



TOWN OF SMYRNA
MUNICIPAL PLANNING COMMISSION
MEETING
AGENDA



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

August 6, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

Prayer

Pledge of Allegiance

2. Citizen Comments

3. Approval or Correction of Minutes

- a. July 9, 2026 regular meeting
- b. July 30, 2026 quarterly joint meeting

4. Old Business

- a. Site Plans:
 - 1. Stonetrace Commons
Corner of Genie Lane & Old Nashville Highway
Owner / Developer: Waldron Vester Family Limited Partnership

5. New Business

- a. Rezoning Requests:
 - 1. Arsany Ghobrial
519 Noel Lane
Rezoning R-3 to P-O-2
- b. Preliminary Plats:
 - 1. Collins Grove
8673 Briley Road
Owner / Developer: SCollins2 Properties, LLC
- c. Final Plats:
 - 1. 2nd Revision to Lot 1 Elk Avenue

Elk Avenue / Sam Davis Road
Owner / Developer: Philip & Susan Beyer

2. Fox Meadows, Section 2
South of Lee Road
Owner / Developer: Surrey Homes, LLC & John Mitchell Byrnes
3. Hidden Springs Subdivision, Phase 2
Napa Valley Drive
Owner / Developer: David Weekley Homes
4. Resubdivision of Lot 1, Team Chevrolet Subdivision
600 Sam Ridley Drive
Owner / Developer: GM 600 Sam Ridley, LLC
5. Sims Ridge, Section I
Tamland Avenue
Owner/ Developer: Ole South Properties, Inc.
6. Tuckers Pointe, Phase 1A
8613 & 8675 Rocky Fork Almaville Road
Owner / Developer: MRP HSDB, LLC
7. Villas at Stewartsboro, Phase II
Longfellow Lane
Owner / Developer: Finyara Homes Company

d. Site Plans:

1. Blakeney Commons, Lot 3
Rocky Fork Almaville Road / Broadleaf Lane
Owner / Developer: Collins Corner Ventures, LLC
2. Dr. Automotive Addition
1205 Hazelwood Drive
Owner / Developer: Dr. Automotive Inc.
3. Genesis
1975 Almaville Road
Owner / Developer: Axios Holding, LLC
4. Smyrna Senior Citizens Center
Banstead Drive
Owner / Developer: Town of Smyrna / Smyrna Senior Citizens Center

6. Bond Review Report

- a. August Bond Review Report

7. Staff Comments and/or Other Business

8. Adjournment



TOWN OF SMYRNA
MUNICIPAL PLANNING COMMISSION
MEETING
MINUTES



July 9, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

The meeting was called to order by Tim Morrell, Chairperson at 05:02 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:

Staff:

Tim Morrell, Chairperson

Kevin Rigsby, Town Planner

Marc Adkins, Vice-Mayor

Kyle Evans, Town Attorney

Steve Sullivan, Council Member

Kathryn Smith, Office Coordinator

Ken Hill

Mitchell Wensman, Principal Planner

Charles Scurr, PhD

Josh Dawsey, Planner

Vanessa Haley

James Hardison, Utilities Project Engineer

Scott Demonbreun

Jason Taylor, Engineer

Kristi Worrell, Building Official

Todd Spearman, Asst. Town Manager

David Santucci, Town Manager

Scott Byers, Fire Captain

Prayer

The invocation was given by Councilman, Steve Sullivan.

Pledge of Allegiance

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

2. **Citizen Comments**
3. **Approval or Correction of Minutes**
- 3.a. **June 4, 2026 regular meeting**

Following a review of the Minutes of the June 4, 2026 meeting, Vice-Mayor Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Board Member Vanessa Haley. The motion was approved 7-0.

4. **Old Business**

4.a. **Site Plans:**

4.a.1. **Stonetrace Commons**

Corner of Genie Lane & Old Nashville Highway

Owner / Developer: Waldron Vester Family Limited Partnership

Stonetrace Commons

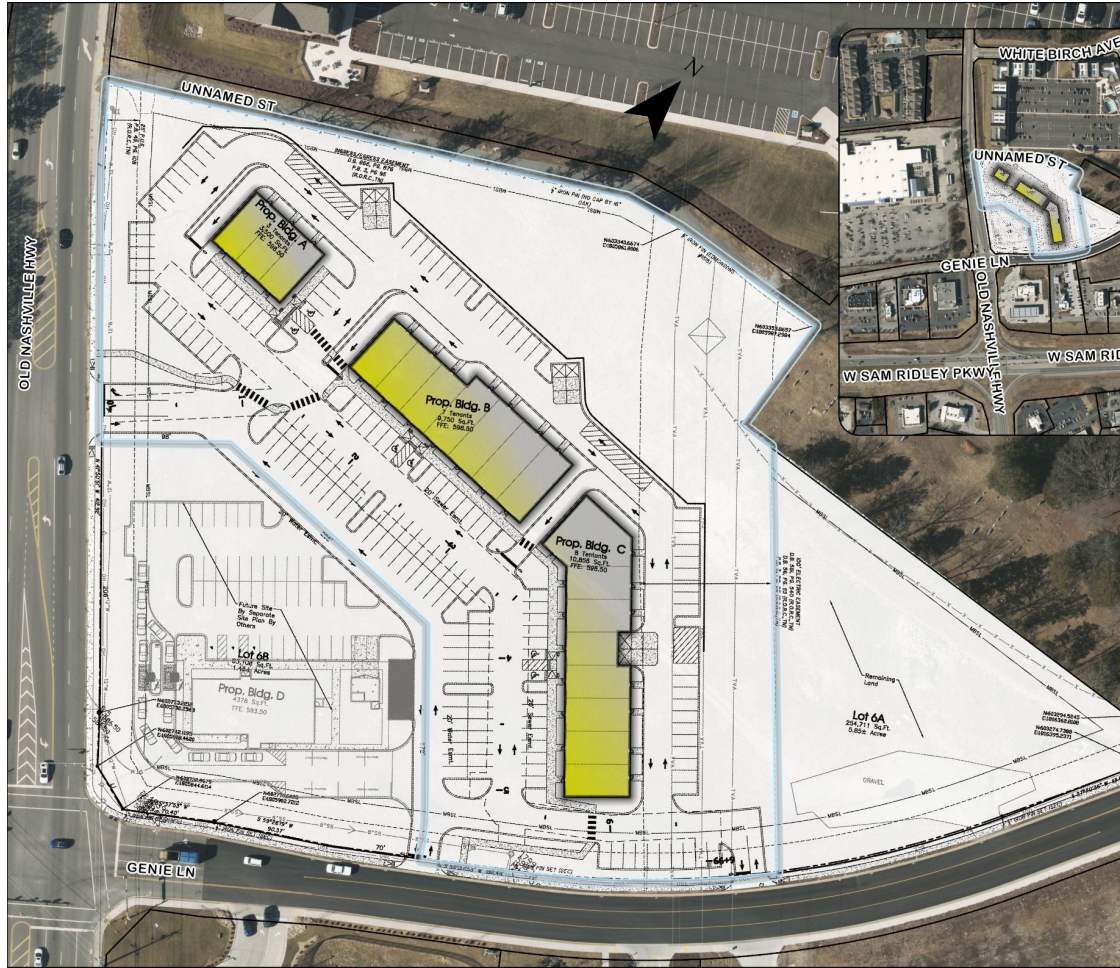
Site Plan

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 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, on the opposite side of the TVA easement, that is reserved for future development.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2.02 Acre
Square Footage of Open Space/Landscaping	8,816 Sq. Ft.	15,360 Sq. Ft.
Total Parking	121 Spaces	175 Spaces
Handicapped Parking Space(s)	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 to the north-east 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 all wall elevations. Materials shown to be used are brick, glass/glazing and a metal building cap. 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. 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 individual food service business will be required to have its own minimum 1,500 gallon grease trap.
2. 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.
3. Please provide a complete set of the parking and auto-turn information that shows consistency all the way through.
4. The existing communal basin does not treat for water quality. Water quality must be treated on-site. A WQU alone is not sufficient.
5. The new access to Old Nashville Highway should be evaluated for traffic impacts. A left turn lane within Old Nashville Highway should be considered as a part of this evaluation. The submitted TIS is under review.

Staff Recommendation: Staff recommends deferral to allow adequate time for staff to review the submitted traffic study and consider the potential for alternative traffic

operations on site and in this area to be support the development and future developments.

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request: Wendal Miller of 2520 River Road Murfreesboro, TN 37129, and Jason Taylor, Town Engineer.

Following discussion, Council Member Steve Sullivan made a motion to defer the Site Plan for Stonetrace Commons to the August Planning Commission meeting. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 7-0.

5. New Business

5.a. Rezoning Requests:

5.a.1. Woods Properties 10510 Old Nashville Highway Rezoning R-1 to C-2

Woods Properties: R-1 to C-2 Request

Location: 10510 Old Nashville Highway

Tax Map: 49

Parcel: 2.01

Acres: 2.00

Current Zoning: R-1

Proposed Zoning: C-2

1. The surrounding zoning is R-1, C-2 and PRD (Villas at Stewartsboro).
2. The Land Use Plan would support Medium Density Residential development in this immediate area, with nearby areas being located within the Old Nashville Corridor character area which would support a mix of neighborhood scale retail uses and personal services that provide markets for local customers. Townhomes, attached residential development, and other multifamily uses are also appropriate.
3. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street.
4. Submit water service availability request to CUDengineering@ cudrc.com to determine the level of service that can be provided to the site.
5. CUD has an existing 8-inch main stub on the NW side of property at Villas at Stewartsboro to serve the property. The approximate maximum fire flow available is 1,000 GPM.
6. CUD will require the developer to abandon the existing 2-inch water main along frontage of Old Nashville Hwy. once the site develops.

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the R-1 to C-2 rezoning request for 10510 Old Nashville Highway with staff recommendations. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 7-0.

5.a.2. Mitesh Patel, Paw Paw Enterprises, LLC, J &M Equity, LLC, Khairy

**Abdelmasih, Ebram Shalaby, Alaa Mankarious & Eyd Toss, Shams Amraei & Rezvan Moosavi, and Navarro Properties, LLC
Old Nashville Highway northwest of Enon Springs Road, West
Rezoning: C-4 to C-2 & R-2 to C-2**

Mitesh Patel, Paw Paw Enterprises, LLC, J & M Equity, LLC, Khairy Abdelmasih, Ebram Shalaby, Alaa Mankarious & Eyd Toss, Shams Amraei & Rezvan Moosavi, and Navarro Properties, LLC: C-4 to C-2 & R-2 to C-2
Rezoning Request

Location: Old Nashville Highway northwest of Enon Springs Road, West

Tax Map: 28M	Group: G	Parcel: 26.01	Acres: 0.50
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Tax Map: 28M	Group: G	Parcel: 30.00	Acres: 0.67
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Tax Map: 28M	Group: G	Parcel: 33.00	Acres: 1.03
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Tax Map: 28M	Group: G	Parcel: 31.00	Acres: 0.76
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Tax Map: 28M	Group: G	Parcel: 29.00	Acres: 0.26
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Tax Map: 28M	Group: G	Parcel: 28.00	Acres: 0.34
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Current Zoning: C-4	Proposed Zoning: C-2
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Tax Map: 28M	Group: G	Parcel: 27.01	Acres: 0.43
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Current Zoning: R-2	Proposed Zoning: C-2
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1. The surrounding zoning is R-2, R-3, R-6, C-2, and C-4.
2. The Land Use Plan for this area is the Old Nashville Corridor character area, which would support a mix of neighborhood scale retail uses and personal services that provide markets for local customers. Townhomes, attached residential development, and other multifamily uses are also appropriate.
3. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street.
4. Three of the seven requested parcels do not meet the minimum lot size requirement in C-2 of 20,000 square feet (Parcels 27.01, 28.00, and 29.00).

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request: Angela Hoover of 8717 Paw Paw Springs Road.

