



## SMYRNA MUNICIPAL PLANNING COMMISSION

April 4, 2024  
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. Election of Officers
5. Approval of Minutes of the March 7, 2024 meeting
6. Old Business:
  - a. Sketch Plat:
    1. Lyndwood  
Almaville Road / Independent Hill Road  
Owner / Developer: DRAPAC
  - b. Site Plans:
    1. 323 Lake Farm Road  
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Owner / Developer: Jason R. Lloyd
    2. Newberry Townhomes, Lot I  
Almaville Road  
Owner / Developer: Larry D. Davis Sr. & Heidi Kilimanjaro-Davis / Newberry PropCo, LLC
    3. Spring Branch Townhomes, Phase I  
602 & 604 Rock Springs Road  
Owner / Developer: Green Trails
7. New Business:
  - a. Rezoning Request:
    1. Matt Huff  
Fortitude Trail  
PRD Amendment

2. Rob Molchan  
Ryan Hill Drive  
PRD Amendment
3. Sean Saunders  
7085 Florence Road  
PID Amendment
- b. Preliminary Plats:
  1. Gwynne Farms, Phase 4  
Robert Gwynne Drive  
Owner / Developer: Lennar Homes of Tennessee, LLC
  2. Lee Road Subdivision  
6554 & 6558 Lee Road  
Owner / Developer: David Weekley Homes
  3. Sims Ridge Subdivision, Section I  
Tamland Ave & Spring Hill Drive  
Owner / Developer: Ole South Properties, Inc.
- c. Final Plats:
  1. 352 W Sam Ridley Parkway  
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Owner / Developer: Vester Waldron Family Limited Partnership / McDonald's
  2. Gwynne Farms, Phase 3, Section 1  
Cardiff Drive  
Owner / Developer: Lennar Homes of Tennessee, LLC
  3. Patterson Property Subdivision, Resub of Lots 1-3, 10, 11, 23, 24  
Springhill Drive & Seth Brittain Pt.  
Owner / Developer: M1 Development, LLC
- d. Site Plans:
  1. Smyrna Echo Hotel  
825 Industrial Boulevard  
Owner / Developer: At Home Studio Living Smyrna TN I, LLC / Holladay Properties
  2. Volunteer State Bank  
Huginn Lane  
Owner / Developer: KKS General Partnership / Volunteer State Bank
8. Mandatory Referrals:
  - a. Rock Springs Sidewalk Right-of-Way and Easement Acquisition
9. April Bond Review Report
10. Staff comments and/or other business

## 11. Adjournment