



TOWN OF ASHLAND CITY

Planning Commission Meeting

October 04, 2021 5:30 PM

Agenda

Chairwoman: Steven Stratton

Committee Members: Steve Allen, Alberto Santacruz, Gerald Greer, Vivian Foston, Mike Stuart, Mike Smith

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. September 13, 2021 Planning Commission Meeting Minutes

PUBLIC FORUM

OLD BUSINESS

2. Temporary Use Permit Discussion

NEW BUSINESS

3. Comprehensive Plan 2021

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 13, 2021 5:30 PM
Minutes

CALL TO ORDER

Chairman Stratton called the meeting to order at 6:42 p.m.

ROLL CALL

PRESENT

Mayor Steve Allen
Councilman Gerald Greer
Committee Member Vivian Foston
Committee Member Steven Stratton
Committee Member Michael Smith
Committee Member Mike Stuart

ABSENT

Committee Member Alberto Santacruz

APPROVAL OF AGENDA

A motion was made by Mayor Allen, seconded by Committee Member Foston, to approve the agenda. All approved by voice vote.

APPROVAL OF MINUTES

1. July 12, 2021 Planning Commission Meeting Minutes

A motion was made by Committee Member Foston, seconded by Committee Member Stuart, to approve the July 12, 2021 Planning Commission Meeting Minutes. All approved by voice vote.

PUBLIC FORUM

Ms. Lisa Walker stated that she is the Cheatham County Historian. She stated that she was appointed in 2005 by the Cheatham County Commissioners to promote and preserve local history. She stated that she is a former councilwoman and planning commission member for the Town of Ashland City, and she believes that the current committee members would agree that the town does not need any more rooftops. Ms. Walker stated that the new developments are affecting the historic past. She stated that she wanted to speak about 1807 Hwy 12 South and the planning meeting in May of this year. Ms. Walker stated that the developer had presented plans to the board stating they would leave the cemetery as is and Mr. Mike Stuart stated that he wanted to enclose the cemetery. She stated she has now heard that they are planning to move the cemetery by 100 yards. Ms. Walker stated that if a house can be built on the side of cliffs, then they can build around a cemetery. She stated that if a landowner wants to move a cemetery, they have a petition process to do so and as of this date the Tennessee Historical Commission has not received a petition concerning the move of this cemetery. She further stated that this planning commission and the Town of Ashland City do not listen to the people who are now living when they speak at meetings, and she hopes that the spirits of the ones who have passed will speak and they will listen to them.

Ms. Deborah Doyle stated that she lives off Little Marrowbone and was there on behalf of the rezone at 1070 Little Marrowbone. She stated that it would cause increased traffic, it would need a turning lane and a red light, and there are concerns with flooding. She stated that the development would increase the runoff across the roadways and the houses across from the Firehall already flood and this will only make it worse. Ms. Doyle stated that this needs to be a more thought-out development. She stated that there need to be single-family homes where people can raise families and not apartment city.

Mr. Kevin Thompson stated that he lives at 279 Frey Street and was there on behalf of the temporary use permit discussion. He stated that he hopes we can adopt in town what other cities have done. Mr.

Thompson stated that there needed to be provisions regarding having so much land and not inside

subdivision. He stated that he wanted to keep a small-town feel where he can drive by someone selling vegetables and could stop and get tomatoes.

OLD BUSINESS

None.

NEW BUSINESS

2. Rezone Request: 1070 Little Marrowbone

Mr. Josh Lyon stated that over the twenty-four (24) plus acres, there is a small amount of multi-family homes and two-thirds are single-family homes. Ms. Amanda Bell stated that she wanted to make sure that everyone understands that we are not talking about apartments or rental properties. She stated that these are going to be owned and will be single-family townhomes and there are strict requirements about them being rentals. Ms. Bell stated there will be an HOA and there will be common areas. She stated that people are wanting a more simplified life and there is a need for them. Chairman Stratton asked about the price range. Ms. Bell stated that they would start in the low 400's. Committee Member Allen asked if these were right off Highway 12 beside the Firehall. Ms. Bell stated they were with a minimum of 1600sq feet, and it will not look like an apartment complex. Chairman Stratton stated that we want quality homes. Committee Member Allen asked about the cemetery plans. Mr. Lyon stated that they are going through the proper channels to relocate the cemetery. Mr. Mike Stuart stated that it is still up in the air if it will be moved and that the cemetery was abandoned and in bad shape. After much discussion, A motion was made by Mayor Allen, seconded by Councilman Greer, to approve the rezone request. Voting Yea: Mayor Allen, Committee Member Stratton, Committee Member Smith. Voting Nay: Committee Member Foston. Voting Abstaining: Councilman Greer, Committee Member Stuart.

