



**TOWN OF SMYRNA
BOARD OF ZONING APPEALS**



AGENDA

The Town's Public 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.

March 19, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

Prayer

Pledge of Allegiance

2. Citizen Comments

- a. Pat Selley
509 Lake Farm Road
Smyrna, TN 37167
Project: Lake Farm Road
Neither

3. Approval or Correction of Minutes

- a. February 19, 2026 regular meeting

4. New Business

- a. Special Exception
 - 1. Randall Nelson
521 Williamsport Drive

5. Staff Comments and/or Other Business

6. Adjournment



TOWN OF SMYRNA
BOARD OF ZONING APPEALS



MINUTES

February 19, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

The meeting was called to order by Jay Michaelson, Chairperson at 05:00 PM in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee.

The following Board of Zoning Appeals members and staff were present:

Members:

Jay Michaelson
Scott Demonbreun
Jerome Dempsey, Council Member
Don Hyde
Tyler Short

Staff:

Mitchell Wensman, Principal Planner
Kevin Rigsby, Town Planner
Kathryn Smith, Office Coordinator
Benjamin Groce, Staff Attorney
Todd Spearman, Asst. Town Manager
David Santucci, Town Manager
Mark Crosslin, Planning Technician

Prayer

The invocation was given by Scott Demonbreun.

Pledge of Allegiance

The Pledge of Allegiance was led by Tyler Short.

2. Citizen Comments

3. Approval or Correction of Minutes

3.a. January 15, 2026 regular meeting

Following a review of the Minutes of the January 15, 2026 meeting, Board Member Scott Demonbreun made a motion to approve the minutes; the motion was duly seconded by Board Member Don Hyde. The motion was approved 5-0.

4. New Business

4.a. Special Exception

4.a.1. Lamont Brown
104 Edison Circle

Lamont Brown
Special Exception

Location: 104 Edison Circle	Property Owner: Lamont Brown
Tax Map/Group/Parcel: 13K/B/6.00	
Zoning/Use Classification: R-1/Single Family Residential	

Request: For a special exception to allow a detached accessory apartment.



Staff Analysis

The applicant has requested a special exception to allow a detached accessory dwelling unit at 104 Edison Circle. The property is approximately 0.51 acres in size and zoned R-1, Low Density Single Family Residential. The proposed ADU would be 600 square feet in size. There is also an approximate 160 square foot shed that is preexisting in the rear yard. This new structure would serve as

housing for a family member and caretaking. The structure would be located in the rear yard and would be required to meet all applicable setback requirements.

Section 7.060 B of the Zoning Ordinance details the requirements for authorizing special exceptions. These are detailed below.

Special Exception Requirements

Section 7.060 of the Municipal Zoning Ordinance lists general requirements for a zoning variance request. Those requirements and staff's findings are as follows:

Section 7.060 Procedure for authorizing special exceptions

The following procedure is established to provide procedures for review of a proposed use as a conditional use or special exception by the Board of Zoning Appeals. The procedure shall be the same whether review is required under Section 13-7-206 of the Tennessee Code Annotated, by this ordinance, or whether a review is requested by the Building Official to determine whether a proposed use is potentially noxious, dangerous or offensive.

B. General Requirements:

A conditional use permit (a special exception) shall be provided the Board finds that it:

- a. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.
 - Staff finds the proposed use of a detached ADU should not negatively affect the health, safety, and welfare of the public.
- b. Will not adversely affect other property in the area in which it is located.
 - Staff finds that the proposed use may not adversely affect other properties in the surrounding area.
- c. Is within the provisions of "Special Exceptions" as set forth in this ordinance.
 - Section 5.051.1 C of the Municipal Zoning Ordinance lists accessory apartments as a special exception within the R-1 zoning district.

- d. Conforms to all applicable provisions of this ordinance for the district in which it is to be located as well as the provisions cited in Sections 7.060 and 7.061, and is necessary for public convenience in the location planned.
 - Staff finds that this site may be able to conform to all provisions of the Municipal Zoning Ordinance as listed in Criteria Review Section 7.060 C.

C. Criteria for Review:

Prior to the issuance of a special exception, the Board shall make written findings certifying compliance with the specific rules governing individual special exceptions (Section 7.061), and that satisfactory provisions and arrangement has been made concerning all the following where applicable:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - Access to the site would utilize the existing driveway off of Edison Circle.
2. Off-street parking and loading areas where required, with particular attention to the items in item 1. above, and the economic, noise, vibrations, glare, or odor effects of the special exception on or by adjoining properties and properties generally in or near the district.
 - Staff finds that the lot provides sufficient space for off-street parking as the applicant's driveway is over 100' in length for parking.
3. Refuse and service areas, with particular reference to the items in 1. and 2. above.
 - Refuse collection would proceed in the same manner as currently.
4. Utilities, with reference to locations, availability, and compatibility.
 - This location has access to water, sewer and gas.
5. Screening and buffering with reference to type, dimensions and character.
 - Not applicable.

6. Signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
 - Staff finds that the proposed ADU should fit the compatibility with properties in the same district in reference to the above effects.
7. Required yard and other open space.
 - Staff finds that this yard has the necessary yard and open space for the additional building as they would not be exceeding the maximum allowed detached accessory square footage for their property of 800 square feet.
8. General compatibility with adjacent properties and other property in the district.
 - Staff finds that the use may not be compatible with adjacent properties due to other lots in the area not having an ADU. Other properties, however, have received prior BZA approval for other requests in the same subdivision.
9. The following additional rules apply for upper story residential development proposals:
 - a. All upper story residential development proposals shall require a certified statement demonstrating a firm agreement for parking reserved exclusively for the use of the upper story residential development.
 - b. All upper story residential development proposals shall be in compliance with all Building, Utility, and Housing Codes within the Smyrna Municipal Code.
 - Not applicable.

Conclusion

Staff finds that this lot provides sufficient space for the detached accessory apartment:

- Putting a condition on this request that the applicant be required to pay all applicable fees associated with an accessory dwelling unit (Rutherford County Development Tax, Town of Smyrna Impact Fees, Codes inspection fees, etc.).
- Adding a condition that the building not be used for rental purposes.
- All applicable Code and Fire Department requirements shall be met.

At this time, Chairperson, Jay Michaelson closed the Board of Zoning Appeals meeting and opened the Public Hearing. Nobody spoke at the Public Hearing. Chairperson, Jay Michaelson closed the Public Hearing and resumed the Board of Zoning Appeals meeting.

Following discussion, Board Member Scott Demonbreun made a motion to approve the Special Exception for 104 Edison Circle with the above listed staff recommendations. Board Member Tyler Short seconded the motion. Following further discussion, the motion was approved 5-0.

- 5. Staff Comments and/or Other Business**
- 6. Adjournment**

Town of Smyrna, Tennessee

Jay Michaelson, Chairperson

Attest:

Kevin Rigsby, Secretary



**Town of Smyrna
Board of Zoning Appeals Meeting
Agenda Summary**

**Agenda Item Number 4.a.
Department: Planning
Date: March 19, 2026**

Subject:

Special Exception

Summary:

Attachments:

None



**Town of Smyrna
Board of Zoning Appeals Meeting
Agenda Summary**

**Agenda Item Number 4.a.1.
Department: Planning
Date: March 19, 2026**

Subject:

Randall Nelson
521 Williamsport Drive

Summary:

Randall Nelson
Special Exception

Location: 521 Williamsport Drive	Property Owner: Randall & Amy Nelson
Tax Map/Group/Parcel: 28O/F/19.00	
Zoning/Use Classification: R-3/Single Family Detached Residential	

Request: For a special exception to allow an attached accessory apartment.



Staff Analysis

The applicant has requested a special exception to allow an attached accessory dwelling unit at 521 Williamsport Drive. The property is 16,575 square feet, or 0.38 acres, in size and zoned R-3, Medium Density Single Family Residential. The proposed addition would be approximately 500-700 square feet in size based on the site plan submitted to the Codes Department. This addition would serve as separated housing for a family member from the primary living quarters. The structure would be located on the west side of the dwelling and would be required to meet all applicable setback requirements. In addition, the extreme northwestern quadrant of the parcel contains both 100-year and 500-year floodplain. The area containing the floodplain would not be affected as a result of this request. Proposed to be included in the addition would be a bedroom, bathroom, living area with a kitchenette and closet.

Section 7.060 B of the Zoning Ordinance details the requirements for authorizing special exceptions. These are detailed below.

Special Exception Requirements

Section 7.060 of the Municipal Zoning Ordinance lists general requirements for a zoning variance request. Those requirements and staff's findings are as follows:

Section 7.060 Procedure for authorizing special exceptions

The following procedure is established to provide procedures for review of a proposed use as a conditional use or special exception by the Board of Zoning Appeals. The procedure shall be the same whether review is required under Section 13-7-206 of the Tennessee Code Annotated, by this ordinance, or whether a review is requested by the Building Official to determine whether a proposed use is potentially noxious, dangerous or offensive.