Following discussion, Council Member Steve Sullivan made a motion to recommend denial to the Town Council the C-4 to C-2 & R-2 to C-2 Rezoning Request for Tax Map: 28M, Group: G, Parcels: 26.01, 30.00, 33.00, 31.00, 29.00, 28.00, 27.01 due to three of the lots being too small. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

5.b. Final Plats:

5.b.1. Hollingshead Industrial

West Jefferson Pike & Hickory Grove Road

Owner / Developer: HDCAL Jefferson Pike, LLC / Hamilton Development

Final Plat: Hollingshead Industrial

Location: West Jefferson Pike & Hickory Grove Road

Tax Map: 26

Parcels: 13.00 & 13.01

Acres: 92.49

Current Zoning: I-1

Lots: 5

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 S.R. 266/W. Jefferson Pike as a principal arterial and Hickory Grove Road as a collector. Adequate right-of-way exists or is shown to be dedicated for these streets.
4. Submit E911 approval for the new road name.
5. Remove the blanket 20' public utility and drainage easements outside of the right-of-way. They do not appear to be needed as there are no public utilities or meters to be placed in that area, and they will affect the placement of landscaping and signage as the lots develop.
6. A public fire hydrant is required within 100' of the FDC.

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request: Jason Taylor, Town Engineer, and Jeff Konieczny with Hamilton Development.

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for Hollingshead Industrial with at least access or signalization at Hickory Grove Road and the above listed staff comments. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was denied 7-0.

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for Hollingshead Industrial with staff comments to include all construction traffic using the western most new roadway. If Hickory Grove Road is used, it must be signalized. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 7-0.

5.b.2. Resubdivision of Newberry, Lot 2

3545 Almaville Road

Owner / Developer: Blue Circle Ventures, LLC

Final Plat: Resubdivision of Newberry, Lot 2

Location: 3545 Almaville Road

Tax Map: 55

Parcel: 29.02

Acres: 2.7

Current Zoning: PUD

Lots: 3

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 Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street.
4. The fire flow will be determined per building.
5. Staff would recommend that the access easement proposed across Lot 2 to access Malbec Drive be moved away from Almaville Road. The Fire Department is concerned about the ability to maneuver this site.
6. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

Following discussion, Board Member Ken Hill made a motion to approve the Final Plat for the Resubdivision of Newberry, Lot 2 with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

5.b.3. Newberry, Phase 2

Almaville Road and Malbec Drive

Owner / Developer: Millrose Properties, LLC / Lennar Homes

Final Plat: Newberry, Phase 2

Location: Almaville Road and Melbec Drive

Tax Map: 55

Parcel: 29.05 & 2.16

Acres: 29.44

Current Zoning: PUD

Lots: 64

Units: 65

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 Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street.
4. The main water construction must be complete prior to final approval and signature of final plat.
5. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Final Plat for Newberry, Phase 2 with the above listed staff comments. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 7-0.

5.c. Site Plans:

5.c.1 Reverie at Music City Amenity Center

. **Yellowstone Street**

Owner/Developer: MRP HDFB LLC / Dream Finders Homes

Reverie at Music City Amenity Center

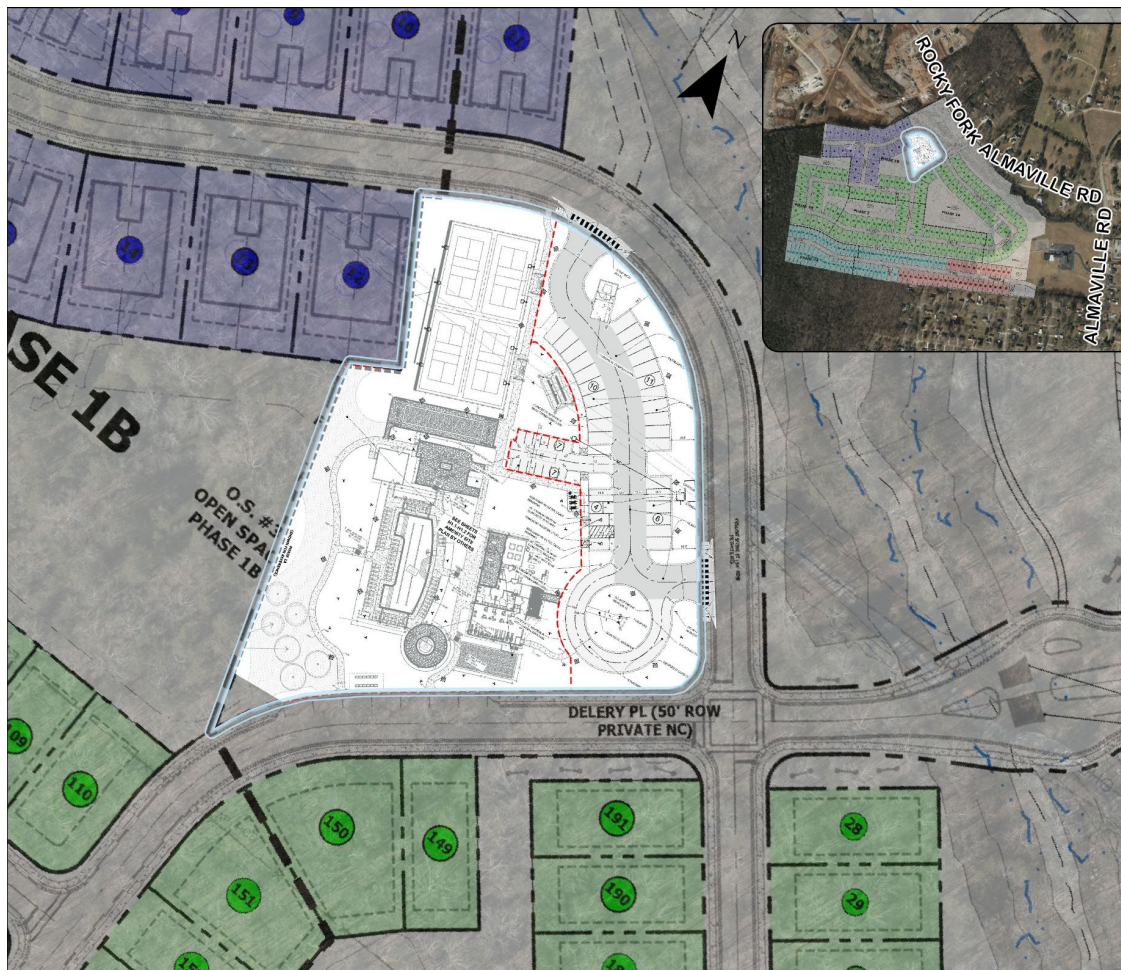
Site Plan

Location: Rocky Fork Almaville Rd & Almaville Rd	Applicant: CSDG
Tax Map/Part of Parcels: 73/16.01, 16.02 & 17.00	Property Owner(s): MRP HDFB LLC
Zoning: PRD	Use Classification: Amenity Center

Proposal

A. Location Analysis

Reverie at Music City residential subdivision is proposing to develop the primary amenity center for the development. The site would be located near the main entrance to the subdivision off of Rocky Fork Almaville Road. Included as part of the amenity area is a clubhouse, pool, bocce ball court and four pickleball courts and a designated golf cart parking area.



Development Standards

Required	Proposed
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Square Footage of Vehicular Use Area	N/A	18,971 Sq. Ft.
Square Footage of Open Space/Landscaping	1,897 Sq. Ft.	6,788 Sq. Ft.
Total Parking	N/A	31 Standard Spaces 14 "Golf Cart" Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows a variety of street trees, supplemented with a variety of evergreen, understory trees and shrubbery, along both roadways. A plentiful variety of shrubs and trees are shown, in addition, throughout the site, within landscape islands and around all amenity activity areas.

C. Architectural Character

Architectural elevations show the clubhouse building to be finished on all four sides with varying fiber cement board siding designs. Cast stone is shown at the base of pillars on the front and rear of the building and at the base of a window along the front elevation. Staff would recommend the incorporation of additional stone or brick, which would better align the design with home designs approved with the PRD.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A 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. No roads shown on the Major Thoroughfare Plan are affected by this request.
5. The required minimum fire flow is 1,000 GPM at 20 PSI with a fully sprinkled building.

Staff Comments:

1. The final plat for this section must be recorded prior to issuance of building permits.
2. Enhanced lighting is required at the pedestrian crossing.
3. Show the correct property owner's name and address.
4. The clubhouse and swimming pool are shown significantly smaller than what was shown on the approved PRD plans. A PRD amendment request will be required to be submitted for review by the Planning Commission and Town Council to reduce the proposed amenity package.
5. Staff would recommend incorporating at a minimum a water table of stone or brick on all sides of the amenity building for consistency with many of the home designs as approved

within the PRD.

6. Sheet C2.00 contains a note referring to sheets H1.1 and H1.2 for additional details on the amenities. These sheets were not provided as part of the submitted plans.
7. Standard parking spaces must be at least 9' wide by 19' long.
8. Please include dumpster enclosure elevations with materials labeled.
9. Please relocate all landscaping outside of the right-of-way and show roadways as public or private on the plan sheets.
10. See CUD Will Serve Letter issued 8/1/2025 for more detailed information regarding the level of service that can be provided to the site. The approximate maximum fire flow available is 1,000 GPM.
11. Submit a completed meter application and plumbing plans to CUD for review, tap fee calculation, and meter sizing.
12. Call out the peak flow in gallons per minute of each proposed water service.
13. Revise drawing to show 1 stub within the roadway coming to the amenity lot. Then tee off that stub for domestic irrigation.
14. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.
15. Reverie 1A must be fully constructed before any fire hydrant coverage for the amenity center would be available.
16. Reverie 1A water plans must be revised to show a stub for the amenity center to be fire sprinkled.

Staff Recommendation: Staff recommends deferral with the above listed comments pending approval of a PRD amendment by the Town Council resulting from a reduction of amenity space provided.

Following discussion, Board Member Vanessa Haley made a motion to defer the Site Plan for Reverie at Music City Amenity Center indefinitely. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

5.c.2. Rock Springs Business Park, Phase II
230-260 Imperial Boulevard
Owner/Developer: H&R Development Partners LLC / BGS America LLC

Rock Springs Business Park, Phase II

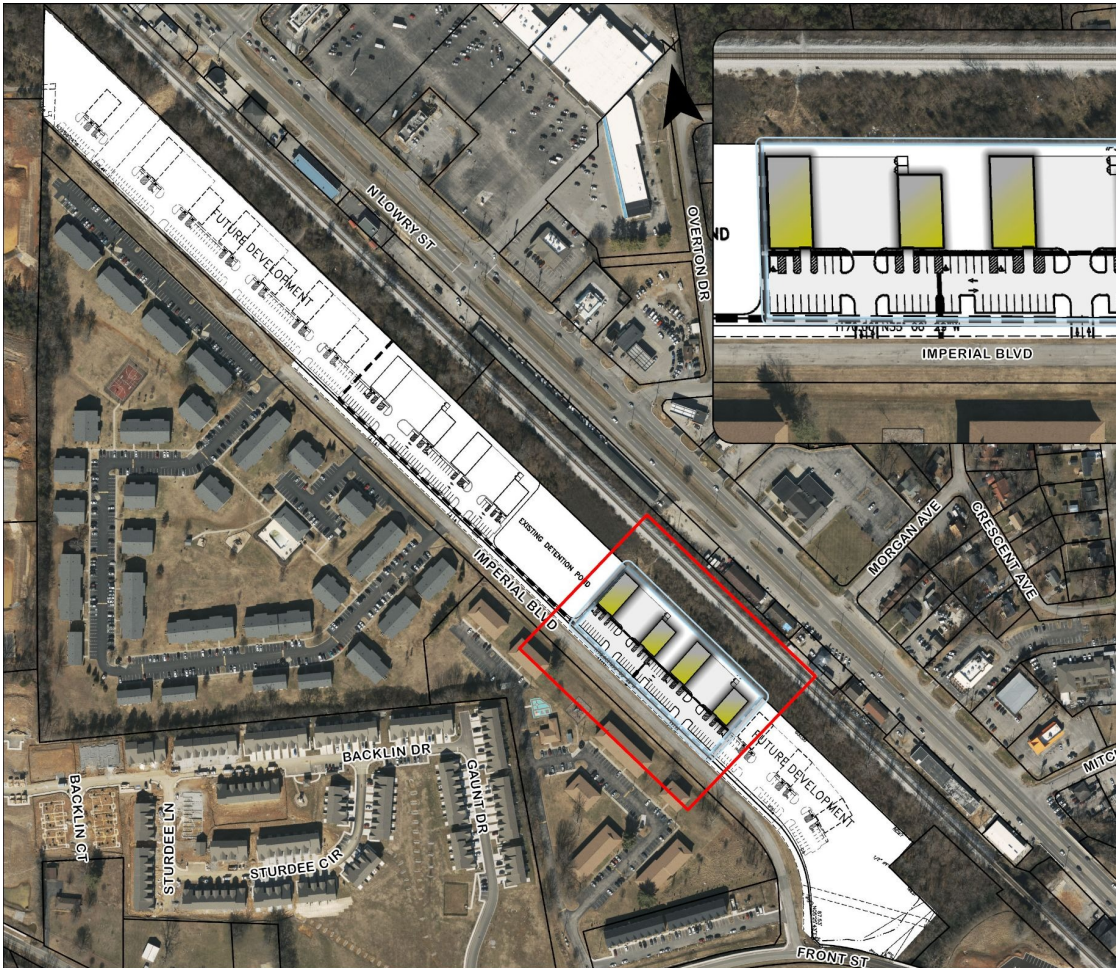
Site Plan

Location: Imperial Boulevard	Applicant: BGS America, LLC - David Hampton
Tax Map/Group/Part of Parcel: 28E/A/16.01	Property Owner(s): BGS America, LLC
Zoning: C-2	Use Classification: Office/Warehouse

