



# TOWN OF ASHLAND CITY

## Planning Commission Meeting

### February 03, 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. 10/07/2024 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: 055C L 020.00
4. Rezone Request: 055C S 005.00
5. Rezone Request: 055F H 004.01

### 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**  
**October 07, 2024 5:30 PM**  
**Minutes**

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**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 Melody Sleeper  
Committee Member Steven Stratton  
Committee Member Jerome Terrell

ABSENT

Committee Member Gerald Greer  
Committee Member Mike Stuart

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

1. 09.16.2024 PC Meeting Minutes

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

**PUBLIC FORUM**

2. Gary Norwood spoke regarding the sign ordinance and the Highway 12 corridor.

**OLD BUSINESS**

3. Rezone Request: 2055 Hwy 12S

Ms. Amanda Bell and Mr. Scotty Ricketts spoke on behalf of 2055 Hwy 12S. Mr. Clark Gave his recommendation to the board. A motion was made by Committee Member Sleeper, Seconded by Committee Member Foston, to deny the request. Voting Yea: Chairwoman Binkley, Committee Member Foston, Committee Member Sleeper, Committee Member Stratton. Voting Nay: Committee Member Terrell. **Motion to Deny Passes.**

**NEW BUSINESS**

4. Rezone Request: Elizabeth and Willow

Mr. Jassan Bumpus spoke on behalf of this request. Mr. Clark gave his recommendation. A motion was made by Committee Member Stratton, Seconded by Committee Member Foston, to approve the request. Voting Yea: Chairwoman Binkley, Committee Member Foston, Committee Member Sleeper, Committee Member Stratton, Committee Member Terrell. **Motion Passes.**

**OTHER**

5. Zoning Ordinance Redline

Mr. Gregory discussed the zoning ordinance redline with the Planning Commission.

**ADJOURNMENT**

A motion was made by Committee Member Sleeper, Seconded by Committee Member Terrell, to adjourn. All approved by voice vote and the meeting adjourned at 7:16 p.m. **Motion Passes.**

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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

055C L 020.00

## 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 C-1, Central Business District district.

Description of Property (Attach Map): 0.40 acres tract of land fronting on Ruth Drive Map 055C Parcel L 020.00

Reason for Reclassification Request: property is currently under contract for CEMC to purchase and expand it's existing campus onto the property in question

