



TOWN OF ASHLAND CITY

Board of Zoning and Appeals

October 05, 2026 5:30 PM

Agenda

Chairman: Michael Smith

Board Members: Sandra Braden, Rick Johnson, Garrett Mayberry, Keith Sturges

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. February 02, 2026 Meeting Minutes

PUBLIC FORUM

2. Procedure for Speaking Before the Board

- * Speakers must complete the information form and submit it to the transcriber prior to the public forum. Be prepared to speak when your name is called.
- * Each speaker will be allowed 4 minutes.
- * Speakers may comment on issues scheduled for consideration at the meeting or other appropriate concerns pertinent to the operation of the town.
- * Each speaker should state the following:
 - his/her name
 - whether they are an Ashland City resident and/or property owner
- * No person shall be allowed to make obscene, derogatory, or slanderous remarks while addressing the Council/Board. Persons doing so will be asked to stop speaking and will forfeit the remainder of their time.
- * All remarks shall be directed to the Council/Board as a body only.
- * No person shall be allowed to disrupt or interfere with the procedures.
- * Remarks shall end when the speaker's allotted time has expired. No time shall be shared with other speakers.
- * Questions from the council/board members may be asked for clarification as well as council/board members may have brief comments; however, no person shall be permitted to enter any discussion or debate either directly with or through any member of the Council/Board or anyone present at the meeting.
- * No one shall make open comments during the meeting.

NEW BUSINESS

3. Variance Request: 505 Skyview Drive

4. Variance Request: E Elm Street

OTHER

ADJOURNMENT

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 615-792-6455, M-F 8:00 AM – 4:00 PM. The town will make reasonable accommodations for those persons.



TOWN OF ASHLAND CITY
Board of Zoning and Appeals
February 02, 2026 5:30 PM
Minutes

CALL TO ORDER

Chairman Smith called the meeting to order at 5:31 p.m.

ROLL CALL

PRESENT

Chairman Michael Smith

Committee Member Sandra Braden

Committee Member Richard Johnson

Committee Member Keith Sturges

ABSENT

Committee Member Garrett Mayberry

APPROVAL OF AGENDA

A motion was made by Committee Member Sturges, Seconded by Committee Member Braden, to approve the agenda. All approved by voice vote. **Motion Passes.**

APPROVAL OF MINUTES

1. 01/05/2026 BZA Meeting Minutes

A motion was made by Committee Member Johnson, Seconded by Committee Member Sturges, to approve the minutes as written. All approved by voice vote. **Motion Passes.**

PUBLIC FORUM

2. None.

NEW BUSINESS

3. Variance Request: Parcel 055F A 003.00

Mr. Gary Binkley spoke on behalf of the variance request. Mr. Clark gave his recommendation.

A motion was made by Committee Member Johnson, Seconded by Committee Member Sturges, to deny the request and give him ninety (90) days to remove anything being stored from the lot. Voting Yea: Chairman Smith, Committee Member Braden, Committee Member Johnson, Committee Member Sturges. **Motion to deny passes.**

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Johnson, Seconded by Committee Member Sturges, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 5:45 p.m. **Motion Passes.**

CHAIRMAN MICHAEL SMITH

SECRETARY ALICIA MARTIN, CMFO



Town of Ashland City Building & Codes Department

405 N Main Street
Ashland City TN 37015
(615) 792-6455

For Oct. 5th
2026
Meeting

Application for Board of Zoning Appeals

Appellant: Dwight Thornton Address: 505 Skyview Dr
Owner: SAME Address: SAME
Location of Property: 505 Skyview Dr

NOTE: Fill in Section 1, 2 or 3 as appropriate. Do not fill in more than one of these sections. This application is not acceptable unless all required statements have been made. Additional information should be supplied on separate sheets if the space provided is inadequate. A Justification Statement and supporting documentation is required for Variance and Special Exception applications.

Section 1: Appeal from decision of Building Inspector relating to the enforcement of the zoning ordinance or adopted code. Decision of the building inspector to be appealed:

***Section 2: Application for a variance as provided by the zoning ordinance.** The zoning provision from which a variance is requested: To allow carport in front of homes.
Peculiar or unusual conditions which justify the variance requested: _____

****There is a \$50.00 fee for a request for a variance. Submit a Justification Statement and any supporting documentation to support the Variance.**

Section 3: Application for a use on Appeal (Special Exception) The zoning provision which allows a use on appeal to be considered: _____

