



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.

June 4, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

Prayer

Pledge of Allegiance

2. Public Hearing

- a. Plan of Services for Hollingshead Land, LLC 4657 & 4665 W. Jefferson Pike

3. Citizen Comments

4. Approval or Correction of Minutes

- a. May 7, 2026 regular meeting

5. New Business

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

1. Hollingshead Land, LLC
4657 & 4665 W. Jefferson Pike
Annexation and C-2 & I-2 Zoning

- b. Rezoning Requests:

1. SEC, Inc. on behalf of Amba Builders, Inc.
115 Rebel Road
Rezoning Request: R-1 to PCD
2. Reda Boshra
526 Almaville Road
Rezoning Request: R-1 to C-2

- c. Site Plan:

1. St. Luke's Catholic Church
10682 Old Nashville Highway
Owner / Developer: Saint Luke's Catholic Church

6. Zoning Ordinance Amendments

- a. Article IV regarding removal of performance standards regulating noise
- b. Article III, Section 3.100 regarding accessory use regulations
- c. Article IV, Section 4.030.G regarding mobile food vendors

7. Bond Review Report

- a. June Bond Review Report

8. Staff Comments and/or Other Business

9. Adjournment

RESOLUTION

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF CERTAIN AREAS BY THE TOWN OF SMYRNA, TENNESSEE.

WHEREAS, TCA 6-51-102 (a) (2) as amended May 19, 1998, requires that a Plan of Service be adopted by the governing body of a municipality for areas where an annexation ordinance was not final on November 25, 1997.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SMYRNA, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described below, the following plan of service:

Hollingshead Land, LLC
W. Jefferson Pike/McCormick Court

Tax Map 26, Parcels 31.00 and 32.00, owned and requested by Hollingshead Land, LLC. Bordered on the west and south by the U.S. Army Corps of Engineers; on the east by Parcel 30.02, owned by RAM Properties, and Parcel 30.03, owned by Radhe Krishna Investment, LLC; and on the north by the existing right-of-way of S.R. 266/W. Jefferson Pike. Area annexed contains approximately 70.08 acres.

The annexation includes the annexation of the existing rights-of-way of the following public roads:

SR 266/W. Jefferson Pike: approximately 2,298 linear feet from the existing Town limits to the intersection with McCormick Court;

McCormick Court: approximately 475 linear feet from the intersection with SR 266/W. Jefferson Pike southward to its' endpoint.

A. Water

Water services will be provided by the Consolidated Utility District. CUD has a 16 inch watermain on the south side of S.R. 266/W. Jefferson Pike to serve this property.

B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater services by the property owner. A sanitary sewer main will be required to be extended from the current main and a sewer lift station will be required to be built on the north side of S.R. 266/W. Jefferson Pike to serve this property.

C. Streets

1. Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the present Town limits, will begin in the annexed areas when funds from the State gasoline tax based on the annexed population are received.
3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the

governing body, will be accomplished under current policies of the town.

D. Planning and Zoning

The planning and zoning jurisdiction of the Town of Smyrna will extend to the annexed area on the effective date of annexation. Town planning will thereafter encompass the annexed areas.

E. Street Lighting

Street lights will be installed in substantially developed areas within approximately 18 months after the effective date of the annexation, under the standards currently prevailing in the existing Town limits.

F. Recreation

Residents of the annexed areas may use all existing libraries and parks, etc., on and after the effective date of annexation.

G. Street Name Signs

Street name signs where needed will be installed within approximately 18 months after the effective date of annexation.

H. Fire Protection

Fire protection by the present personnel and equipment of the Smyrna Fire Department will be provided on and after the effective date of annexation. Additional personnel and equipment will be provided, if needed, to maintain current standards.

I. Police Protection

Police patrol and response to calls by the Smyrna Police Department will be provided on and after the effective date of the annexation. Police services will be provided with existing personnel and additional personnel will be provided, if needed, to maintain current standards.

J. Traffic Control

Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

K. Refuse Collection

Refuse collection and disposal services shall continue to be provided by private contracts with individual residents.

L. Inspection Services

Any inspection services now provided by the Town of Smyrna will begin in the annexed area on the effective date of the annexation.

Section 2. This Resolution shall be effective from and after its adoption.

ADOPTED THIS ____TH DAY OF JULY, 2026

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk



TOWN OF SMYRNA
MUNICIPAL PLANNING COMMISSION
MEETING
MINUTES



May 7, 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
Scott Demonbreun

Staff:

Kevin Rigsby, Town Planner
Ben Groce, Staff Attorney
Kathryn Smith, Office Coordinator
Mitchell Wensman, Principal Planner
David Santucci, Town Manager
Mark Parker, Asst. Director of Utilities
Scott Byers, Fire Captain
Kristi Worrell, Building Official
Jason Taylor, Engineer

Prayer

The invocation was given by Ken Hill.

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

4. Approval or Correction of Minutes

Following a review of the Minutes of the April 7, 2026 meeting and April 30, 2026 quarterly joint meeting, Vice-Mayor Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Council Member Steve Sullivan. The motion was approved 7-0.

- 4.a. **April 7, 2026 regular meeting**
- 4.b. **April 30, 2026 quarterly joint meeting**
- 5. **Old Business**
- 5.a. **Annexation, Zoning, and Plan of Service Request:**

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

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 purchase agreement includes a provision that the church and school will be vacated by June 1, 2026. It is staff's recommendation that the property not be annexed into the Town until such time as the existing buildings are vacated and removed from the site. As the Council meeting where this request would be heard on second reading is scheduled for June 9, we will be able to confirm that prior to the vote on second reading.

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council the Annexation and I-2 Zoning for 8200 Safari Drive with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

- 5.b. **Site Plans:**

**5.b.1. Stonetrace Commons - Requesting to be deferred indefinitely
Corner of Genie Lane & Old Nashville Highway
Owner / Developer: Waldron Vester Family Limited Partnership**

Following discussion, Vice-Mayor Marc Adkins made a motion to defer indefinitely the Site Plan for Stonetrace Commons. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

6. New Business

6.a. Final Plats:

**6.a.1. Beyer Subdivision, Lot 5
Redbird Farm Lane
Owner / Developer: Philip & Susan Beyer**

Final Plat - Beyer Subdivision, Lot 5

Location: Redbird Farm Lane

Tax Map: 27 p/o Parcel: 34.02

Current Zoning: R-2 Acres: .67 Lots: 1

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. Signs will require a separate permit and must be within setbacks where applicable.
3. No roads shown on the Major Thoroughfare Plan are affected with this development.
4. The owner has requested that the plat be approved utilizing the private access drive for a third lot. The Subdivision Regulations limit the use of private access easements within subdivisions to no more than 1 lot unless it is a part of a planned unit development. A variance was granted by the Planning Commission to allow a second lot to utilize the private easement in October 2023. The owner has now requested a variance to have a third lot utilize the same private easement.

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

Philip Beyer, of 1202 Sam Davis Road
Laverne Barton, of 230 Spirit Hill Circle

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for Beyer Subdivision, Lot 5 with the above listed staff comments and bringing the road up to public standards if necessary and adding a cul-de-sac. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 6-1 with Vice-Mayor Marc Adkins voting "no".

**6.a.2. Spring Branch, Phases 2 & 3
Rock Springs Road & Bronte Drive**

Owner / Developer: Green Trails

Final Plat: Spring Branch, Phases 2 & 3

Location: Rock Springs Road & Bronte Drive

Tax Map: 28

Parcel: 31.01

Acres: 31.49

Current Zoning: PRD

Lots: 1

1. Signs will require a separate permit and must be within setbacks where applicable.
2. 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.
3. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way is shown to be dedicated for this street.
4. Provide a 20' public utility easement from the dead end of Gaskill Drive south to the property line. Label easement as shown.

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for Spring Branch, Phases 2 & 3 with the above listed staff comments. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 7-0.

6.a.3. Stonetrace, Lot 6 Resubdivision

Old Nashville Highway at Genie Lane

Owner / Developer: Waldron Vester Family Limited Partnership

Final Plat: Stonetrace, Lot 6 Resubdivision

Location: Old Nashville Highway at Genie Lane

Tax Map: 28

Parcel: 44.21

Acres: 7.30

Current Zoning: C-2

Lots: 2

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. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial and Genie Lane as a collector. Adequate right-of-way exists for these streets.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. 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.

7. Provide a signature of the surveyor.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Final Plat for Stonetrace, Lot 6 Resubdivision with the above listed staff comments. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

**6.a.4. Veterans Landing HPR Plat
10259 Old Nashville Highway
Owner / Developer: Clayton Properties Group, Inc.**

Final Plat: Veterans Landing HPR Plat
Location: 10259 Old Nashville Highway
Tax Map: 49 Parcel: 107.00 Acres: 4.38
Current Zoning: PRD Lots: 1 Units: 42

1. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial. Adequate right-of-way is shown for this street.
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. Amend the signature block for the Director of Utilities to only state sewer system on Page FP-01.

Following discussion, Board Member Vanessa Haley made a motion to approve the Final Plat for Veterans Landing HPR Plat with the above listed staff comments. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 4-3 with Ken Hill, Vice-Mayor Marc Adkins, and Council Member Steve Sullivan voting “no”.