Address: 113 Ruth Drive

### 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)

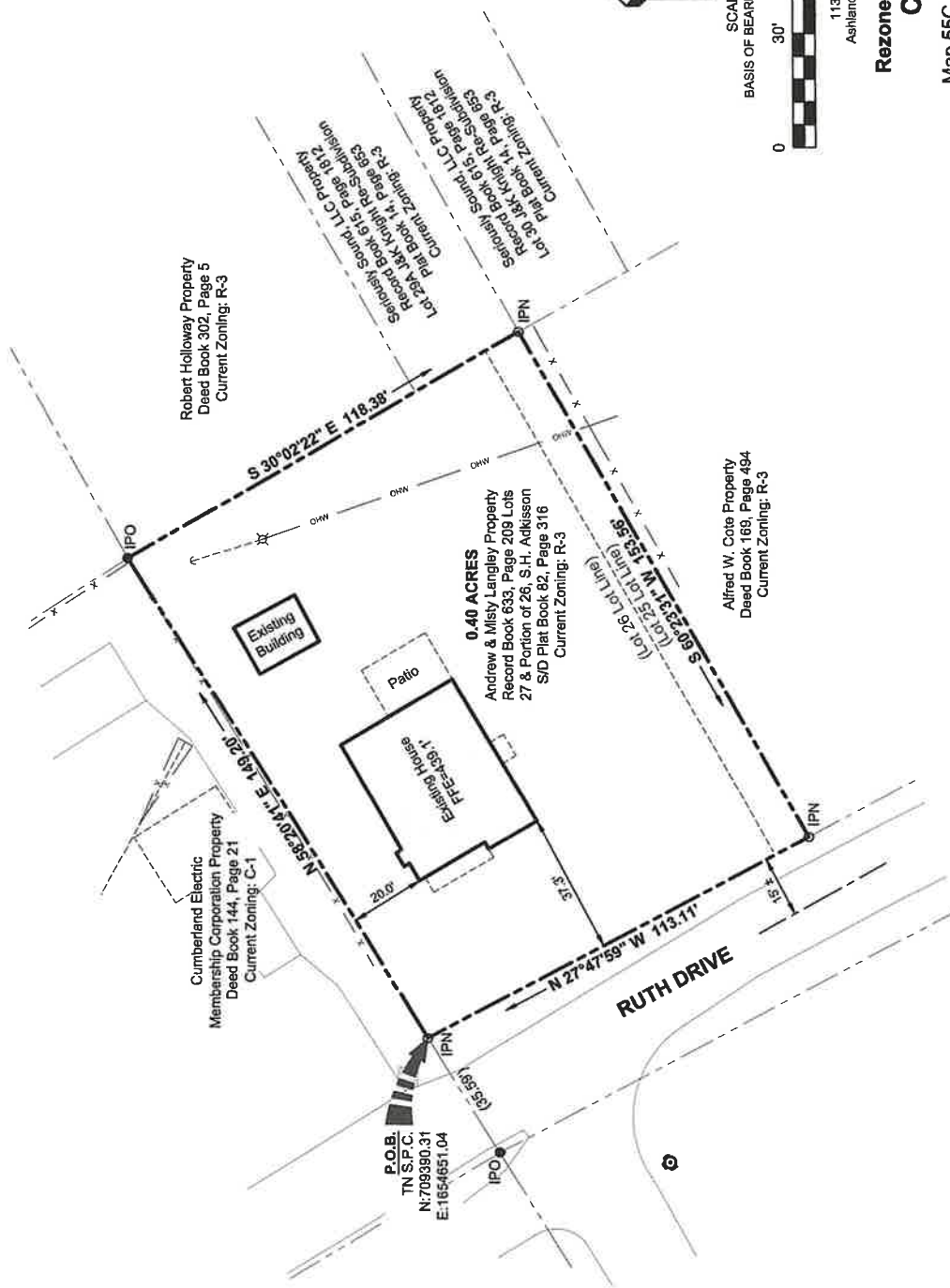
Andrew Tompkins  
Applicant

12/23/24  
Date

Misty Kingley

12/23/24

- Legend**
- IPN ● Iron Pin Old
  - IPN ○ 1/2" ∅ Iron Pin New
  - Point ◊ Point
  - P.O.B. P.O.B.
  - Public Utility & Drainage Easement
  - Minimum Building Setback Line
  - Fence
  - Overhead Wire
  - Boundary Line



SCALE: 1" = 30'  
BASIS OF BEARING: TN SPCS (NAD 83)



113 Ruth Drive  
Ashland City, TN 37015

**Rezone Survey For:**  
**CEMC**

Map 55C, Parcel L 20.00  
Property Recorded in  
Record Book 633, Page 209  
R. O. Cheatham County  
Ashland City, Tennessee  
1st Civil District

Date: 12-17-24  
Job No.: 24-924  
24924.dwg.jc

**WEAKLEY BROTHERS**  
ENGINEERING  
(931) 648-9445  
108 CENTER POINTE DRIVE  
CLARKSVILLE, TN 37040





**Adjoining Property Owners**

<b>Property Owner</b>	<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>
118 Oak Street Townhomes	118 Oak Street	Ashland City	TN	37015
Robert O. Holloway, et ux	116 Oak Street	Ashland City	TN	37015
Seriously Sound, LLC	3225 McCleod Dr.	Las Vegas	NV	89121
Alfred Cote, et ux	111 Ruth Drive	Ashland City	TN	37015
Seven Day Adventist Church	114 Ruth Drive	Ashland City	TN	37015
HCA Health Service of TN	313 N. Main St.	Ashland City	TN	37015
Cumberland Electric Membership Corporation	315 N. Main St.	Ashland City	TN	37015

**Property Description of the Andrew & Misty Langley Property**  
**Tax Map 055C, Parcel L 020.00**  
**O.R.B. 633, Page 209, R.O.C.C.T.**

Being a Tract of land situated in the 1st Civil District of Cheatham County, Tennessee, said Tract being generally located northeast of and adjacent to Ruth Drive, southwest of Oak Street, and northwest of Sycamore Street, said Tract being more particularly described as follows:

Beginning at a new iron pin in the northern right-of-way of Ruth Drive, said iron pin being 540.0 feet, more or less, north of the centerline intersection of Ruth Drive and Jail Alley, said iron pin also being located in the southern property line of the Cumberland Electric Membership Corporation (C.E.M.C.) property, as recorded in Deed Book 144, Page 21, R.O.C.C.T.