Proposal

A. Location Analysis

Rock Springs Business Park is proposing to develop the second phase, which is to include four office warehouses. This site plan mirrors the project requested as part of Phase I with two 4,000 square foot buildings and two 5,000 square foot buildings with a similar site layout. Phase I is currently under construction with this phase located southeast closer to Rock Springs Road. As shown on the overall plan, an additional 10 buildings would be constructed if approved, following Phase II.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.15 Acre
Square Footage of Open Space/Landscaping	5,008 Sq. Ft.	5,750 Sq. Ft.
Total Parking	16 Spaces	57 Spaces

Handicapped Parking Space(s)	3 Spaces	4 Spaces
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B. Landscaping

Landscape plan shows street trees and a variety of shrubs lining the frontage of Imperial Boulevard. Trees are also shown to be planted in landscape islands around the parking lot with shrubbery at the foundation of the building fronts.

C. Design Review

Architectural elevations show four building designs with masonry products and glass/glazing as well as fiber cement board and metal. Per Design Review, any building facade visible from a public street shall have at least 75% primary materials. The front and side elevations on both the 5,000 and 4,000 square foot buildings meet the 75% primary material requirement. There is one rollup door on the front and right/left side of the building, to be finished in a faux wood composite cladding. The front of the building has a similar design to the side of the buildings, but with more hardie panels due to the roof design.

The rear of the buildings are shown to be entirely metal, which would exceed the 10% accent material allowance for buildings in a commercial district. Both buildings, excluding fascia areas, would have approximately 20.26% metal.

A sight distance study was performed by the applicant as part of Phase I, which showed no part of the rear of the buildings to be visible from North Lowry Street. Between the rear of the buildings and the traveled roadway are railroad tracks, which are elevated above the roadway, commercial buildings and existing vegetation. Phase I was approved as submitted with a similar design.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Imperial Boulevard as a minor arterial. Adequate right-of-way exists for this street.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.

Staff Comments:

1. The architectural elevations submitted to not meet Design Review in relation to the percentage of metal shown for the entire building in a commercial district. The entire rear of

the buildings are shown to be finished in metal; this is consistent with the first phase of the development and was approved by the Planning Commission. A sight distance study was submitted as part of the first phase of the development which showed no portion of the building rears would be visible from North Lowry Street.

Staff Recommendation: Staff recommends approval with above listed comments.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Site Plan for Rock Springs Business Park, Phase II with the back of the buildings' material being the same as Phase I and with the above listed staff comments. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 7-0.

5.c.3. Stonetrace, Lot 5

Genie Lane & Needham Drive

Owner/Developer: Grow and Learn XI, LLC / Cornerstone Development

Stonetrace, Lot 5

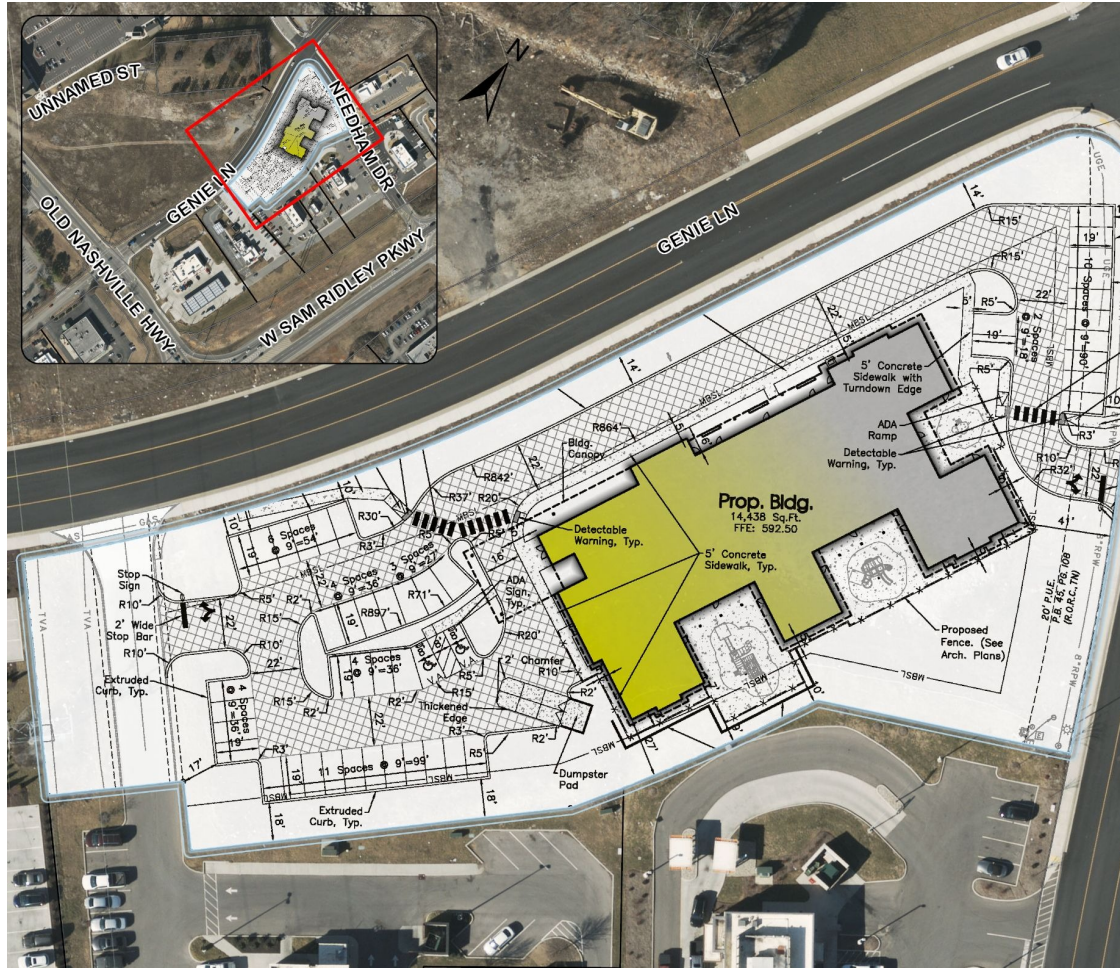
Site Plan

Location: Genie Lane & Needham Drive	Applicant: SEC, Inc.
Tax Map/Part of Parcel: 28/44.20	Property Owner(s): Grow & Learn XI LLC
Zoning: C-2	Use Classification: Educational Facility

Proposal

A. Location Analysis

Lot 5 in the Stonetrace commercial subdivision is proposing an educational facility for development, located on the corner of Genie Lane and Needham Drive. An existing access utilized by Chicken Salad Chick would serve as one point of access to the development with a secondary point shown off of Needham Drive. The building is shown to be 14,438 square feet with three exterior play areas around the building.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.61 Acre
Square Footage of Open Space/Landscaping	2,693 Sq. Ft.	3,427 Sq. Ft.
Total Parking	45 Spaces	46 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows a variety of street trees along Genie Lane and Needham Drive with shrubbery shown between the trees. Additional trees are to be planted within landscape islands throughout the parking lot. Shrubberty is shown to be planted at the foundation of the building which fronts the public roadways.

C. Architectural Character

Architectural elevations show the building to be finished with primary materials of brick, stone and glass/glazing. Fiber cement board siding is shown as a secondary material. Per Design Review, any facade visible from a public street is required to be clad in a minimum 75% primary materials; the west elevation is the only elevation meeting this requirement. 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 may not be located within any easements and meet setbacks where applicable.
6. The Major Thoroughfare Plan designates Genie Lane and Needham Drive as collectors. Adequate right-of-way exists for these streets.
7. The required minimum fire flow is 1,000 GPM at 20 PSI.
8. Any retaining wall over 4' requires building permits.

Staff Comments:

1. Building material percentages for all wall faces and the entire building must meet Design Review. As submitted, the building does not meet Design Review. The north elevation has 72% primary material, south elevation has 68%, east elevation has 73% and west elevation has 87%.
2. Please relocate all trees and shrubs at least 10' away from underground public utility lines and shrubs at least 5' away or outside the utility easements.

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 Stonetrace, Lot 5 with the above listed staff comments. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

6. Bond Review Report

6.a. July Bond Review Report

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the July Bond Review Report amending projects Pointe and Pointe 2 to be extended to three months

instead of six months. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 7-0.

7. Staff Comments and/or Other Business

At this time, Kevin Rigsby reminded the commission of the joint meeting with Town Council to be held on July 30, 2026 at 3:00pm.

At this time, Board Member Charles Scurr discussed an article from the Census Bureau.

8. Adjournment

Attest:

Town of Smyrna, Tennessee

Kevin Rigsby, Secretary

Tim Morrell, Chairperson



TOWN OF SMYRNA
TOWN COUNCIL
& PLANNING COMMISSION
JOINT MEETING



AGENDA

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.

July 30, 2026

3:00 PM

Smyrna Town Hall

1. Call to Order

2. Discussion Items

- a. Plan of Services
- b. Data Centers
- c. Public Chapter 1044
- d. Tree Ordinance/Landscaping
- e. Exterior Building Materials

3. 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.

4. Adjournment



TOWN OF SMYRNA
TOWN COUNCIL
& PLANNING COMMISSION
JOINT MEETING



MINUTES

July 30, 2026

3:00 PM

Smyrna Town Hall

1. Call to Order

Vice-Mayor Marc Adkins called the meeting to order at 03:05 PM. The following members of the Town Council were present: Vice-Mayor Marc Adkins, and Council Members H.G. Cole, Gerry Short, Jerome Dempsey, and Steve Sullivan. Mayor Mary Esther Reed and Council Member Racquel Peebles were 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.

Various Town of Smyrna staff members were also in attendance.

2. Discussion Items

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

2.a. Plan of Services

2.b. Data Centers

2.c. Public Chapter 1044

2.d. Tree Ordinance/Landscaping

2.e. Exterior Building Materials

3. Public Comment

There was no public comment at this time.

4. Adjournment

Without objection, the meeting was adjourned at 4:50 PM.