6.b. Site Plans:

**6.b.1 Lot 8C Smyrna Commons
940 Sgt. Asbury Hawn Way
Owner / Developer: Veritas Federal Credit Union / Skyview Plaza, LLC**

Smyrna Commons, Lot 8C

Site Plan

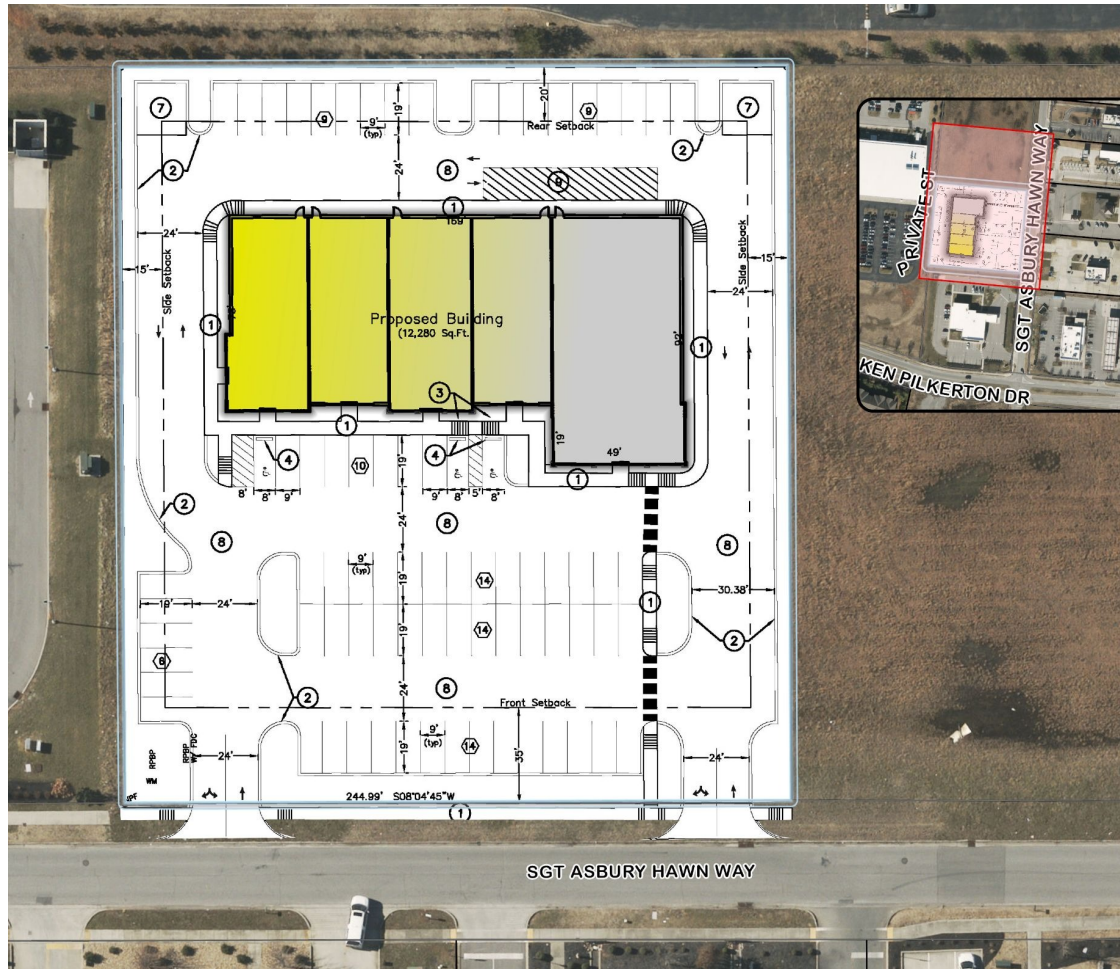
Location: 940 Sgt. Asbury Hawn Way	Applicant: Skyview Plaza, LLC
Tax Map/Group/Parcel: 34G/C/9.04	Property Owner(s): Veritas Federal Credit Union
Zoning: C-2	Use Classification: Retail/Restaurant/Medical/Office

Proposal

A. Location Analysis

Lot 8C within Smyrna Commons is located on Sgt. Asbury Hawn Way, north of Ken

Pilkerton Drive. As part of this development, a 12,280 general commercial building would be constructed with the possibility for 5 tenants. Two points of access would be provided off of Sgt. Asbury Hawn Way, utilized for both ingress and egress.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.89 Ac
Square Footage of Open Space/Landscaping	3,875 SF	3,900 SF
Total Parking	73 Spaces	76 Spaces
Handicapped Parking Space(s)	4 Spaces	4 Spaces

B. Landscaping

Landscape plan shows maple trees planted along the frontage of Sgt. Asbury Hawn Way with shrubbery planted between the trees. Additional trees are shown within

landscaped islands throughout the development. Shrubbery is proposed at the base of the building on the front and both sides as well as around the dumpster enclosures at the rear of the site.

C. Architectural Character

Architectural elevations show the building to be finished with a variety of materials including brick, stone, glass, and stucco. The front elevation contains a combination of all the aforementioned materials. Both side elevations and the rear elevation appear to meet Design Review with an entire mix of brick, stone and glass/glazing. Material percentages provided show all wall faces at least 75% primary materials. As presented, the elevations 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 may not be located within any easements and meet setbacks where applicable.
6. The Major Thoroughfare Plan designates Sgt. Asbury Hawn Way as a collector. Adequate right-of-way is shown for this street..
7. The required minimum fire flow is 1,000 GPM at 20 PSI.

Staff Comments:

1. A 1,500 gallon grease trap will be required for each food service tenant.
2. Based on the parking provided, a maximum of 4,000 square feet of building space may be occupied by restaurants.
3. Where will the HVAC units be located? If on the rear of the building, please ensure adequate sidewalk width is provided. If the unit is rooftop mounted, please ensure adequate screening is provided.

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

Following discussion, Board Member Ken Hill made a motion to approve the Site Plan for Lot 8C Smyrna Commons with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

6.b.2 Mable Farms Amenity Center

Triana Lane

Owner / Developer: Century Communities of Tennessee, LLC

Mable Farms Amenity Center

Site Plan

Location: Mable Farms	Applicant: CSDG
Tax Map/Part of Parcel: 32/29.00	Property Owner(s): Century Communities of Tennessee, LLC
Zoning: PRD	Use Classification: Amenity Center

Proposal

A. Location Analysis

The Mable Farms residential community is proposing to develop the amenity center, located within the first phase of the subdivision. Proposed with this development would be a pool, pool house with restrooms and a mail kiosk as well as a paved walking trail. Access to the site would be provided with one access point off of the main road entering the subdivision off of Rock Springs Road; which also provides connection through the Naron Hill subdivision to the southwest off of Cooks Lane.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.36 Ac
Square Footage of Open Space/Landscaping	1,578 SF	2,974 SF
Total Parking	N/A	22 Spaces
Handicapped Parking Space(s)	1 Space	2 Spaces

B. Landscaping

Landscape plan shows a variety of shade/canopy trees planted within the development with oaks trees shown for street trees. Additional varieties of shrubbery and trees are abundantly shown surrounding the parking lot, drive aisles and at the base of the amenity building. The vegetation along the parking areas and drive aisles act as a landscape buffer for the adjacent residential lots to the south of the site. Streetscaping will need to be added along the public right-of-ways in accordance with the Design Review Manual.

C. Architectural Character

Architectural elevations show the building to be finished with a mixture of brick and fiber cement board of varying designs. The brick will encompass the water table of the building, approximately the bottom 2' on all sides with exception of the south elevation; this elevation is where the mail kiosks are to be located under an attached roof to the main building. The remainder of the building is to be fiber cement board. The materials presented would be consistent with the homes to be built as part of the residential development.

Standard Comments:

1. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
2. No roads shown on the Major Thoroughfare Plan are affected with this development.
3. The required minimum fire flow is 1,000 GPM at 20 PSI.
4. Any retaining wall over 4' requires building permits.

Staff Comments:

1. A plat creating this lot and right-of-way will be required to be recorded prior to issuance of permits.
2. The system to dechlorinate the pool water should be in place before the drainage system. The pool cannot be drained into the stormwater system without dechlorination.
3. Provide an easement for the proposed sanitary sewer line. This easement should be shown as part of the plat.

4. Show the sewer service as a 6”.
5. Add cleanouts at the edge of the easement at a maximum space of 75’.
6. Please provide streetscaping along the public right-of-ways in accordance with the Design Review Manual. Please show all landscaping outside of the right-of-way.
7. Please submit architectural elevations with the civil site plan set.

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 Mable Farms Amenity Center with the above listed staff comments. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 7-0.