Thence leaving the right-of-way of Ruth Drive along the southern line of said C.E.M.C. property North 58 degrees 20 minutes 41 seconds East for a distance of 149.20 feet, more or less, to an existing iron pin, said iron pin being the northwest corner of the Robert Holloway property, as recorded in Deed Book 302, Page 5 R.O.C.C.T.

Thence along the southern line of said Holloway property and the Seriously Sound, LLC property, as recorded in Record Book 615, Page 1812 R.O.C.C.T., South 30 degrees 02 minutes 22 seconds East for a distance of 118.38 feet, more or less, to a new iron pin, said iron pin being the northern corner of the Alfred W. Cote property, as recorded in Deed Book 169, Page 494 R.O.C.C.T.

Thence along the northern line of the Cote property South 60 degrees 23 minutes 31 seconds West for a distance of 153.56 feet, more or less, to a new iron pin in the north right-of-way of Ruth Drive.

Thence along said right-of-way of Ruth Drive North 27 degrees 47 minutes 59 seconds West for a distance of 113.11 feet, more or less, to the point of beginning.

Said Tract contains 0.40 acres, more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by Weakley Brothers Engineering dated December 17, 2024.





# 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 R3 district.

Description of Property (Attach Map): Map Attached Parcel 011055C S 00500  
on the corner of Boyd St. and Fairview Cir.

Reason for Reclassification Request: Reclassification to R-4 P.U.D. zoning  
to allow the addition of 14 Single-Family Units