Town of Smyrna, Tennessee

Tim Morrell, Chairperson

Attest:

Kevin Rigsby, Secretary



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

**Agenda Item Number 4.a.1.
Department: Planning
Date: August 6, 2026**

Subject:

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

Background:

Summary:

Stonetrace Commons

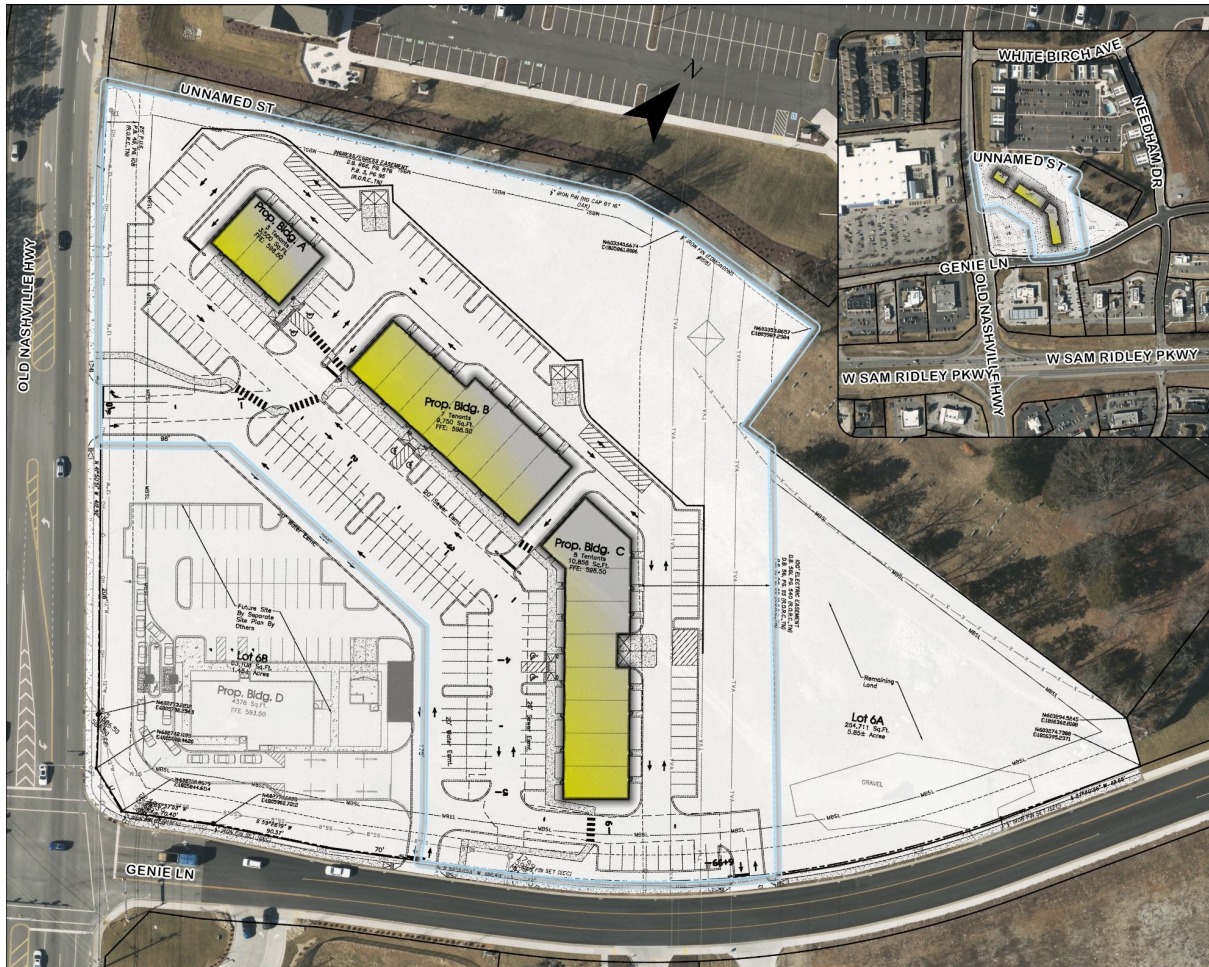
Site Plan

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: 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 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, on the opposite side of the TVA easement, that is reserved for future development.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2.02 Acre
Square Footage of Open Space/Landscaping	8,816 Sq. Ft.	15,360 Sq. Ft.
Total Parking	121 Spaces	175 Spaces
Handicapped Parking Space(s)	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 to the northeast 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 all wall elevations. Materials shown to be used are brick, glass/glazing and a metal building cap. 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. 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 individual food service business will be required to have its own minimum 1,500 gallon grease trap.
2. 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.
3. Please provide a complete set of the parking and auto-turn information that shows consistency all the way through.
4. The existing communal basin does not treat for water quality. Water quality must be treated on-site. A WQU alone is not sufficient.
5. The new access to Old Nashville Highway should be evaluated for traffic impacts. A left turn lane within Old Nashville Highway should be considered as a part of this evaluation. The submitted TIS is under review.

Staff Recommendation: Staff recommends deferral to allow adequate time for staff review of the submitted traffic study and consider the potential for alternative traffic operations on site and in this area to best support the development and future developments.

Attachments:

None



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

**Agenda Item Number 5.a.1.
Department: Planning
Date: August 6, 2026**

Subject:

Arsany Ghobrial
519 Noel Lane
Rezoning R-3 to P-O-2

Background:

Summary:

Arsany Ghobrial: Rezoning R-3 to P-O-2

Location: 519 Noel Lane

Tax Map: 28K

Group: A

Parcel: 1.00

Current Zoning: R-3

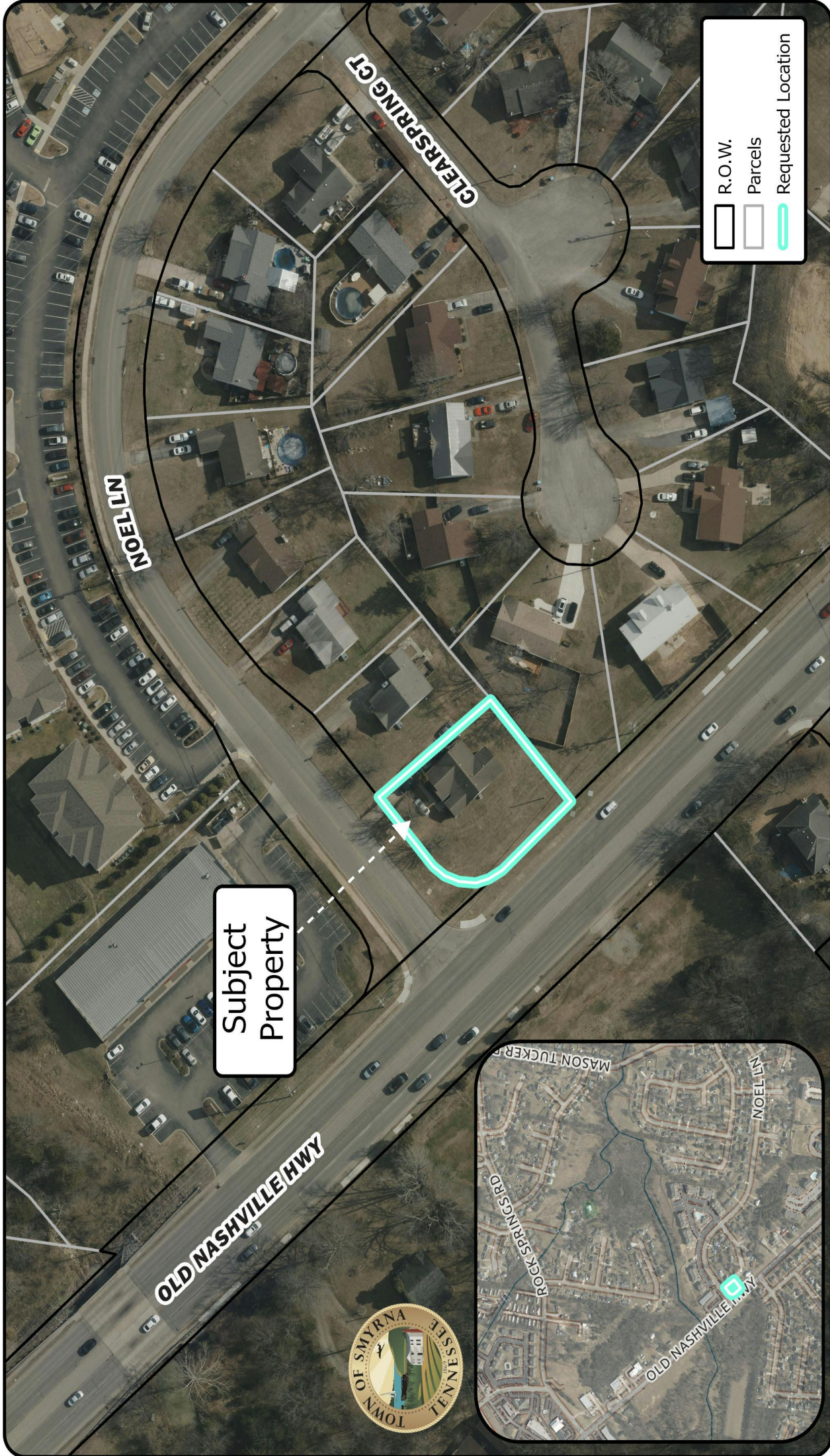
Acres: 0.28

Requested Zoning: P-O-2

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

Attachments:

1. 2026-07-06_Makar Property_Rezoning Application
2. 2026-07-06_Makar Property_Deed
3. 519_Noel_Ln_Map_With_Parcels2
4. 519_Noel_Ln_Map_With_Zoning2

