



## SMYRNA MUNICIPAL PLANNING COMMISSION

May 6, 2021  
5:00 p.m. meeting

Smyrna Town Hall

### AGENDA

1. Call to Order
2. Prayer  
Pledge of Allegiance
3. Citizens' Comments: None at this time.
4. Approval of Minutes of the April 1, 2021 meeting
5. New Business:
  - a. Annexation and Plan of Service Requests:
    1. Shawn Collins  
8965 Rocky Fork Road  
Annexation & R-3 Zoning Request
    2. Larry Davis / Avian Glen Winery  
3545 Almaville Road  
Annexation & PUD Zoning Request
  - b. Rezoning Request:
    1. Scott Butler  
Tarrytown Drive  
Rezoning R-1 to PRD
  - c. Preliminary Plats:
    1. Burton Farms Annex  
1294 South Lowry Street  
Owner/Developer: RHB, LLC
    2. Rooker's Bend Section I, Phase II  
Rookersbend Drive  
Owner/Developer: Southwest Properties

d. Final Plats:

1. Gwynne Farms, Phase 2A  
Rock Springs Road & Waldron Road  
Owner/Developer: Lennar Homes of Tennessee
2. Stonetrace Commercial Retail, Lot 3  
NW corner of Sam Ridley Parkway West and Needham Drive  
Owner/Developer: Stonetrace Investment Partners, LLC
3. The Legacy Section IV, Resub of Lot 120  
Legacy Drive  
Owner/Developer: Legacy Joint Venture
4. Patton Retreat Phase II, Section II  
287 Chicken Pike  
Owner/Developer: Michael Hollingshead

e. Site Plans:

1. Chicken Salad Chick  
372 West Sam Ridley Parkway  
Owner/Developer: Stonetrace Investment Partners, LLC
2. Dutch Bros Coffee  
540 Enon Springs Road  
Owner/Developer: MarbleHill Partners, GP
3. Just Love Coffee Café  
1310 Hazelwood Drive  
Owner/Developer: TNG Contractors, LLC
4. Lee Bohman Subdivision, Lot 2B  
570/574/578/582 Sam Ridley Parkway West  
Owner/Developer: John Lee, LLC
5. Pinto Place Townhomes  
Pinto Drive  
Owner/Developer: Dr. Egbert Rebero
6. Rutherford County Baptist Church  
2000 Alnaville Road  
Owner/Developer: Rutherford County Baptist Church
7. Slim Chickens  
380 West Sam Ridley Parkway  
Owner/Developer: Lindstrom & Company, LLC

8. Villas of Stewartsboro, Phase II  
10602 Old Nashville Highway  
Owner/Developer: Ayoub Eshak

6. Mandatory Referral:

1. Thunderbird Drive Gas Main Extension

7. May Bond Review Report

8. Staff comments and/or other business

9. Adjournment