



## SMYRNA MUNICIPAL PLANNING COMMISSION

July 1, 2025  
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".*

Glen Cotant, 537 Lyness Drive, Smyrna - Rock Springs Road Expansion & Pedestrian Sidewalk Installation

4. Approval of Minutes of the June 5, 2025 meeting

5. Public Hearing:

a. Plan of Services for Hamilton Development, LLC

b. Plan of Services for Hollingshead Land, LLC

6. Old Business:

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

1. 452 Properties, LLC - **Requesting Deferral to August Meeting**  
Bill France Road & I-840  
Annexation & PUD Zoning Request

b. Final Plat:

1. Gwynne Farms, Phase 4, Section 1 - **Staff recommends consideration of postponing this item until after the Gwynne Farms, Phase 4 Preliminary Plat**  
Robert Gwynne Drive  
Owner / Developer: Millrose Properties Tennessee, LLC

7. New Business:

- a. Annexation, Zoning, and Plan of Service Request:
  - 1. Hamilton Development, LLC  
W. Jefferson Pike/SR 266 across from Hickory Grove Road  
Annexation with C-2 & I-1 Zoning Request
  - 2. Hollingshead Land, LLC  
Hickory Grove Road/West Jefferson Pike  
Annexation with C-2 & I-3 Zoning Request
- b. Rezoning Requests:
  - 1. Delta Civil Engineering, PLLC  
Gambill Lane  
PRD Amendment
  - 2. MDT Construction  
1170 Rock Springs Road  
PCD to C-2 Rezoning Request
  - 3. Madison Jones  
Tridon Drive & Safari Drive  
C-2 to I-2 Rezoning Request
- c. Preliminary Plats:
  - 1. Greystone, Phase 2A  
Balling Way/Redtree Lane  
Owner/Developer: Meritage Homes
  - 2. Greystone, Phase 2B  
Long Drive/Redtree Lane  
Owner/Developer: Meritage Homes
  - 3. Gwynne Farms, Phase 4  
Robert Gwynne Drive  
Owner/Developer: Lennar Homes of Tennessee, LLC
  - 4. Narron Hill  
5458 Cooks Lane  
Owner/Developer: Naron Family Trust/Century Communities
- d. Site Plans:
  - 1. In-N-Out Burger  
999 Industrial Boulevard  
Owner/Developer: In-N-Out Burger
  - 2. Lot 1, Home Depot Subdivision  
1170 Rock Springs Road  
Owner/Developer: Lee Tashie Partners/MDT Construction
  - 3. Nissan P33C Back Door Module FPL1 & FPL2 Modifications  
983 Nissan Drive  
Owner/Developer: Industrial Development Board of Rutherford County

4. SRM Gas Station at Cornerstone  
W. Jefferson Pike & Hickory Grove Road  
Owner/Developer: Hollingshead Land, LLC
8. July Bond Review Report
9. Staff comments and/or other business
10. Adjournment