



TOWN OF ASHLAND CITY

Board of Zoning and Appeals

November 04, 2024 5:30 PM

Agenda

Chairman: Michael Smith

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

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. 09.16.24 BZA 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: Brookhollow Dr

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
September 16, 2024 5:30 PM
Minutes

CALL TO ORDER

Chairman Smith called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT

Chairman Michael Smith
Committee Member Nicole Binkley
Committee Member Richard Johnson
Committee Member Garrett Mayberry
Committee Member Keith Sturges

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. 07.01.2024 BZA Meeting Minutes

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

PUBLIC FORUM

2. None.

NEW BUSINESS

3. Variance Request: 202 N Main St

Mr. Kevin Malloy and Mr. Roger Jones spoke on behalf of Recovery Now. Mr. Clark gave his recommendation to deny. A motion was made by Committee Member Mayberry, Seconded by Committee Member Sturges, to deny. Voting Yea: Chairman Smith, Committee Member Binkley, Committee Member Johnson, Committee Member Mayberry, Committee Member Sturges. Voting Nay: None. **Motion Passes to Deny.**

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Johnson, Seconded by Committee Member Binkley, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 5:57 p.m. **Motion Passes.**

CHAIRMAN MICHAEL SMITH

SECRETARY ALICIA MARTIN, CMFO



Town of Ashland City

Building & Codes Department

233 Tennessee Waltz Parkway Suite 103
Ashland City TN 37015
(615) 792-6455

Application for Board of Zoning Appeals

Appellant: Nubia Santos Address: 1203 Simmons Rd, Ashland City

Owner: Nubia Santos Address: Same as above

Location of Property: O Brook Hollow Drive, Ashland City, Tn 37015, MAP 49N.Group "h", Parcel 6.01 Record Book 630, pg 1773

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:

N/A

Section 2: Application for a variance as provided by the zoning ordinance. The zoning provision from which a variance is requested: (1.) Requesting Variance of 12-feet in front of the house as shown in the preliminary site plan (see below for more information)

Peculiar or unusual conditions which justify the variance requested: C&MC cable running horizontally across the property.

