



## 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.

---

**April 7, 2026**

**5:00 PM**

**Smyrna Town Hall**

**1. Call to Order**

Prayer

Pledge of Allegiance

**2. Citizen Comments**

**3. Election of Officers**

**4. Approval or Correction of Minutes**

a. March 5, 2026 regular meeting

**5. New Business**

a. Rezoning Requests:

1. CSC Properties, LLC  
Lee Victory Parkway  
Rezoning C-2 to PCD

b. Sketch Plat:

1. 116 Foxland Drive Subdivision  
116 Foxland Drive  
Owner / Developer: Temitope & Jordan Peters / Erik Knowles

c. Preliminary Plats:

1. The Enclave at Lee Road  
5198 Lee Road  
Owner / Developer: Chao Wen Dong / KMC Land, LLC
2. Greystone, Phase 3D  
Cuba Road  
Owner / Developer: Meritage Homes of Tennessee, Inc.

d. Final Plats:

1. Gwynne Farms, Section 4, Phase 2  
Robert Gwynne Drive  
Owner / Developer: Milrose Properties Tennessee, LLC
2. Beyer Subdivision, Lot 5  
Redbird Farm Lane  
Owner / Developer: Phillip & Susan Beyer

e. Site Plans:

1. Briley Downs Amenity Center  
1998 Timothy Lane  
Owner / Developer: Dream Finders Homes
2. Giant Garages Flex Space, Lot 2  
111 Threet Industrial Road  
Owner / Developer: S. Wayne Waldron
3. Kroger Shops  
Bulldog Drive  
Owner / Developer: SEK Smyrna, LLC
4. Stonetrace Commons  
Corner of Genie Lane & Old Nashville Highway  
Owner / Developer: Waldron Vester Family Limited Partnership

**6. Zoning Ordinance Amendment**

- a. Article IV, Section 4.010.2.B regarding parking requirements for elementary and middle schools.

**7. Bond Review Report**

- a. April Bond Review Report

**8. Staff Comments and/or Other Business**

**9. Adjournment**