



SMYRNA MUNICIPAL PLANNING COMMISSION

August 5, 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 July 1, 2021 meeting
5. New Business:
 - a. Annexation and Plan of Service Request:
 1. JM Byrnes, LLC
3781 Rock Springs Road
Annexation & R-3 Zoning Request
 - b. Rezoning Requests:
 1. Stewarts Creek Cottages
Morton Lane
PRD Amendment
 2. Talia Trace
12495 Old Nashville Highway
Rezoning Request R-3/C-2 with ESO to PUD with ESO
 - c. Preliminary Plats:
 1. Portico Place
400-468 Blair Road
Owner / Developer: Blair Road, LLC / Adam Green
 2. The Vintage, Section 1
Along Genie Lane & Old Nashville Highway
Owner / Developer: TDK Construction Company

d. Final Plats:

1. Cedar Hills, Section 4
Rocky Fork Road Morton Lane
Owner / Developer: Cedar Hills Holding, LLC
2. Lee Bohman, Lot 6, and the Common Area of Phase II
Potomac Place and Future Genie Lane Extension
Owner / Developer: John Lee, LLC
3. Smyrna Airport Business Park, Lot 4
NE corner of Aviation Parkway & Threet Industrial Drive
Owner / Developer: USICV Airport Business Park No. 4, Inc.
4. Walnut Ridge, Section 1
Kew Garden Lane
Owner / Developer: John Mitchell Byrnes

e. Site Plans:

1. Almaville Station
2201, 2205, & 2209 Almaville Road
Owner / Developer: Mark E. Dye / Patel Group Development, LLC
2. Fast Pace Clinic
880 Isabella Lane
Owner / Developer: Paul Tashie / Fast Pace Health Urgent Care
3. Grace Development
Aviation Parkway
Owner / Developer: Grace Development
4. Lot 6B, Lee Bohman Subdivision
1579, 1583, 1587, 1591, 1595, 1599 Genie Lane
Owner / Developer: John Lee, LLC / Scott Findlay
5. Rock Springs Road Townhomes
350-382 Rock Springs Road
Owner / Developer: Mariam Makar
6. Ryan Farm Subdivision, Lots 4 & 5
11301 Old Nashville Highway
Owner / Developer: Waldron Enterprises, LLC & Vester Waldron Family
Limited Partnership / ETC Gymnastics

7. Smyrna Airport Business Park, Lot 4
NE Corner of Aviation Pkwy & Threet Industrial Drive
Owner / Developer: Hillwood

8. The Vintage, Section 1
Along Genie Lane and Old Nashville Highway
Owner / Developer: Vester Waldron Family Limited Partnership / TDK
Construction

9. Whataburger
360 W Sam Ridley Pkwy
Owner / Developer: Whataburger

6. Ordinance Amendments:
 - a. Design Review Manual
 1. Architectural Requirements

 - b. Zoning Ordinance
 1. Structure Location on a Parcel

7. August Bond Review Report

8. Staff comments and/or other business
 - a. 1917, LLC Quitclaim Deed to Town of Smyrna

9. Adjournment