



TOWN OF ASHLAND CITY

Planning Commission Meeting

October 05, 2026 5:30 PM

Agenda

Chairwoman: Nicole Binkley

Board Members: Vivian Foston, Gerald Greer, Micah Ferebee, Melody Sleeper, Michael Stuart, Steven Stratton

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. 09.21.26 PC 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. Rezone Request: Vanhook Drive

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
Planning Commission Meeting
September 21, 2026 5:30 PM
Minutes

CALL TO ORDER

Chairwoman Binkley called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT

Chairwoman Nicole Binkley
Committee Member Vivian Foston
Committee Member Gerald Greer
Committee Member Micah Ferebee
Committee Member Mike Stuart
Committee Member Steven Stratton

ABSENT

Committee Member Melody Sleeper

APPROVAL OF AGENDA

A motion was made by Committee Member Stuart, Seconded by Committee Member Ferebee, to approve the agenda. All approved by voice vote. **Motion passes.**

APPROVAL OF MINUTES

1. June 01, 2026 Meeting Minutes

A motion was made by Committee Member Greer, Seconded by Committee Member Stuart, to approve the minutes as written. All approved by voice vote. **Motion passes.**

PUBLIC FORUM

2. Tracey O'Neal and Deborah Doyle spoke regarding data centers.

NEW BUSINESS

3. Zoning Ordinance Changes Discussion

The Zoning Ordinance changes were discussed. A recommendation was made by the Planning Commission to the Council for an eighteen (18) month Moratorium for data centers. A motion was made by Committee Member Greer, Seconded by Committee Member Stratton, to approve the recommendation. All approved by voice vote. **Motion passes.**

A motion was made by Committee Member Stuart, Seconded by Committee Member Ferebee, to approve the changes. Voting Yea: Chairwoman Binkley, Committee Member Foston, Committee Member Greer, Committee Member Ferebee, Committee Member Stuart, Committee Member Stratton. **Motion passes.**

4. Approval of Zoning Ordinance

A motion was made by Committee Member Stuart, Seconded by Committee Member Greer, to approve the Zoning Ordinance with the listed changes. Voting Yea: Chairwoman Binkley, Committee Member Foston, Committee Member Greer, Committee Member Ferebee, Committee Member Stuart, Committee Member Stratton. **Motion passes.**

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Stuart, Seconded by Committee Member Foston, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:24 p.m. **Motion passes.**

CHAIRWOMAN NICOLE BINKLEY

SECRETARY ALICIA MARTIN, CMFO



Town of Ashland City

Building & Codes Department

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

Application for Reclassification of Property Under the Zoning Ordinance

Application Fee: \$100.00

Application is hereby made to the Mayor and City Council, which first must be reviewed by the City Planning Commission, to reclassify the property described below now in a R3 district. 01

Description of Property (Attach Map):

Map 49L Parcel 12.01
12.03

VAN HOOK DR

Reason for Reclassification Request: CONSTRUCTION AND
MINIMUM SETBACKS

Address: _____

NOTE:

1. All applications for rezoning must be turned into City Hall no later than thirty (30) days prior to the upcoming planning commission meeting if they are to be entertained at said meeting.
2. An accurate graphic plat prepared and stamped by a registered design professional and a legal description of property to be rezoned must be submitted to the Building Official prior to consideration by the Town Planning Commissioners. In certain circumstances (i.e. large annexation requests having irregular boundaries) these legal descriptions must be submitted prior to planning commission consideration.
3. The applicant will submit the names and addresses of all owners of adjacent property within 1,000 feet. The applicant must also submit a map showing the property within 200 feet of said property.

Send application and other documents to amartin@ashlandcitytn.gov

Don Elial

Applicant

8-18-26

Date



Town of Ashland City Building & Codes Department

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

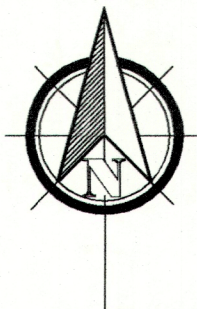
Town of Ashland City Water & Sewer
PO Box 36
Ashland City, TN 37015
(615)792-4211

DATE : 8/18/2026 11:27 AM
OPER : T McDonald
TKBY : Tasha McDonald
TERM : 333
REC# : R00277034

