



SMYRNA MUNICIPAL PLANNING COMMISSION

May 2, 2024
5:00 p.m. meeting

Smyrna Town Hall

AGENDA

1. Call to Order Absent: Miranda Swift
2. Prayer
Pledge of Allegiance
3. Citizens' Comments: None at this time.
4. Approval of Minutes of the April 4, 2024 meeting. Approved: 6-0
5. Old Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Joe Haddix - **Requested to be deferred**
Bill France Road & Interstate 840 Deferred 2 Months: 6-0
Annexation & I-2, C-2, & R-3 Zoning Request
 - b. Sketch Plat:
 1. Lyndwood Approved: 6-0
Almaville Road / Independent Hill Road
Owner / Developer: DRAPAC
1,500 Units on
689.5 Acres
 - c. Site Plans:
 1. Newberry Townhomes, Lot I Approved: 6-0
Almaville Road
Owner / Developer: Larry D. Davis Sr. & Heidi Kilimanjaro-Davis / Newberry
PropCo, LLC
82 Townhomes
 2. Smyrna Echo Hotel Denied: 6-0
825 Industrial Boulevard
Owner / Developer: At Home Studio Living Smyrna TN I, LLC / Holladay
Properties
Not consistent with the Design Review Manual
51,200 SF, 4 story hotel
6. New Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Kyle Griffin Positive Recommendation to the Town Council: 5-0-1
5100 Almaville Road & 7441 Rocky Fork Almaville Road
Annexation & PRD/R-1 Zoning Request
Total: 109.65 Acres
-27 Duplexes (54 Units) & 166 Single Family Lots
Age Restricted
-98 Single Family Lots
-14 Acres Zoned R-1 (LifePoint Church - Stewart Creek)

b. Rezoning Requests:

1. Kyle Griffin
4701 Rock Springs Road
Rezoning R-1 to PRD Request

**Positive Recommendation
to the Town Council: 6-0**

125 Single Family Lots on
40.1 Acres

2. Matt Huff
Ken Pilkerton Drive & Sgt. Asbury Hawn Way
Rezoning C-2 to PID Request

**Negative Recommendation to the
Town Council: 6-0**

Inconsistent with surrounding zoning

108,000 Sq. Ft. Self Storage Facility

3. Robert Latimer
657 & 698 South Lowry Street
Rezoning PRD to PID Request

**Negative Recommendation to the
Town Council: 5-1**

Numerous exceptions from Ordinance

98,200 Sq. Ft. Self Storage Facility

4. Rob Molchan
East Gresham Drive
Rezoning R-2 to PRD Request

**Negative Recommendation to the
Town Council: 5-1**

Inconsistent with surrounding zoning

49 Single Family Lots on 10.93 Acres

5. Janet Ibriham Nasef
Rocky Fork Road
Rezoning R-3 to PRD Request

Deferred 1 Month: 6-0

c. Preliminary Plats:

1. Sewart's Landing Roadway, Phase 1
2001 Motlow College Boulevard
Owner / Developer: Equitable Property Company

Approved: 6-0

Subdivide 7 Commercial
Lots & Dedicate ROW

2. Talia Trace, Section 2
12495 Old Nashville Highway
Owner / Developer: Cantrell Farms, LLC

Approved: 6-0

Dedication of ROW &
Easements

d. Final Plats:

1. Chicken Pike Subdivision
287 Chicken Pike
Owner / Developer: Hollingshead Land, LLC

Approved: 6-0

Create 3 single family lots

e. Site Plans:

1. 1744 Rock Springs Road Subdivision, Lot 1
851-861 Medical Park
Owner / Developer: J & K Properties / Samuel Riyad

Approved: 6-0

8,475 Sq. Ft. Commercial Building

2. Pinto Place Townhomes
Pinto Drive
Owner / Developer: Egbert Reberio / SiLa Smyrna, LLC

Approved: 6-0

22 Townhomes

3. Precision Internal Medicine
815 - 819 Medical Park
Owner / Developer: Ramy Sayed

Approved: 6-0

11,217 Sq. Ft. Medical &
Commercial Building

4. Talia Trace, Section 2
12495 Old Nashville Highway
Owner / Developer: Cantrell Farms, LLC

Approved: 6-0
66 Townhomes

7. May Bond Review Report **Approved: 6-0**
8. Staff comments and/or other business
9. Adjournment