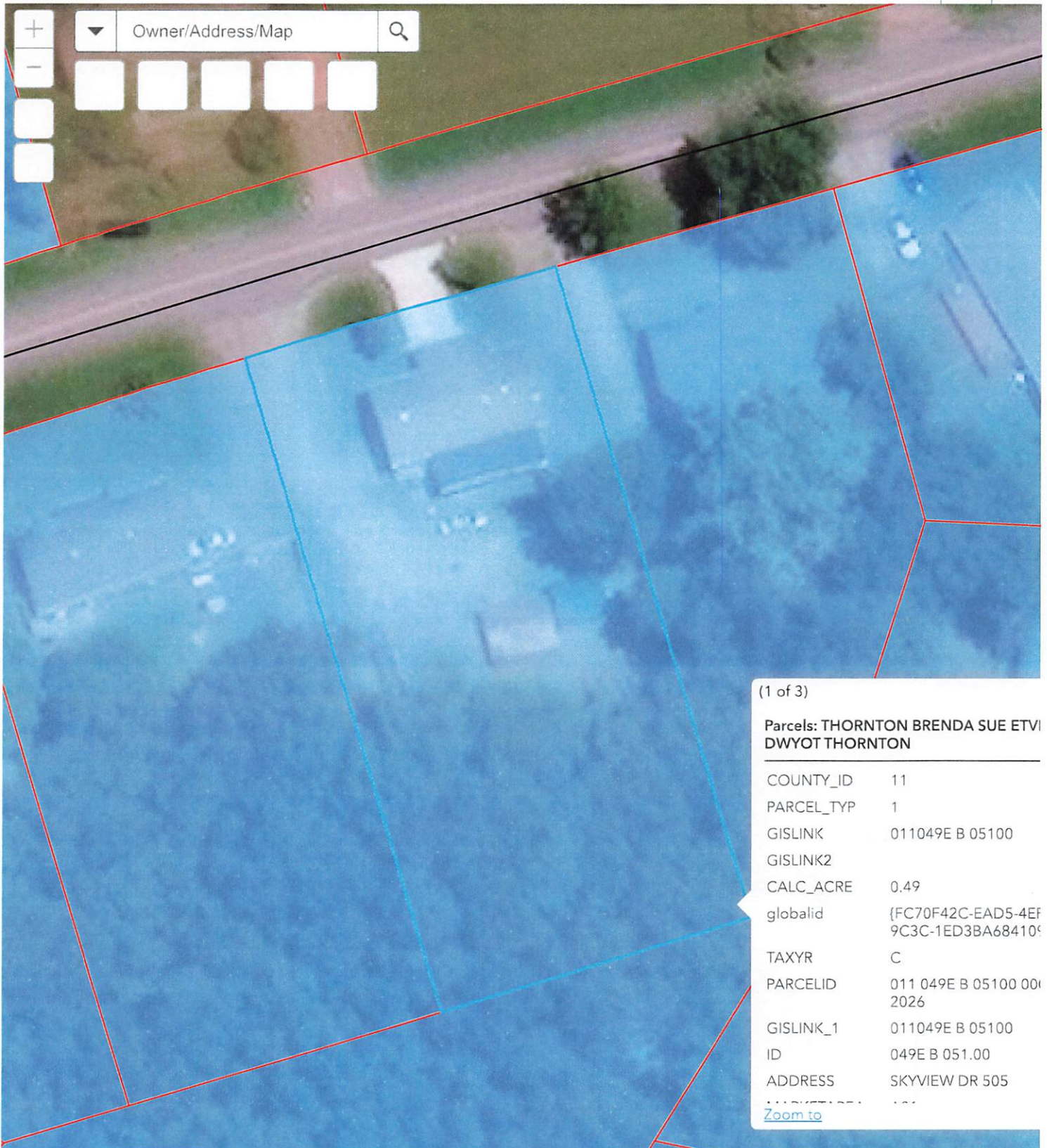
The type, description, and size of the use to be considered: _____

****There is a \$50.00 fee for a Special Exception variance**

Dwight Thornton
Appellant

08/18/2026
Date

Email completed application to: amartin@ashlandcitytn.gov





Town of Ashland City
Building & Codes Department
405 N Main Street Ashland City TN 37015
(615) 792-6455

Application for Board of Zoning Appeals

Appellant: Brandon Evans

Address: 1352 Ervin Pace Rd, Chapmansboro, TN 37035

Owner: Tristan Lee

Address: 118 E. Elm St, Ashland City, TN 37015

Location of Property: Smith St, Ashland City

NOTE: Fill in Section 1, 2 or 3 as appropriate. Do not fill in more than one of these sections. This application is not acceptable unless all required statements have been made. Additional information should be supplied on separate sheets if the space provided is inadequate. A Justification Statement and supporting documentation is required for Variance and Special Exception applications.