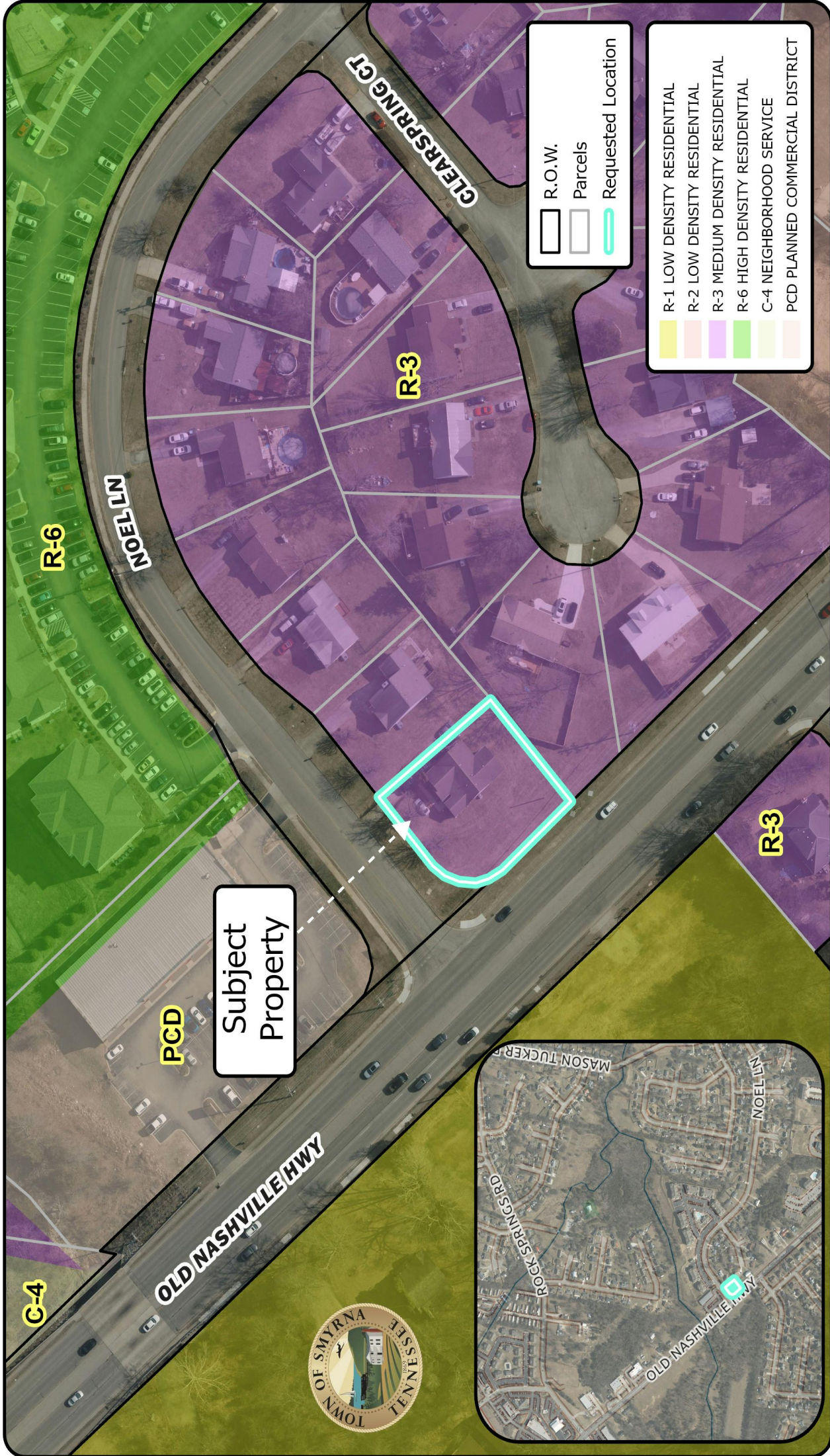


R-3 to P-O-2 Rezoning Request - 519 Noel Lane

Tax Map: 28 | Parcel: 1.00 | Acres: +/- 0.28

Owner: Arsany Ghobrial

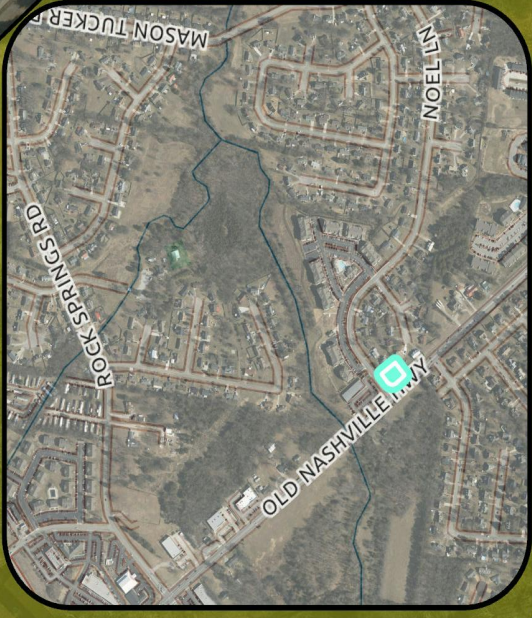
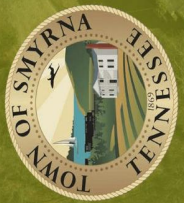
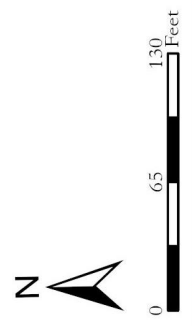
Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©
OpenStreetMap contributors, and the GIS User Community



R-3 to P-O-2 Rezoning Request - 519 Noel Lane

Tax Map: 28 | Parcel: 1.00 | Acres: +/- 0.28

Owner: Arsany Ghobrial





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

**Agenda Item Number 5.b.1.
Department: Planning
Date: August 6, 2026**

Subject:

Collins Grove
8673 Briley Road
Owner / Developer: SCollins2 Properties, LLC

Background:

Summary:

Preliminary Plat: Collins Grove
Location: 8673 Briley Road
Tax Map: 54 Parcel: 57.00 Acres: 3.59
Current Zoning: PRD Lots: 6

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. No roadways shown on the Major Thoroughfare Plan are affected by this request.
7. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. will require a higher fire flow.
8. Submit E911 approval for the road name.
9. Extend the sewer main to Briley Road.
10. The triangle shaped area north of Lot 6 shows as part of Parcel 57.04 per the parcel data.
11. Show the 35' garage setback with adequate driveway length.
12. Extend the sidewalk on Briley Road for the extent of the development.
13. The building envelope on Lot 4 in the rear corner should show a minimum of 7.5' side setback.

14. Include easements on Lots 1 & 6 for overhead electric.
15. See CUD Will Serve letter issued 6/23/2026 for more detailed information regarding the level of service that can be provided to the site. The approximate maximum fire flow available is 1,000 GPM.
16. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.
17. CSDG to generate water line plan for this project. Submit separate water line sheets, hydraulic calculations, CUD water line notes, meter details, estimated cost of construction, to CUD for review.
18. Show a proposed 8" water main along Collins Grove Way.
19. Show all proposed meter locations with a 10' x 10' CUD clear space centered on the service.

Attachments:

None



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

**Agenda Item Number 5.c.1.
Department: Planning
Date: August 6, 2026**

Subject:

2nd Revision to Lot 1 Elk Avenue
Elk Avenue / Sam Davis Road
Owner / Developer: Philip & Susan Beyer

Background:

Summary:

Final Plat: 2nd Revision to Lot 1 Elk Avenue
Location: Elk Avenue/Sam Davis Road
Tax Map: 27 Parcel: 34.01 Acres: 5.7
Current Zoning: R-2 Lots: 5

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. No roadways shown on the Major Thoroughfare Plan are affected by this request.
7. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. will require a higher fire flow.
8. This development will be required to capture and treat stormwater.
9. Coordinate the movement of existing power lines with MTE.
10. Ensure water service to Lot 1 does not encroach on Lot 9.
11. Add recoverable drainage structure to Sam Davis Road and Elk Avenue.

Attachments:

None



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

**Agenda Item Number 5.c.2.
Department: Planning
Date: August 6, 2026**

Subject:

Fox Meadows, Section 2

South of Lee Road

Owner / Developer: Surrey Homes, LLC & John Mitchell Byrnes

Background:

Summary:

Final Plat: Fox Meadows, Section 2

Location: South of Lee Road

Tax Map: 50

Parcels: 33.00, 33.02, 72.00

Acres: 19.29

Current Zoning: PRD & R-1

Lots: 48

1. Signs will require a separate permit and must be within setbacks where applicable.
2. No roadways shown on the Major Thoroughfare Plan are affected by this request.
3. Place the book and page number on the plat for the long term maintenance agreement. The agreement should be recorded prior to the final plat and the book and page number should be shown on the plat prior to recording.
4. The main water construction must be complete prior to final approval and signature of final plat.
5. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. will require a higher fire flow.
6. TRIP GEN report required. Reach out to Jason Taylor from the Public Works Department.
7. Add minimum floor elevations and pad elevations for Lots 27-30, 44-48, and 58-67.
8. Provide additional dimensions from the property line to the easement edge on Lots 16, 17, 20, 21, 53, 54, 57, and 58. Label drainage easements as public if they are intended to be so. Otherwise, the Town cannot maintain them.
9. Submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Attachments:

None



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

**Agenda Item Number 5.c.3.
Department: Planning
Date: August 6, 2026**

Subject:

Hidden Springs Subdivision, Phase 2
Napa Valley Drive
Owner / Developer: David Weekley Homes

Background:

Summary:

Final Plat: Hidden Springs Subdivision, Phase 2

Location: Napa Valley Drive

Tax Map: 51

Parcel: 8.07

Acres: 12.88

Current Zoning: PRD

Lots: 47

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 roadways shown on the Major Thoroughfare Plan are affected by this request.
4. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. will require a higher fire flow.
5. All public storm pipes are required to be within a public easement at least 10' wide on each side of the pipe. Remove the P.U.D.E. from the typical lot layout. P.U.D.E.'s should only be included as needed for public infrastructure.
6. Show the additional minimum front setback of 35' for a garage.
7. The main water construction must be complete prior to final approval and signature of final plat.
8. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

Attachments:

None



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

**Agenda Item Number 5.c.4.
Department: Planning
Date: August 6, 2026**

Subject:

Resubdivision of Lot 1, Team Chevrolet Subdivision
600 Sam Ridley Drive
Owner / Developer: GM 600 Sam Ridley, LLC

Background:

Summary:

Final Plat: Resubdivision of Lot 1, Team Chevrolet Subdivision

Location: 600 Sam Ridley Pkwy

Tax Map: 28

Parcel: 64.02

Acres: 2.09

Current Zoning: C-2

Lots: 2

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 Sam Ridley Parkway, West as a principal arterial and Chaney Road and Team Boulevard as collectors. Adequate right-of-way exists for these streets.
4. A shared access agreement will be required between two lots and it must be shown on the plat.
5. Before the plat can be recorded, the existing building on the property must be demolished.
6. The minimum fire flow is 1,500 GPM @ 20 PSI.
7. Provide a proposed development plan.
8. Show the inside lanes on Chaney as hatched.

Attachments:

None



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

**Agenda Item Number 5.c.5.
Department: Planning
Date: August 6, 2026**

Subject:

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

Background:

Summary:

Final Plat: Sims Ridge, Section 1
Location: Tamland Ave
Tax Map: 33 Parcel: 50.00
Tax Map: 33B Group: B Parcel: 51.00
Acres: 13.41 Current Zoning: PRD Lots: 38

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 roadways shown on the Major Thoroughfare Plan are affected by this request.
4. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. will require a higher fire flow.
5. Remove the CUD certification and all CUD details. This property is served by the Town of Smyrna for water.
6. Add the signature and stamp of the surveyor.
7. Provide additional dimensions for any public easement that is not a uniform distance from a proposed property line.
8. Traffic impact study required at full build out.

Attachments:

None



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

**Agenda Item Number 5.c.6.
Department: Planning
Date: August 6, 2026**

Subject:

Tuckers Pointe, Phase 1A
8613 & 8675 Rocky Fork Almaville Road
Owner / Developer: MRP HSDB, LLC

Background:

Summary:

Final Plat: Tuckers Pointe, Phase 1A
Location: 8613 & 8675 Rocky Fork Almaville Road
Tax Map: 54 Parcels: 41.00 & 44.00 Lots: 31
Acres: 15.29 Current Zoning: PRD

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 Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street.
4. The main water construction must be complete prior to final approval and signature of final plat.
5. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. will require a higher fire flow.
6. Extend the 36' pavement width on West Holmes Drive to the corner of lots 4 & 5 where the taper can begin. This is to provide adequate staking within the development after Rocky Fork Almaville Road is widened.
7. Submit plat directly to CUDengineering@cudrc.com for review and specific comments.

Attachments:

None



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

**Agenda Item Number 5.c.7.
Department: Planning
Date: August 6, 2026**

Subject:

Villas at Stewartsboro, Phase II
Longfellow Lane
Owner / Developer: Finyara Homes Company

Background:

Summary:

Final Plat: Villas at Stewartsboro, Phase II
Location: Longfellow Lane
Tax Map: 49 Parcels: 2.00 & 2.02 Units: 31
Acres: 3.03 Current Zoning: PRD

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 Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street.
4. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. will require a higher fire flow.
5. Add stamp and signature of the surveyor of record.
6. The main water construction must be complete prior to final approval and signature of final plat.
7. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

Attachments:

None



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

**Agenda Item Number 5.d.1.
Department: Planning
Date: August 6, 2026**

Subject:

Blakeney Commons, Lot 3
Rocky Fork Almaville Road / Broadleaf Lane
Owner / Developer: Collins Corner Ventures, LLC

Background:

Summary:

Blakeney Commons, Lot 3

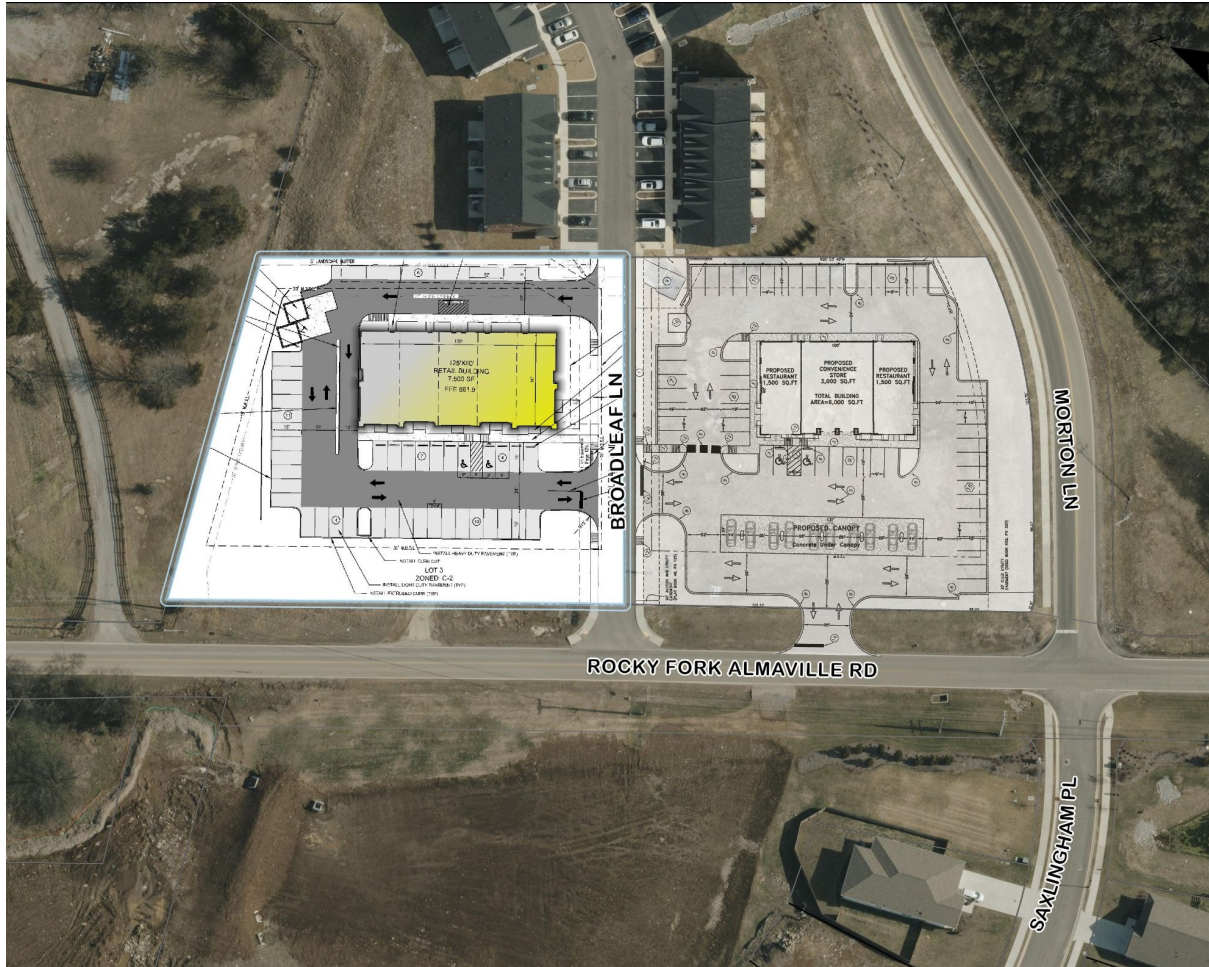
Site Plan

Location: Rocky Fork Almaville Rd & Broadleaf Ln	Applicant: Land Solutions Company
Tax Map/Parcel: 54/14.05	Property Owner(s): Collins Corner Ventures, LLC
Zoning: PUD	Use Classification: General Commercial

Proposal

A. Location Analysis

Lot 3 within the Blakeney Commons subdivision is proposed for a multi-tenant commercial building with the potential for five tenants. Following development of this parcel, there are two remaining parcels on the south side of Morton Lane included in the Blakeney Commons PUD, proposed for commercial development. Access to this proposed development would be provided off of Broadleaf Lane, a private roadway, with two access points.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.60 Acre
Square Footage of Open Space/Landscaping	2,620 Sq. Ft.	4,250 Sq. Ft.
Total Parking	38 Spaces	44 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows red maple trees planted along the frontage of Rocky Fork Almadale Road with shrubbery supplemented between the trees. Additional shrubbery and trees are shown around the site, at the base of the building and in landscape islands. A 5' wide landscape buffer is shown at the rear property line adjacent to the residential townhomes supplemented with a 6' privacy fence. The landscape buffer at the rear of the property does not meet the requirements of a Type C landscape buffer, however, a sewer main exists in the area proposed

for the buffer to be installed. The Utilities Department does not want trees planted within 10' of the underground utility lines.

C. Architectural Character

Architectural elevations show the building to be finished with primary materials consisting of glass/glazing and brick with a secondary material of fiber cement siding. Material percentages have not been provided accurately, but based on visual appearance, the renderings appear to meet Design Review requirements. Additional percentages for the building as a whole and each wall face will be required to make this assessment.

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 Rocky Fork Almadale Road as a minor arterial. Adequate right-of-way was dedicated for this street when the plat was recorded.
7. The required minimum fire flow is 1,000 GPM at 20 PSI since the building is sprinkled.

Staff Comments:

1. Provide material percentages broken down by material for all elevations and overall for the entire building. All materials on each side should not exceed 100%. Glass counts as a primary material.
2. Ensure rooftop mounted HVAC equipment is screened from the public right-of-way as the elevation of Morton Lane is higher than this site.
3. A Type C landscape buffer is required for the northern and eastern sides of the property abutting the residentially zoned properties.
4. Provide details for the fence proposed along the rear property line.
5. On sheet 4.0, add domestic waste line for the tenant on the far right side of the building and the far left tenant.
6. See CUD Will Serve letter issued 5/21/2026 for more detailed information regarding the level of service that can be provided to the site. The approximate maximum fire flow available is 1,000 GPM.
7. Submit a completed meter application and plumbing plans to CUD for review, tap fee calculation, and meter sizing.
8. Call out the peak flow in gallons per minute of each proposed water service.

9. Show road patch within Broadleaf Lane to connect to existing 8" water main under pavement.
10. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.
11. Add note to utility plan, existing fire hydrant to be shortened just beyond sidewalk to maintain minimum 10' from proposed building.
12. Land Solutions to generate water line plan for this project. Submit separate water line sheets, hydraulic calculations, CUD water line notes, meter details, estimated cost of construction, to CUD for review.

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.d.2.
Department: Planning
Date: August 6, 2026**

Subject:

Dr. Automotive Addition
1205 Hazelwood Drive
Owner / Developer: Dr. Automotive Inc.

Background:

Summary:

Dr. Automotive Addition

Site Plan

Location: 1205 Hazelwood Drive	Applicant: Dr. Automotive Inc.
Tax Map/Parcel: 34I/A/33.00	Property Owner(s): Dr. Automotive Inc.
Zoning: C-2	Use Classification: Automotive Repair

Proposal

A. Location Analysis

Dr. Automotive, an existing auto repair facility at 1205 Hazelwood Drive is proposing an addition located at the rear of the current building. Proposed addition is to be 848 square feet, which is approximately 35% of the existing building.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	N/A
Square Footage of Open Space/Landscaping	• Sq. Ft.	N/A
Total Parking	8 Spaces	13 Spaces
Handicapped Parking Space(s)	1 Space	0 Spaces

B. Landscaping

Landscape plan has not been submitted by the applicant.

C. Architectural Character

Architectural elevations have not been submitted by the applicant. The addition will not be required to meet Design Review requirements due to the proposed addition not exceeding 50%

of the existing structure.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A grading permit fee will be required.
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. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
5. The Major Thoroughfare Plan designates Hazelwood Drive as a minor arterial. Adequate right-of-way exists for this street.

Staff Comments:

1. Show the existing water and sewer mains.
2. Submit architectural elevations.
3. Staff would recommend that newly created landscape areas be planted with trees/shrubs instead of grass/sod. Show any existing trees in these areas that are to remain.

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.d.3.
Department: Planning
Date: August 6, 2026**

Subject:

Genesis
1975 Almaville Road
Owner / Developer: Axios Holding, LLC

Background:

Summary:

Genesis

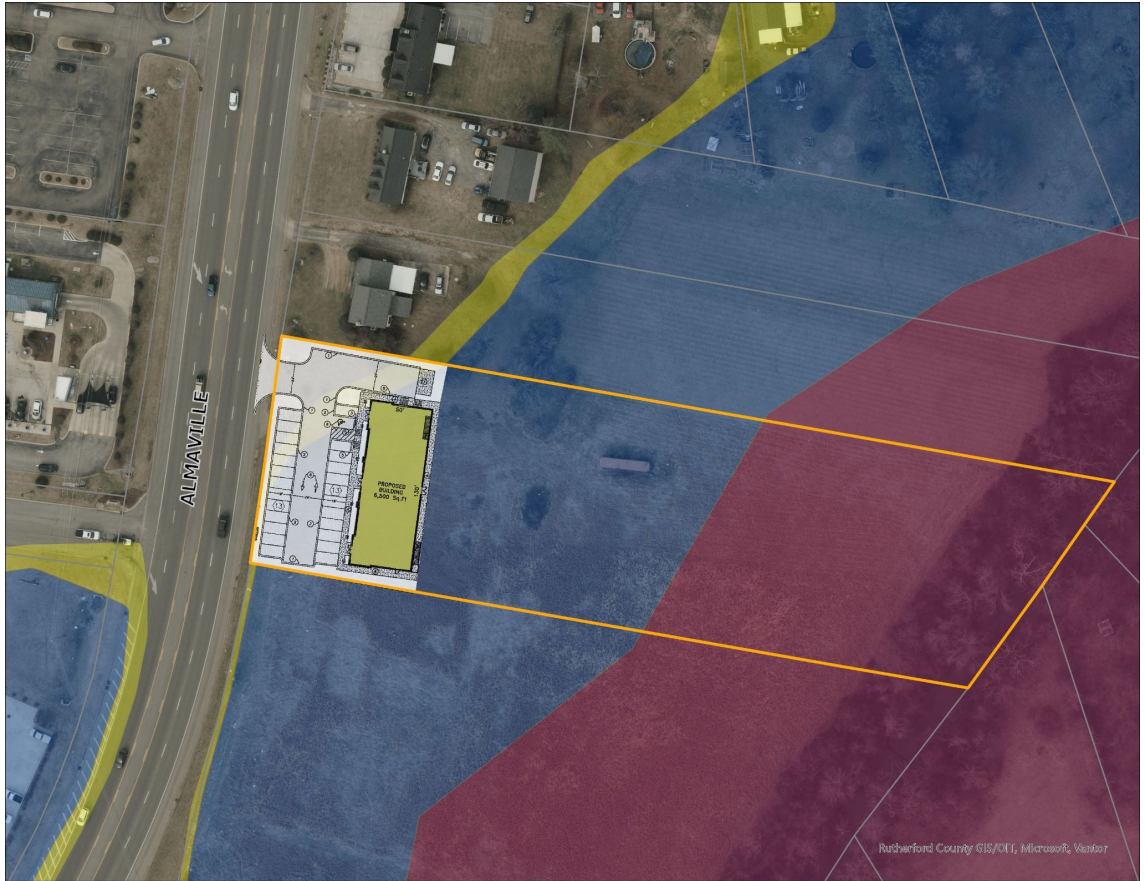
Site Plan

Location: 1975 Almaville Road	Applicant: AXIOS Holdings LLC
Tax Map/Group/Parcel: 55C/A/1.00	Property Owner(s): AXIOS Holdings LLC
Zoning: C-2	Use Classification: Grocery Store

Proposal

A. Site Analysis

Genesis is proposing to develop a 6,500 square foot building on the vacant tract at 1975 Almaville Road. The development will have one access point off Almaville Road directly across from the Tower Wave Car Wash, but does not align with the access road to serve the car wash. Adjacent to the development are single family homes that are zoned C-2, but are currently being used for residential use. The development is located in the 500-year floodplain and 100-year floodplain. In addition, the floodway is present on the rear 1/3 of the property along Stewart Creek. The building will be required to meet floodplain development standards.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.26 Acre
Square Footage of Open Space/Landscaping	1,106 Sq. Ft.	1,250 Sq. Ft.
Total Parking	26 Spaces	26 Spaces
Handicapped Parking Space(s)	2 Spaces	1 Spaces

B. Landscaping

The landscape plan shows different types of shrubbery along the base of the front side of the building. Trees are located on curb extensions which border the parking lot. Additional shrubbery is shown in the northeast corner of the development. No streetscaping is present along Almadale Road due to underground utilities infrastructure. Design Review requires at least one street tree spaced no more than 40' on center supplemented with shrubbery

between. While the property to the north is zoned C-2, it is being used as residence. The Zoning Ordinance requires a buffer along properties zoned commercial butting residential. No additional buffer is shown in this area.

C. Architectural Character

Architectural elevations show the building using two variations of brick color and glass/glazing to be used as the primary materials on all wall elevations. The material shown to be used as a secondary material is stucco and metal is shown as an accent. As submitted the development architecturals do meet Design Review as all wall faces have at least 80% 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 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 Alnaville Road as a minor arterial. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 1,750 GPM at 20 PSI.

Staff Comments:

1. Alnaville Road will be required to be bored for extension of the utilities. Work within TDOT right-of-way requires permission from TDOT.
2. As this property lies within the 100 year floodplain and floodway, a floodplain development permit will be required. Submit this permit application before the grading permit application.
3. The required minimum fire flow is 1,750 GPM @ 20 PSI.
4. Show landscaping sufficient to meet Design Review requirements. There is no streetscaping shown.
5. Contributing impervious drainage area must not exceed a ratio of 1:1 for the permeable paver surface.
6. How is the 2nd floor to be used? Why are there three front doors for a single tenant?
7. Two handicapped parking spaces are required.
8. The property to the north is zoned commercial, however is being used for residential purposes. Is it possible to show additional landscaping/fencing in this area along the northern property line to act as a buffer?
9. Show driveway entrance details and ensure fire apparatus will be able to enter and exit without dragging.