**6.b.3 Rutherford County Weakley Lane EMS
 267 Weakley Lane
 Owner / Developer: Rutherford County**

Rutherford County EMS

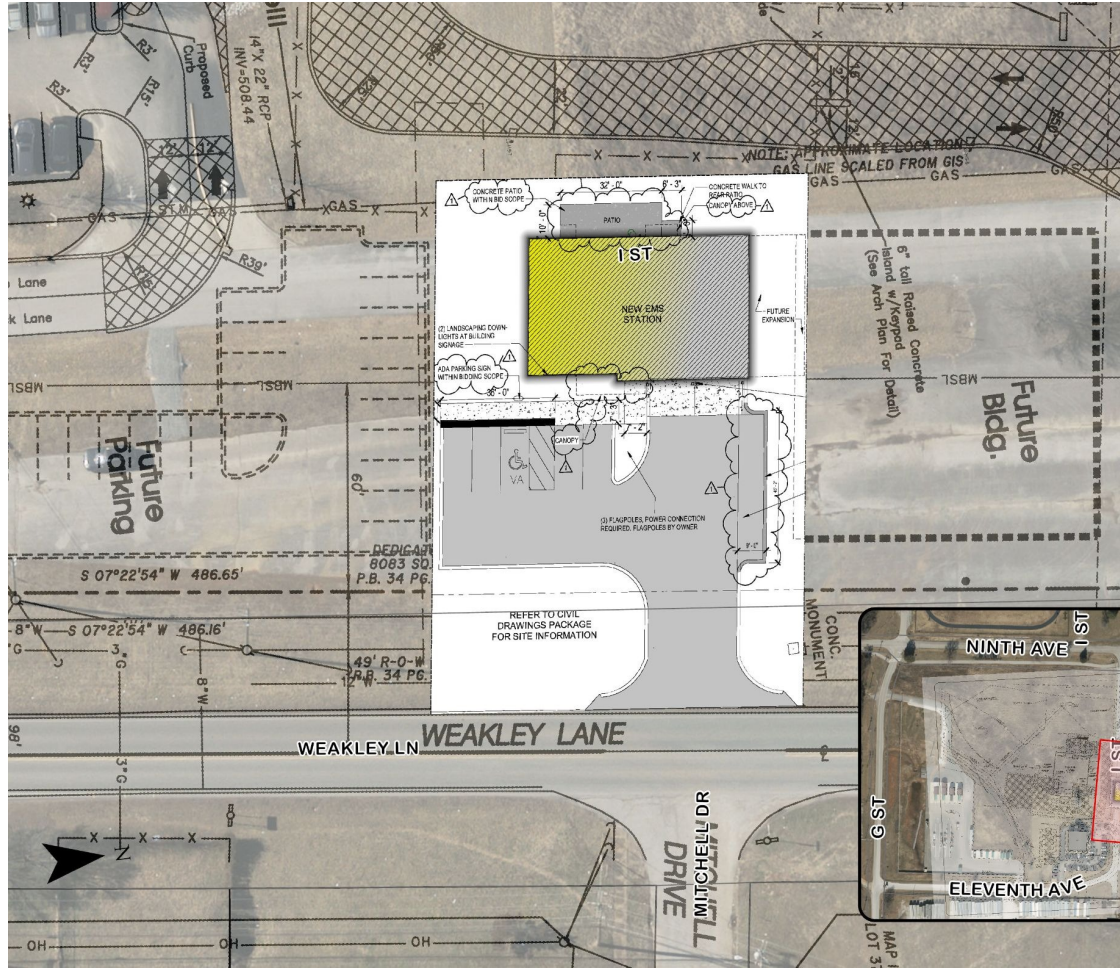
Site Plan

Location: 267 Weakley Lane	Applicant: Rutherford County
Tax Map/Part of Parcel: 19/29.00	Property Owner(s): Rutherford County
Zoning: I-2	Use Classification: EMS Services

Proposal

A. Location Analysis

Rutherford County is proposing to develop a 2,832 square foot EMS building. The building would be located on the same parcel as the Rutherford County Clerk Office, recycling center and under construction forensics lab on Weakley Lane. Inside, two ambulance bays would be provided with four bedrooms, communal area and a kitchen.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	4,680 SF
Square Footage of Open Space/Landscaping	468 SF	468 SF
Total Parking	98 Total Spaces	112 Total Spaces / 7 On Site
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping

Landscape plan shows two trees planted within the parking area and additional shrubbery shown along a portion of the parking lot and near the entrance to the facility. As presented, the landscape plan does not meet Design Review pertaining to streetscaping requirements.

C. Architectural Character

Architectural elevations show building to be finished with a variety of materials including two variations of brick, glass/glazing and two styles of metal panels. Metal may be used as a primary material in industrial zones where the building is not visible from an arterial street, however Weakley Lane is a minor arterial roadway. Material percentages submitted show the front elevation, facing Weakley Lane, having 48% brick and 52% metal, south (side) elevation having 64% brick and 36% metal, north (side) elevation having 7% brick and 93% metal and the west (rear) elevation having 49% brick and 51% metal. Overall elevations show the entire building to have 42% brick and 58% metal. The building facade is similar to the previously approved forensics building, which is currently under construction, located on the same property, but does not meet Design Review.

Standard Comments:

1. 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.
2. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
3. The Major Thoroughfare Plan designates Weakley Lane as a minor arterial. Adequate right-of-way exists for this street.
4. The required minimum fire flow is 1,500 GPM at 20 PSI.

Staff Comments:

1. Please revise the landscape plan to meet the Design Review Manual.
2. The architectural elevations are required to meet Design Review. Please revise.
3. A minimum 1,500 gallon oil/water separator is required. Add capacity of oil/water separator on sheet P1.00.
4. Correct the address from 206 I Street to 267 Weakley Lane on the cover sheet of the civil plans.

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

Following discussion, Board Member Scott Demonbreun made a motion to approve the Site Plan for Rutherford County Weakley Lane EMS with the above listed staff comments. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 7-0.

7. Zoning Ordinance Amendment

7.a. Article III, Section 3.180 - Fences

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for Article III, Section

3.180 - Fences. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 7-0.

8. Bond Review Report

8.a. May Bond Review Report

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council to call the bond for Rooker's Bend. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the May Bond Review Report with staff recommendations. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 7-0.

9. Staff Comments and/or Other Business

Board Member Charles Scurr provided the Commission some research on "Unusual trends in zoning that cities need to be aware of."

Kevin Rigsby let everyone know about the Roadshow being held at Motlow on May 14, 2026 from 6-8pm.

Kevin Rigsby informed everyone that the Comprehensive Plan is being updated, and to please take the survey available on the Town website or via the QR code to receive public input.

Vice-Mayor Marc Adkins wished everyone a Happy Mother's Day.

10. Adjournment

Town of Smyrna, Tennessee

Attest:

Tim Morrell, Chairperson

Kevin Rigsby, Town Planner



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.a.
Department: Planning
Date: June 4, 2026**

Subject:

Annexation, Zoning, and Plan of Service Request:

Background:

Summary:

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.a.1.
Department: Planning
Date: June 4, 2026**

Subject:

Hollingshead Land, LLC
4657 & 4665 W. Jefferson Pike
Annexation and C-2 & I-2 Zoning

Background:

Summary:

Hollingshead Land, LLC: Annexation and C-2 & I-1 Zoning
Location: 4657 & 4665 W. Jefferson Pike

Tax Map: 26

Parcel: 31.00 & 32.00

Current Zoning: RM

Requested Zoning: C-2 & I-1

Acres: 70.08

1. The surrounding zoning is RM, CN, and LI in Rutherford County. The nearest Town property is zoned PUD.
2. The Land Use Plan for this area is the 840 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, high density residential, and industrial/warehousing uses are particularly appropriate for these areas.
3. The Major Thoroughfare Plan designates W. Jefferson Pike as a principal arterial. Adequate right-of-way exists for this street.
4. Annexation of these tracts would require the annexation of approximately 2,298 linear feet of the existing right-of-way of W. Jefferson Pike/SR 266 from the existing Town limits to the intersection with McCormick Court. Annexation of the existing right-of-way of McCormick Court should also be considered as it is proposed for access to this property, and it is approximately 475 linear feet including the cul-de-sac at the end. Annexation of the W. Jefferson Pike/SR 266 right-of-way would include the annexation of the existing traffic signals at the two interstate entrance/exit ramps. The Town has an agreement with Rutherford County for the maintenance of these signals currently in place.
5. A sewer lift station on the east side of 840 north of W. Jefferson Pike would be required.
6. This development would require 2 entrances. Staff would recommend the existing driveway at the easternmost edge of the property away from the interstate exit be utilized. The 2nd entrance will need to meet D104.3

Remoteness. The two shown on the plans are too close to each other.

7. It appears from the recorded plat for McCormick Commercial Subdivision that there is a 50' wide access easement from the eastern side of these tracts to McCormick Court across Lot 2 of that development. As this access would not be located within the Town unless the property owner requested it be done, coordinate construction of the access easement with Rutherford County Planning & Engineering.
8. A traffic study would be required. Any improvements recommended by the traffic study must be completed by the developer.
9. Submit water service availability request to CUDengineering@ cudrc.com to determine the level of service that can be provided to the site.
10. CUD has an existing 16-inch water main along the south side of W. Jefferson Pike to serve the property. The approximate maximum fire flow available is 1,000 GPM.

Attachments:

1. Annexation Request Application 2024_Redacted
2. Rezoning Application-Southeast C-2_Redacted
3. Rezoning Application-Southeast I-2_Redacted
4. Hollingshead Annexation Map 1
5. Hollingshead Annexation Map 2



Town of Smyrna

Annexation Request Application

APPLICANT INFORMATION:		
Name/Company: Hollingshead Land LLC		
Street Address: 1000 Hollingshead Circle		
City: Murfreesboro	State: TN	ZIP: 37129
Email: [REDACTED]	Phone: [REDACTED]	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT <input checked="" type="checkbox"/>		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets: 4657 & 4665 W Jefferson Pike		
Tax Map: 26	Group:	Parcel: 31.00 & 32.00
Requested Lot Area (Square feet/Acres): 70.08 Acres		
Existing Zoning: RM	Requested Smyrna Zoning: C-2 & I-1	
*Current Property Owner (See Note Below): Hollingshead Land LLC		
APPLICANT AUTHORIZATION		
Applicant Signature: 		Date:
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of annexation as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application.

2024 SUBMITTAL AND MEETING CALENDAR

See the full calendar on the Town of Smyrna website

APPLICATION DEADLINE	MEETING DATE
DECEMBER 11, 2023	JANUARY 4
JANUARY 16 - 8:00 AM	FEBRUARY 1
FEBRUARY 20 - 8:00 AM	MARCH 7
MARCH 18	APRIL 4
APRIL 15	MAY 2
MAY 20	JUNE 6
JUNE 17	TUESDAY - JULY 2
JULY 15	AUGUST 1
AUGUST 19	SEPTEMBER 5
SEPTEMBER 16	OCTOBER 3
OCTOBER 21	NOVEMBER 7
NOVEMBER 18	DECEMBER 5


MEMBERS

Name	Term Expiration
Mike Allen	2024
Tim Slate	2024
Charles Scurr	2025
Miranda Swift	2025
Amy Wise	2025
Marc Adkins, Council Member	Term of Office
Tim Morrell, Council Member	Term of Office



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: Hollingshead Land LLC		
Street Address: 1000 Hollingshead Circle		
City: Murfreesboro	State: TN	ZIP: 37129
Email: [REDACTED]	Phone: [REDACTED]	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT <input checked="" type="checkbox"/>		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets: 4665 W Jafferson Pike		
Tax Map: 26	Group:	Parcel: 31.00
Requested Lot Area (Square feet/Acres): 5.21 Acres (227,302 S.F.)		
Existing Zoning: RM(County)	Requested Zoning: C-2	
*Current Property Owner (See Note Below): Hollingshead Land LLC		
APPLICANT AUTHORIZATION		
Applicant Signature: 	Date:	
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

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AUGUST 19	SEPTEMBER 5
SEPTEMBER 16	OCTOBER 3
OCTOBER 21	NOVEMBER 7
NOVEMBER 18	DECEMBER 5