Section 1: Appeal from decision of Building Inspector relating to the enforcement of the zoning ordinance or adopted code. Decision of the building inspector to be appealed:

Section 2: Application for a variance as provided by the zoning ordinance. The zoning provision from which a variance is requested: Lot width at front setback

Peculiar or unusual conditions which justify the variance requested: Existing lots that detached single family homes can meet all setback requirements

****There is a \$50.00 fee for a request for a variance. Submit a Justification Statement and any supporting documentation to support the Variance.**

Section 3: Application for a use on Appeal (Special Exception) The zoning provision which allows a use on appeal to be considered: _____

The type, description, and size of the use to be considered: _____

****There is a \$50.00 fee for a Special Exception variance**

BrandonEvans
Appellant

9-16-2026
Date

Email completed application to: amartin@ashlandcitytn.gov

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO REQUEST A VARIANCE FOR THE LOT WIDTH.
2. BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) ZONE 4100, UNLESS OTHERWISE NOTED DISTANCES AND COORDINATES RECITED ARE BASED ON GROUND MEASUREMENTS, NO SCALE FACTOR APPLIED.
3. G.P.S. EQUIPMENT USED TO ESTABLISH GRID NORTH: CARLSON BRX 7 DUAL FREQUENCY RECEIVER.
4. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO SURVEY.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THE INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 UTILITIES NOT CHECKED.
7. SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.
8. THIS PROPERTY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS WHETHER IMPLIED OR OF RECORD.
9. THIS ENTIRE LOT LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON NFIP FEMA MAP NUMBER 47021C0170 E, DATED: FEBRUARY 26, 2021.
10. LOTS 2A AND 2B ARE ZERO LOT LINE TWO-FAMILY DEVELOPMENTS. THE COMMON PROPERTY LINE IS TO COINCIDE WITH THE PARTY WALL SEPARATING THE TWO DWELLING UNITS.

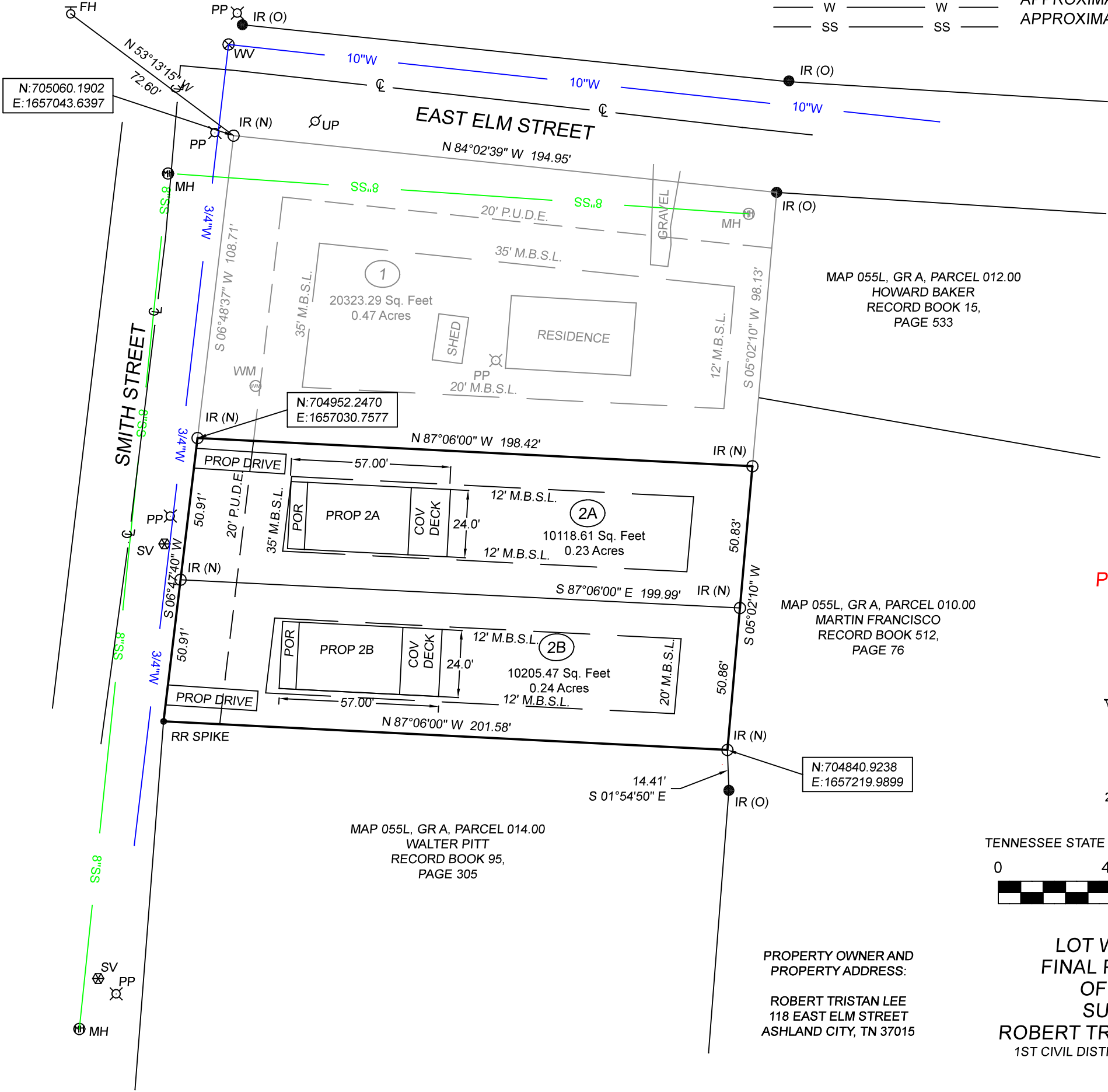
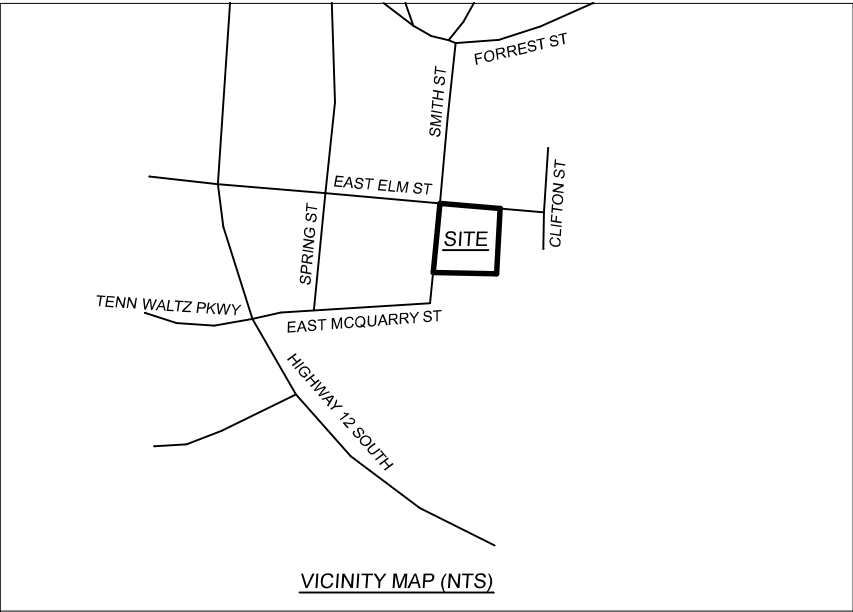
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.

