



# **TOWN OF ASHLAND CITY**

## **Planning Commission Meeting**

### **June 02, 2025 5:30 PM**

### **Agenda**

**Chairwoman: Nicole Binkley**

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

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#### **CALL TO ORDER**

#### **ROLL CALL**

#### **APPROVAL OF AGENDA**

#### **APPROVAL OF MINUTES**

1. 04.07.25 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: 101 Adkisson Street

#### **OTHER**

#### **ADJOURNMENT**

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*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**  
**April 07, 2025 5:30 PM**  
**Minutes**

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**CALL TO ORDER**

Chairwoman Binkley called the meeting to order at 5:52 p.m.

**ROLL CALL**

**PRESENT**

Chairwoman Nicole Binkley  
Committee Member Micah Ferebee  
Committee Member Vivian Foston  
Committee Member Gerald Greer  
Committee Member Melody Sleeper  
Committee Member Steven Stratton

**ABSENT**

Committee Member Mike Stuart

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

2. PC Meeting Minutes 02.03.25

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

**PUBLIC FORUM**

3. None.

**NEW BUSINESS**

4. Rezone Request: 253 Frey St

Mr. Dean Atcheson spoke on behalf of the request for 253 Frey Street. Mr. Clark stated that this is just for approval of the concept and to get some direction from the board. A motion was made by Committee Member Ferebee, Seconded by Committee Member Sleeper, to approve the conceptual plan. Voting Yea: Chairwoman Binkley, Committee Member Ferebee, Committee Member Foston, Committee Member Greer, Committee Member Sleeper, Committee Member Stratton. **Motion Passes.**

**OTHER**

None.

**ADJOURNMENT**

A motion was made by Committee Member Stratton, Seconded by Committee Member Foston, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:43 p.m.

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CHAIRWOMAN NICOLE BINKLEY

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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** **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 C2 Commercial district.

Description of Property (Attach Map): MapGIS Parcel 055K C 001.00  
Vacant lot at 101 Adkisson Street, bounded by Elm St and Hale St. Old house has been removed and lot cleared. Property is surrounded by residential homes on 2 sides.

Reason for Reclassification Request: We are looking to do a multifamily development on the property (one 3-plex and one 4-plex), requiring a downclassification rezoning from C2 to R4.