B. General Requirements:

A conditional use permit (a special exception) shall be provided the Board finds that it:

- a. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.
 - Staff finds the proposed use of an attached ADU should not negatively affect the health, safety, and welfare of the public.
- b. Will not adversely affect other property in the area in which it is located.
 - Staff finds that the proposed use may not adversely affect other properties in the surrounding area.
- c. Is within the provisions of "Special Exceptions" as set forth in this ordinance.
 - Section 5.051.3 C of the Municipal Zoning Ordinance lists accessory apartments as a special exception within the R-3 zoning district.
- d. Conforms to all applicable provisions of this ordinance for the district in which it is to be located as well as the provisions cited in Sections 7.060 and 7.061, and is necessary for public convenience in the location planned.
 - Staff finds that this site may be able to conform to all provisions of the Municipal Zoning Ordinance as listed in Criteria Review Section 7.060 C.

C. Criteria for Review:

Prior to the issuance of a special exception, the Board shall make written findings certifying compliance with the specific rules governing individual special exceptions

(Section 7.061), and that satisfactory provisions and arrangement has been made concerning all the following where applicable:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - Access to the site would utilize the existing driveway off of Williamsport Drive.
2. Off-street parking and loading areas where required, with particular attention to the items in item 1. above, and the economic, noise, vibrations, glare, or odor effects of the special exception on or by adjoining properties and properties generally in or near the district.
 - Staff finds that the lot provides sufficient space for off-street parking as the applicant's driveway is approximately 50' in length for parking and a two car garage.
3. Refuse and service areas, with particular reference to the items in 1. and 2. above.
 - Refuse collection would proceed in the same manner as currently.
4. Utilities, with reference to locations, availability, and compatibility.
 - This location has access to water, sewer and gas.
5. Screening and buffering with reference to type, dimensions and character.
 - Not applicable.
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
 - Staff finds that the proposed ADU should fit the compatibility with properties in the same district in reference to the above effects as it will be attached to the existing dwelling.
7. Required yard and other open space.
 - Staff finds that this yard has the necessary yard and open space for the addition as they would be meeting all applicable setback requirements as shown on the site plan submitted to the Codes Department.
8. General compatibility with adjacent properties and other property in the district.
 - Staff finds that the use may be compatible with adjacent properties. Other properties in the subdivision have received approval and been denied various BZA requests, primarily for setbacks, but at least one request

approved in 2020 for an ADU in the basement of the existing home.

9. The following additional rules apply for upper story residential development proposals:
 - a. All upper story residential development proposals shall require a certified statement demonstrating a firm agreement for parking reserved exclusively for the use of the upper story residential development.
 - b. All upper story residential development proposals shall be in compliance with all Building, Utility, and Housing Codes within the Smyrna Municipal Code.
 - Not applicable.

Conclusion

Staff finds that this lot provides sufficient space for the attached accessory apartment and would recommend the following conditions if approved:

- Putting a condition on this request that the applicant be required to pay all applicable fees associated with an accessory dwelling unit (Rutherford County Development Tax, Town of Smyrna Impact Fees, Codes inspection fees, etc.).
- Adding a condition that the building not be used for rental purposes.
- All applicable Code and Fire Department requirements shall be met.

Attachments:

1. NelsonApp



Town of Smyrna

Board of Zoning Appeals Application

APPLICANT INFORMATION:	APPLICANT IS:	THE PROPOSAL PERTAINS TO:
Name: <u>Randall Nelson</u>	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Phone Number: [REDACTED]	Contractor <input type="checkbox"/>	Existing Structure <input type="checkbox"/>
Email: [REDACTED]	Other <input type="checkbox"/>	Signage <input type="checkbox"/>

THIS REQUEST IS FOR:

Zoning Variance <input type="checkbox"/>	Sign Variance <input type="checkbox"/>
Setback Variance <input type="checkbox"/>	Special Exception <input checked="" type="checkbox"/>
Temporary Use Permit <input type="checkbox"/>	Administrative Review <input type="checkbox"/>

PROPERTY INFORMATION

Street Address: <u>521 Williamsport Drive</u>		
Tax Map: <u>28-0</u>	Group: <u>F</u>	Parcel: <u>19.00</u>
Zoning: <u>R-3</u>	Lot Area: <u>16,575 sqft / 0.38 ac</u>	

DESCRIPTION OF APPEAL

Describe your request and why a variance is needed. Please submit a site plan and/or photographs if applicable to your request.

Requesting to build a mother-in-law suite onto existing house. The suite will include a bedroom, bathroom, living area, and kitchen. The kitchen appliances will be a refrigerator, dishwasher, and stove/range. We are requesting an exemption for the stove/range. This is for a place for my mother-in-law.

ALL APPLICANTS OR THEIR REPRESENTATIVES ARE REQUIRED TO ATTEND THE MEETING

Approval by the Board of Zoning Appeals does not remove any requirements or prohibitions that may be in place because of any restrictive covenants affecting your property. Violation of restrictive covenants could result in legal action against you by a homeowner's association or individual homeowners within your neighborhood. The Town of Smyrna will not be liable if action is taken against you due to violation of such covenants.

