



TOWN OF SMYRNA
MUNICIPAL PLANNING COMMISSION
MEETING
MINUTES



March 5, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

The meeting was called to order by Tim Morrell, Chairperson at 05:01 PM in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee.

The following Planning Commission members and staff were present:

Members:

Tim Morrell, Chairperson
Marc Adkins, Vice-Mayor
Steve Sullivan, Council Member
Ken Hill
Charles Scurr, PhD
Vanessa Haley

Staff:

Kevin Rigsby, Town Planner
Benjamin Groce, Attorney
Kathryn Smith, Office Coordinator
James Lawrence, Division Chief
Mark Parker, Asst. Director of Utilities
Tom Rose, Director of Public Works
Kristi Worrell, Building Official
Todd Spearman, Asst. Town Manager
David Santucci, Town Manager

Prayer

The invocation was given by Vice-Mayor Marc Adkins.

Pledge of Allegiance

The Pledge of Allegiance was led by Charles Scurr.

2. Public Hearing

2.a. Plan of Services for Smyrna River of Life Assembly of God - 8200 Safari Drive

No one spoke at the public hearing.

3. Citizen Comments

**3.a. Kelly Bohn
212 Pembroke Lane
Smyrna, TN 37167
Project: Thomas and Hutton on behalf of KBC Advisors
In Opposition**

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Kelly Bohn

- 3.b. Catrinia Roberts**
215 Pembroke Lane
Smyrna, TN 37167
Project: Thomas and Hutton on behalf of KBC Advisors
In Opposition

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Catrinia Roberts

- 3.c. Larry Montgomery**
211 Pembroke Lane
Smyrna, TN 37167
Project: Thomas and Hutton on behalf of KBC Advisors
In Opposition

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Larry Montgomery

- 3.d. Debra Willis**
208 Pembroke Lane
Smyrna, TN 37167
Project: Thomas and Hutton on behalf of KBC Advisors
In Opposition

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Debra Willis

- 3.e. Tyler Patterson**
409 Asa Court
Smyrna, TN 37167
Project: Thomas and Hutton on behalf of KBC Advisors
In Opposition

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Tyler Patterson

- 3.f. Kelli Wilson**
205 Knox Court
Smyrna, TN 37167
Project: Thomas and Hutton on behalf of KBC Advisors
Neither

At this time, Chairperson, Tim Morrell acknowledged the following people to speak

regarding the request:
Kelli Wilson

- 3.g. Shelby Sallee**
203 Ella Street
Smyrna, TN 37167
Project: Thomas and Hutton on behalf of KBC Advisors
In Favor

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Shelby Sallee

- 3.h. Hubert Comer**
569 Highpoint Drive
Smyrna, TN 37167
Project: Thomas and Hutton on behalf of KBC Advisors
In Opposition

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Hubert Comer

- 4. Approval or Correction of Minutes**
- 4.a. February 5, 2026 regular meeting**

Following a review of the Minutes of the February 5, 2026 meeting, Vice-Mayor Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Board Member Ken Hill. The motion was approved 6-0.

- 5. Old Business**
- 5.a. Site Plans:**
- 5.a.1. Bailey Equipment & Intralogistics**
Tridon Drive
Owner / Developer: Caravan Ventures, LLC

Location: Tridon Drive	Applicant: Caravan Ventures, LLC
Tax Map/Parcel: 50/14.07	Property Owner(s): Caravan Ventures, LLC
Zoning: I-1	Use Classification: Building Materials & Farm Equipment Sales

Proposal

A. Location Analysis

Bailey Equipment & Intralogistics is proposing to develop a 48,250 square foot warehouse and office building on Tridon Drive. 45,000 square feet of the building would be warehouse space with the remaining 3,250 square feet dedicated to office use. The property was rezoned from C-2 to I-1 in March 2025 to permit for this user's occupancy. A single access point would be provided off of Tridon Drive.

Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.25 Ac
Square Footage of Open Space/Landscaping	4,350 Sq. Ft.	16, 850 Sq. Ft.
Total Parking	30 Spaces	37 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows a minimum 20' tall, when planted, magnolia trees planted along I-24. Holly trees are shown lining the north and south property lines a minimum of 9' tall, when planted. The holly trees give way to willow oaks towards the front of the property which are 10'-12' in height. Streetscaping on Tridon Drive does not meet Design Review in relation to species. Trees should be kept at least 10' away from utility lines.