Address: 111 Boyd St Ashland City, TN 37015

**NOTE:**

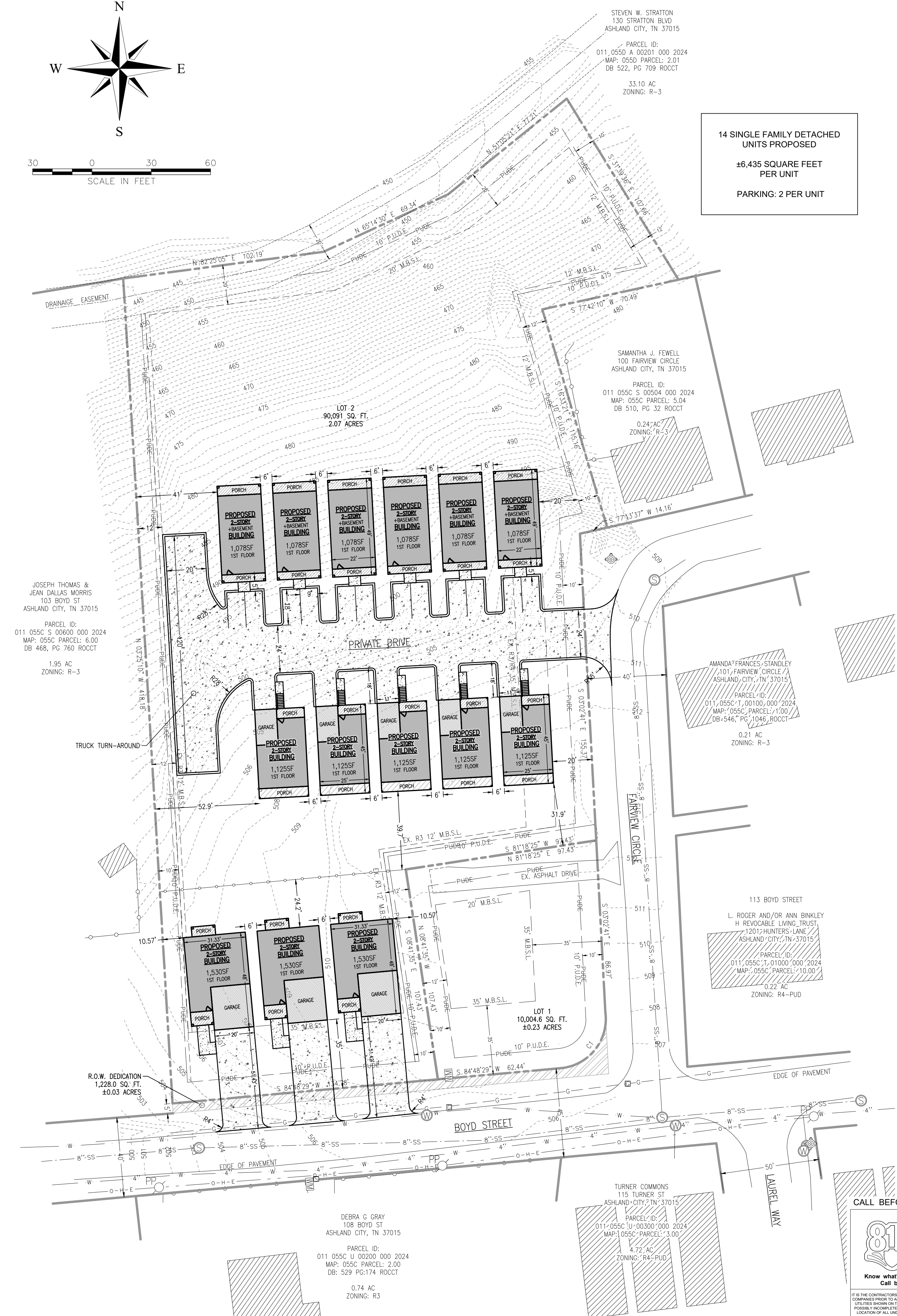
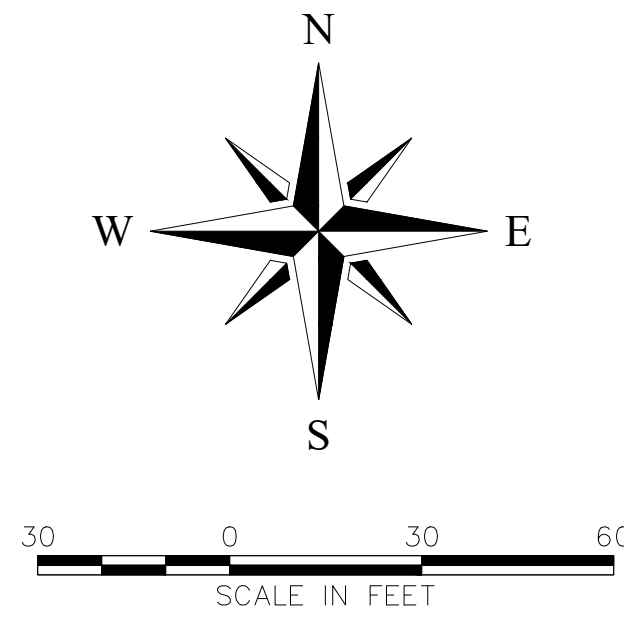
1. All applications for rezoning must be turned into City Hall no later than thirty (30) days prior to the upcoming planning commission meeting if they are to be entertained at said meeting.
2. An accurate graphic plat prepared and stamped by a registered design professional and a legal description of 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)

