



SMYRNA MUNICIPAL PLANNING COMMISSION

June 5, 2025

Smyrna Town Hall

5:00 p.m. meeting

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".

4. Approval of Minutes of the May 1, 2025 meeting
5. Old Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. 452 Properties, LLC - **Requesting deferral**
Bill France Road & I-840
Annexation & PUD Zoning Request
 - b. Preliminary Plats:
 1. Estates at Williamsport - **Staff recommends consideration of postponing this item until after the Estates at Williamsport sketch plat**
Williamsport Drive
Owner / Developer: RMG Development
 - c. Site Plans:
 1. Smyrna Soccer Complex
Enon Springs Road, East
Owner / Developer: SSCP, LLC

6. New Business:
 - a. Rezoning Request:
 1. Dogwood Villas / Stewarts Creek Cottages
Morton Lane/420 Multrees Place
PRD Amendment
 - b. Sketch Plat:
 1. Estates at Williamsport
Williamsport Drive
Owner / Developer: RMG Development
 - c. Final Plats:
 1. Gambill Lane PUD
NE Corner of Gambill Lane & Enon Springs Rd. W
Owner / Developer: Hollingshead Land, LLC
 2. Gwynne Farms, Phase 4, Section 1
Robert Gwynne Drive
Owner / Developer: Millrose Properties Tennessee, LLC
 3. Hidden Hills, Section VI, Phase II-A
Summerline Road
Owner / Developer: Nir Homes, Inc.
 4. Hidden Hills, Section VI, Phase II-B
Shetland Drive
Owner / Developer: Nir Homes, Inc.
 5. Mayfield Townhomes
Mayfield Drive
Owner / Developer: Somerset, LLC
 - d. Site Plans:
 1. 12415 Old Nashville Highway
12415 Old Nashville Highway
Owner / Developer: Nir Homes, Inc.
 2. Cedar Stone Park, Phase 2
3639 Morton Lane
Owner / Developer: Town of Smyrna Parks & Recreation Department
 3. Fifth Third Bank
Lee Victory Parkway
Owner / Developer: Kroger Limited Partnership
 4. On-Call Physician Suite Addition to Pets R Us Vet Clinic
1850 Almadale Road
Owner / Developer: Pets R Us Vet

5. Twice the Ice House
CSX Railroad south of 50 N. Lowry Street
Owner / Developer: CSX Railroad / Alan Moltz
7. Mandatory Referral:
 - a. Stewart's Creek Sewer Main Easement Acquisition
8. Smyrna Mobility Plan
9. June Bond Review Report
10. Staff comments and/or other business
11. Adjournment