C. Architectural Character

Architectural elevations show the building to be finished with various metals, fiber cement board finished to provide a wood like product appearance, glass/glazing and brick. The property is zoned industrial, which allows the use of metal as a primary material when not visible from an arterial street. However, this building will have visibility from I-24 and Lee Victory Parkway. Per Design Review, this building will be required to meet Design Review of at least 75% primary materials on all wall elevations; these primary materials may consist of brick, stone, glass/glazing and/or tilt panel concrete. The front elevations (northeast) have 42.7% metal, 16.6% fiber cement and 40.7% brick and glass/glazing. The side elevation (northwest) shows overall 39.1% metal, 5.1% fiber cement and 55.8% brick/glass. The area deemed visible from I-24 would be 21.6% metal and 78.4% brick. The rear

(southwest) shows 23% metal and 77% brick. The side elevation (southeast) shows overall 29.2% metal and 72.5% brick/glass. The area deemed reasonably visible from I-24 shows 24.7% metal and 75.3% brick/glass. As presented, the elevations do not meet Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI with the approved sprinkler system.

Staff Comments:

1. The proposed architectural elevations do not meet Design Review. Please submit revised elevations or provide plans for screening as discussed at the February Planning Commission meeting.
2. The proposed gate must be ANSI approved.
3. Show the truck dimensions that were used for the auto-turn plans.
4. The submitted landscape plan does not meet Design Review requirements. Show the required streetscaping along Tridon Drive.

5. Outdoor storage shall be screened as per the Zoning Ordinance.
6. Storm outfall must connect to the existing structure.

Staff Recommendation: Staff recommends approval if the Commission sees fit for approval based on the proposed landscaping. If approving as submitted, staff recommends the removal of staff comment 1 in relation to the building meeting Design Review. This is what is proposed based on discussion had during the February Planning Commission meeting.

Following discussion, Council Member Steve Sullivan made a motion to approve the Site Plan for Bailey Equipment & Intralogistics with the above listed staff comments without staff comment 1. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

**5.a.2. Seven Oaks Business Center
Seven Oaks Boulevard
Owner/Developer: Bob Parks / Sherif Ibrahim**

Location: Seven Oaks Boulevard	Applicant: Huddleston Steele Engineering
Tax Map/Group/Parcel: 50L/A/9.00	Property Owner(s): Bob Parks
Zoning: C-2	Use Classification: General Retail

Proposal

- A. Location Analysis
Seven Oaks Business Center is proposed to be an approximately 11,165 square foot general commercial, one story, building located on Seven Oaks Boulevard. The eastern portion of the building is proposed to be a grocery store with the remaining four potential tenants for retail and an option for medical. No restaurants may be located here due to parking constraints.

Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.62 Ac
Square Footage of	2,701 Sq. Ft.	11,839 Sq. Ft.

Open Space/Landscaping		
Total Parking	56 Spaces	56 Spaces
Handicapped Parking Space(s)	3 Spaces	3 Spaces

1. Landscaping

Landscape plan shows a Type C landscape buffer along the north and western property lines abutting the residentially zoned properties. Foundation plantings are shown at the base of the building on the south and eastern faces. Additional landscaping is shown in landscape islands and along the eastern property line.

2. Architectural Character

Architectural elevations show the building to be finished with brick, glass/glazing and fiber cement board. There are metal doors on the rear of the building, with one shown on the eastern elevation as a delivery door. All four elevations have at least 93% primary materials. As presented, the building meets Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. The Major Thoroughfare Plan designates Seven Oaks Boulevard as a collector. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI.

Staff Comments:

1. No restaurants would be allowed based on the provided parking.

2. Clarify drainage pipes labeled A9, A10, A11 and A12. Are these connecting or is it pervious? if pervious, where is the under drain?
3. Ensure vision triangle is kept clear of landscaping at the exits.

