



SMYRNA MUNICIPAL PLANNING COMMISSION

June 6, 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. Approval of Minutes of the May 2, 2024 meeting
5. Old Business:
 - a. Rezoning Request:
 1. Janet Ibrahim Nasef
Rocky Fork Road
Rezoning R-3 to PRD Request
6. New Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Hardik Patel
Almaville Road
Annexation & C-2 Zoning Request
 2. Kyle Griffin
140 Queencliff Court
Annexation & PRD Zoning Request
 - b. Rezoning Requests:
 1. Kyle Griffin
8286 Rocky Fork Almaville Road
Rezoning R-3 to PRD Request
 2. Eduardo Moreno
11514 Old Nashville Highway
Rezoning R-2 to P&O-2 Request
 3. Rob Molchan
Gambill Lane
Rezoning R-1 to PRD Request

- c. Preliminary Plats:
 - 1. The Courtyards at Stewarts Creek, Phase 3
Restoration Drive
Owner/Developer: Epcon Stewarts Creek, LLC

- d. Final Plats:
 - 1. Gwynne Farms, Phase 3, Section 2
Lyness Drive
Owner/Developer: Lennar Homes of Tennessee
 - 2. Pinto Place Townhomes
Pinto Drive
Owner/Developer: SiLa Smyrna, LLC
 - 3. Sewart's Landing
Allan Sewart Way & Pilot Place
Owner/Developer: Sewart's Landing Partners, LP / Equitable Property Company
 - 4. Six Cedars Business Park, Phase 1
889 Seven Oaks Boulevard
Owner/Developer: Six Cedars Investments, LLC

- e. Site Plans:
 - 1. AMS, Inc. Storage Hangar
612 Fitzhugh Boulevard
Owner/Developer: Smyrna/Rutherford County Airport Authority / Vision Building Group, LLC
 - 2. Grand Wash Express
570 Almaville Road
Owner/Developer: Grand Salkhi Properties, LLC

- f. Ordinance Amendments:
 - 1. Subdivision Regulations
 - a. Submittal Deadlines for Sketch Plats, Preliminary Plats & Final Plats
Article 3, Sections 3-103, 3-104, 3-105
 - 2. Zoning Ordinance
 - a. Submittal Deadline for Site Plans & Legal Notice Advertisements for Rezoning Requests
Article III, General Provisions, and Article VII, Administration and Enforcement

- 7. June Bond Review Report
- 8. Staff comments and/or other business
- 9. Adjournment