



## SMYRNA MUNICIPAL PLANNING COMMISSION

March 7, 2024  
5:00 p.m. meeting

Smyrna Town Hall

### AGENDA

1. Call to Order Absent: Tim Morrell & Charles Scurr
2. Prayer  
Pledge of Allegiance
3. Citizens' Comments: None at this time.
4. Approval of Minutes of the February 1, 2024 meeting. Approved: 5-0
5. Old Business:
  - a. Annexation, Zoning, and Plan of Service Request:
    1. Joe Haddix  
Bill France Road & Interstate 840 Deferred 2 Months: 5-0  
Annexation & I-2, C-2, & R-3 Zoning Request
  - b. Rezoning Request:
    1. Sammy Said Recommend Approval  
to the Town Council: 5-0  
6070 & 6092 Seminary Road  
Rezoning R-3 to C-4
  - c. Sketch Plat:
    1. Lyndwood Deferred 1 Month: 5-0  
Almaville Road / Independent Hill Road  
Owner / Developer: DRAPAC
  - d. Preliminary Plat:
    1. The Courtyards at Stewarts Creek, Phase 2 Approved: 5-0  
54 Single Family lots  
on 18.44 acres  
9351 Rocky Fork Almaville Road  
Owner / Developer: Blakeney Partners, GP
6. New Business:
  - a. Rezoning Request:

1. John Dunaway  
403 & 405 Monroe Street  
Rezoning Request: C-2 to R-2

Recommend Denial to  
the Town Council: 5-0

b. Preliminary Plats:

1. Cooks Lane, Phases 1, 2, & 3  
5458 Cooks Lane  
Owner / Developer: Naron Family Trust / Century Communities

Approved: 5-0  
145 Single Family lots  
on 34.11 acres

2. Hidden Hills, Section VI, Phase II  
Summerlin Road, Tamland Avenue, & Shetland Drive  
Owner / Developer: Amnon Shreibman / Nir Homes, Inc.

Approved: 5-0  
49 Single Family lots  
on 22.48 acres

3. Rock Springs Senior Living  
South of Rock Springs Road & West of Saint Francis Avenue  
Owner / Developer: Gateway Properties of Middle TN, LLC

Approved: 5-0  
7 Single Family lots, 9  
total lots on 13.55 acres

c. Final Plats:

1. Beyer Subdivision  
Red Bird Farm Lane  
Owner / Developer: Philip Beyer & Susan Beyer

Approved: 5-0  
Creation of a Single  
Family Lot

2. Quail Ridge, Section I  
1923 & 1929 Almaville Road  
Owner / Developer: Ram Smyrna Partnership / Schaad Brown Real Estate

Approved: 5-0  
Combination Plat &  
Dedication of Easement

3. Talia Trace, Section I  
2264 Rocky Fork Road  
Owner / Developer: Cantrell Farms, LLC

Approved: 5-0  
Creation of Townhome  
Lots

4. Talia Trace, Section I - HPR  
2264 Rocky Fork Road  
Owner / Developer: Cantrell Farms, LLC

Approved: 5-0  
Dedication of  
Easements

d. Site Plans:

1. Newberry Townhomes, Lot I  
Almaville Road  
Owner / Developer: Larry D. Davis Sr. & Heidi Kilimanjaro-Davis / Newberry PropCo, LLC

Deferred 1 Month: 5-0

2. Rock Springs Senior Living  
South of Rock Springs Road & West of Saint Francis Avenue  
Owner / Developer: Gateway Properties of Middle TN, LLC

Approved: 5-0  
54 Unit Senior Living  
Apartments

3. Spring Branch Townhomes, Phase I  
602 & 604 Rock Springs Road  
Owner / Developer: Green Trails

Deferred 1 Month: 5-0

7. March Bond Review Report

Approved: 5-0

8. Staff comments and/or other business

9. Adjournment