



SMYRNA MUNICIPAL PLANNING COMMISSION

August 4, 2022
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 7, 2022 meeting.
5. Old Business:
 - a. Rezoning Request:
 1. Rob Molchan
349 Chaney Road
Rezoning: R-4 to PRD

Positive Recommendation to
Town Council: 4-0
 - b. Site Plan:
 1. Spartan Raider Smyrna Hotel
Industrial Boulevard / Lot 9 Colonial Town Park
Owner / Developer: Felicitas Debt Fund, L.p. / Spartan Raider Development
Partners, LLC

Approved: 4-0
6. New Business:
 - a. Rezoning Requests:
 1. Sherif Fouad
188 Moore Avenue
Rezoning: C-4 to R-3

Negative Recommendation to
Town Council: 4-0
 2. Frank Malawski
President Place/Isabella Lane
Rezoning: C-2 to PCD

Deferral to next meeting: 4-0
 3. Petergaye Taylor
10259 Old Nashville Highway
Rezoning: C-4 to PRD

Motion for a Negative
Recommendation to Town
Council: 2-2

b. Preliminary Plats:

1. Woodmont, Phase 9
Blue Diamond Drive Approved: 4-0
Owner / Developer: Meritage Homes of Tennessee, Inc.

2. Woodmont, Phase 10
Blue Diamond Drive Approved: 4-0
Owner / Developer: Meritage Homes of Tennessee, Inc.

c. Final Plats:

1. Saddle Grove
8695 Rocky Fork Almaville Road Approved: 4-0
Owner / Developer: Ashton Nashville Residential, LLC / Ashton Woods Homes

2. Stewarts Glen
8162 Rocky Fork Almaville Road Approved: 4-0
Owner / Developer: Patterson Company, LLC

d. Site Plans:

1. Cedar Creek Townhomes, Phase 1
Rocky Fork Road Approved: 4-0
Owner / Developer: Alcorn Properties

2. Range, USA
Tridon Drive Approved: 4-0
Owner / Developer: Swanson Development, LP / Compton Addy

3. Spine and Orthopedic Solutions
Corner of Rock Springs Road and Jim Parker Drive Approved: 4-0
Owner / Developer: Fishing Day, LLC

4. Storplace Canopy Addition
5916 New Nashville Highway Approved: 4-0
Owner / Developer: 2156 Associates

7. Zoning Ordinance Amendment:

a. Article IV, Section 4.010.1.A
Residential Parking Requirements Positive Recommendation to
Town Council: 4-0

8. Mandatory Referral:

a. Town of Smyrna
The Summit Land Sale
Sam Ridley Parkway, West Positive Recommendation to
Town Council: 4-0

9. August Bond Review Report

10. Staff comments and/or other business

11. Adjournment