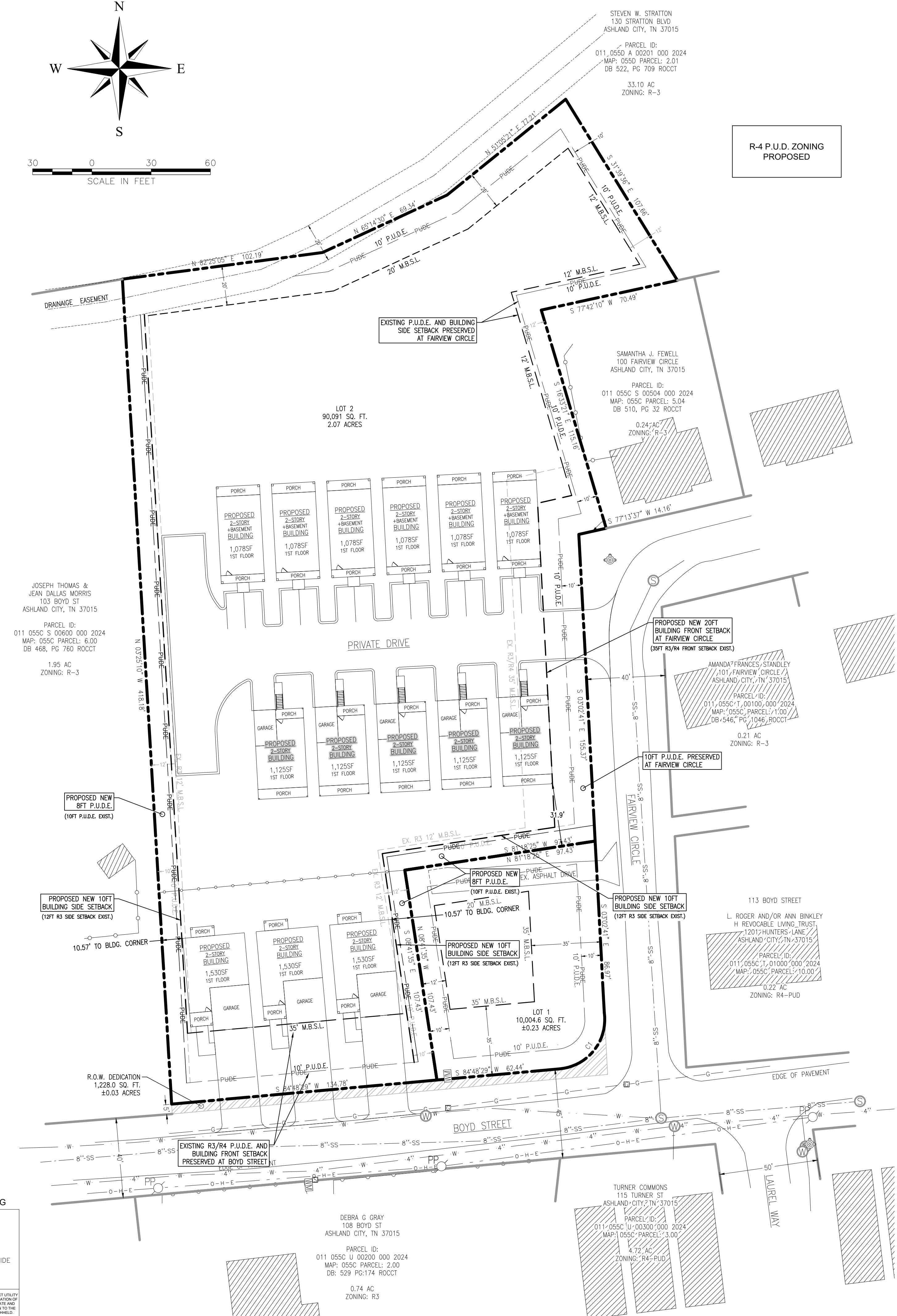
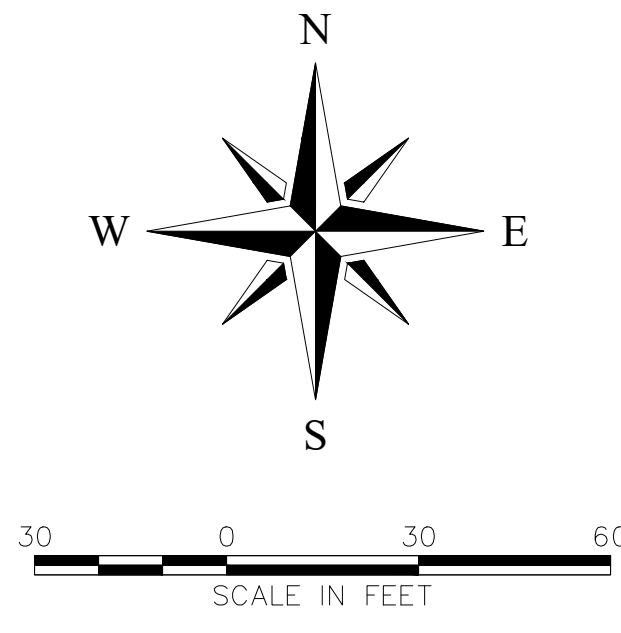
Emad Azer  
Applicant