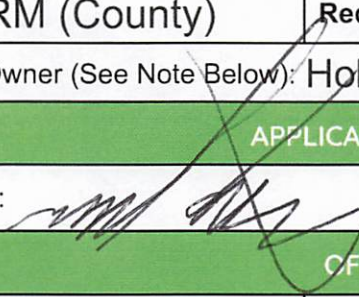
MEMBERS

Name	Term Expiration
Mike Allen	2024
Tim Slate	2024
Charles Scurr	2025
Miranda Swift	2025
Amy Wise	2025
Marc Adkins, Council Member	Term of Office
Tim Morrell, Council Member	Term of Office



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: Hollingshead Land LLC		
Street Address: 1000 Hollingshead Circle		
City: Murfreesboro	State: TN	ZIP: 37129
Email: [REDACTED]	Phone: [REDACTED]	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT <input checked="" type="checkbox"/>		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets: 4657 W Jafferson Pike		
Tax Map: 26	Group:	Parcel: 31.00 & 32.00
Requested Lot Area (Square feet/Acres): 64.79 Acres (2,822,252 S.F.)		
Existing Zoning: RM (County)	Requested Zoning: I-2	
*Current Property Owner (See Note Below): Hollingshead Land LLC		
APPLICANT AUTHORIZATION		
Applicant Signature: 		Date:
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

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Amy Wise	2025
Marc Adkins, Council Member	Term of Office
Tim Morrell, Council Member	Term of Office



W JEFFERSON PIKE

TWRA ACCESS TRL

MCCORMICK CT

I-840 FWY

Subject Property



Right-of-Way to be Annexed
 West Jefferson Pike ~ 2,298 Feet
 McCormick Court ~ 475 Feet
 Total ROW Area ~ 14.26 US Survey Acres

- Requested Parcels
- ROW to be Annexed
- Roads
- R.O.W.
- Smyrna Town Limits
- Parcels

Annexation with I-2 & C-2 Zoning Request (4665 W Jefferson Pk)

Tax Map: 26 | Parcels: 31.00 & 32.00 | Acres: +/- 70.08



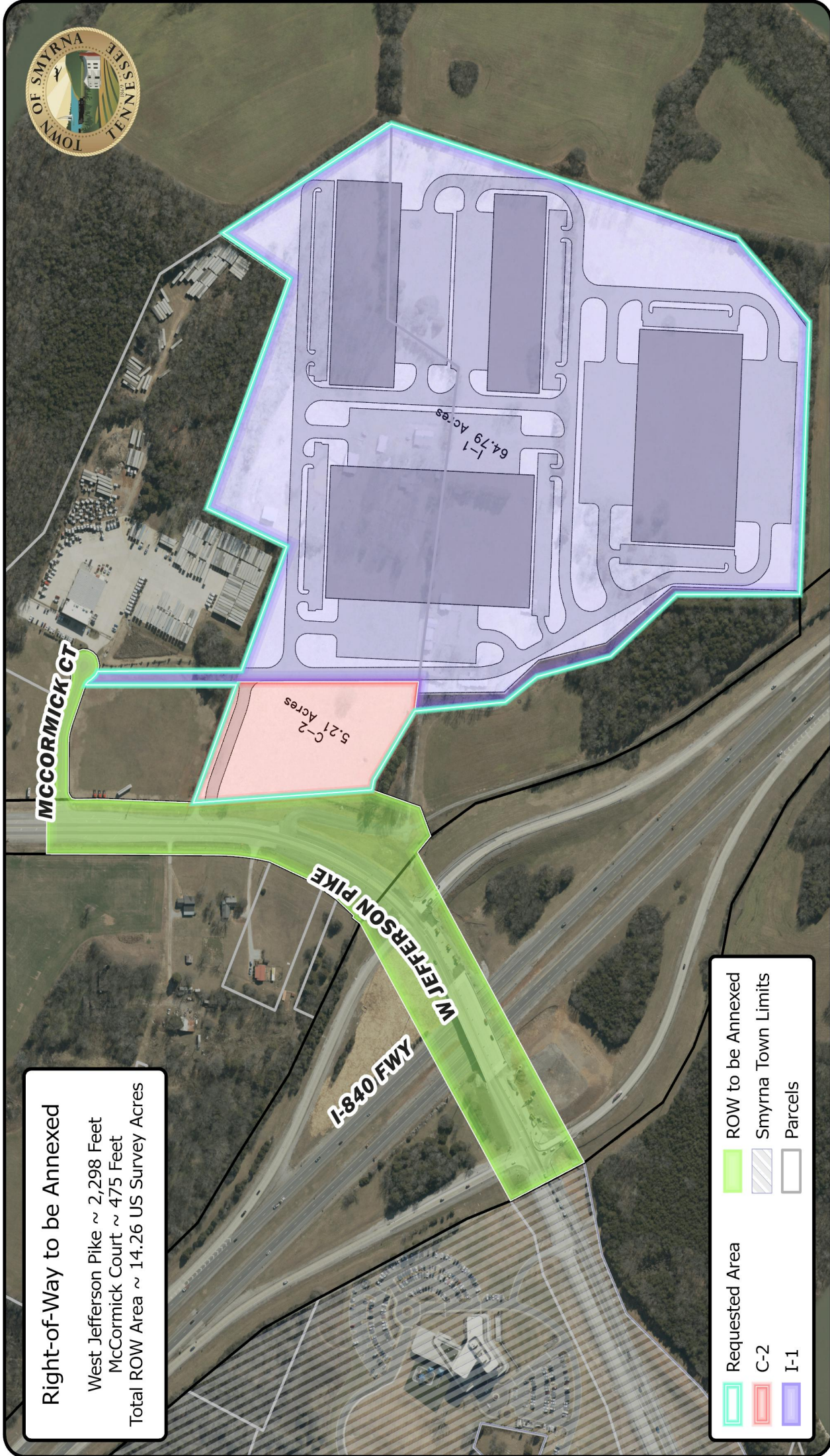
Owners: Hollingshead Land, LLC

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, Community Maps contributors, Map layer by Esri



Right-of-Way to be Annexed

West Jefferson Pike ~ 2,298 Feet
McCormick Court ~ 475 Feet
Total ROW Area ~ 14.26 US Survey Acres



C-2
5.21 Acres

I-1
64.79 Acres

MCCORMICK CT

W JEFFERSON PIKE

I-840 FWY

	Requested Area		ROW to be Annexed
	C-2		Smyrna Town Limits
	I-1		Parcels

Annexation with I-2 & C-2 Zoning Request (4665 W Jefferson Pk)

Tax Map: 26 | Parcels: 31.00 & 32.00 | Acres: +/- 70.08



Owners: Hollingshead Land, LLC

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, Community Maps contributors, Map layer by Esri



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.b.1.
Department: Planning
Date: June 4, 2026**

Subject:

SEC, Inc. on behalf of Amba Builders, Inc.
115 Rebel Road
Rezoning Request: R-1 to PCD

Background:

Summary:

SEC, Inc. on behalf of Amba Builders, Inc.: R-1 to PCD Request

Location: 115 Rebel Road

Tax Map: 35

Parcel: 88.00

Bldg. Sq. Ft.: 25,933

Current Zoning: R-1

Requested Zoning: PCD

Acres: 4.04

1. The surrounding zoning is R-1, R-3, and I-3 in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Residential development in this area.
3. The Major Thoroughfare Plan designates Florence Road as a minor arterial. Adequate right-of-way exists for this street. Rebel Road is designated a local street requiring a total of 50' of right-of-way, and right-of-way is shown to be dedicated for this street at 25' from the centerline as required.
4. The requested PCD is to allow most of the uses allowed by right in C-4 as well as the additional uses of some construction sales and service uses and food service takeout. Package liquor sales, beer stores, and vape and tobacco shops would be expressly prohibited. Two buildings totaling 25,933 square feet are proposed.
5. The required minimum fire flow is 2,250 GPM at 20 PSI for Building A and 1,000 GPM at 20 PSI for Building B with a sprinkler system.
6. Auto-turn as submitted will not be approved. Contact James Lawrence with the Town of Smyrna Fire Department.
7. Staff has a concern about the convenience market without gasoline use next to residential homes.
8. Metal is not allowed as a secondary material. The buildings will be required to meet Design Review.
9. Please show proposed and existing water, sewer, and gas utilities on the plans.

Attachments:

1. 25332_Rebel Road PCD_Rezoning Application-Signed_Redacted
2. 115 Rebel Rd - Map 1.5 (Structures and Trees)
3. 115 Rebel Rd - Map 1
4. 115 Rebel Rd - Map 2
5. 115 Rebel Rd - Map 3



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

Name/Company: SEC, Inc. c/o Rob Molchan

Street Address: 850 Middle Tennessee Blvd.

City: Murfreesboro

State: TN

ZIP: 37129

Email: [REDACTED]

Phone: [REDACTED]

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

Name/Company: Amba Builders, Inc.

Street Address: 115 Rebel Road

City: Smyrna

State: TN

ZIP: 37167

Email: [REDACTED]

Phone: [REDACTED]

PROPERTY INFORMATION

Street Address/Intersecting Streets: 115 Rebel Road

Tax Map: 35

Group:

Parcel: 88.00

Requested Lot Area (Square feet/Acres): 4.04 Acres

Existing Zoning: R-1

Requested Zoning: PCD

*Current Property Owner (See Note Below): Ramila and Hina Patel

APPLICANT AUTHORIZATION

Applicant Signature: 

Date: 5/11/2026

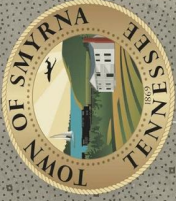
OFFICE USE ONLY

Staff Initials:

Review Fee:

Date:

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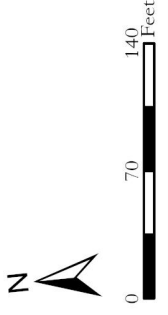
Subject Property

	R.O.W.
	Parcels
	Rutherford County
	Deck_2023
	Transportation_2023
	Structures_2023
	Trees_2023

R-1 to PCD Rezoning Request (115 Rebel Road)

Tax Map: 35 | Parcel: 88.00 | Acres: +/- 4.04

Owners: Ramila & Hina Patel



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, Community Maps contributors, Map layer by Esri



ROOKER RD

Subject Property

FLORENCE RD

REBEL RD

SNOWBIRD DR

EZRA ST

HEIDI ST

BRIDGEWATER DR

Requested Location

R.O.W.