CODES 32610 CODES 100.00
BUILDING PERMITS/INSPECTION
DKAD HOLDINGS LLC / VANHOOK DR 100.00
BUILDING PERMITS/INSPEC FEES 100.00
110-32610 -100.00

Paid By:DKAD HOLDINGS LLC / VANHOOK DR
6-110 GEN CHECK 100.00 REF:2277

APPLIED	100.00
TENDERED	100.00
CHANGE	0.00



(SEE NOTE 5)

LEGEND (Typical)

	XLCI CAPPED IRON ROD (New)
	CAPPED IRON ROD (Old)
	XLCI CONC. MONUMENT (New)
	XLCI CONC. MONUMENT (Old)
	IRON ROD (Old)
	IRON PIPE (Old)
	CONCRETE MONUMENT (Old)
	P.K. NAIL (New)
	P.K. NAIL (Old)
	WOOD FENCE POST (Old)
	METAL FENCE POST (Old)
	R.R. SPIKE (Old)
	METAL T-POST (Old)
	FLAT IRON (Old)
	CHANNEL IRON (Old)
	ANGLE IRON (Old)
	SET STONE (Old)
	AXLE (Old)
	ROCK PILE (Old)
	POINT
	POWER POLE
	POWER POLE w/ LIGHT
	GUY ANCHOR
	FIRE HYDRANT
	WATER VALVE
	BOUNDARY TREE
	GAS VALVE
	SEWER CLEAN-OUT
	SEWER MANHOLE
	SEWER METER OR VALVE
	TELEPHONE PEDESTAL
	GAS METER
	WATER METER
	WELL
	LOT OR TRACT NUMBER
	PARCEL NUMBER
	LOW PRESSURE / FORCE MAIN
	SEWER LINE
	GAS LINE
	WATER LINE
	O.H. POWER / TELE. LINE
	WIRE FENCE (TYPICAL USE)
	CHAINLINK FENCE
	WOOD FENCE
	CONTROL ACCESS FENCE
	STREAM / DITCH
	PIPE OR CULVERT
	PROPERTY LINE
	MARKED PROPERTY LINE
	FENCED PROPERTY LINE
	CENTERLINE
	MIN. BUILDING SETBACK LINE
	EASEMENT LINE
	STREET ADDRESS
	ASPHALT/C&S SURFACE
	CONCRETE SURFACE
	PROPOSED EASEMENT
	EXISTING EASEMENT

LEGEND FOOTNOTES:

* ALL IRON RODS/PIPES ARE 1/2" IN DIAMETER, UNLESS NOTED OTHERWISE.

SURVEYOR'S NOTES

- SUBJECT PROPERTY IS IDENTIFIED AS PARCELS 12.01 & 12.03, GROUP "A", AS SHOWN ON CHEATHAM COUNTY TAX MAP NUMBER 49-L. PARCEL NUMBERS SHOWN THUS (), REFER TO CHEATHAM COUNTY TAX MAP NUMBER 49-L.
- SUBJECT PROPERTY AS SHOWN IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR VAN HOOK ROAD.
- SUBJECT PROPERTY AS SHOWN IS CURRENTLY ZONED R-3, AND IS SUBJECT TO THE CURRENT ZONING ORDINANCE FOR ASHLAND CITY.
- SUBJECT PROPERTY AS SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS EVIDENCED ON MAP No. 47021C0170E, EFFECTIVE DATE FEBRUARY 26, 2021.
- BOUNDARY AND TOPOGRAPHIC INFORMATION AS SHOWN IS BASED UPON A PLAT OF THE BELL & SLAYDEN PROPERTY SUBDIVISION, RECORDED MAY 9, 2022 IN PLAT BOOK 14, PAGE 507; R.O.C.C. AND VARIOUS PUBLICLY AVAILABLE ON LINE DOCUMENTS. NO FIELD-RUN SURVEY WAS PERFORMED AT THIS TIME.
- ALL FEATURES SHOWN HEREON ARE EXISTING AT THE TIME OF THE SURVEY, UNLESS NOTED OTHERWISE.
- NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, INCLUDING EASEMENTS, WHICH WOULD AFFECT THIS PARCEL.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, 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 GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE 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. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE, OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