3. Temporary Use Permit Discussion

Mr. McClain presented some examples of temporary use permits to the committee members. Committee Member Allen that he stated that maybe the sale at 279 Frey was just too big. Committee Member Greer asked if it was possible to limit the number of permits issued each year. Mr. Gregory stated that you could set a limit. Committee Member Greer state that he thinks it should be for a five (5) month period. Committee Member Stuart stated that there should be language preventing them in residential neighborhoods and limit to just commercial districts. Mr. McClain stated that he would like the committee members to send any thoughts or suggestions to him so that they can draft up an amendment and vote on it.

4. Planning Commission By-Laws and Rules of Procedures Training

Mr. Gregory stated that if everyone likes the way the by-laws and procedures read we can adopt them and make changes to them later as needed. A motion was made by Councilman Greer, seconded by Committee Member Foston, to adopt the by-laws and procedures. All approved by voice vote.

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Stuart, seconded by Committee Member Smith, to adjourn. The meeting adjourned at 8:47 p.m.

CHAIRMAN STEVEN STRATTON

INTERIM CITY RECORDER ALICIA MARTIN, CMFO

Cheatham County

more than one (1) year, but may be renewed for six (6) month extensions; however, not more than three (3) extensions for a particular use shall be granted. Such use shall be removed immediately upon completion of the construction project, or upon expiration of the Temporary Use Permit, whichever occurs sooner.

4. Real Estate Sales Office: In any district, a Temporary Use Permit may be issued for a temporary real estate sales office in any new subdivision which has been approved by the planning commission under the Cheatham County Subdivision Regulations. Such office shall contain no living accommodations. The permit will be valid for one (1) year, but may be granted two (2), six (6) month extensions. Such office shall be removed upon completion of sales of the lots therein, or upon expiration of the Temporary Use Permit, whichever occurs sooner.
5. Religious Tent Meeting: In any district, except Industrial Districts, a Temporary Use Permit may be issued for a tent or other temporary structures to house a religious meeting. Such permit shall be issued for not more than a thirty (30) day period. Such activity shall be permitted only on lots where adequate off-street parking can be provided.
6. Seasonal Sale of Farm Produce: In any district except the industrial districts, a Temporary Use Permit may be issued for the sale of farm produce grown on the premises. Structures utilized for such sales shall be removed when not in use. The permit shall be issued for a five (5) month period. All structures must be set back from the right-of-way.
7. Temporary Dwelling Unit in Case of Medical Hardship: In any residential, estate or agricultural district, a Temporary Use Permit may be issued by the Building Commissioner to place a mobile home on a lot which already contains a residential structure, provided that the purpose of such temporary placement shall be to make it possible for a resident of either structure to provide assistance to a person who requires daily assistance due to physical or mental disability, and provided further that such temporary structure does not represent a hazard to the safety, health, or welfare of the community.

An applicant for a Temporary Use Permit as provided under this Subsection must produce a written statement from a physician certifying that the specific disability requires assistance from someone in close proximity as evidence of such disability, and a written statement from the Cheatham County Health Department approving the sewage disposal system of the proposed temporary structure. Such permit may be initially issued for twelve (12) months. A permit may be renewed for six (6) months at a time, subject to producing a new statement from a physician certifying that the assistance is still required due to the disabling condition. The temporary permit shall be revoked and the structure

Jason McClain

From: rick.gregory <rickgregory@yahoo.com>
Sent: Tuesday, August 10, 2021 3:59 PM
To: Chuck Walker; Chuck Walker; Jason McClain; Jennifer Noe; Jennifer Noe
Subject: Re: outside storage and portable buildings

(5) Outdoor Displays, Sales of Seasonal Foods or Merchandise: A temporary use permit may be issued for outdoor displays and sales conducted either as a part of an existing business or as a free-standing use in any commercial or industrial district provided that such sales and displays shall be limited to a maximum of sixty (60) days per year, and provided further, that adequate parking and traffic circulation is available and any existing business operations will not be disrupted.