****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**


Appellant

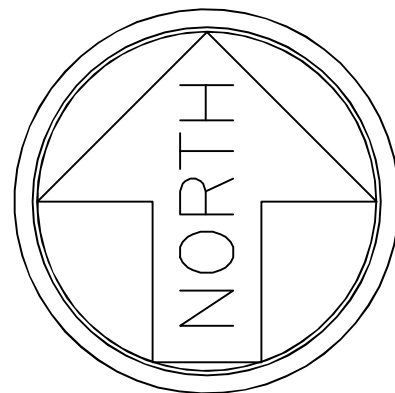
October 14, 2024

Date

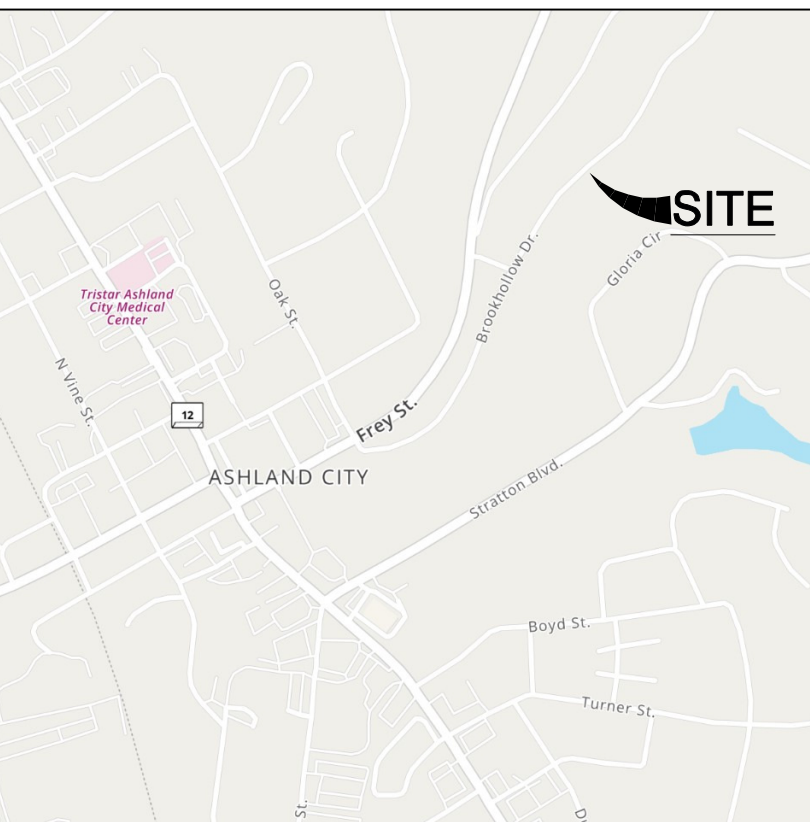
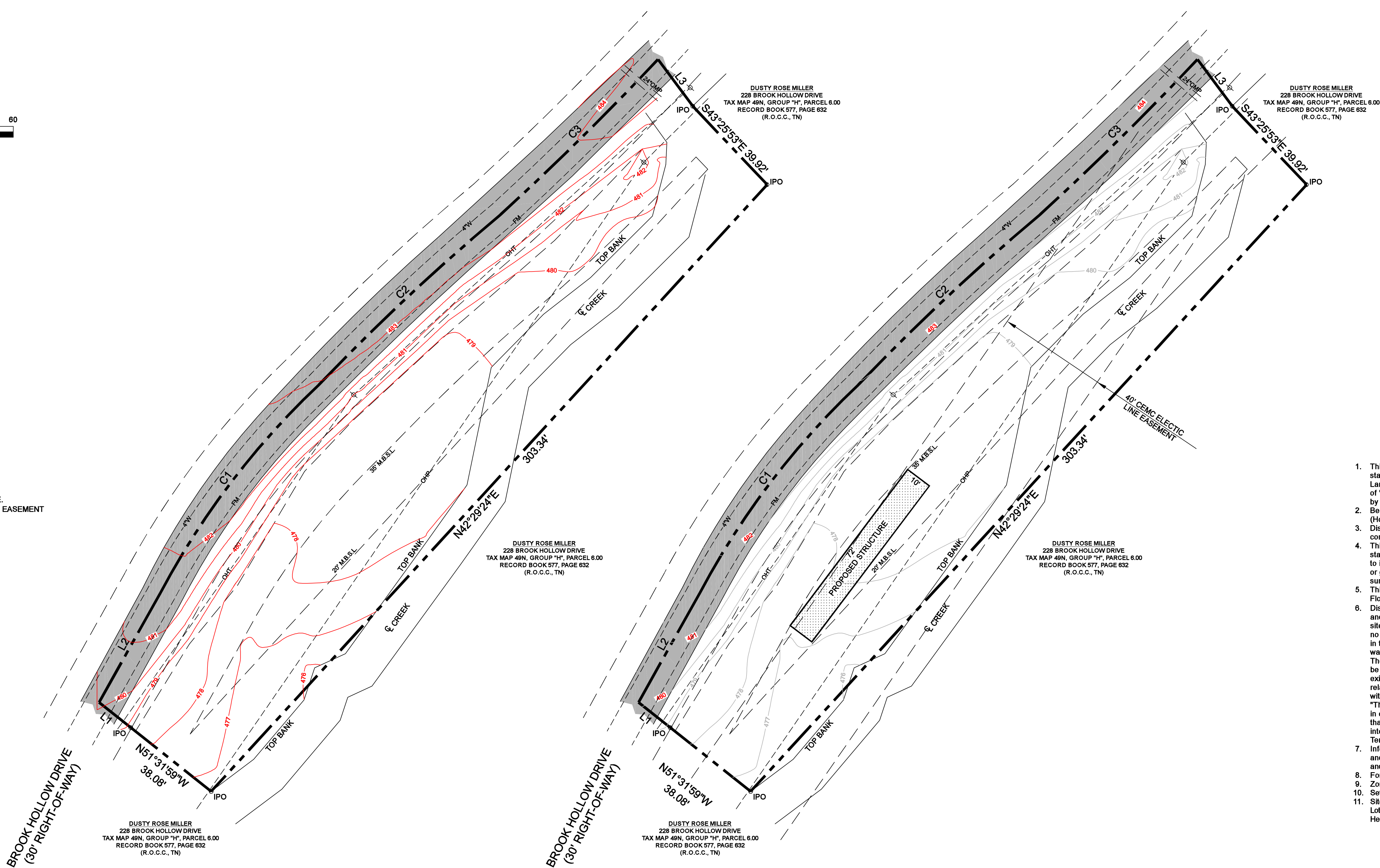
Email completed application to: amartin@ashlandcitytn.gov

***Explanation for Section 2:**

Requesting a 12-foot front variance to allow for adequate easement from the back of the house to the electrical cable, which crosses over the property.