DEED REFERENCE

(12.01)	BELL PROPERTY, LLC &	Book 597, Page 2024,
(12.03)	SLAYDEN CUSTOM	R.O.C.C., Tn.
	CONSTRUCTION, INC	

PLAT REFERENCE

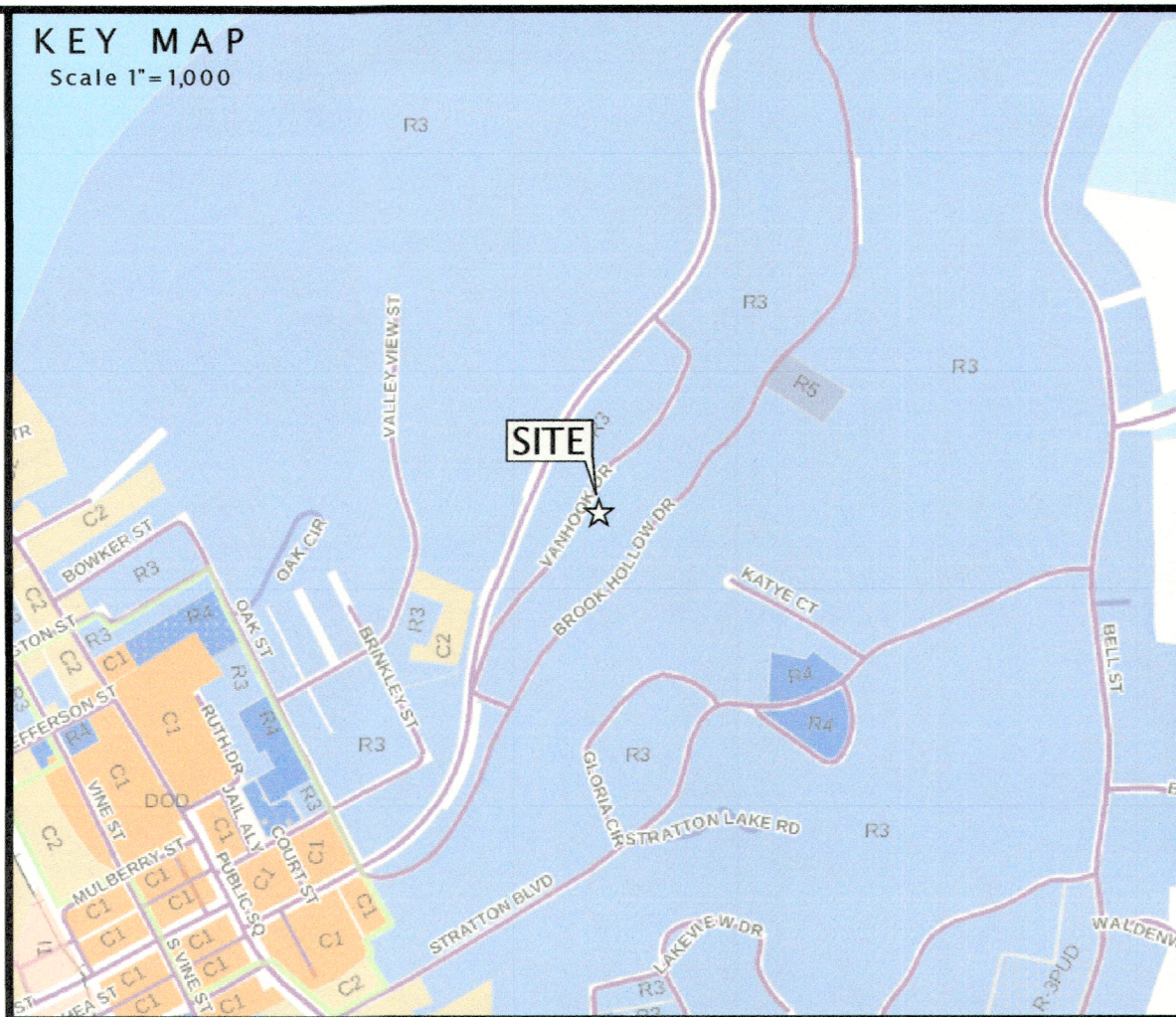
(12.01)	BELL & SLAYDON PROPERTY	Plat Bk. 14, Slide 507,
(12.03)	SUBDIVISION	R.O.C.C., Tn.