(6) Outdoor Performances: A temporary use permit may be issued for outdoor plays or musical performances in any commercial or industrial district as a part of an existing business or as a free-standing use provided that adequate parking and traffic circulation is available and any existing business operations will not be disrupted, provided further, that in the event amplified sound systems are used, such sound shall not be a public nuisance nor be conducted later than 10:00 PM. A temporary use permit may be issued for outdoor plays or musical performances in any residential or agricultural district provided that any traffic generated by the temporary use shall not use minor residential or neighborhood streets and can be accommodated on major thoroughfares or collector streets, and provided further, that in the event amplified sound systems are used, such sound shall not be a public nuisance nor be conducted later than 10:00 PM. Such permits shall be limited to two (2) days. The Board may consider requests for extensions.

ORDINANCE #

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF ASHLAND CITY, TENNESSEE BY AMENDING ARTICLE III., SECTION 4.030(F) TEMPORARY USE REGULATIONS

WHEREAS, the Ashland City Planning Commission wishes to establish guidelines for temporary use permits; and

WHEREAS, the Ashland City Municipal Regional Planning Commission has recommended that the Zoning Ordinance of Ashland City be amended; and

WHEREAS, the Mayor and Council has given due consideration to said recommendation and has conducted a Public Hearing as required by law, now,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF ASHLAND CITY, TENNESSEE that the Zoning Ordinance be amended as follows:

4.030. Temporary use regulations. The following regulations are necessary to govern the operation of certain necessary or seasonal uses which are non-permanent in nature. Application for a Temporary Use Permit shall be made to the Building Inspector. Said application shall contain a graphic description of the property to be utilized and a site plan, to determine yard requirements, setbacks, sanitary facilities, and parking spaces for the proposed temporary use. The following uses are deemed to be temporary uses and shall be subject to the specific regulations and time limits which follow, and to the regulations of any district in which such use is located:

- A. Carnival or Circus: May obtain a Temporary Use Permit in the C-2, I-1 or I-2 Districts; however, such permit shall be issued for a period of not longer than fifteen (15) days. Such use shall only be permitted on lots where adequate off-street parking can be provided, only after a licensed mechanical engineer officially certifies in writing that all pertinent rides are safe.
- B. Christmas Tree Sale: May obtain a thirty (30) day Temporary Use Permit for the display and sale of Christmas trees on open lots in any district.
- C. Temporary Buildings: In any district, a Temporary Use Permit may be issued for contractor's temporary office and equipment sheds incidental to construction project. Such permit shall not be valid for more than one (1) year but may be renewed for six-month extensions; however, not more than three (3) extensions for a particular use shall be granted. Such use shall be removed immediately upon expiration of the Temporary Use Permit, whichever occurs sooner.
- D. Religious Tent Meetings: In any district, except the C-1, Central Business District, a

temporary structure may be permitted to house a religious meeting. Such permit shall be issued for not more than a thirty (30) day period. Such activity shall be permitted only on lots where adequate off-street parking can be provided.

E. Temporary Dwelling Unit In Cases of Special Hardship: In any residential district, a Temporary Use Permit may be issued to place a mobile home (double-wide excluded) temporarily on a lot in which the principal structure was destroyed by fire, explosion or natural phenomenal. The purpose of such placement temporarily shall be to provide shelter for only the residents of the principal structure during the period of reconstruction and to prevent an exceptional hardship on the same. Placement of such temporary structure must not represent a hazard to the safety, health, or welfare of the community. An applicant for a Temporary Use Permit as provided under this subsection must produce a written statement from the Ashland City Utilities System and the Cheatham County Health Department when applicable, approving the water supply and sewerage disposal systems of the temporary structure. Such a permit may be initially issued for six (6) months. A permit may be renewed for up to six (6) months at a time, the total time for all permits not exceeding a total of eighteen (18) months.

F. Temporary Use Permits: In any district other than industrial, a Temporary Use Permit may be issued for a maximum of 180 continuous days for the sale of farm produce grown on the premises. Only one permit, per location, shall be issued during a calendar year. At a minimum, 51 % of the produce must be grown on the property. All structures utilized for such sales shall be removed when not in use. Adequate off-road parking must be provided. All structures must be set back according to requirements of the district where the use is located.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect 20 days after its final passage, the public welfare requiring it.

1st reading:
Public hearing:
2nd reading:

Mayor Steve Allen

Interim City Recorder Alicia Martin, CMFO