



## SMYRNA MUNICIPAL PLANNING COMMISSION

September 7, 2023  
5:00 p.m. meeting

Smyrna Town Hall

### AGENDA

1. Call to Order
2. Prayer  
Pledge of Allegiance
3. Citizens' Comments:  
Robert Miller  
1215 Ledbury Drive  
Smyrna, TN 37167
4. Approval of Minutes of the August 3, 2023 meeting
5. Old Business:
  - a. Annexation, Zoning, and Plan of Service Request:
    1. Joe Haddix - **Request to be deferred 2 months**  
Bill France Road & Interstate 840  
Annexation & I-2, C-2, & R-3 Zoning Request
    2. Matt Huff  
6554 & 6588 Lee Road  
Annexation & PRD Zoning Request
  - b. Rezoning Requests:
    1. Jennifer Speich  
602 & 604 Rock Springs Road  
Rezoning R-1 to PRD
  - c. Final Plats:
    1. Woodmont, Section 9  
Blue Diamond Drive & Garville Avenue  
Owner / Developer: Meritage Homes
6. New Business:
  - a. Annexation, Zoning, and Plan of Service Request:

1. Jennifer Speich  
8613 & 8675 Rocky Fork Almaville Road  
Annexation & PRD Zoning Request
- b. Rezoning Request:
  1. Andrea Patty - **Request to be deferred 1 month**  
63 N Lowry Street  
Rezoning C-2 to PCD
- c. Preliminary Plat:
  1. Talia Trace, Section I  
12495 Old Nashville Highway  
Owner / Developer: Ole South Properties
- d. Final Plats:
  1. Rooker's Bend Section I, Phase II  
Florence Road & Rooker Road  
Owner / Developer: M & T Development Partners, LLC
- e. Concept Plan:
  1. Empower Academy  
Enon Springs Road, West  
Owner / Developer: Springs Public Schools
- f. Site Plans:
  1. Hyatt Hotel  
801 Expo Drive  
Owner / Developer: Nayan Kumar Patel
  2. Talia Trace, Section I  
12495 Old Nashville Highway  
Owner / Developer: Ole South Properties
  3. Veterans Landing  
10259 Old Nashville Highway  
Owner / Developer: HBG Companies
7. Mandatory Referrals:
  - a. Fall Creek Sewer Easements
8. Revised Subdivision Regulations Discussion
9. September Bond Review Report
10. Staff comments and/or other business
11. Adjournment