Address: 101 Adkisson Street, Ashland City, TN

#### **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](mailto:amartin@ashlandcitytn.gov)

Doug Baker  
Applicant

05/02/2024  
Date

# 101 Adkisson Street Ashland City, TN

.90 Acre  
Zoned C2 Commercial  
Public Utilities On-Site/At Street

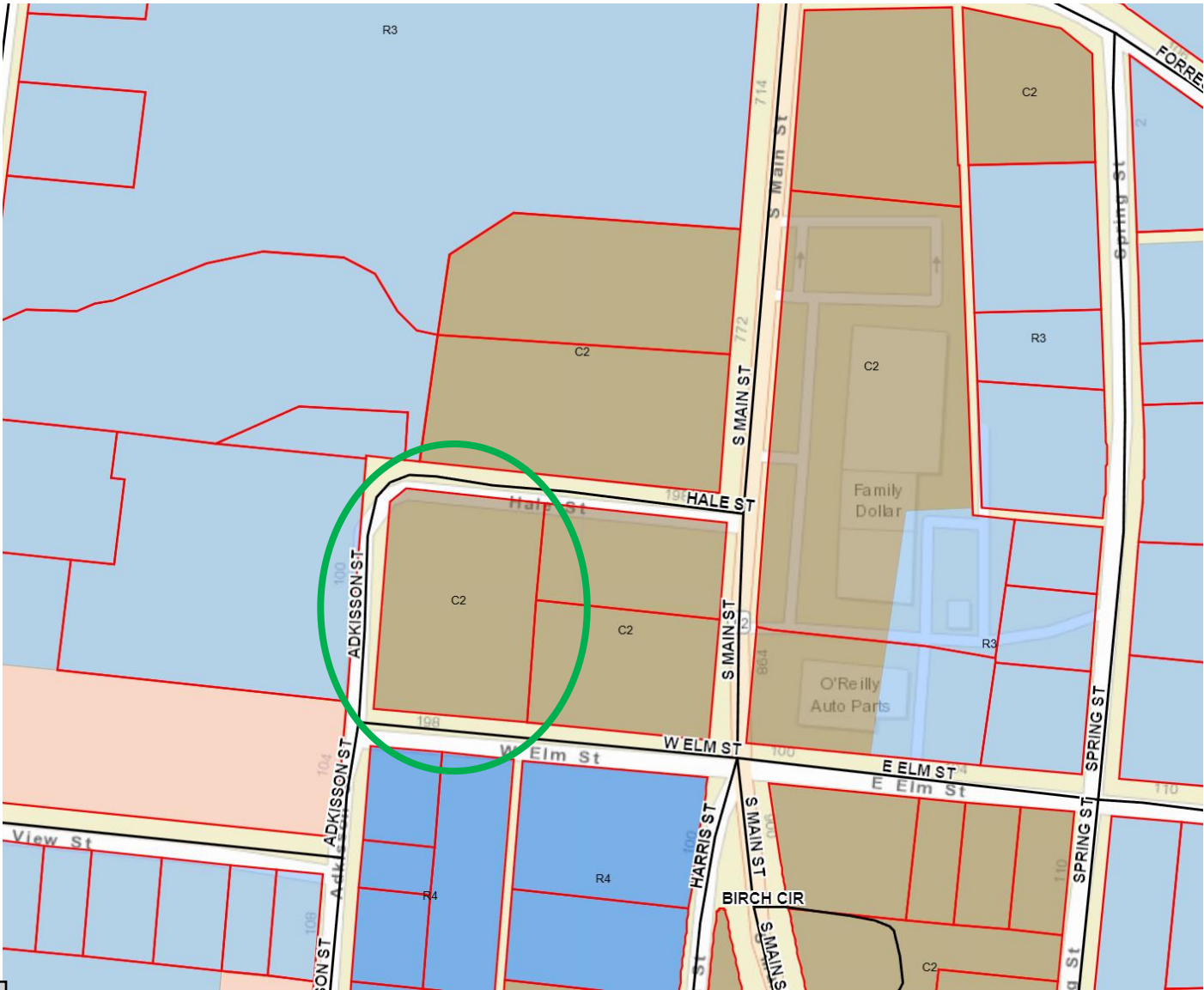
**Kinetix Investments, LLC**

Michael Litton

- Page 4 - Baker

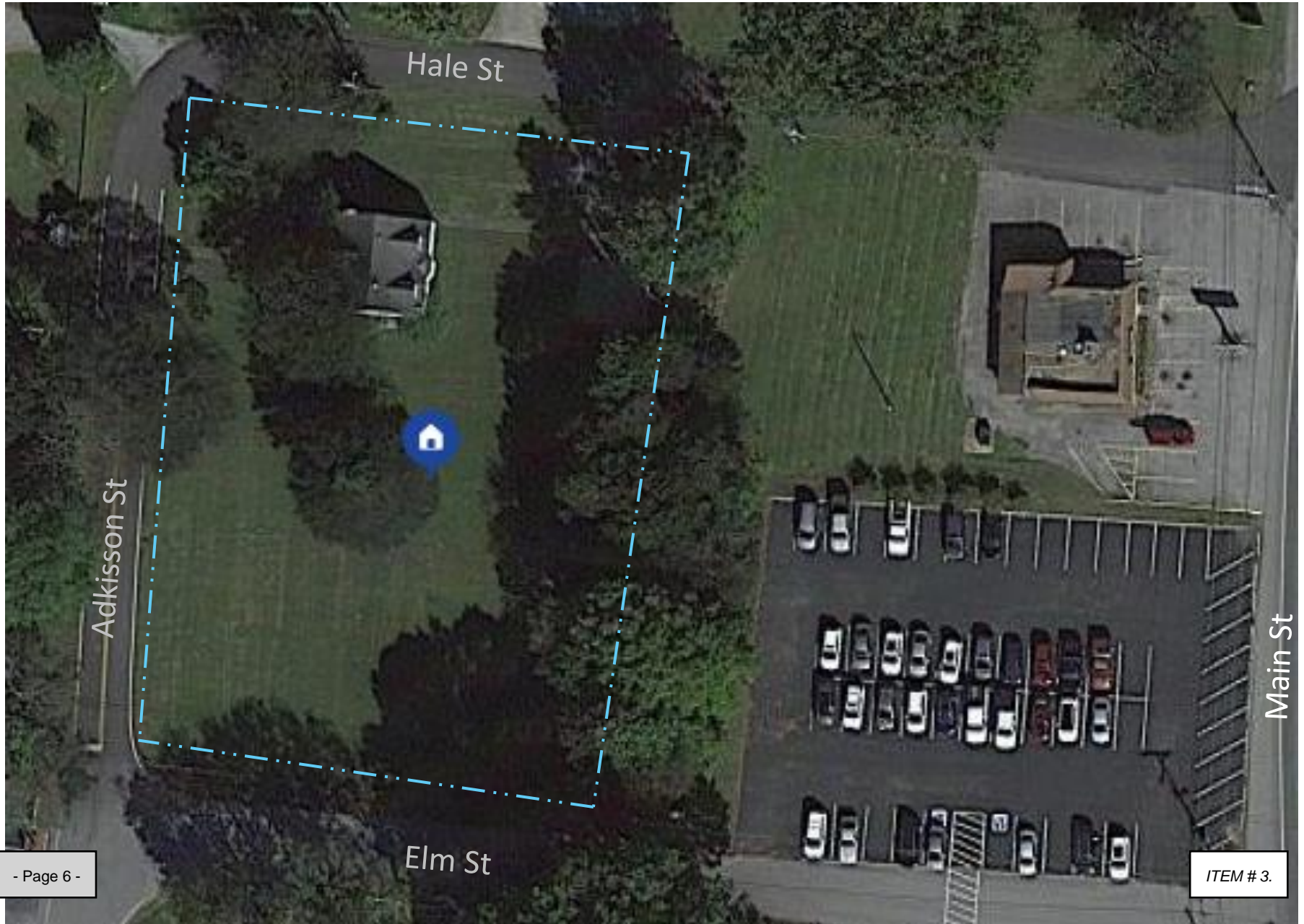
ITEM # 3.

Existing site. Surrounded by residential to the West & South.