Parcels

Rutherford County



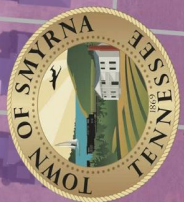
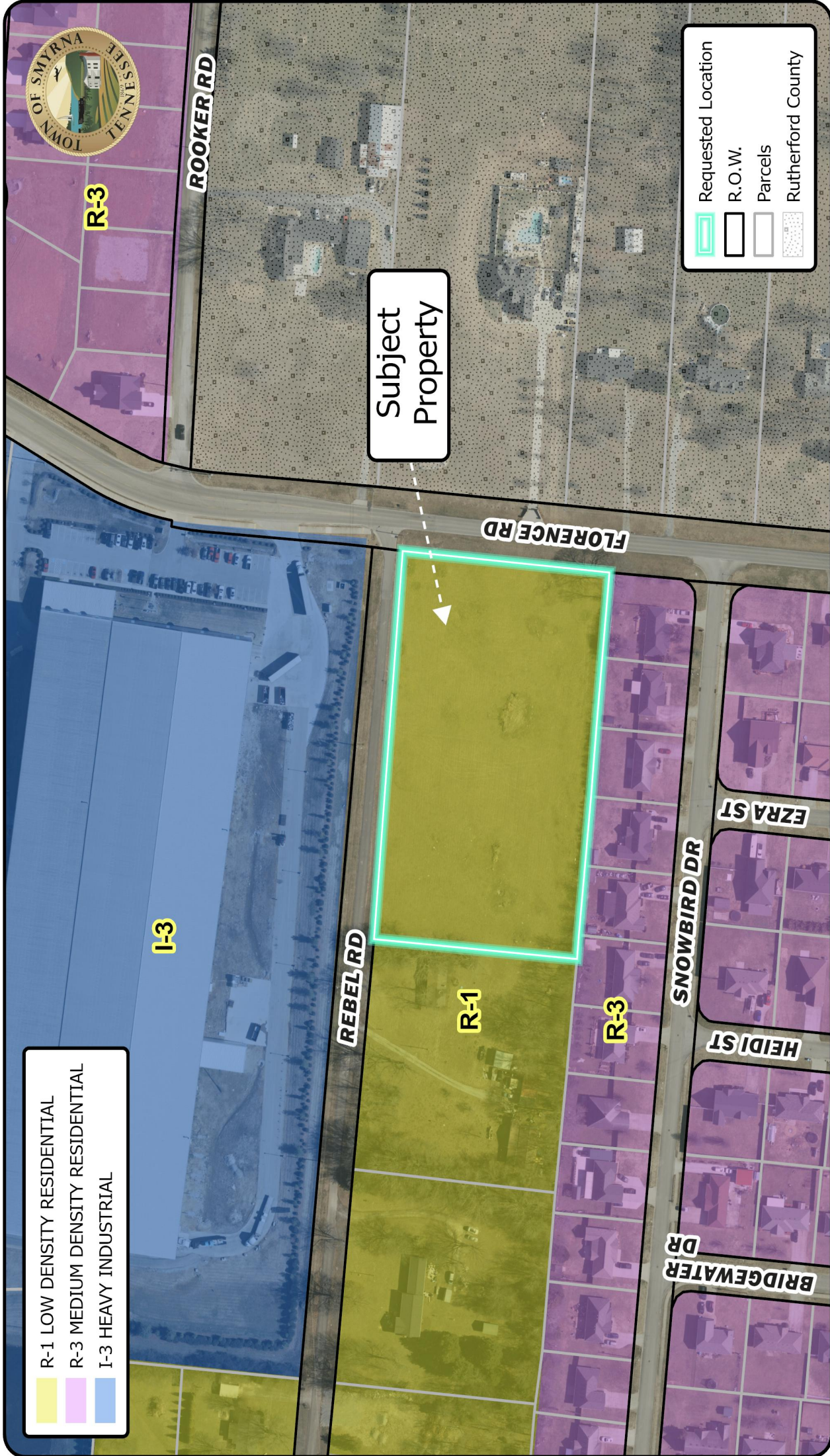
R-1 to PCD Rezoning Request (115 Rebel Road)

Tax Map: 35 | Parcel: 88.00 | Acres: +/- 4.04

Owners: Ramila & Hina Patel



- R-1 LOW DENSITY RESIDENTIAL
- R-3 MEDIUM DENSITY RESIDENTIAL
- I-3 HEAVY INDUSTRIAL



- Requested Location
- R.O.W.
- Parcels
- Rutherford County

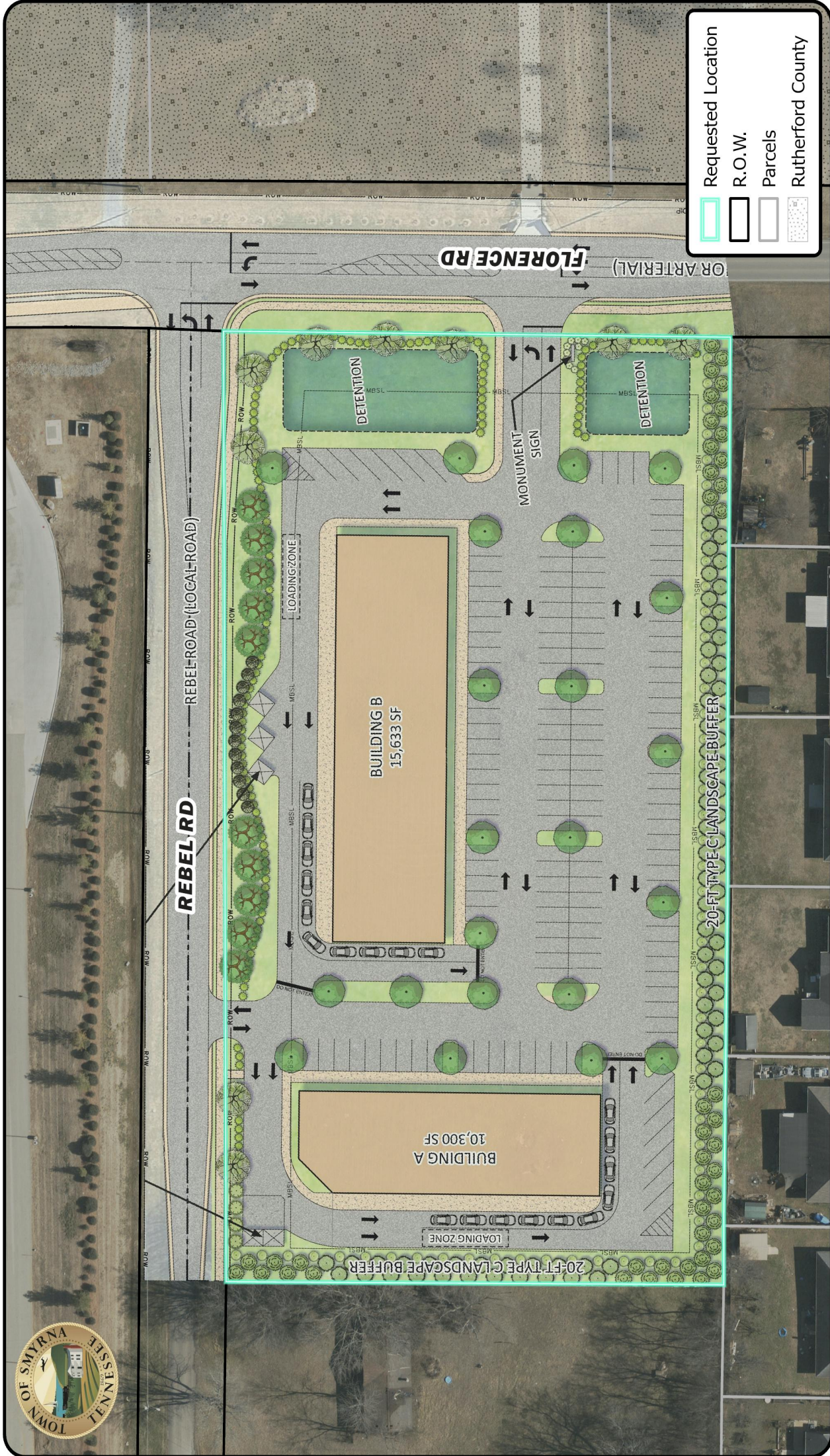
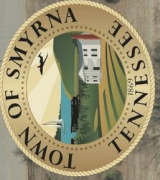
R-1 to PCD Rezoning Request (115 Rebel Road)

Tax Map: 35 | Parcel: 88.00 | Acres: +/- 4.04

Owners: Ramila & Hina Patel



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, Comanumary Maps contributors, Map layer by Esri

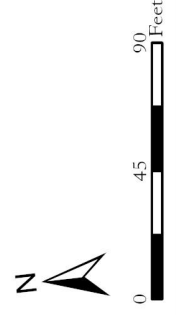


Requested Location
 R.O.W.
 Parcels
 Rutherford County

R-1 to PCD Rezoning Request (115 Rebel Road)

Tax Map: 35 | Parcel: 88.00 | Acres: +/- 4.04

Owners: Ramila & Hina Patel



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, Community Maps contributors, Map layer by Esri



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.b.2.
Department: Planning
Date: June 4, 2026**

Subject:

Reda Boshra
526 Almaville Road
Rezoning Request: R-1 to C-2

Background:

Summary:

Reda Boshra: R-1 to C-2 Request
Location: 526 Almaville Road

Tax Map: 50E

Group: E

Parcel: 9.00

Current Zoning: R-1

Requested Zoning: C-2

Acres: .95

1. The surrounding zoning is R-1 and C-2.
2. The Land Use Plan would support Medium Density Residential development in this immediate area and the 24 Gateway character area across the street, which would support a mix of uses and services such as hospitality, retail, restaurant, and multifamily uses.
3. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Adequate right-of-way would be required to be dedicated for this street.
4. There is a cemetery located on this property called Marable Cemetery, according to information from the Rutherford County Archives office. This cemetery is required to be protected if the property is developed.