10. Submit water service availability request to CUDengineering@ cudrc.com to determine the level of service that can be provided to the site.
11. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Staff Recommendation: Staff recommends denial due to non-compliance with inadequate parking, failure to meet Design Review guidelines pertaining to landscaping, and concerns regarding firetruck maneuvering the site.

Attachments:

None



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

**Agenda Item Number 5.d.4.
Department: Planning
Date: August 6, 2026**

Subject:

Smyrna Senior Citizens Center
Banstead Drive

Owner / Developer: Town of Smyrna / Smyrna Senior Citizens Center

Background:

Summary:

Smyrna Senior Citizens Center

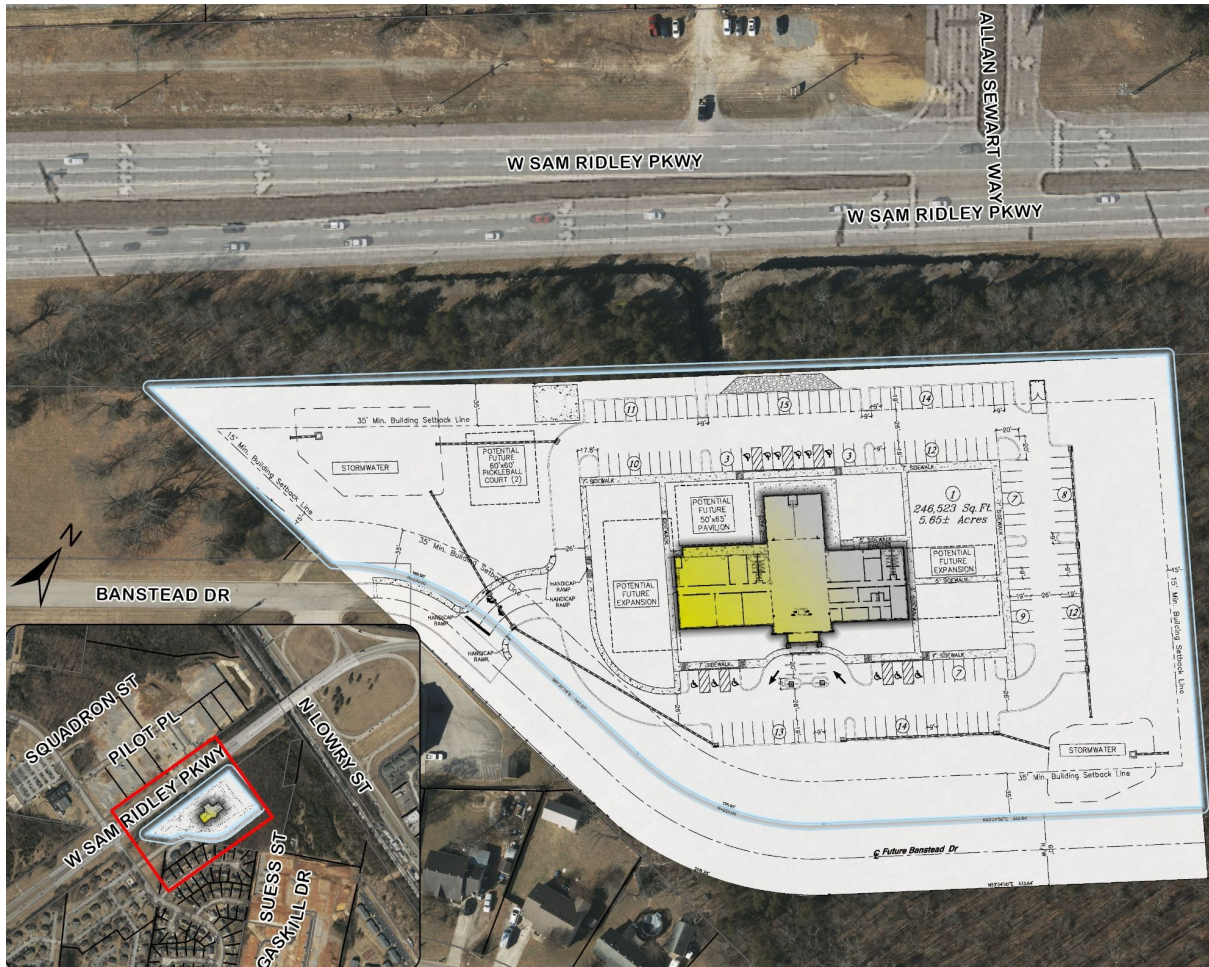
Site Plan

Location: Banstead Drive	Applicant: Senior Activity Center of Smyrna
Tax Map/Part of Parcel: 28/27.01	Property Owner(s): Town of Smyrna
Zoning: C-2	Use Classification: Senior Citizen Center

Proposal

A. Location Analysis

The Smyrna Senior Citizens Center is seeking to relocate from their existing facility on Raikes Street to a new facility off of Banstead Drive. This property being proposed for development is owned by the Town of Smyrna with the Senior Citizen's Center having a lease with the Town to locate their development on the parcel. This site has frontage along W. Sam Ridley Parkway with a future connection aligning across from Allan Sewart Way, but not shown as part of this plan. As proposed, the development of the main building would be 15,141 square feet with the ability for two future expansions on each wing of the building and a pavilion at the rear of the building. Access is shown via an extension of the existing stub road of Banstead Drive.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.48 Acre
Square Footage of Open Space/Landscaping	6,443 Sq. Ft.	6,500 Sq. Ft.
Total Parking	130 Spaces	150 Spaces
Handicapped Parking Space(s)	5 Spaces	12 Spaces

B. Landscaping

Landscape plan shows street trees and shrubbery along a portion of the shown extended Banstead Drive. Banstead Drive should be shown extended to the eastern property line per the Major Thoroughfare Plan and landscaping would be required along the entire length in accordance with Design Review. Landscaping is shown, in addition, in landscape islands throughout the parking lot and shrubbery at the base of the building. Design Review requires streetscaping along W. Sam Ridley Parkway, which is not shown. Existing vegetation is to remain

along the W. Sam Ridley Parkway right-of-way, but vegetation should be supplemented in areas where sufficient landscaping does not exist.

C. Architectural Character

Architectural elevations show the building to be finished with cultured stone, brick, glass/glazing and fiber cement board siding. All wall faces would have a minimum 79% primary materials, which would meet Design Review requirements.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. 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 Banstead Drive/Imperial Boulevard as a collector. Adequate right-of-way will be required to be dedicated for this street.
7. No burn permit will be issued for this site.

Staff Comments:

1. A sprinkler system will be required for this development.
2. Based on the 1,050 GPM at 20 PSI calculation, there will not be a need for a connection to the 16" water line at Imperial Boulevard. An extension to the water main at the end of the proposed extension of Banstead Drive will be required.
3. Submit water/sewer construction plans.
4. Extend Banstead Drive to the far eastern property line per the Major Thoroughfare Plan. This is a requirement of the Subdivision Regulations Section 5-103.108. The Planning Commission has the authority under this section to limit the length of temporary dead end public ways.
5. Provide a plat dedicating the right-of-way for the Banstead Drive extension per the Major Thoroughfare Plan.
6. There is an existing road cut from Sam Ridley Parkway, West onto this property located approximately 490 feet from the northwestern corner of the property. This access could be moved directly across from the new access to Sewart's Landing at Allan Sewart Way, pending approval by TDOT. Staff would recommend this, as it is a much better option. However, this development extends approximately 1,000 feet from the property corner, and the access at Allan Sewart Way would be approximately 760 feet from that same property corner. In either access location, this

development would preclude access to Sam Ridley Parkway, West from this property, based on staff's opinion as to how TDOT would review an access permit request. The Town has initiated discussions with TDOT regarding moving this road cut, and the initial discussion was very positive.

7. Show landscaping in accordance with Design Review along W. Sam Ridley Parkway and Banstead Drive in the area of development. If the existing tree line along Sam Ridley Parkway is to remain, that may be adequate for the streetscaping in that area.

Staff Recommendation: Staff recommends deferral due to unresolved issues regarding the connection point to Sam Ridley Parkway, West. Potential alignments open the possibility for the site to be redesigned in a manner to accommodate the connection.

Attachments:

None

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/24/2018	Burton Farms Subdivision, Section VI / Waldron Enterprises, LLC	8/22/2026	Escrow	\$15,000
Bond is for: Roads, Sewer, Stormwater				
Development is 100% built out. (56 out of 56 lots built)				
Public Works Department Comments: 1. Remove silt fabric from catch basins before final inspection. 2. Headwalls need to be stabilized in this section. 3. All P.U.D.E. and drainage ditches need to be put on grade per plan. 4. Stop sign at corner of Chaqueta Ct. and Wrangler Ln. needs to be fixed.				
Utilities Department Comments: 1. No issues at this time.				
DEVELOPER DAVID WALDRON'S COMMENTS: I did not hear back from Mr. Waldron prior to the packets being delivered.				
RECOMMENDATION: End of the maintenance period. If all items are completed by 8/22, release the bond. Otherwise, extend 3 months to 11/22.				
DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/18/2019	Buckingham Hills / Oliver Constable	8/23/2026	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: - Ensure the floor and slopes of the detention pond are stabilized to 70% uniform 1. vegetative coverage. - Ensure the detention pond is draining within 72 hours. Vegetation suggests water is 2. standing for extended periods of time. 3. Need crosswalk striping. - Need to dress up around kiosk on Abbottswood and remove large rocks and backfill 4. around sidewalk. 5. Headwall going into detention pond needs to be cleaned. 6. Need pedestrian signs at ADA crosswalk at Napa Valley and Kew Garden. 7. Need mid-block crosswalk at Kew Garden and Abbottswood for mail kiosk access. - Crosswalks need to be ADA compliant. Need pedestrian crosswalk signs at 8. intersection. 9. All P.U.D.E. and drainage ditches need to be put on grade per plan. 10. Ditch behind homes on Kew Garden is not per plan. 11. Need to remove debris behind lot 26(rock pile).				
Utilities Department Comments: 1. No issues at this time.				
DEVELOPER OLIVER CONSTABLE'S COMMENTS: I will check with Jeff Moody as they are finishing this out for us.				

RECOMMENDATION:

End of the maintenance period. If all items are completed by 8/23, release the bond. Otherwise, extend 3 months to 11/23.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/29/2022	Gwynne Farms Offsite Improvements/ Lennar Homes of Tennessee	8/25/2026	Regions Bank	\$56,700

Bond is for: Roads, Water/Sewer, Stormwater

Public Works Department Comments:

- 1. My list is complete.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER JEFFEREY TEMPLETON WITH LENNAR'S COMMENTS:

We believe we have everything completed.

RECOMMENDATION:

End of the maintenance period. Release.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/26/2025	Pottsvview / Forestar (USA) Real Estate Group, Inc.	8/25/2026	Synovus	\$3,233,500

Bond is for: Roads, Water/Sewer, Stormwater

Development is 76.9% built out. (30 out of 39 lots built)

Public Works Department Comments:

- 1. Place final topping and striping.
Ensure all storm structures are free of erosion and stabilized to 70% uniform
- 2. vegetative coverage.
- 3. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.
- 4. Ensure all construction remnants are removed (silt fence, eels, drain bags, etc.).
- 5. Ensure detention pond is free of overgrown vegetation and draining within 72 hours.
Ensure all headwalls with water flowing out of them have a riprap apron underlain
- 6. with geotextile fabric.
- 7. Some areas of binder are failing.
All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of
- 8. phase line.
- 9. Some areas of sidewalk are damaged and need to be repaired or replaced.
- 10. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
- 11. All signage must meet MUTCD standards.
- 12. Some manholes and water valve boxes need adjusting.
- 13. Some areas of curb and gutter are damaged and need to be replaced or repaired.
- 14. Remove silt fabric from catch basins before final inspection.
Some areas of detention pond are eroding and need to be stabilized and put on grade
- 15. per plan.
- 16. Submit stormwater as-builts verifying elevations of the detention ponds.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER DANIEL DIGIACOMO WITH FORESTAR'S COMMENTS:

Please reduce the bond as we have completed most of the infrastructure.