1/10/25  
Date





14 SINGLE FAMILY DETACHED  
UNITS PROPOSED  
±6,435 SQUARE FEET  
PER UNIT  
PARKING: 2 PER UNIT



R-4 P.U.D. ZONING  
PROPOSED



NO.	BY	DATE	DESCRIPTION

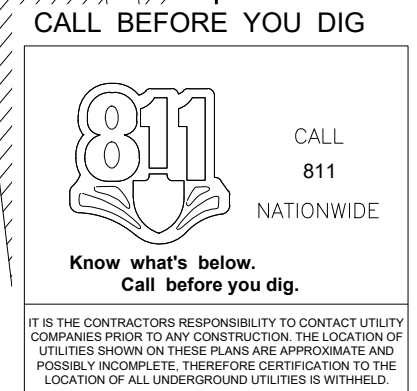
NOT FOR  
CONSTRUCTION

BOYD STREET  
TOWNHOMES

DRAWN BY: DRL  
CHECKED BY: JML  
PROJECT NO.: C09224

SITE  
LAYOUT

SHEET NUMBER  
C1.02



REPRODUCTION OF THESE DRAWINGS OR ANY PART THEREOF IS PROHIBITED WITHOUT WRITTEN APPROVAL OF KLOBER ENGINEERING SERVICES. THESE DRAWINGS ARE PROTECTED BY U.S. COPYRIGHT LAWS AND VIOLATORS ARE SUBJECT TO LEGAL RECOURSE.



**NOTES:**

1. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1, URBAN AND SUBDIVISION LAND SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS STATE OF TENNESSEE, (EFFECTIVE JANUARY 4, 1992)
2. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15000 OR DOES NOT EXCEED 1/10 OF A FOOT OF POSITIONAL ERROR AT ANY CORNER.
3. BEARING SYSTEM IS DERIVED FROM TN STATE PLANE COORDINATES (NAD83).
4. NUMBERS SHOWN THUS (00) PERTAIN TO CHEATHAM COUNTY PROPERTY TAX MAP NUMBER 55C.
5. IN TENNESSEE IT IS A REQUIREMENT OF THE 'UNDERGROUND UTILITY DAMAGE PREVENT ACT', THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), 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 \*UTILITIES NOT CHECKED

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE AFFURTENANCES AT THE SUBJECT SITE; INFORMATION MADE AVAILABLE BY THE RESPECTIVE UTILITY AND/OR PLAT(S) OF RECORD; OR OTHER SOURCES AS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE(S) THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES ON THIS TRACT OR PARCEL, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES AS SHOWN SHOULD BE DONE SO WITH THESE CIRCUMSTANCES 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. SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE WORK PROVIDED PRIOR TO SURVEY.
7. THIS ENTIRE PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE 'X' ON NFIP COMMUNITY NO. 470027, PANEL NO. 0170E, DATED FEBRUARY 26, 2021.
8. PROPERTY CURRENTLY ZONED R-3 (MEDIUM DENSITY RESIDENTIAL).
9. CONTOURS SHOWN WERE TAKEN FROM A TOPOGRAPHIC SURVEY DONE BY SUSAN CHESNUT ON AUGUST 22, 2024