APPLICANT AUTHORIZATION

I hereby certify that I am the authorized applicant, representing all property owners involved in this request and am aware that approval received from the Board of Zoning Appeals does not authorize any activities which are prohibited by any Town Ordinance, covenant restrictions, deed restrictions or HOA regulations.

Applicant Signature: <u>Randall Nelson</u>	Date: <u>3/9/2026</u>
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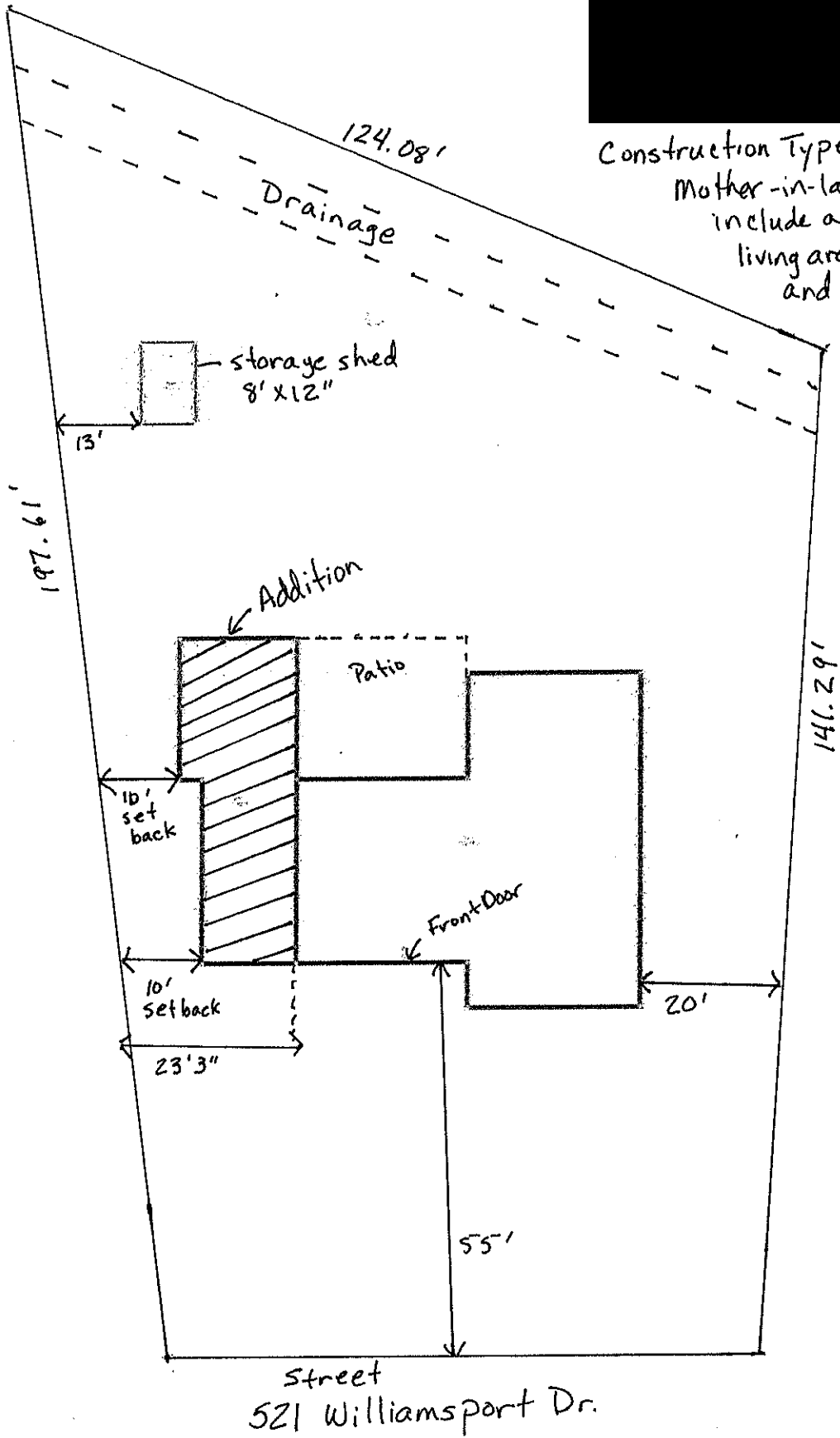
Office Use Only

Staff Initials:	Application Fee:	Date:
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Proposed Site Plan

Name: Randall Nelson

Construction Type: Addition
Mother-in-law suite to
include a bedroom, bathroom
living area w/ kitchenette,
and closet.



I expect this project
to require electrical,
plumbing, and gas permits.