



MIFFLIN
COMMERCIAL_{LLC}

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1.47AC to 1.87AC • \$18/SF
4 Commercial Lots • Zoned C-2
1577 Rock Springs Rd. • Smyrna, TN

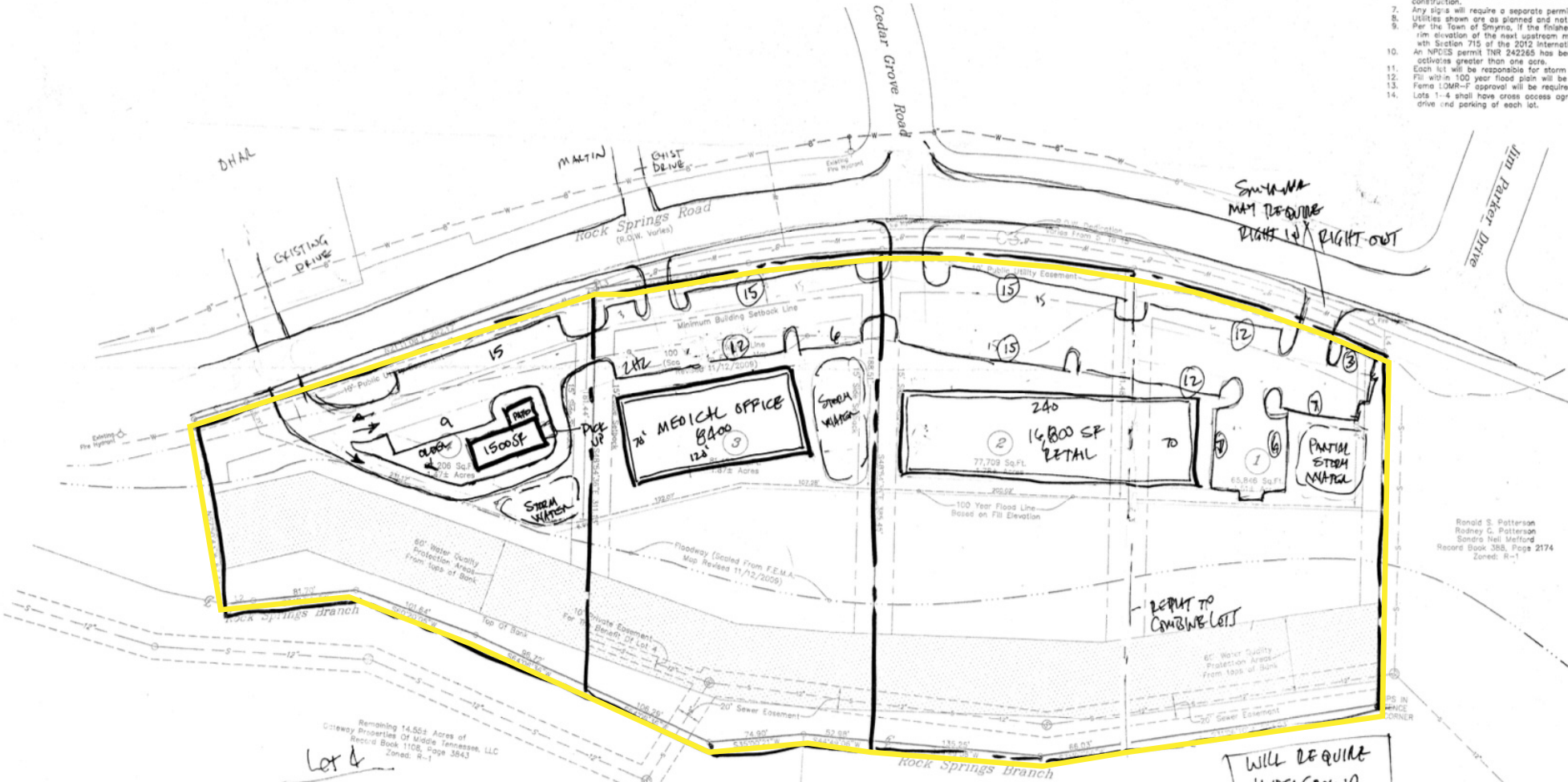
Lot #1: \$1,183,960
Lot #2: \$1,395,662
Lot #3: \$1,466,229
Lot #4: \$1,152,597



- Population: Smyrna- 55,518 Rutherford County- 352,182
- Population within 3 mile radius: 50,348
- Average Household Income: \$86,146
- Less than 1 mile from I-24 at Sam Ridley Parkway and Stonecrest Medical Center



- 7. All utility and drainage easements where shown indicate an easement for construction, operation, utilities and drainageways, including, but not limited to forcemains, water lines, telephone signal conduits, drainage pipes, and natural gas lines. Easements have infrastructure constructed within them until it may be no notice or consultation with the individual construction.
- 8. Any signs will require a separate permit from the Utilities shown or as planned and not necessarily.
- 9. Per the Town of Smyrna, if the finished floor elevation of the next upstream manhole, or with Section 715 of the 2012 International Plumbing Code.
- 10. An NPDES permit TNR 242265 has been obtained for discharge greater than one acre.
- 11. Each lot will be responsible for storm water quality.
- 12. Fill within 100 year flood plain will be offset cut.
- 13. FEMA 100A-F approval will be required for lots 1-4.
- 14. Lots 1-4 shall have cross access agreement to drive and parking of each lot.



Lot 4
 DRIVE THRU COFFEE SHOP
 1500 SF / 100 = 15 SPACES REQ
 MAY REQUIRE REZONE TO C-2

Lot 3
 8400 SF MEDICAL OFFICE
 8400 / 200 = 28 SPACES REQ
 35 SHOWN

LOTS 3-4 WILL REQUIRE
 SOME UNDERGROUND DETENTION

COMBINE LOTS 1-2
 16,800 SF RETAIL
 16,800 / 250 = 67 SPACES REQ
 77 SPACES SHOWN

WILL REQUIRE
 UNDERGROUND
 STORMWATER
 DETENTION

Ronald S. Patterson
 Rodney C. Patterson
 Sandra Nell Melford
 Record Book 358, Page 2174
 Zoned: R-1

MIN: C-4
 10' SETBACK: 35'
 DE SETBACK: 15'
 140' SETBACK: 50'

Lot	100 Year H ₂ O	Min. Pad Elev.	Min. Floor Elev.