage with proper topsoil depth per TN EPSC Handbook.
8. Ensure all bare soils are stabilized.
9. Remove all construction remnants (drain bags, silt fence, stakes, wattles, etc.).

Utilities Department Comments:

1. No issues at this time.

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

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

**RECOMMENDATION:**

Reduce to \$15,000 and begin the one year maintenance period.

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

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

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

Public Works Department Comments:

1. Place final topping and striping.
2. Remove all 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. Stabilize (and topsoil where applicable) all bare soils to 70% uniform vegetative coverage per TN EPSC Handbook.
5. Remove all construction remnants (drain bags, wattles, silt fence, stakes, etc.).
6. correct erosion and stabilize floor/ slopes of detention pond.
7. Ensure all swales are free of erosion.

Utilities Department Comments:

1. No issues at this time.

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

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

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
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9/2/2021	Blakeney Subdivision, Section 2, Phase 3 / Blakeney Partners, GP	6/2/2026	Wilson Bank & Trust	\$10,000
<p><b>Bond is for: Roads, Sewer, Stormwater, Water is CUD</b></p> <p>Development is 100% built out. (16 out of 16 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> <li>1. Place striping.</li> <li>2. Some manholes and water valve boxes need adjusting.</li> <li>3. All signage must meet MUTCD regulations.</li> <li>4. Sidewalks not complete. Sidewalks must go to end of phase line.</li> <li>5. All sidewalks and crosswalks must be ADA compliant.</li> <li>6. All P.U.D.E. and drainage ditches need to be put on grade per plan.</li> <li>7. Clean bottom of all catch basins.</li> <li>8. Remove retaining wall in the drainage easement between lots 222 and 223.</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 ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:</b></p> <p>I did not hear back from Mr. Noyes prior to the packet being completed.</p> <p><b>RECOMMENDATION:</b></p> <p>End of the maintenance period. Release if all items are completed by 6/2. Otherwise, extend three months.</p>				

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

<p><b>Bond is for: Roads, Sewer, Stormwater, Water is CUD</b></p> <p>Development is 100% built out. (48 out 48 of lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> <li>1. Place striping.</li> <li>2. All signage must meet MUTCD regulations.</li> <li>3. Sidewalks not complete. Sidewalks must go to end of phase line.</li> <li>4. All sidewalks and crosswalks must be ADA compliant.</li> <li>5. All P.U.D.E. and drainage ditches need to be put on grade per plan.</li> <li>6. Clean bottom of all catch basins. Several need adjusting before final topping.</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 ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:</b></p> <p>I did not hear back from Mr. Noyes prior to the packet being completed.</p> <p><b>RECOMMENDATION:</b></p> <p>End of the maintenance period. Release if all items are completed by 6/2. Otherwise, extend three months.</p>				
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DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
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6/4/2021	Blakeney Subdivision, Section 2, Phase 1 / Blakeney Partners, GP	6/3/2026	Wilson Bank & Trust	\$10,000
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**Bond is for: Roads, Sewer, Stormwater**

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

Public Works Department Comments:

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

Utilities Department Comments:

1. No issues at this time.

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

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

**RECOMMENDATION:**

End of the maintenance period. Release if all items are completed by 6/3. Otherwise, extend three months.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/5/2025	Greystone, Phase 1B1 / Meritage Homes of Tennessee, Inc.	6/4/2026	Wilson Bank & Trust	\$83,200

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

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

Public Works Department Comments:

1. Place final topping and striping.
2. All sidewalks and crosswalks must be ADA compliant.
3. Remove silt fabric from catch basins before final inspection.
4. Some areas of curb and gutter are damaged and need to be replaced or repaired.
5. Some manholes and water valve boxes need to be adjusted.
6. All P.U.D.E. and drainage ditches need to be put on grade per planned.
7. All signage must meet MUTCD specifications.
8. Ensure all swales are free of erosion and stabilized to 70% uniform vegetative coverage with proper topsoil depth per TN EPSC Handbook.
9. Ensure all bare soils are stabilized.
10. All headwalls with water flowing out of them should have a riprap apron underlain with geotextile fabric.
11. Remove all construction remnants (drain bags, silt fence, stakes, wattles, etc.)
12. Submit stormwater as-builts verifying elevations of the detention pond.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER CLIF BERRY WITH MERITAGE HOMES' COMMENTS:**

We should be able to get this done in the next six months.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/7/2018	Cedar Park / J & K Properties A Tennessee Partnership	6/7/2026	Southern Bank of Tennessee	\$28,000

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

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

Public Works Department Comments:

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

Utilities Department Comments:

1. Submit water and sewer as-builts.

***DEVELOPER BOBBY QUEENER'S COMMENTS:***

We plan to have everything completed this year by late summer or early fall.

***RECOMMENDATION:***

Extend six months.

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

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

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

Public Works Department Comments:

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

Utilities Department Comments:

1. No issues at this time.

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

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

**RECOMMENDATION:**

End of the maintenance period. Release if all items are completed by 6/7. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/10/2018	Buckingham Place, Section 3 / JM Byrnes, LLC	6/10/2026	Southern Bank of Tennessee	\$10,000

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

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

Public Works Department Comments:

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

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER OLIVER CONSTABLE'S COMMENTS:**

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

**RECOMMENDATION:**

End of the maintenance period. Release if all items are completed by 6/10. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/18/2024	Lot 1 Seven Oaks Storage / Inkana Development	6/11/2026	Renasant Bank	\$568,600

**Bond is for: Water/Sewer**

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

Utilities Department Comments:

1. Fix sewer clean-outs.
2. Fix fire hydrant that was hit. Fix water castings that were hit.

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

We should be able to have these items completed by next week.

**RECOMMENDATION:**

Reduce to \$143,000 and extend one year as the maintenance bond.

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

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

Development is 50% built out. (1 out of 2 lots built)

Public Works Department Comments:

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

Utilities Department Comments:

1. No issues at this time.

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

Please extend as I don't want to pave until the adjoining lot develops. It is on the market.

***RECOMMENDATION:***

Extend six months.