



TOWN OF SMYRNA

MUNICIPAL PLANNING COMMISSION MEETING

AGENDA



The Citizen Comment Period shall be reserved for those citizens that have signed up to address a Board or Committee, at least 24 hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to 3 minutes. Additional comments may be submitted in writing.

October 2, 2025

5:00 PM

Smyrna Town Hall

1. Call to Order

Prayer

Pledge of Allegiance

2. Public Hearing

- a. Plan of Services for Catalyst Design Group - 7025 Del Thomas Road
- b. Plan of Services for Armias Development Group, LLC - 101 McNairy Lane
- c. Plan of Services for CLQ Land - 5198 Lee Road

3. Citizen Comments

- a. Tanya Hadley
216 Meridian Drive
Smyrna, TN 37167
Project: Tax Map: 54 Parcel: 18.00

4. Approval or Correction of Minutes

- a. September 4, 2025 regular meeting

5. New Business

- a. Annexation, Zoning, and Plan of Service Request:
 1. Catalyst Design Group
7025 Del Thomas Road
Annexation & PRD Zoning
 2. Armias Development Group, LLC
101 McNairy Lane
Annexation & C-2 Zoning
 3. CLQ Land
5198 Lee Road

Annexation & R-3 Zoning

b. Rezoning Requests:

1. Unico TN, LLC
Almaville Road
Rezoning PID to C-2

c. Preliminary Plats:

1. Briley Downs
Rocky Fork Almaville Road / Briley Road
Owner / Developer: Dreamfinders Homes
2. Greystone, Phase 3A
Divine Dawn Road
Owner / Developer: Meritage Homes of Tennessee, Inc.
3. Olive Branch Estates, Section I
Rocky Fork Road
Owner / Developer: Ole South Properties, Inc.
4. Sims Ridge, Section II
Tamland Avenue
Owner / Developer: Ole South Properties, Inc.

d. Final Plats:

1. Kingfield
Sharp Springs Road
Owner / Developer: Landmark Homes, LLC
2. Kingfield HPR
Sharp Springs Road
Owner / Developer: Landmark Homes, LLC
3. Newberry, Phase 1
Almaville Road
Owner / Developer: Milrose Properties Tennessee, LLC

e. Site Plans:

1. Additions to Village of Valley Green, Section IV, Phase II
Enon Springs Road, West & Wildwood Drive
Owner / Developer: Prosper Holdings Group
2. McDonald's
216 Lee Victory Parkway
Owner / Developer: McDonald's
3. Rock Springs Townhomes & Single Family Homes
608 Rock Springs Road
Owner / Developer: Ayoub Eshak
4. Rutherford County Baptist Church
2000 Almaville Road
Owner / Developer: Rutherford County Baptist Church

- 6. Bond Review Report**
 - a. October Bond Review Report
- 7. Staff Comments and/or Other Business**
- 8. Adjournment**