



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

Chairman: Tim Morrell Vice-Chair: Marc Adkins
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5. Approval of Minutes of the March 7, 2024 meeting

Approved: 7-0

6. Old Business:
 - a. Sketch Plat:
 1. Lyndwood
Almaville Road / Independent Hill Road

Deferred 1 Month: 7-0

Owner / Developer: DRAPAC
 - b. Site Plans:
 1. 323 Lake Farm Road
323 Lake Farm Road

Item Withdrawn by Applicant

Owner / Developer: Jason R. Lloyd
 2. Newberry Townhomes, Lot I
Almaville Road

Deferred 1 Month: 7-0

Owner / Developer: Larry D. Davis Sr. & Heidi Kilimanjaro-Davis / Newberry PropCo, LLC
 3. Spring Branch Townhomes, Phase I
602 & 604 Rock Springs Road

Approved: 7-0
12 single-family detached dwellings & 77 townhomes

Owner / Developer: Green Trails
7. New Business:
 - a. Rezoning Request:
 1. Matt Huff
Fortitude Trail
PRD Amendment

Positive Recommendation to the Town Council: 7-0
Remove 4.2 acres from previously approved PRD & decrease number of lots from 70 to 60

2. Rob Molchan
Ryan Hill Drive
PRD Amendment

**Positive Recommendation to the Town Council:
6-1**
Add 4.2 acres from previously approved PRD &
increase number of lots from 11 to 113

3. Sean Saunders
7085 Florence Road
PID Amendment

**Negative Recommendation to the Town Council:
7-0**
Amend approved exterior building materials facing
Florence Rd. from brick/stone to split face block

b. Preliminary Plats:

1. Gwynne Farms, Phase 4
Robert Gwynne Drive
Owner / Developer: Lennar Homes of Tennessee, LLC

Approved: 7-0
153 single family lots on
36.4 acres

2. Lee Road Subdivision
6554 & 6558 Lee Road
Owner / Developer: David Weekley Homes

Approved: 6-0-1
100 single family lots on
33.8 acres

3. Sims Ridge Subdivision, Section I
Tamland Ave & Spring Hill Drive
Owner / Developer: Ole South Properties, Inc.

Approved: 7-0
38 single family lots on
13.41 acres

c. Final Plats:

1. 352 W Sam Ridley Parkway
352 W Sam Ridley Parkway
Owner / Developer: Vester Waldron Family Limited Partnership / McDonald's

Approved: 7-0
Dedication of a utility easement

2. Gwynne Farms, Phase 3, Section 1
Cardiff Drive
Owner / Developer: Lennar Homes of Tennessee, LLC

Approved: 7-0
28 single family lots on
33.11 acres

3. Patterson Property Subdivision, Resub of Lots 1-3, 10, 11, 23, 24
Springhill Drive & Seth Brittain Pt.
Owner / Developer: M1 Development, LLC

Approved: 7-0
Revise easements on 7 lots
& create an open space lot

d. Site Plans:

1. Smyrna Echo Hotel
825 Industrial Boulevard
Owner / Developer: At Home Studio Living Smyrna TN I, LLC / Holladay Properties

Deferred 1 Month: 7-0
51,200 SF, 4 story hotel

2. Volunteer State Bank
Huginn Lane
Owner / Developer: KKS General Partnership / Volunteer State Bank

Approved: 7-0
Financial institution

8. Mandatory Referrals:

- a. Rock Springs Sidewalk Right-of-Way and Easement Acquisition

Approved: 7-0

9. April Bond Review Report

Approved: 7-0

10. Staff comments and/or other business

11. Adjournment