- LEGEND**
- PROPERTY LINE
 - X-X- FENCE LINE
 - G- GAS LINE
 - S- SEWER LINE
 - ST- STORM LINE
 - W- WATER LINE
 - M.B.S.L.- MIN. BLDG. SETBACK LINE
 - OHP/T- OVERHEAD POWER OR TELE.
 - P.U.D.E.- PUBLIC UTILITY & DRAINAGE EASEMENT
 - BHO BOREHOLE
 - EOB CLEANOUT
 - EB ELECTRIC BOX
 - EMO ELECTRIC METER
 - FHD FIRE HYDRANT
 - GMO GAS METER
 - IPO/IPS IRON PIN NEW / SET
 - MNS MAG NAIL SET
 - PMO PARKING METER
 - POST POST
 - UGT WATER METER
 - WM WATER METER
 - WELL WELL
 - YH YARD HYDRANT
 - CATCH BASIN
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - GAS VALVE
 - LIGHT POLE
 - MAILBOX
 - MANHOLE
 - POWER POLE
 - SIGN
 - WATER VALVE



VICINITY MAP
N.T.S.

NOTES:

- This survey meets the requirements of a "General Property Survey" as per standards of practices, 0820-3-.07 adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practice, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
- Bearings are based on the Tennessee State Plane Coordinate System, NAD83 (Horizontal) and NAVD88 (Vertical).
- Distances were measured with GPS & E.D.M. equipment and have been corrected for temperature and barometric pressure.
- This survey was made using the latest recorded deeds/plats of record. The state of facts shown hereon are based on a professional opinion in regards to information obtained during the survey and does not constitute a warranty or guarantee, expressed or implied. No title commitment was supplied to this surveyor.
- This property is located in an area designated "Zone X" as per the National Flood Insurance Rate Map, No. 47021C0170E, Dated: 2/26/2021.
- Distances were measured with E.D.M. and G.P.S. equipment. 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. 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: 1-800-351-1111
- Information shown hereon was derived from random shots, cross sections and radial shots utilizing a conventional Carlson CR1+ robotic total station and a Carlson Brx7 base/rover GNSS system.
- For: Nubia Santos
- Zoning: R3
- Setbacks: Front = 35' Sides = 12' Rear = 20'
- Site Details: Existing Proposed
- Lot Coverage: 40%
- Height Requirements: 35' Max

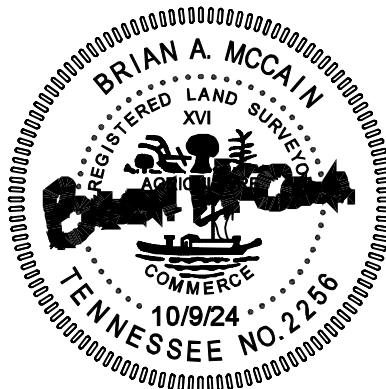
AREA:
20,422 sq.ft. or 0.46 Ac.±

SITE PLAN
JOSEPH CASON PROPERTY
BROOK HOLLOW DRIVE
TAX MAP 49N, GROUP "H", PARCEL 6.01
RECORD BOOK 630, PAGE 1773 - R.O.C.C., TN.
1ST CIVIL DISTRICT
ASHLAND CITY, CHEATHAM COUNTY, TENNESSEE
SCALE: 1" = 20' DATE: 10/15/24

DRAWN BY: BAM PROJECT NO. 24-3092

LINE	BEARING	DISTANCE
L1	N51°31'59"W	14.89'
L2	N29°15'19"E	46.28'
L3	S38°38'47"E	21.43'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	18°46'47"	295.28'	96.78'	96.35'	N37°17'10"E
C2	6°22'52"	824.61'	91.84'	91.79'	N46°51'10"E
C3	4°12'18"	1110.77'	81.52'	81.50'	N45°23'32"E



IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-386-1987
TENNESSEE ONE CALL
IT'S THE LAW

PRELIMINARY



Town of Ashland City

Building & Codes Department

233 Tennessee Waltz Parkway Suite 103
Ashland City TN 37015
(615) 792-6455

Application for Board of Zoning Appeals

Appellant: Nubia Santos Address: 1203 Simmons Rd, Ashland City
Owner: Nubia Santos Address: Same as above
Location of Property: O Brook Hollow Drive, Ashland City, Tn 37015, MAP 55C Group "o", Parcel 7.00 Record Book 615, pg. 1792

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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:

N/A

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

Requesting variance for two primary dwellings on a single lot. Please see explanation below.

