



## SMYRNA MUNICIPAL PLANNING COMMISSION

October 5, 2023  
5:00 p.m. meeting

Smyrna Town Hall

### AGENDA

1. Call to Order Absent: Mike Allen, Tim Slate & Miranda Swift
2. Prayer  
Pledge of Allegiance
3. Citizens' Comments: None at this time. Robert Miller spoke
4. Approval of Minutes of the September 7, 2023 meeting Approved: 4-0
5. Public Hearing:  
  
Revised Subdivision Regulations
6. Subdivision Regulations Amendment:
  - a. Revised Subdivision Regulations Approved: 4-0
7. Old Business:
  - a. Rezoning Requests:
    1. Andrea Patty - **Request to be deferred 1 month** Deferred: 4-0  
63 N Lowry Street  
Rezoning C-2 to PCD
    2. Jennifer Speich Positive Recommendation  
to the Town Council: 3-1  
602 & 604 Rock Springs Road  
Rezoning R-1 to PRD
8. New Business:
  - a. Annexation, Zoning, and Plan of Service Request:
    1. Collins Grove Deferred: 4-0  
8673 Briley Road  
Annexation & PRD Zoning Request
    2. Cooks Lane Positive Recommendation  
to the Town Council: 4-0  
5458 Cooks Lane  
Annexation & PRD Zoning Request

b. Rezoning Requests:

1. Robert McCormick  
5111-5115 New Nashville Highway  
Rezoning: C-2 to I-1 Negative Recommendation  
to the Town Council: 4-0

c. Preliminary Plats:

1. Gwynne Farms, Phase 3 Approved: 4-0  
Robert Gwynne Drive  
Owner / Developer: Lennar Homes of Tennessee, LLC
2. Williamsport Drive, Section 1 Approved: 4-0  
Williamsport Drive  
Owner / Developer: Syndicate Properties, LLC

d. Final Plats:

1. Beyer Subdivision Approved: 4-0  
Redbird Way  
Owner / Developer: Philip & Susan Beyer
2. Cedar Grove Village Approved: 4-0  
349 Chaney Road  
Owner / Developer: Caroline Farms, LLC
3. Hart's Branch Village, Phase 2 Approved: 4-0  
Rock Springs Road  
Owner / Developer: Regent Homes, LLC

e. Site Plans:

1. Advance Auto Parts Approved: 4-0  
1929 Almaville Road  
Owner / Developer: RAM Smyrna Partnership / JMB Investment Company
2. Complete Insulation Approved: 4-0  
215 Mill Lane  
Owner / Developer: Complete Animal Removal, Inc. / Charles W. Ferguson
3. Empower Academy Approved: 4-0  
Enon Springs Road, West  
Owner / Developer: CFIJ / Springs Public Schools
9. October Bond Review Report Approved: 4-0
10. Staff comments and/or other business
11. Adjournment