RE-ZONING REQUEST

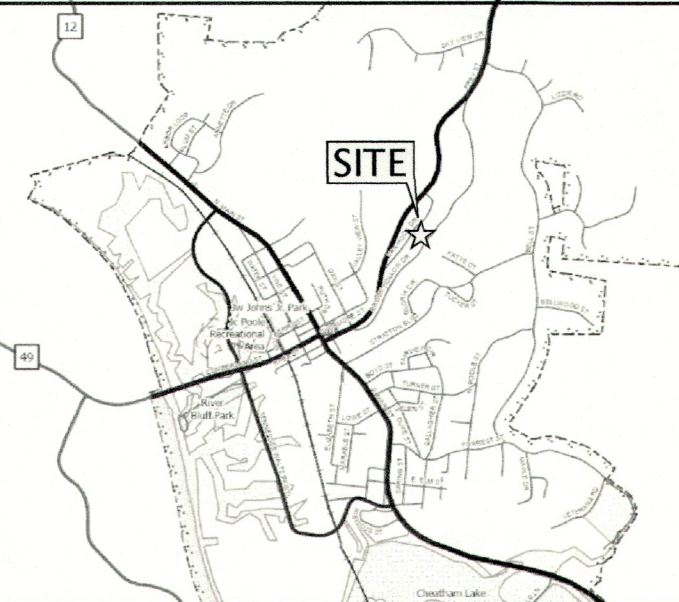
REQUESTING THE REZONING OF PARCELS 12.01 & 12.03, AS SHOWN ON CHEATHAM COUNTY TAX MAP 49-L, GROUP "A", FROM R-3 TO R-4 PUD IN ORDER TO COMBINE SAID PARCELS AND CONSTRUCT A 10-UNIT APARTMENT BUILDING. A REVISED SUBDIVISION PLAT WILL BE PREPARED TO COMBINE THE LOTS IF THE REZONING IS SUCCESSFUL.

KEY MAP

Scale 1"=1,000



VICINITY MAP - Not To Scale



CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I (We) HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF ASHLAND CITY SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Date _____ Name, Title and Agency or Authorized Approving Agent _____

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL S/D PLAT ENTITLED "AMENDED BELL & SLAYDEN SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL, AND/OR STATE GOVERNMENT REQUIREMENTS.

Date _____ Water System: Name, Title and Agency or Authorized Approving Agent _____

Date _____ Sewer System: Name, Title and Agency or Authorized Approving Agent _____

CERTIFICATE OF SURVEY ACCURACY

I (We) HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT TENNESSEE STANDARDS OF PRACTICE FOR A CATEGORY "M" SURVEY AND THAT THIS SURVEY IS THIS DOCUMENT IS NOT THE FINAL PLAT OF RECORD. REFER TO THE COUNTY REGISTER'S OFFICE FOR THE FINAL PLAT OF RECORD.

Date _____ Tenn. Registered Land Surveyor _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR ASHLAND CITY, WITH THE EXCEPTION OF SUCH VARIANCES, AND/OR MODIFICATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

Date _____ Secretary, Planning Commission _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) HEREBY CERTIFY THAT I AM (We Are) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 597, PAGE 2025, OF THE CHEATHAM COUNTY REGISTER'S OFFICE, AND THAT I (We) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (Our) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATION FOR ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Date _____ Bell Property, LLC _____

Date _____ Slayden Custom Construction, Inc. _____

CONCEPT PLAN

Amended

Bell & Slayden Subdivision

ASHLAND CITY PLANNING COMMISSION

TOTAL ACRES	7.01 Ac. ±	TOTAL LOTS	2	CIVIL DISTRICT	1st
ACRES NEW ROAD	n/a	MILES NEW ROAD	n/a	ZONING	R-3
OWNER	Bell Property, LLC	SURVEYOR	Stephen B. Murrell		
CLOSURE ERROR	1:10,000 ±	DATE	8/24/2026		
GRAPHIC SCALE	0' 50' 100' 150'				
1 INCH = 100 FEET					
CHK. BY:	SBM	DRAWN BY:	Sig	PROJECT No.	26-093
				SHEET	1 of 1

ITEM # 3.