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**

[Signature]
Appellant

October 14, 2024

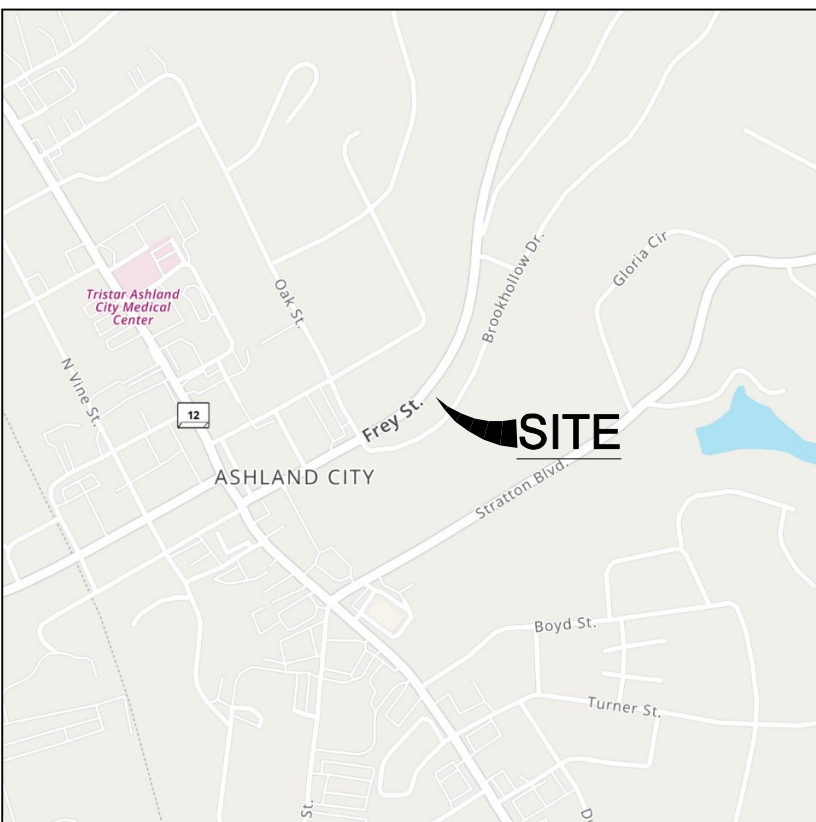
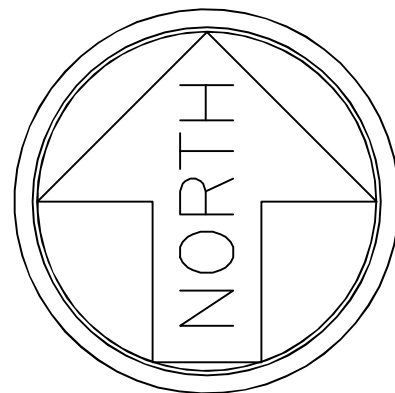
Date

Email completed application to: amartin@ashlandcitytn.gov

Explanation for Section 2:

(2)* Requesting variance for two small 600 ft primary dwellings on a single lot. Investing in the development of this property is financially risky, given the poor conditions of this area. The area needs to appeal to investors in its current condition. It would take time and courageous individuals to take an investment risk to initiate this area's up-and-coming process. Connecting the building to meet your regulations would increase the cost, making it impermissible for me to develop this lot. I am willing to take a small risk, but connecting the walls puts me above my financial limit. Additionally, two 600 ft buildings inspired by those from the pictures I provided will make it more aesthetically appealing.

