



**TOWN OF SMYRNA  
BOARD OF ZONING APPEALS**



**MINUTES**

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**March 19, 2026**

**5:00 PM**

**Smyrna Town Hall**

**1. Call to Order**

The meeting was called to order by Jay Michaelson, Chairman at 05:01 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, Chairman  
Scott Demonbreun  
Don Hyde  
Tyler Short

**Staff:**

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

**Prayer**

The invocation was given by Tyler Short.

**Pledge of Allegiance**

The Pledge of Allegiance was led by Scott Demonbreun.

**2. Citizen Comments**

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

At this time, Chairperson, Jay Michaelson recognized Pat Selley to speak. Mrs. Selley spoke regarding concerns of work being conducted on properties fronting Lake Farm Road pertaining to increased noise, light, possible fence installation and the visual appearance of the industrial properties on Nissan Drive.

**3. Approval or Correction of Minutes**

**3.a. February 19, 2026 regular meeting**

Following a review of the Minutes of the February 19, 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 4-0.

**4. New Business**

**4.a. Special Exception**

**4.a.1. Randall Nelson  
521 Williamsport Drive**

**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.

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.

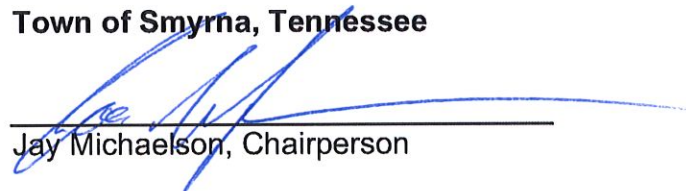
Following discussion, Board Member Scott Demonbreun made a motion to approve the Special Exception for 521 Williamsport Drive with staff comments. Board Member Tyler Short seconded the motion. Following no further discussion, the motion was approved 4-0.

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

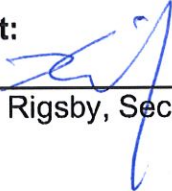
**6. Adjournment**

Without objection, the meeting was adjourned at 5:13 p.m.

**Town of Smyrna, Tennessee**

  
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Jay Michaelson, Chairperson

**Attest:**

  
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Kevin Rigsby, Secretary