Attachments:

1. Application_Redacted
2. 526 Almaville Road - Map 1
3. 526 Almaville Road - Map 2



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

Name/Company: <i>Refa Boshra</i>		
Street Address: <i>4739 Tritschler Ln</i>		
City: <i>Murfreesboro</i>	State: <i>Tn</i>	ZIP: <i>37128</i>
Email: [REDACTED]	Phone: [REDACTED]	

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	

PROPERTY INFORMATION

Street Address/Intersecting Streets: <i>526 AlmaVille Rd Smyrna Tn 37167</i>		
Tax Map: <i>050E E009.00</i>	Group:	Parcel: <i>050EE00900</i>
Requested Lot Area (Square feet/Acres):		
Existing Zoning: <i>R-1</i>	Requested Zoning: <i>C-2</i>	

*Current Property Owner (See Note Below):

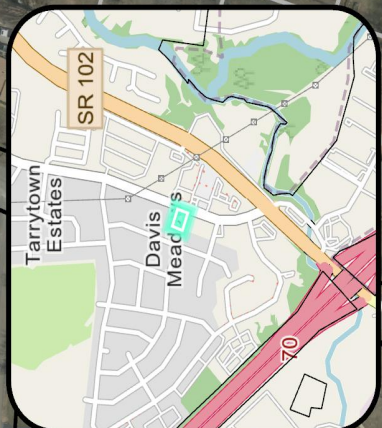
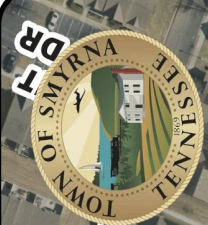
APPLICANT AUTHORIZATION




Applicant Signature: <i>Refa Boshra</i>	Date: <i>5-11-26</i>
---	----------------------

OFFICE USE ONLY

Staff Initials:	Review Fee:	Date:
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- All supporting documents must be submitted at the time of application.



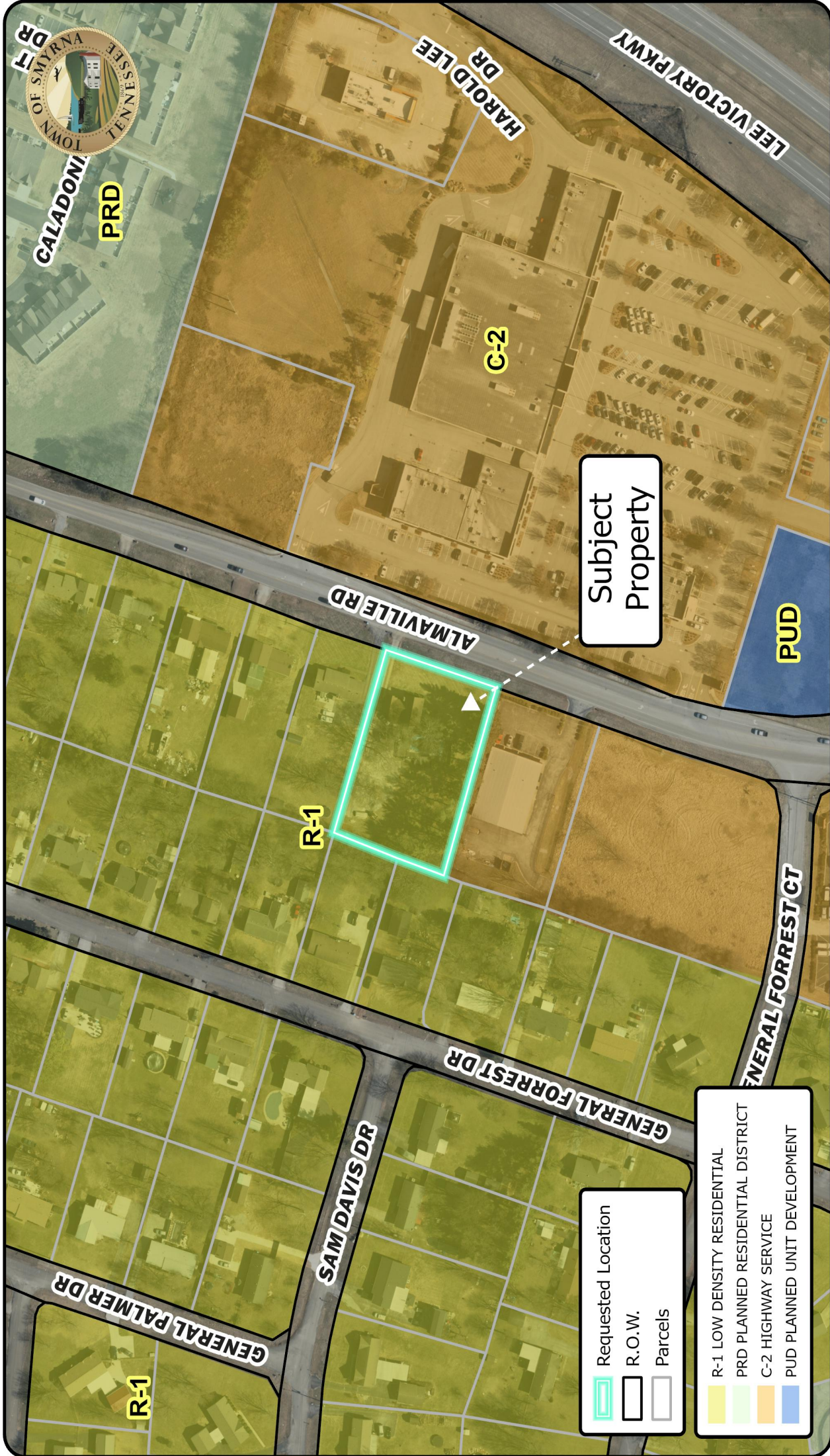
-  Requested Location
-  R.O.W.
-  Parcels

R-1 to C-2 Rezoning Request (526 Almadale Road)

Tax Map: 50E | Group: E | Parcel: 09.00 | Acres: +/- 0.95



Owners: Marian Yassa & Reda Boushra



Requested Location
 R.O.W.
 Parcels

R-1 LOW DENSITY RESIDENTIAL
 PRD PLANNED RESIDENTIAL DISTRICT
 C-2 HIGHWAY SERVICE
 PUD PLANNED UNIT DEVELOPMENT

Subject Property

R-1 to C-2 Rezoning Request (526 Almadale Road)

Tax Map: 50E | Group: E | Parcel: 09.00 | Acres: +/- 0.95



Owners: Marian Yassa & Reda Boushra



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.c.1.
Department: Planning
Date: June 4, 2026**

Subject:

St. Luke's Catholic Church
10682 Old Nashville Highway
Owner / Developer: Saint Luke's Catholic Church

Background:

Summary:

St. Luke's Catholic Church

Site Plan

Location: 10692 Old Nashville Highway	Applicant: Nicholas Slay
Tax Map/Parcel: 49/3.01	Property Owner(s): St. Luke Catholic Church
Zoning: C-2	Use Classification: Religious Facility

Proposal

A. Location Analysis

St. Luke's Catholic Church is proposing to renovate an existing building adjacent to the main church building. The existing building is approximately 3,600 square feet and the proposed structure is to be approximately 8,580 square feet. The intended use for the structure would be for an auxiliary building, storage and a meeting space (as needed).



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	9,401 SF
Square Footage of Open Space/Landscaping	940 SF	976 SF
Total Parking	N/A - No Fixed Seating	22 Additional Spaces
Handicapped Parking Space(s)	1 Space	2 Spaces

B. Landscaping

Landscape plan shows oak trees planted within the landscape islands. Additional shrubbery is shown in front of the parking area and near the main entrance to the building from the parking lot.

C. Architectural Character

Architectural elevations show a mixture of brick, glass/glazing and metal. The front (southwest) elevation, which is the prominent elevation as seen from Old Nashville Highway, contains 91% primary materials of brick and glass/glazing. The side (southeast) elevation would have 50% metal and the remainder divided between brick and glass/glazing. The opposing side (northwest) elevation would similarly mirror the southeast elevation with 51% metal and the remaining is comprised of brick and glass/glazing. The rear (northeast) elevation shows 60% metal with 31% brick and 9% glass/glazing. As presented, the architectural elevations do not meet Design Review as both sides and the front elevation would be visible from Old Nashville Highway and would be required to have a minimum of 75% primary materials. Overall, the building is shown to have 39% metal; Design Review allows a maximum of 10% accent materials.

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 may not be located within any easements and meet setbacks where applicable.
6. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 2,000 GPM at 20 PSI.

Staff Comments:

1. The proposed architectural elevations do not meet Design Review. As proposed, the elevation facing Old Nashville Highway meets Design Review, but the other three do not and the overall percentage of metal shown is greater than allowed. The owner has requested approval of the plans as submitted.
2. Provide dumpster enclosure elevations showing all faces of the enclosure.
3. The private fire hydrant from the fire loop of the church cannot be used to satisfy the requirements of the Fire Code. A public fire hydrant within 400' of the building is required.
4. A 2024 International Fire Code compliant turn around is required for the proposed parking area at the northwestern end of the parking lot. The Fire Department must be able to reach within 150' of all sides of the building.
5. Water service must have a backflow preventer at the road.
6. Utility plans are under review.

Staff Recommendation: Staff recommends deferral or denial due to concerns from the Fire Department for adequate fire protection based on the nearest fire hydrant pressure and the building not meeting Design Review requirements for building architectural elevations.