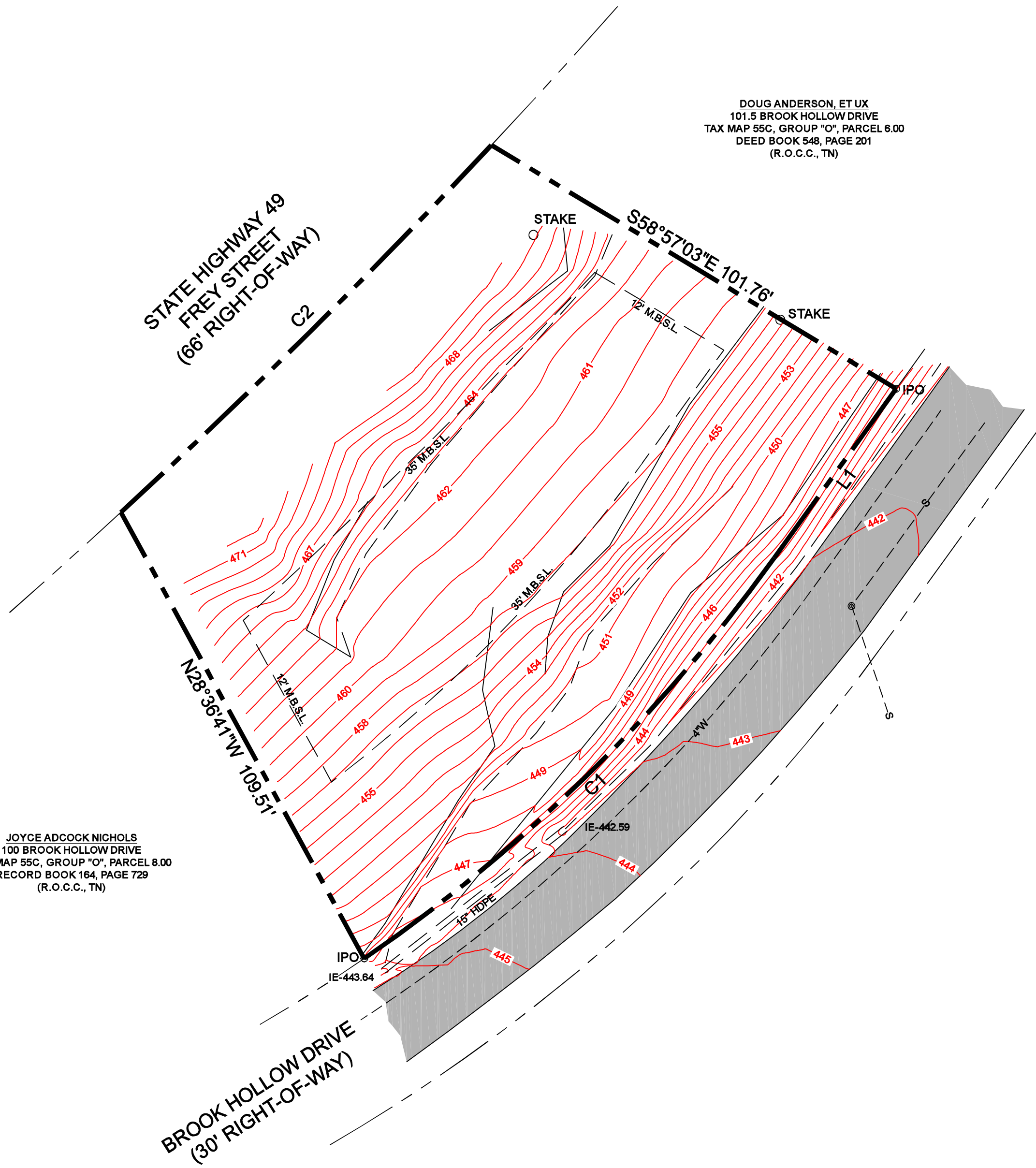
Please consider exercising flexibility in decision-making for individuals who could help improve that area.



VICINITY MAP
N.T.S.

