



## SMYRNA MUNICIPAL PLANNING COMMISSION

December 5, 2024  
5:00 p.m. meeting

Smyrna Town Hall

### AGENDA

1. Call to Order

2. Prayer  
Pledge of Allegiance

3. Citizens' Comments:

*"The Town's Public Comment Period shall be reserved for those citizens that have signed up to address a Board or Committee, at least twenty-four (24) hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to three (3) minutes. Additional comments may be submitted in writing".*

4. Approval of Minutes of the November 7, 2024 meeting

5. Public Hearing:

a. Plan of Services for Rocky Fork Almaville Road

b. Plan of Services 139 Neal Avenue

6. Old Business:

a. Site Plans:

1. Grand Wash/ Retail / Gas Station  
NW Corner of Nissan Drive & Sam Davis Road  
Owner / Developer: Car Wash Pro Designers / Riverstone Investments, LLC

7. New Business:

a. Annexation, Zoning, and Plan of Service Request:

1. Proverbs Build Homes  
139 Neal Avenue  
Annexation & R-3 Zoning Request

b. Rezoning Requests:

1. Ayoub Eshak  
608 Rock Springs Road  
Rezoning R-4 to PRD
  2. House On Rock, LLC  
Enon Springs Road, West  
Rezoning C-2 to PRD
  3. JLJ Strategic Realty  
800 Isabella Lane  
Rezoning PCD to C-2
  4. Tucker's Pointe  
8613 & 8675 Rocky Fork Almaville Road  
PRD Amendment
- c. Sketch Plat:
1. Williamsport Drive Subdivision  
Williamsport Drive  
Owner / Developer: RMG Development
- d. Preliminary Plats:
1. Hidden Springs, Phase III  
6304 Lee Road  
Owner / Developer: David Weekley Homes
  2. Reverie at Music City  
5100 Almaville Road  
Owner / Developer: First Baptist Church of Smyrna Tennessee / Dream Finders Homes
- e. Final Plats:
1. Resubdivision of Lot 1 James C. Epps Subdivision  
2302 Rocky Fork Road  
Owner / Developer: Kepley Properties, LLC
8. December Bond Review Report
  9. Staff comments and/or other business
  10. Adjournment