Staff Recommendation: Staff recommends approval with the above listed comments.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Site Plan for Seven Oaks Business Center with the above listed staff comments. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

6. New Business

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

**6.a.1. Smyrna River of Life Assembly of God
8200 Safari Drive
Annexation & I-2 Zoning**

Smyrna River of Life Assembly of God: Annexation & I-2 Zoning

Location: 8200 Safari Drive

Tax Map: 50

Parcel: 13.02

Acres: 54.50

Current Zoning: Institutional

Requested Zoning: I-2

1. The surrounding zoning is C-2 and I-2 in Town and RM in Rutherford County.
2. The Land Use Plan for this area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for this area.
3. No streets on the Major Thoroughfare Plan are affected with this development.
4. A large portion of this property lies within the floodway, 100 year floodplain, or 500 year floodplain. Any development would require submittal of a floodplain development permit application.
5. A traffic study will be required prior to approval of a site plan for the development. Any improvements recommended by the traffic study will be required to be installed by the developer.
6. The existing 6" water line on Safari Drive would need to be upsized to a 12" to meet fireflow requirements.
7. The minimum fire flow is 2,000 GPM @ 20 PSI with a sprinkler system.
8. Town staff has concerns regarding the existing tent and temporary buildings used for a church and school. It is our understanding that the tent is no longer in use for worship services but is being used for storage. It is also staff's understanding that the purchase agreement

includes a provision that the church and school will be vacated by a certain date. It is staff's recommendation that the property not be officially annexed into the Town until such time as the existing buildings are vacated and removed from the site.

Following discussion, Council Member Steve Sullivan made a motion to defer the Annexation & I-2 Zoning for 8200 Safari Drive until the May Planning Commission meeting due to removal of the buildings being scheduled in June. Vice-Mayor Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 6-0.

6.b. Rezoning Requests:

**6.b.1. Thomas & Hutton on behalf of KBC Advisors
413-417 & 453 Nissan Drive
Rezoning R-1, C-2, & P&O-1 to PID**

Thomas & Hutton: Rezoning R-1, C-2, and P&O-1 to PID

Location: 413-417 & 453 Nissan Drive

Tax Map: 27

Parcels: 11.00 and part of 14.00

Current Zoning: R-1, C-2, and P&O-1 Requested Zoning: PID

Acres: 28.30

1. The surrounding zoning is R-1, R-3, C-2, and P&O-1.
2. The Land Use Plan for this area is the Airport Innovation character area, which would support a wide range of industrial and office related uses. This character area, while industrial in nature, is intended to provide for a transition and buffer from more intensive uses to less intensive uses such as residential and commercial.
3. The Major Thoroughfare Plan designates Nissan Drive and Jefferson Pike as Principal Arterials. Adequate right-of-way exists for these streets.
4. The proposed PID is to allow up to 180,000 square feet in 3 separate buildings to be developed following the Zoning Ordinance requirements of I-1 with regards to building setbacks, maximum lot coverage, and height. However, the uses allowed by right and by special exception have been modified as follows:
 1. Remove airports, air cargo terminals, and heliports and dairies and truck gardens from uses permitted.
 2. Move commercial recreation, contract construction services, consumer repair services, automotive service and repair, general business service, and religious facilities from uses permitted as special exception to uses permitted.
 3. Remove intermediate impact facilities, convenience commercial, and general personal services from uses permitted as special exception.
5. The required minimum fire flow is 1,500 GPM @ 20 PSI.
6. A traffic study is required. Any improvements recommended by the

traffic study must be completed by the developer. Staff is concerned about the introduction of industrial uses and additional industrial traffic to Nissan Drive and Jefferson Pike in this area, with particular concern for the SR 102/SR 266 intersection. In addition, SR 102 rises northbound from Bent Tree Drive which could cause an issue for site distance at the proposed project access point.

7. No trees, shrubs, or vegetation are allowed within utility easements.
8. The proposed architectural elevations are a mixture of thin brick and metal siding and roll-up doors on Building C and primarily concrete tilt panel with metal loading doors on Buildings A & B. For the elevations on Building C that would face the residential development to the south and west, staff would recommend that the architectural elevations meet Design Review, which would limit the usage of metal panels.
9. What is the intended use of Building C? What would be stored outside? The hammer head T shown in the parking lot of Building C will have to be a dedicated fire lane. The Fire Dept. has concerns about the ability to protect this building as an area of open storage cannot be utilized for fire apparatus access. In addition, 4 parking spaces are not adequate for this building.
10. All roadways must be a minimum of 26' wide.
11. A plat will be required to be recorded to dedicate easements and create property lines.
12. Provide access to the existing gas regulator station.
13. Provide easements over all utilities.