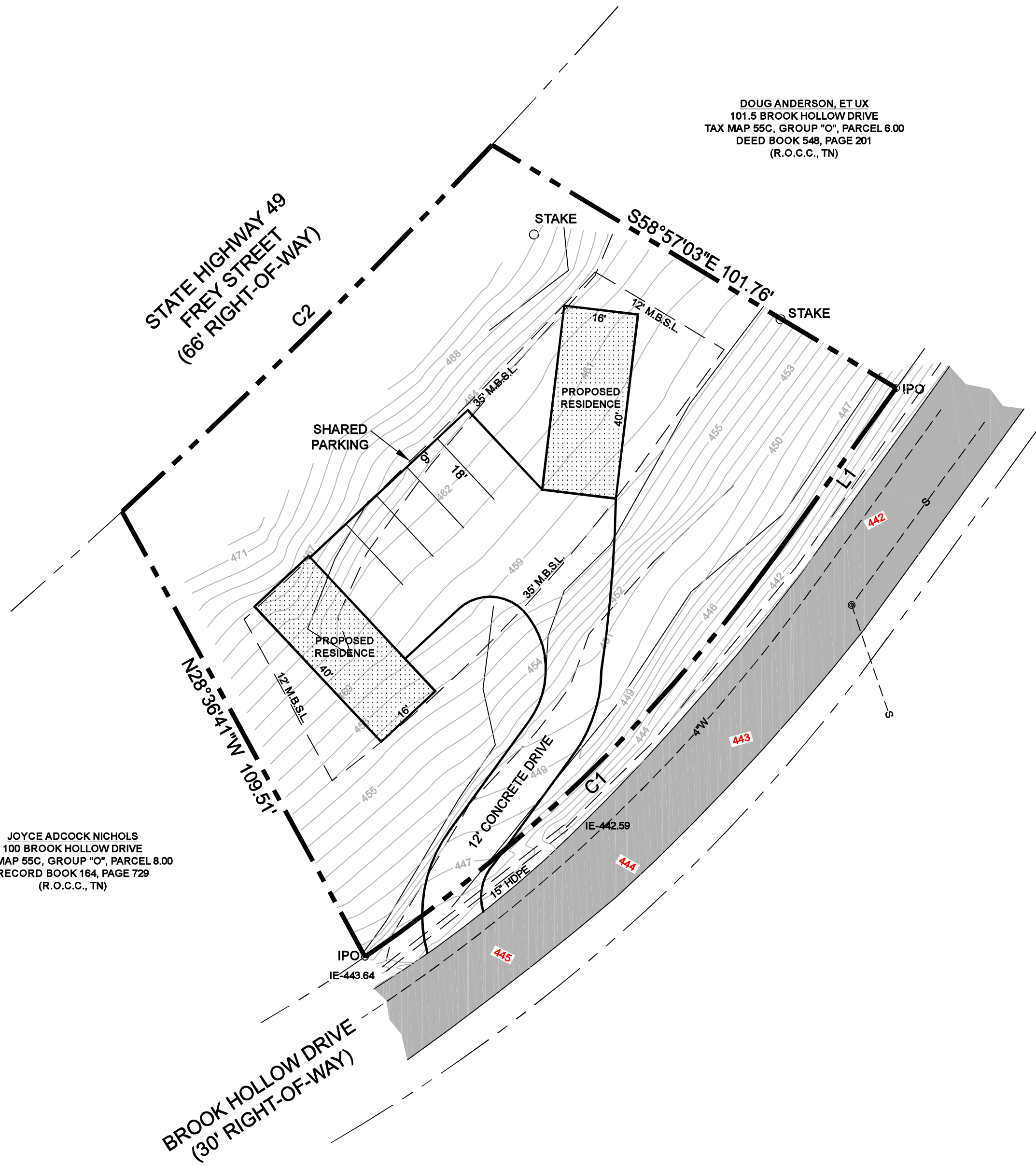
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 - EM○ ELECTRIC METER
 - FH○ FIRE HYDRANT
 - GM○ GAS METER
 - IPO/PS○ IRON PIN NEW / SET
 - MNS○ MAG NAIL SET
 - PM○ PARKING METER
 - POST○ POST
 - UGT□ POST
 - WM□ WATER METER
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 - POWER POLE
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JOYCE ADCOCK NICHOLS
100 BROOK HOLLOW DRIVE
TAX MAP 55C, GROUP "O", PARCEL 8.00
RECORD BOOK 164, PAGE 729
(R.O.C.C., TN)



EXISTING CONDITIONS

JOYCE ADCOCK NICHOLS
100 BROOK HOLLOW DRIVE
TAX MAP 55C, GROUP "O", PARCEL 8.00
RECORD BOOK 164, PAGE 729
(R.O.C.C., TN)



PROPOSED CONDITIONS

- NOTES:**
- This survey meets the requirements of a "General Property Survey" as per standards of practices, 0820-3-.07 adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practice, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
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 - For: Nubia Santos
 - Zoning: R3
 - Setbacks: Front = 35' Sides = 12' Rear = 20'
 - Site Details: Existing Proposed
 - Lot Coverage: 40%
 - Height Requirements: 35' Max

AREA:
15,110 sq.ft. or 0.34 Ac.±

SITE PLAN
NUBIA C. SANTOS PROPERTY
BROOK HOLLOW DRIVE
TAX MAP 55C, GROUP "O", PARCEL 7.00
RECORD BOOK 615, PAGE 1792 - R.O.C.C., TN.
1ST CIVIL DISTRICT
ASHLAND CITY, CHEATHAM COUNTY, TENNESSEE
SCALE: 1" = 20' DATE: 10/15/24

DRAWN BY: BAM PROJECT NO. 24-3092



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1-615-365-1967
TENNESSEE ONE CALL
IT'S THE LAW

PRELIMINARY