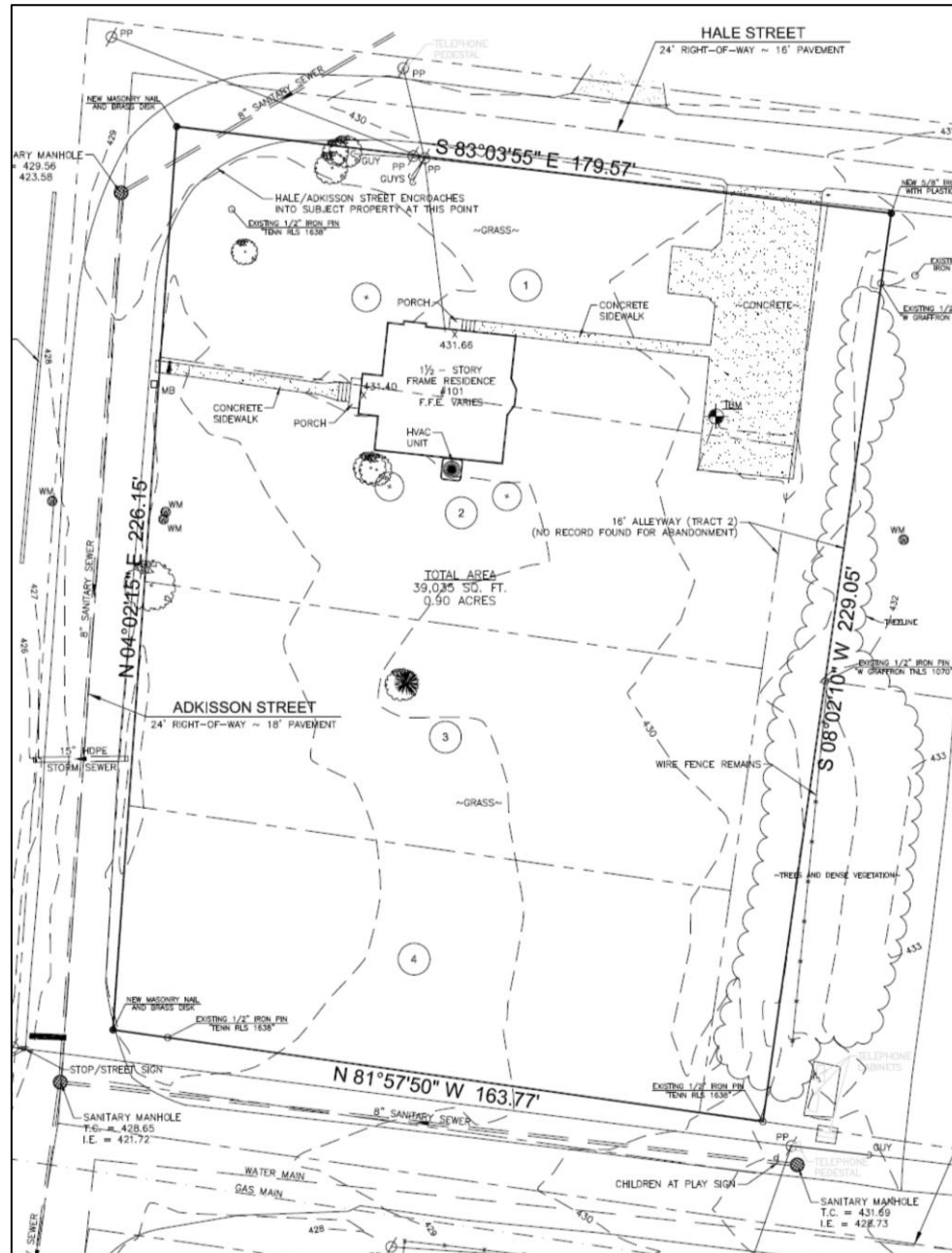




Existing site. Old structure has been removed and site cleared.