JEFFREY P. CHANDLER
RLS 2353



GPS METADATA

Type of GPS field procedure :	Real-time Kinematic Network
Positional Accuracy Vectors does not exceed :	H0.0319, V0.060513333
Date of survey :	APRIL 6-10, 2026
Datum and Epoch Coordinates :	USA/NAD83/TN
Designation of fixed-control :	TN31
Geoid Model :	ContinentalUS_NGS2018
Combined grid factor(s) :	None

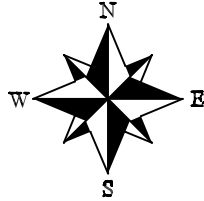


LEGEND

These standard symbols will be found in the drawing.

- ⊗ WATER VALVE WV
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- ⊕ WATER METER WM
- IRON ROD (NEW) I.R. (N)
- IRON ROD (OLD) I.R. (O)
- CENTER LINE
- ⊕ FIRE HYDRANT FH
- ⊕ SEWER MANHOLE MH
- ⊕ POWER POLE PP
- ⊕ UTILITY POLE UP
- APPROXIMATE WATER LINE
- APPROXIMATE SEWER LINE

PRELIMINARY



TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83
0 40 80 120

LOT WIDTH VARIANCE
FINAL PLAT AMENDMENT
OF LOT 2 OF THE
SUBDIVISION OF
ROBERT TRISTAN LEE PROPERTY
1ST CIVIL DISTRICT OF CHEATHAM COUNTY, TN.

PROPERTY OWNER AND
PROPERTY ADDRESS:

ROBERT TRISTAN LEE
118 EAST ELM STREET
ASHLAND CITY, TN 37015

CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN. 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersurv@yahoo.com

PROJECT INFORMATION:

BEING THE SAME PROPERTY DESCRIBED IN
RECORD BOOK 636, PAGE 1185
REGISTER'S OFFICE OF CHEATHAM COUNTY, TN.

CLIENT INFORMATION:

ROBERT TRISTAN LEE
118 EAST ELM STREET
ASHLAND CITY, TN 37015

REVISIONS

LOT WIDTH VARIANCE

DRAWN	DATE	MAP AND PARCEL
JEFF C	SEPT. 15, 2026	MAP 055L, GR A, PARCEL 013.00
APPROVED	DATE	CURRENTLY ZONED
JEFF C	SEPT. 15, 2026	R3
SCALE	SHEET	PROJECT NO.
1" = 40'	ONE OF ONE	3-807-3