Attachments:

None

Memorandum

To: Smyrna Municipal Planning Commission
From: Planning Staff
Cc: Town Council
Date: 05/29/2026
RE: Amendment to the Zoning Ordinance: Article IV regarding removal of performance standards regarding noise

Attached is a proposed amendment to the Zoning Ordinance Article IV, Section 4.130.2. This amendment would remove the performance standards that are within the Zoning Ordinance regarding noise. As staff has evaluated the current standards regarding noise measurement, it has come to light that these requirements are outdated and no longer applicable. In addition, the municipal code would be a more proper place for the correct standards to be enacted. A companion amendment to the municipal code is currently being drafted by the Legal Department which would include updated requirements for regulating noise.

The proposed Zoning Ordinance amendment is attached. It is proposed that this section be held as a reserved section so that all sections afterward are not required to be renumbered.

4.130.2 Performance Standards Regulating Noise.

At no point on or beyond the boundary of any lot which abuts a lot in the same district, shall the sound pressure level resulting from any use or activity, whether open or enclosed, exceed the maximum permitted decibel levels for the designated octave band as set forth in the table below:

Octave Band Frequency in Cycles/Second	Sound Pressure Level in Decibels
0-74	79
75-149	74
150-299	66
300-599	59
600-1,199	53
1,200-2,300	47
2,400-4,799	41
4,800 and Over	39

Where any P-O, C-1, C-2, C-3, C-4, I-1, I-2, I-3 or A-1 District adjoins a district permitting residences, the maximum permitted decibel levels at any point on or beyond the district boundary shall be reduced by six (6) decibels from the maximum permitted level in the table:

4.130.2 Performance Standards Regulating Noise.

At no point on or beyond the boundary of any lot which abuts a lot in the same district, shall the sound pressure level resulting from any use or activity, whether open or enclosed, exceed the maximum permitted decibel levels as set forth in the table below:

Zoning District	Hours of Enforcement	Sound Level Limit (dBA)(Pure Tones / All Other Sounds)

Residential	7:00 am to 10:00 pm	50/55
Residential	10:00 pm to 7:00 am	43/48
Commercial	7:00 am to 10:00 pm	60/65
Commercial	10:00 pm to 7:00 am	53/58
Industrial	7:00 am to 10:00 pm	65/70
Industrial	10:00 pm to 7:00 am	65/70

*Where any nonresidential Zoning District or use adjoins a district permitting residences, the maximum permitted decibel levels at any point on or beyond the district boundary shall be reduced by six (6) decibels from the maximum permitted level in the table.

Detached Accessory Buildings

This amendment seeks to modify the existing accessory use regulations within the Municipal Zoning Ordinance to align with discussion resulting from the quarterly joint Town Council and Planning Commission meetings. The images following the proposed ordinance amendments are for illustrative purposes only and are not a part of the proposed amendments. These images demonstrate the maximum allowable scale of a single story accessory structure for each of the six designated lot size ranges under the proposed amendments.

This proposed Ordinance would make several modifications:

- Allowances: Increase the maximum square footage for detached accessory structures
- Floor Area Calculations: Shift to a cumulative square footage calculation where every floor of an accessory structure counts towards the total allowance. The current regulations only take into account the ground floor area.
- Height: Establishing a maximum height restriction tied to the height of the principal structure.
- Square Footage Cap: Mandates the cumulative floor area of all detached structures are subordinate to the principal structure.
- Buildable Area: Depending on lot size, a maximum lot coverage percentage may be built upon taking into account the ground floor area only.

The proposed text to be removed is red and struck-through with new language highlighted in yellow.

3.100 Accessory Use Regulations.

E. Detached accessory structures are allowed in residential districts as follows, whether for one structure or multiple structures:

- ~~1. For parcels up to 15,000 square feet, the maximum size shall be 600 square feet.~~
- ~~2. For parcels greater than 15,000 square feet up to 1 acre, the maximum size shall be 800 square feet. For parcels greater than 1 acre up to 3 acres, the maximum size shall be 1,200 square feet.~~
- ~~3. For parcels greater than 3 acres up to 5 acres, the maximum size shall be 1,500 square feet.~~
- ~~4. For parcels greater than 5 acres, the maximum size shall be 2,400 square feet.~~
1. For purposes of the square footage calculations listed above in the table below, only the footprint of the structure the total aggregate floor area of the structure shall be included. In the cases of a structure with more than one floor as defined by the Building Code, the upper floor will not be counted for purposes of this provision every level (above or below grade) shall be counted individually toward the total calculation.
2. The peak of any detached accessory structure shall not exceed the maximum peak roof height of the principal structure or the maximum height as listed in the table below, whichever is more restrictive. In the event the principal structure is a

single story, the detached structure may exceed the height of the principal structure, but shall not exceed 18 feet to the peak of the roof.

3. Total combined gross floor area of all detached accessory structures shall not exceed the total gross floor area of the principal structure (inclusive of all floors).
4. The area occupied by all buildings, including accessory structures, shall not exceed 30% or 35% of the total area of a parcel in accordance with the table below.

Lot Size	Maximum Square Footage	Maximum Height
< 10,000 Square Feet	600 Square Feet *	20 Feet ***
10,001 - 14,999 Sq. Ft.	800 Square Feet **	20 Feet ***
15,000 Sq. Ft. - 0.49 Ac	1,000 Square Feet **	20 Feet ***
0.5 Acre - 1.99 Acres	1,500 Square Feet **	25 Feet ***
2 Acres - 4.99 Acres	2,500 Square Feet **	30 Feet ***
> 5 Acres	3,500 Square Feet **	35 Feet ***
Agriculture Use	Exempt	Exempt
The total square footage of all levels of every detached accessory structure on the lot must be less than or equal to the total square footage of the main house.		
* The area occupied by all buildings, including accessory structures, shall not exceed 30% of the total area of the parcel.		
** The area occupied by all buildings, including accessory structures, shall not exceed 35% of the total area of a parcel.		
Where the lot coverage requirements of this section conflict with those found elsewhere in the Zoning Ordinance, the more restrictive provision shall apply.		
*** Structures shall not exceed the maximum peak roof height of the principal structure or the maximum height in this table, whichever is more restrictive. In the event the principal structure is a single story, the detached structure may exceed the height of the principal structure, but shall not exceed 18 feet to the peak of the roof.		





Mobile Food Vendors

This amendment seeks to modify the existing Mobile Food Vendor regulations within the Municipal Zoning Ordinance to align with discussion resulting from the quarterly joint Town Council and Planning Commission meetings. Mobile food vendors, under the present Ordinance, may sell from any property zoned C-2 or C-3 provided they leave the site nightly and do not conduct sales from any one location for more than 40 days per calendar year. Permits are also issued on a calendar year basis to the mobile food vendors.

This proposed Ordinance would make several modifications:

- Locations of Sales: Sales would be restricted to the C-2 district only, a removal of the option for sales to be conducted in the C-3 district due to lot size constraints.
- Permitting: The annual permit would be replaced by a 30 day permit. Mobile food vendors may operate all year, provided they maintain a valid and current permit. Permits are valid for one location.
- Overnight: The requirement of vendors to leave the premises nightly would be removed. Vendors may occupy one location during the extent of their 30 day permit provided all codes and safety requirements are met.
- Property Owner Permits: Similar to the transient vendor ordinance, property owners in C-2 zones must obtain a separate Property Owner Permit to host mobile food vendors, which will be required prior to any sales or display conducted on site.
- Limits: No single property owner may host a mobile food vendor for more than 90 days per calendar year.
- Enforcement: Any violation of the Zoning Ordinance or Municipal Code by a vendor may result in a citation issued to the property owner.

The proposed text to be removed is red and struck-through with new language highlighted in yellow.

4.030 Temporary Use Regulations.

G. Mobile Food Vendors

1. Definitions.

- o. Property Owner permit means a permit issued by the Town to a property owner authorizing use of their real property for the operation, display, or sales activities of a mobile food vendor.

4.030 Temporary Use Regulations.

G. Mobile Food Vendors

3. Locations and Hours of Operation.

- (2) Private nonresidential property. A food truck with a current mobile food vendor permit may operate on private property within the C-2 ~~and C-3~~ districts subject to the following additional requirements:
 - a. Written permission from the property owner is obtained, which shall be made available immediately to the Town upon request.

- b. A food truck may not operate on an unimproved parcel.
- c. No more than two food trucks may operate at any location unless a food truck rally permit has been issued.
- d. Hours of operation. In the C-2 ~~and C-3~~ districts, food trucks may operate utilizing the same hours as the business on site, unless such business is open 24 hours per day, in which case the food truck may operate from 7 AM to 9 PM unless otherwise restricted further by the property owner. The Town may permit extended hours of operation for a food truck rally.
- e. A food truck may operate on a singular ~~particular~~ parcel for no more than ~~40~~ 90 days in any calendar year: ~~to be permitted in 30 consecutive calendar day increments.~~
- f. A food truck must have parking available on site.
- g. ~~A food truck must leave the site at the end of each day with all trash and debris removed.~~ A food truck may remain on the property overnight, provided all trash and debris are removed daily and the vehicle remains in compliance with all applicable codes at all times.
- h. The Town reserves the right to revoke permits for the remainder of the calendar year if a mobile food vendor or property owner receives two (2) citations of Town regulations.
- i. No mobile food vendors shall engage in business, sales, or display within the C-2 district until the real property owner has been issued a separate Property Owner Permit from the Town.

4.030 Temporary Use Regulations.

G. Mobile Food Vendors

5. Mobile Food Vendor Permits.

- b. Application
 - (1) In order to obtain a mobile food vendor permit, a mobile food service vehicle operator must complete an application form provided by the Town. The application shall include the following information:
 - i) ~~A signed acknowledgement that the operator has read this Ordinance and will comply with all applicable requirements herein.~~ Name and physical business address of the site where sales are to be conducted during the thirty (30) day permit period.
 - j) ~~Any additional information required by the permit administrator.~~ A signed acknowledgement that the operator has read this Ordinance and will comply with all applicable requirements herein.
 - k) Any additional information required by the permit administrator.
- d. All mobile food vendor permits shall expire ~~on December 31 of each year~~ thirty (30) days after permit issuance. A mobile food vendor permit may be renewed for the next ~~12-month~~ thirty (30) day period, provided that all applicable requirements are met and the permit is not currently suspended or has not been revoked within the preceding 12 months. The fee for renewal shall be the same as the application fee for a new mobile food vendor permit.