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*ITEM # 3.*

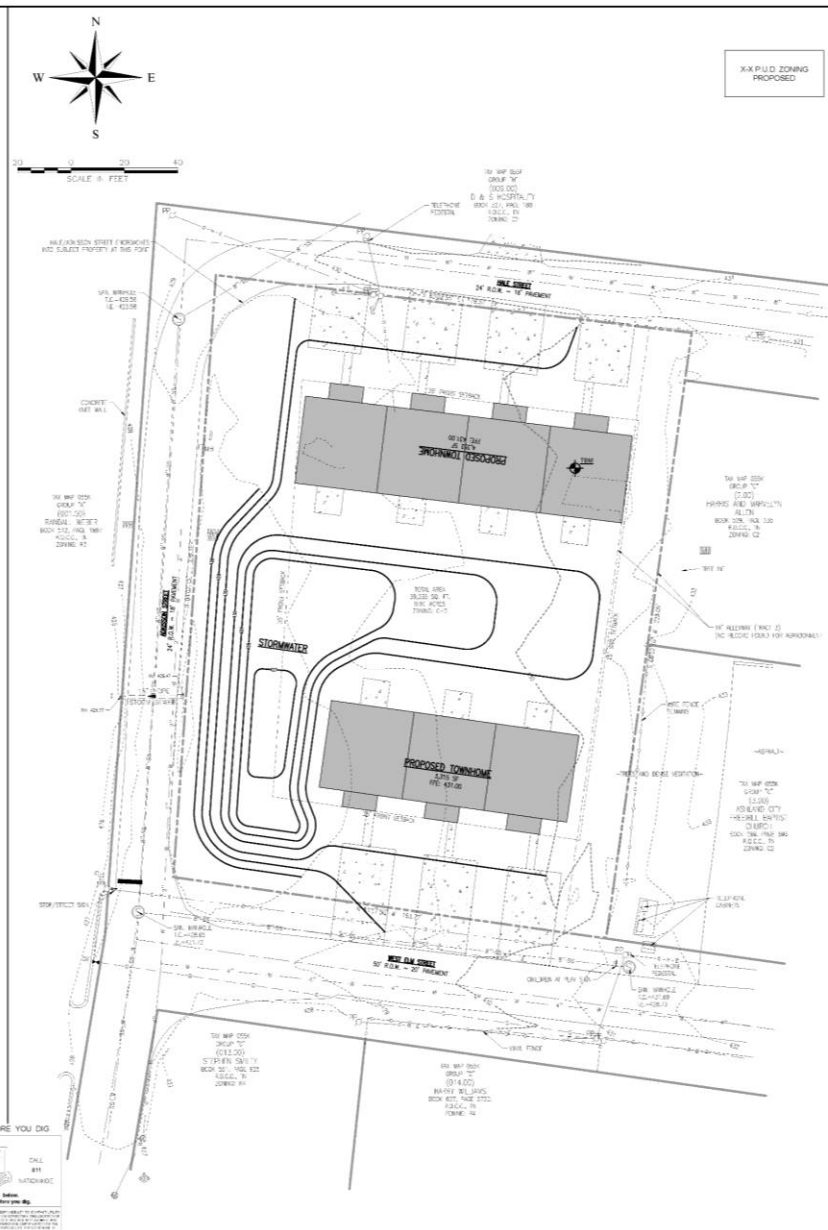
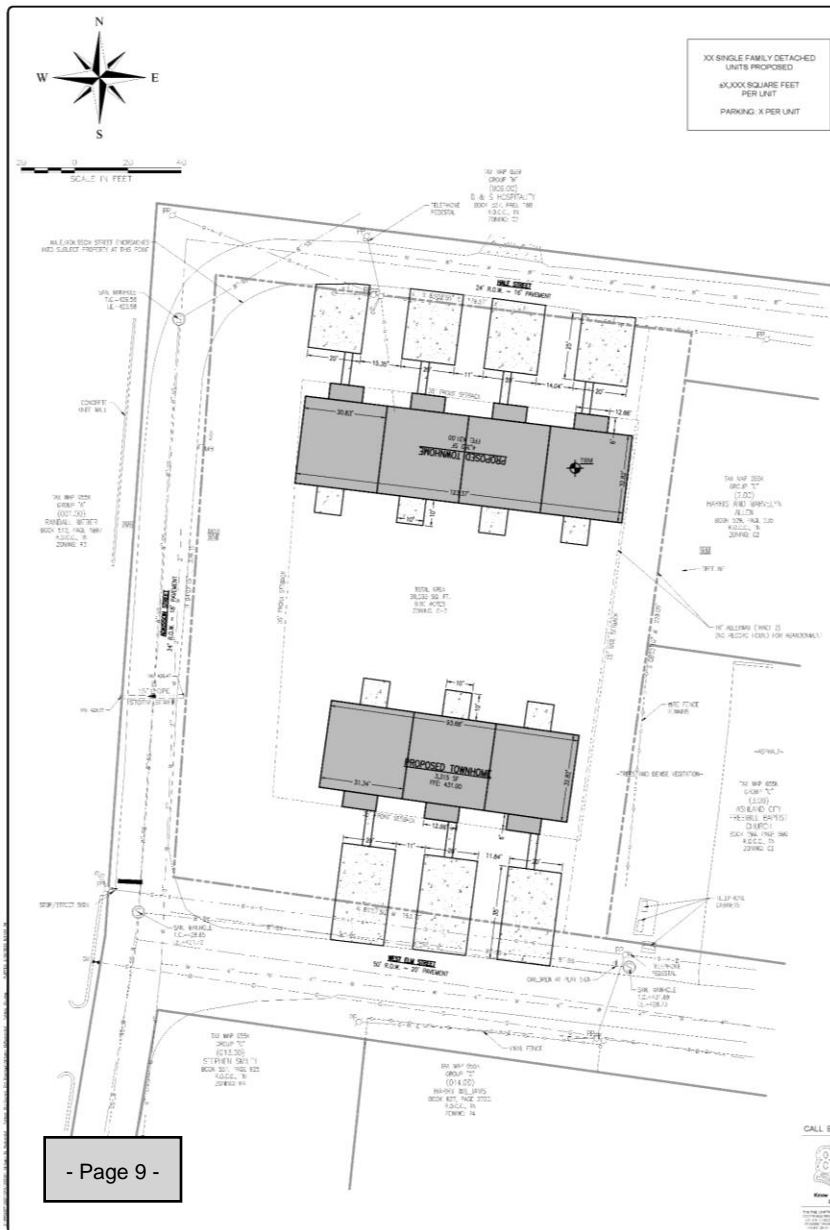
# Proposed Multi-Family Development