Following discussion, Council Member Steve Sullivan made a motion to recommend denial to the Town Council the R-1, C-2, & P&O-1 to PID Rezoning due to traffic concerns and inconsistent zoning. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

**6.b.2. Armia Saber & Meriana Messiha Saber
11264 Old Nashville Highway
Rezoning R-2 to C-2**

Armia Saber & Meriana Messiha Saber: Rezoning R-2 to C-2

Location: 11264 Old Nashville Highway

Tax Map: 34I

Group: F

Parcel: 18.00

Current Zoning: R-2

Requested Zoning: C-2

Acres: .54

1. The surrounding zoning is R-2 and C-2.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. The Major Thoroughfare Plan designates Old Nashville Highway as a Minor Arterial. Adequate right-of-way exists for this street.
4. There is an existing house and detached accessory structure on this property.
5. An existing 8" sewer line runs west to east through the middle of the

property. This sewer line location and easement would have to be accommodated with regard to any buildings or it would have to be relocated.

6. The rear approximately $\frac{1}{3}$ of this property is within the 100 year floodplain with a small area of 500 year floodplain adjacent to the 100 year floodplain. Any development would require submittal of a floodplain development permit application.

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend denial to the Town Council the R-2 to C-2 Rezoning request at 11264 Old Nashville Highway due to inconsistent zoning. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

6.c. Final Plat:

6.c.1. Rock Springs Senior Living Subdivision

Medical Park and Addison Drive

Owner / Developer: Health & Educational Facilities of Rutherford County, Tennessee / Land Socayr, LLC

Final Plat - Rock Springs Senior Living Subdivision

Location: Medical Park and Addison Drive

Tax Map: 28

Parcels: 113.01 & 113.07

Current Zoning: R-3 & PRD

Acres: 13.62

Lots: 8

1. No streets on the Major Thoroughfare Plan are affected with this development.
2. Signs will require a separate permit and must be within setbacks where applicable.
3. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
4. Add signatures of the owners and land surveyor prior to submittal for recording.
5. The 8" water line shown going across Rock Springs Road does not exist yet. Adjust the water line alignment to show what is actually being constructed.
6. Waterline easement needs to be labeled.

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for Rock Springs Living Subdivision with the above listed staff comments. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 5-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

7. Mandatory Referral

7.a. Cedar Stone Sewer and Temporary Construction Easement

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council the Mandatory Referral for Cedar Stone Sewer and Temporary Construction Easement. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 6-0.

8. Ordinance Amendments

8.a. Sign Ordinance:

8.a.1. Temporary Signage - Banners, Flags & Inflatables

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the Sign Ordinance Amendment for Temporary Signage - Banners, Flags & Inflatables. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 6-0.

8.b. Zoning Ordinance:

8.b.1. Accessory Apartments as a Special Exception in the R-4 Zoning District

Following discussion, Board Member Vanessa Haley made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for Accessory Apartments as a Special Exception in the R-4 Zoning District. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

8.b.2. Bail Bond Agency

Following discussion, Board Member Ken Hill made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for a Bail Bond Agency. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

8.b.3. Tobacco, Vape and Cannabinoid Retail Establishment

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for a Tobacco, Vape and Cannabinoid Retail Establishment. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 6-0.

9. Bond Review Report

9.a. March Bond Review Report

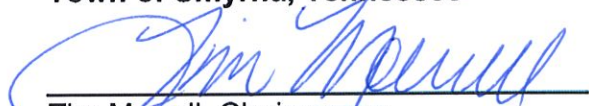
Following discussion, Vice-Mayor Marc Adkins made a motion to approve the March Bond Review Report. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 6-0.

10. Staff Comments and/or Other Business

At this time, Charles Scurr asked staff to try and anticipate curveballs that may come the Town's way with regard to new and different land uses.


11. Adjournment

Town of Smyrna, Tennessee



Tim Morrell, Chairperson

Attest:



Kevin Rigsby, Town Planner