4.030 Temporary Use Regulations.

G. Mobile Food Vendors

8. Property Owner permit.

- a. A Property Owner permit shall be valid for a period of not more than ninety (90) days within a one (1) calendar year period. A citation may be issued to the property owner and/or the on-site business employee for failure to comply with any Town of Smyrna Municipal Zoning Ordinance and/or Town of Smyrna Municipal Code requirements. The Property Owner permit shall be issued from the Town for a specified parcel prior to business, sales, or display of a mobile food vendor within the C-2 district.
- b. Application.
 - (1) In order to obtain a Property Owner permit - Mobile Food Vendor, an owner of real property must complete an application form provided by the Town. The application must be completed in its entirety and shall include the following information:
 - a) Applicant name.
 - b) Applicant home address.
 - c) Business address.
 - d) E-mail address.
 - e) Phone number.
 - f) Applicant signature and date.
 - g) Stamp and signature of a non-expired Notary Public.
 - (2) Submittal of an application for a Property Owner permit - Mobile Food Vendor must be accompanied by:
 - a) Payment of an application fee as set forth in the fee schedule adopted by the Town Council.
 - b) A site plan detailing the layout of the site with parking spaces shown and the designated location for the mobile food vendor. The plan must demonstrate that adequate parking is provided for all existing on-site businesses in addition to the vendor, in accordance with the parking standards established in the Town of Smyrna Municipal Zoning Ordinance.
 - (3) Each owner of real property permit holder shall have an ongoing duty to provide the Town with notice of any change to any information submitted with its permit application.
- c. Permits are obtained by the property owner or their authorized agent from which the sales are to be conducted. The property owner assumes all responsibility and liability for vendors meeting Zoning Ordinance or Municipal Code requirements. This permit should be conspicuously displayed in the front window of the principal structure on site.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/15/2021	Walnut Ridge, Section I / JM Byrnes, LLC	6/15/2026	Southern Bank of Tennessee	\$15,000
Bond is for: Road, Water/Sewer, Stormwater				
Development is 100% built out. (12 out of 12 lots built)				
Public Works Department Comments:				
<ol style="list-style-type: none"> 1. Sidewalks not complete. Broken pieces at mail kiosk. 2. Sidewalks must extend to phase line. 3. All sidewalks and crosswalks must be ADA compliant. 4. All signage must meet MUTCD regulations. Sign missing. 5. Temporary turn arounds need to be opened up and completed. 6. Remove silt fabric from catch basins before final inspection. 7. All P.U.D.E. and drainage ditches need to be put on grade per plan. 8. Some areas of detention pond are eroding and need to be stabilized and put on grade per plan. 9. Need lighting. 10. Catch basin grate broken on Sven Road. Ensure pond drains within 72 hours, vegetation suggests water is stagnating for 11. extended periods of time. 				
Utilities Department Comments:				
<ol style="list-style-type: none"> 1. No issues at this time. 				
DEVELOPER OLIVER CONSTABLE'S COMMENTS:				
I did not hear back from Mr. Constable prior to the packets being delivered.				
RECOMMENDATION:				
End of the maintenance period. Release if all items are complete by 6/15. Otherwise, extend three months.				

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/16/2023	Short's Crossing, Phase 2 / Michael's Homes, LLC	6/16/2026	First Bank	\$44,900
Bond is for: Roads, Water/Sewer, Stormwater				
Development is 40% built out. (10 out of 25 lots built)				
Public Works Department Comments:				
<ol style="list-style-type: none"> 1. Place final topping and striping. 2. Sidewalks not complete. 3. Remove silt fabric from catch basins before final inspection. 4. Some areas of curb and gutter are damaged and need to be repaired or replaced. 5. Some manholes and water valve boxes need to be adjusted. 6. All sidewalks and crosswalks must be ADA compliant. 7. All P.U.D.E. and drainage ditches need to be put on grade per plan. 8. Some areas of detention pond are eroding and need to be put on grade per plan. 9. Demuck and ensure detention pond is on grade per plan. 10. Ensure all soils are stabilized and topsoiled to TDEC standards. 11. Ensure all swales and other storm features are free of erosion and stabilized. 12. All headwalls with water flowing out of them need a riprap apron underlain with geotextile fabric and must be free of sediment accumulation. 				

Utilities Department Comments:

1. No issues at this time.

DEVELOPER JIMMY PITTS WITH MICHAEL'S HOMES' COMMENTS:

We are looking at the end of 2027.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/21/2023	Stewarts Glen/ Ashton Nashville Residential, LLC	6/21/2026	Escrow	\$64,000

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (59 out of 59 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Remove silt fabric from catch basins before final inspection.
3. Some manholes and water valve boxes need to be adjusted.
4. All sidewalks and crosswalks must be ADA compliant.
5. All P.U.D.E. and drainage ditches need to be put on grade per plan.
6. Crosswalk ramp on Banchory and Faraday needs to be relocated so crosswalk is not in lane of travel on Banchory.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER CHET BACHULA WITH ASHTON WOODS' COMMENTS:

I did not hear back from Mr. Bachula prior to the packets being delivered.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/24/2025	Briley Downs, Section 1, Phase 2	6/24/2026	Regions Bank	\$94,800

Bond is for: Roads, Sewer, Stormwater

Development is 88.9% built out. (24 out of 27 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Remove silt fabric from catch basins before final inspection.
3. Some manholes and water valve boxes need to be adjusted.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
5. All signage must be MUTCD compliant.
6. Some areas of detention pond are eroding and need to be put on grade per plan.
7. Ensure all soils are stabilized and topsoiled to TDEC standards.
8. Ensure all storm features are free of erosion and stabilized.
9. All headwalls with water flowing out of them need a riprap apron underlain with geotextile fabric and must be free of sediment accumulation.

10. Remove all construction remnants except those aiding active phases (Silt fence, wattles, inlet protection bags, pond skimmers, etc.)
11. Submit stormwater as built verifying the elevations of the detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER CRAIG YERIAN WITH DREAMFINDERS HOMES' COMMENTS:

I did not hear back from Mr. Yerian prior to the packets being delivered.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/30/2023	Helmsley Place / Regent Homes, LLC	7/9/2026	Regions Bank	\$20,000

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (57 out of 57 lots built)

Public Works Department Comments:

Ensure the detention pond is draining within 72 hours, vegetation suggests water

1. is stagnating for extended periods of time.
2. Remove vegetation from the floor of the detention pond.
3. Stabilize the floor and slopes of the detention pond.
4. Remove construction debris and trash from the site.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER CASEY KEISTER WITH MERITAGE HOMES' COMMENTS:

I did not hear back from Mr. Keister prior to the packets being delivered.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 7/9. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
7/13/2022	Derby Run, Phase 1A & 1B / Charter Commercial, LLC	7/13/2026	Escrow	\$10,000

Bond is for: Roads, Sewer, Stormwater

Development is 92.7% built out. (51 out of 55 lots built)

Public Works Department Comments:

1. Sidewalks not complete.
2. Some signage is falling over. Need signs at Gallant Fox and Grey Ghost to be straightened.
3. Remove silt fabric from catch basins before final inspection.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
5. Some areas of detention pond are eroding and need to be stabilized.
6. Correct and prevent future erosion of the swale behind lots 103 through 110.
7. Ensure all bare soils are stabilized topsoiled to TDEC standards.
8. Ensure all storm features are free of erosion and stabilized.
9. Remove all construction remnants (Silt fence, wattles, inlet protection bags, pond skimmers, etc.).

Utilities Department Comments:

1. No issues at this time.

DEVELOPER PAT MANGER WITH CHARTER COMMERCIAL'S COMMENTS:

We believe we have completed most of the punch list. All of the sidewalks are not done since some of the lots are not built yet. Those lots should be built this year.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
1/14/2022	Stewarts Creek Cottages / Thomas Steffen	7/13/2026	Fourth Capital Bank	\$15,000

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (77 out of 77 lots built)

Public Works Department Comments:

1. All P.U.D.E. and drainage ditches need to be put on grade per plan.
2. Ensure all bare soils are stabilized to TDEC standards.
3. Ensure all storm features are free of erosion and stabilized.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER THOMAS STEFFEN WITH MIDDLE TENNESSEE DEVELOPERS' COMMENTS:

I will review with the inspectors and confirm everything is complete. We will get everything covered as quickly so we can request the final release.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 7/13. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/16/2022	Hidden Hills Section VI, Phase I / Scott Butler Development	7/16/2026	Escrow	\$24,000

Bond is for: Roads, Water/Sewer, Stormwater

Development is 88.9% built out. (16 out of 18 lots built)

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. Remove silt fabric from catch basins before final inspections.
3. All P.U.D.E. and drainage ditches need to be put on grade per plan.
4. All sidewalks and crosswalks must be ADA compliant.
5. All signage must meet MUTCD requirements.
6. Some areas of curb and gutter are damaged and need to be replaced or repaired.
7. Some manholes and water valve boxes need to be adjusted.
8. Need to define berm so water does not spill over into Hunter's Point annex 3.
9. Ensure all soils are stabilized and topsoiled to TDEC standards.
10. Ensure all swales and other storm features are free of erosion and stabilized.
11. All headwalls with water flowing out of them need a riprap apron underlain with geotextile fabric and must be free of sediment accumulation.

12. Remove all construction remnants (Silt fence, wattles, inlet protection bags, pond skimmers, etc.)

Utilities Department Comments:

1. No issues at this time.

DEVELOPER SCOTT BUTLER'S COMMENTS:

I would like to hold off on paving, as the adjoining phase is under development and heavy trucks are driving over this phase every day. I am afraid that as soon as we pave it would be destroyed by the heavy trucks.

RECOMMENDATION:

Extend six months.