RECOMMENDATION:

Reduce to \$808,400 and extend one year.

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

Bond is for: Roads, Sewer, Stormwater

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

Public Works Department Comments:

1. There is a retaining wall in the easement between lots 222 and 223. Permanent structures are not permitted in drainage easements.
2. Need striping after final topping.
3. All signage must meet MUTCD regulations.
4. All sidewalks and crosswalks must be ADA compliant.
5. All P.U.D.E. and drainage ditches need to be put on grade per plan.
6. Clean bottom of all catch basins and remove silt fabric.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER ROBERT NOYES WITH BLAKENEY PARTNERS' COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. If all items are completed by 9/2, release the bond. Otherwise, extend 3 months to 12/2.

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

Bond is for: Roads, Sewer, Stormwater

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

Public Works Department Comments:

1. Need striping after final topping.
2. All signage must meet MUTCD regulations.
3. Sidewalks not complete. Sidewalks must go to end of phase line. Sidewalks and catch basin curb at the bottom of Wilford must be added.
4. All sidewalks and crosswalks must be ADA compliant.
5. All P.U.D.E. and drainage ditches need to be put on grade per plan.
6. Clean bottom of all catch basins. Several need adjusting before final topping.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER ROBERT NOYES WITH BLAKENEY PARTNERS' COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. If all items are completed by 9/2, release the bond. Otherwise, extend 3 months to 12/2.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/4/2021	Blakeney Section 2, Phase 1 / Blankeney Partners, GP	9/3/2026	Wilson Bank & Trust	\$10,000

Bond is for: Roads, Sewer, Stormwater

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

Public Works Department Comments:

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

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER ROBERT NOYES WITH BLAKENEY PARTNERS' COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. If all items are completed by 9/3, release the bond. Otherwise, extend 3 months to 12/3.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/14/2020	Blakeney Subdivision, Section 1, Phase 2 / Blankeney Partners, GP	9/7/2026	Wilson Bank & Trust	\$10,000

Bond is for: Roads, Sewer, Stormwater

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

Public Works Department Comments:

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

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER ROBERT NOYES WITH BLAKENEY PARTNERS' COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. If all items are completed by 9/7, release the bond. Otherwise, extend 3 months to 12/7.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/14/2023	Gwynne Subdivision, Lots 1 & 2 / Rob Gwynne	9/8/2026	Wilson Bank & Trust	\$139,400

Bond is for: Sewer

Development is a 2 lots subdivision, existing home on lot 1, no permits applied for lot 2 yet

Utilities Department Comments:

- 1. Sewer has not been installed.

DEVELOPER ROB GWYNNE'S COMMENTS:

I will be extending this sewer at some point in the future, but I have no definitive timeframe. Please extend the bond.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/10/2021	Sundale, Section II / Scott Butler	9/10/2026	Escrow	\$17,000

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

Development is 100% built out. (47 out of 47 lots built)

Public Works Department Comments:

- 1. My list is complete.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER SCOTT BUTLER'S COMMENTS:

Everything is complete. Please release.

RECOMMENDATION:

End of the maintenance period with all items complete. Release.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/10/2018	Buckingham Place, Section 3/ JM Byrnes, LLC	9/10/2026	Southern Bank of Tennessee	\$10,000

Bond is for: Roads, Sewer, Stormwater

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 will check with Jeff Moody as they are finishing this out for us.

RECOMMENDATION:

End of the maintenance period. If all items are completed by 9/10, release the bond. Otherwise, extend 3 months to 12/10.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/11/2024	Rooker's Bend, Section I, Phase II / M1 Development, LLC	9/11/2026	Escrow	\$131,400

Bond is for: Roads, Sewer, Stormwater

Development is 54.0% built out. (27 out of 50 lots built)

Public Works Department Comments:

1. Place final topping and striping.

2. Phase 1 Pond still acting as a sediment basin for Phase 2.

3. Sidewalks not complete.

4. Need to resurface Rooker Rd.

5. Remove silt fabric from catch basins before final inspection.

6. Some areas of curb and gutter are damaged and need to be repaired or replaced.

7. Some manholes and water valve boxes need to be adjusted.

8. All sidewalks and crosswalks must be ADA compliant.

9. All signage must meet MUTCD specifications.

10. All P.U.D.E. and drainage ditches need to be put on grade per plan.

11. Some areas of detention pond are eroding and need to be put on grade per plan.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER GARY RINEHART WITH RHB'S COMMENTS:

We are only about 50% complete. Please extend one year.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/11/2025	Derby Run, Phase 2C / Charter Commercial, LLC	9/11/2026	Escrow	\$80,000

Bond is for: Roads, Sewer, Stormwater

Development is 97.6% built out. (40 out of 41 lots built)

Public Works Department Comments:

1. Place final topping and striping

Ensure all storm structures are free of erosion and stabilized to 70% uniform

2. vegetative coverage.

3. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.

4. Ensure all construction remnants are removed (silt fence, eels, drain bags, etc.

5. Ensure detention pond is free of overgrown vegetation and draining within 72 hours.

- Ensure all headwalls with water flowing out of them have a riprap apron underlain
- 6. with geotextile fabric.
- 7. All sidewalks and crosswalks must be ADA compliant.
- 8. All P.U.D.E. and drainage ditches need to be put on grade per plan.
- 9. Remove silt fabric from catch basins before final inspection.
- 10. Clean bottom of all catch basins.
- 11. Some manholes and water valve boxes need adjusting.
- 12. All signage must meet MUTCD standards.
- 13. Some areas of curb and gutter are damaged and need to be repaired or replaced.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER PAT MANGER WITH CHARTER COMMERCIAL'S COMMENTS:

We are finalizing proposals with our contractors and hope to have the work completed by September 1st.

RECOMMENDATION:

If the final topping and striping is completed by 9/11, reduce to \$20,000 and extend one year as the maintenance bond. Otherwise, extend six months at the current amount.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/11/2023	Greystone, 1A / Meritage Homes of Tennessee, Inc.	9/11/2026	Regions Bank	\$255,000

Bond is for: Roads, Water, Sewer, Stormwater

Development is 100% built out. (150 out of 150 lots built)

Public Works Department Comments:

- 1. Place final topping and striping.
- 2. Detention pond(s) acting as sediment basin for active phase(s).
Ensure all storm structures are free of erosion and stabilized to 70% uniform
- 3. vegetative coverage.
- 4. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.
- 5. Ensure all construction remnants are removed (silt fence, eels, drain bags, etc.
- 6. Ensure detention pond is free of overgrown vegetation and draining within 72 hours.
Ensure all headwalls with water flowing out of them have a riprap apron underlain
- 7. with geotextile fabric.
- 8. Sidewalks not complete. Sidewalks must go to end of phase line.
- 9. All sidewalks and crosswalks must be ADA compliant.
- 10. All P.U.D.E. and drainage ditches need to be put on grade per plan.
- 11. Remove silt fabric from catch basins before final inspection.
- 12. Clean bottom of all catch basins.
- 13. Some manholes and water valve boxes need adjusting.
- 14. All signage must meet MUTCD standards.
- 15. Some areas of curb and gutter are damaged and need to be repaired or replaced.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER CLIF BERRY WITH MERITAGE HOMES' COMMENTS:

We are contracted and will start work in August.

RECOMMENDATION:

If the final topping and striping is completed by 9/11, reduce to \$63,800 and extend one year as the maintenance bond. Otherwise, extend six months at the current amount.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/11/2023	Greystone, 1C / Meritage Homes of Tennessee, Inc.	9/11/2026	Regions Bank	\$78,800

Bond is for: Roads, Water, Sewer, Stormwater

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

Public Works Department Comments:

1. Place final topping and striping.
2. Ensure all storm structures are free of erosion and stabilized to 70% uniform
3. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.
4. Ensure all construction remnants are removed (silt fence, eels, drain bags, etc.)
Ensure all headwalls with water flowing out of them have a riprap apron underlain
5. with geotextile fabric.
6. Sidewalks not complete. Sidewalks must go to end of phase line.
7. All sidewalks and crosswalks must be ADA compliant.
8. All P.U.D.E. and drainage ditches need to be put on grade per plan.
9. Remove silt fabric from catch basins before final inspection.
10. Clean bottom of all catch basins.
11. Some manholes and water valve boxes need adjusting.
12. All signage must meet MUTCD standards.
13. Some areas of curb and gutter are damaged and need to be repaired or replaced.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER CLIF BERRY WITH MERITAGE HOMES' COMMENTS:

We will be complete and ready for a final walk-through in August.

RECOMMENDATION:

If the final topping and striping is completed by 9/11, reduce to \$19,700 and extend one year as the maintenance bond. Otherwise, extend six months at the current amount.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/12/2024	Burton Farms Annex / RHB, LLC	9/13/2026	Pinnacle Bank	\$119,000

Bond is for: Roads, Sewer, Stormwater

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

Public Works Department Comments:

1. Place final topping and striping.
Resolve ditch issues at 7215 Corner Drive. The ditch must be less than 3:1 slope and
2. be stabilized.
3. All P.U.D.E. and drainage ditches need to be put on grade per plan.
Resident at 7215 Corner Dr. needs to have ditch/yard addressed that was
4. damaged/changed during road construction.
5. Remove silt fabric from catch basins before final inspection.
6. Clean bottom of all catch basins.

- 7. Some manholes and water valve boxes need adjusting.
- 8. All signage must meet MUTCD standards.
- 9. Some areas of curb and gutter are damaged and need to be repaired or replaced.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER GARY RINEHART WITH RHB'S COMMENTS:

We haven't completed curb repair or topcoat. Please extend 6 months.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/13/2024	Portico Place Townhomes Subdivision / Dream Finders Home, LLC	9/13/2026	Escrow	\$76,000

Bond is for: Roads, Water, Sewer, Stormwater

Development is 100% built out. (33 out of 33 lots built)

Public Works Department Comments:

- Ensure all storm structures are free of erosion and stabilized to 70% uniform
 - 1. vegetative coverage.
 - 2. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.
- Ensure all construction remnants are removed (silt fence, eels, drain bags, riser pipes, etc.)
- 3. etc.)
- 4. Ensure detention pond is free of overgrown vegetation and draining within 72 hours.
- Ensure all headwalls with water flowing out of them have a riprap apron underlain
- 5. with geotextile fabric.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER CRAIG YERIAN WITH DREAMFINDERS HOMES' COMMENTS:

We believe that we have completed everything in this development.

RECOMMENDATION:

Reduce to \$19,000 and extend one year as the maintenance bond.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/3/2024	Derby Run, Phase 2D / Charter Commercial, LLC	9/13/2026	Escrow	\$72,500

Bond is for: Roads, Sewer, Stormwater

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

Public Works Department Comments:

- 1. Place final topping and striping.
- Ensure all storm structures are free of erosion and stabilized to 70% uniform
 - 2. vegetative coverage.
 - 3. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.

- 4. Ensure all construction remnants are removed (silt fence, eels, drain bags, etc.).
- 5. Ensure detention pond is free of overgrown vegetation and draining within 72 hours.
Ensure all headwalls with water flowing out of them have a riprap apron underlain
- 6. with geotextile fabric.
- 7. Remove silt fabric from catch basins before final inspection.
- 8. Some areas of curb and gutter are damaged and need to be repaired or replaced.
- 9. Some manholes and water valve boxes need to be adjusted.
- 10. All sidewalks and crosswalks must be ADA compliant.
- 11. All P.U.D.E. and drainage ditches need to be put on grade per plan.
- 12. Some areas of detention pond are eroding and need to be put on grade per plan.
- 13. Submit stormwater as-builts verifying elevations of the detention ponds.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER PAT MANGER WITH CHARTER COMMERCIAL'S COMMENTS:

We are finalizing proposals with our contractors and hope to have the work completed by September 1st.

RECOMMENDATION:

If the final topping and striping is completed by 9/13, reduce to \$18,200 and extend one year as the maintenance bond. Otherwise, extend six months at the current amount.