Cottage-Style Single Level Apartments  
7 Total Units (one 3-plex and one 4-plex)

Requires Rezoning to R4



**Proposed site layout and stormwater management plan developed by Josh Lyon at Klobber Engineering Services.**



**KLOBER**  
ENGINEERING SERVICES

[illegible]

NOT FOR  
CONSTRUCTION

ADKISSON ST.  
RESIDENTIAL

DRAWN BY:	CIN
CHECKED BY:	ME
PROJECT NO.:	C02324
SITE	

*ITEM # 3.*

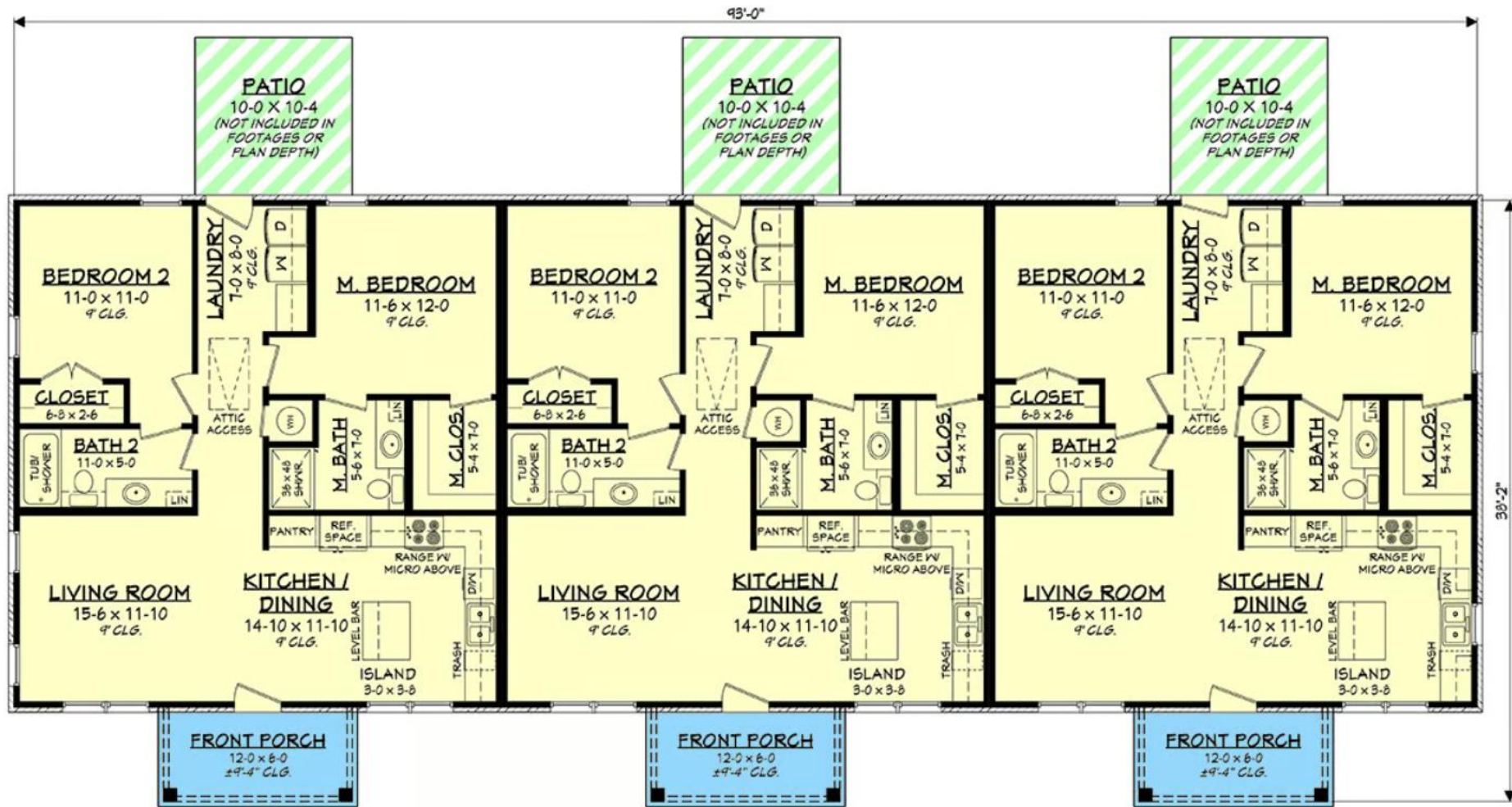
C1.02

**Proposed structure design. Single-level traditional architecture in keeping with surrounding homes and businesses.**



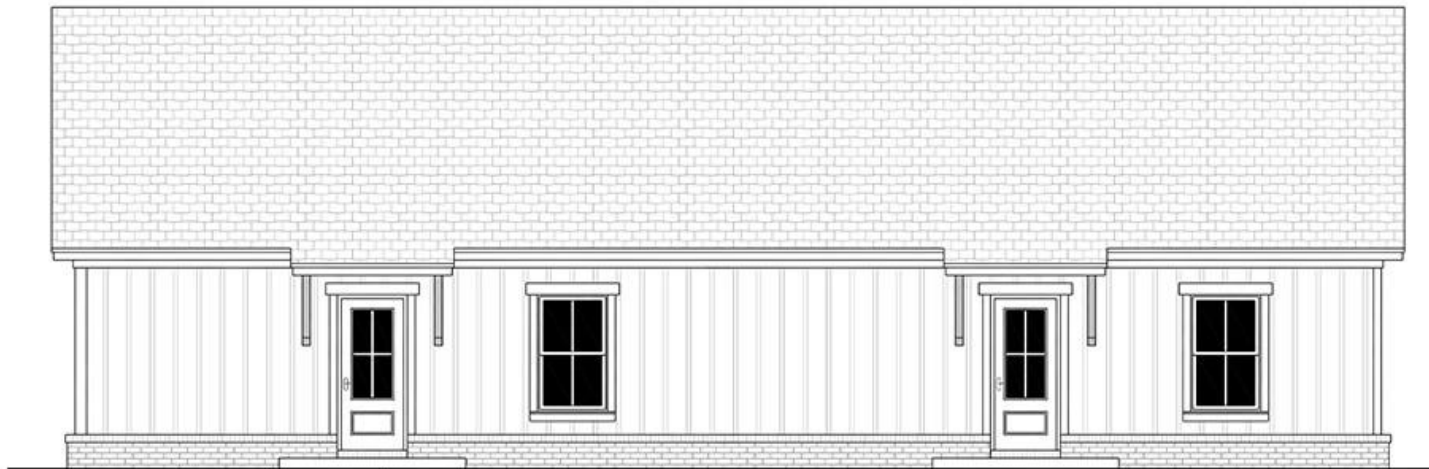


**Proposed Floorplan – 970 sq. ft. per unit; 2BR/2BA. Ideal for 55+ and small families.**





FRONT ELEVATION



REAR ELEVATION