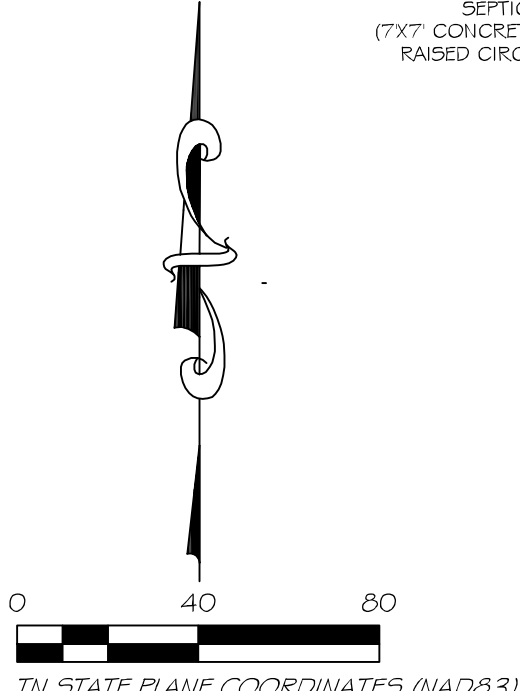
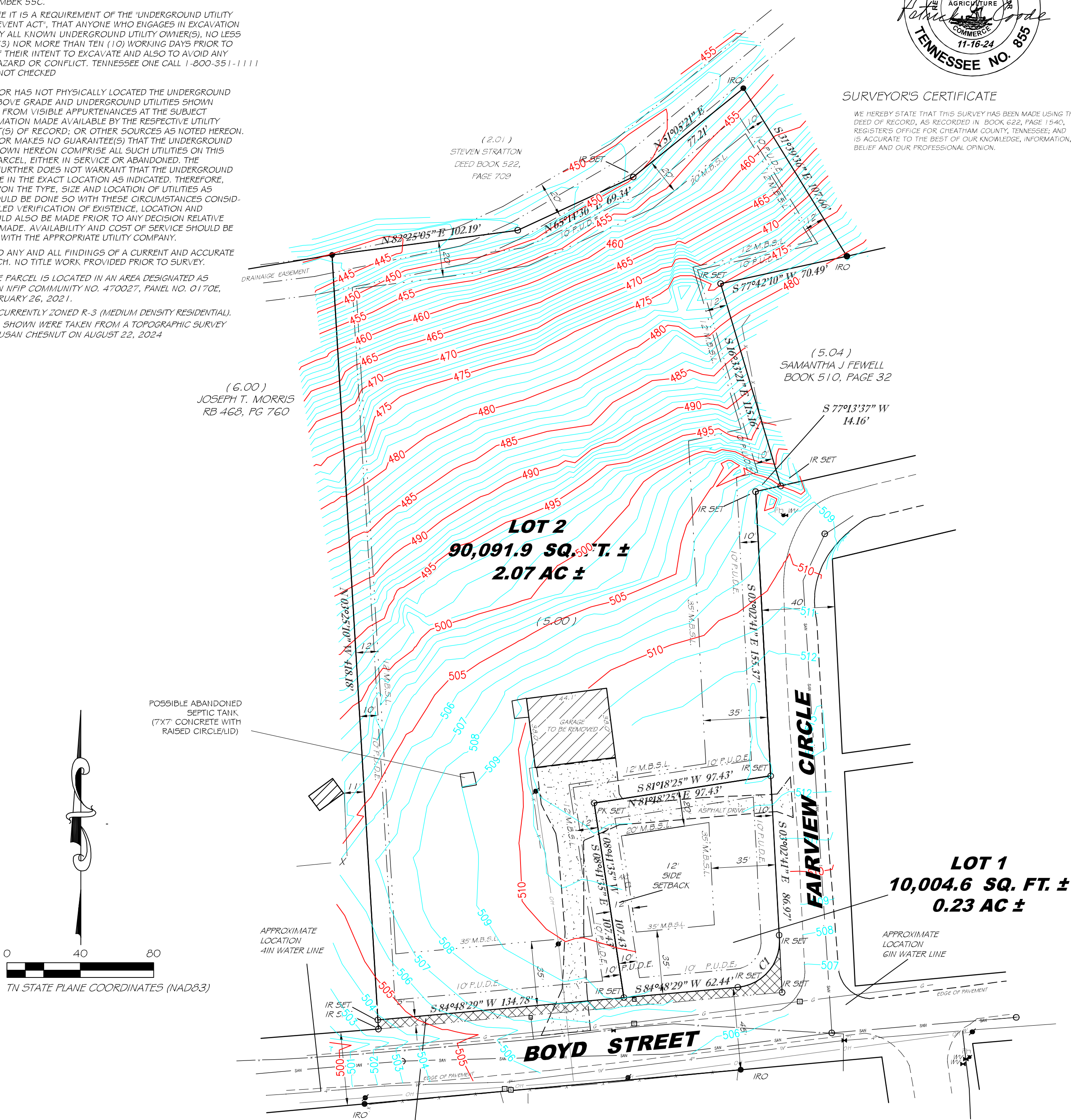
SIGNED: PATRICK S. COODE - TENN. R.L.S. # 855

BY:



**SURVEYOR'S CERTIFICATE**

WE HEREBY STATE THAT THIS SURVEY HAS BEEN MADE USING THE DEED OF RECORD, AS RECORDED IN BOOK 622, PAGE 1540, REGISTER'S OFFICE FOR CHEATHAM COUNTY, TENNESSEE; AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE, INFORMATION, BELIEF AND OUR PROFESSIONAL OPINION.



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	25.03'	40.54'	S 88°22'09" W	36.25'	92°48'44"

\* THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE AFFURTENANCES AT THE SUBJECT SITE; INFORMATION MADE AVAILABLE BY THE RESPECTIVE UTILITY AND/OR PLAT(S) OF RECORD; OR OTHER SOURCES AS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE(S) THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES ON THIS TRACT OR PARCEL, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES AS SHOWN SHOULD BE DONE SO WITH THESE CIRCUMSTANCES 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.

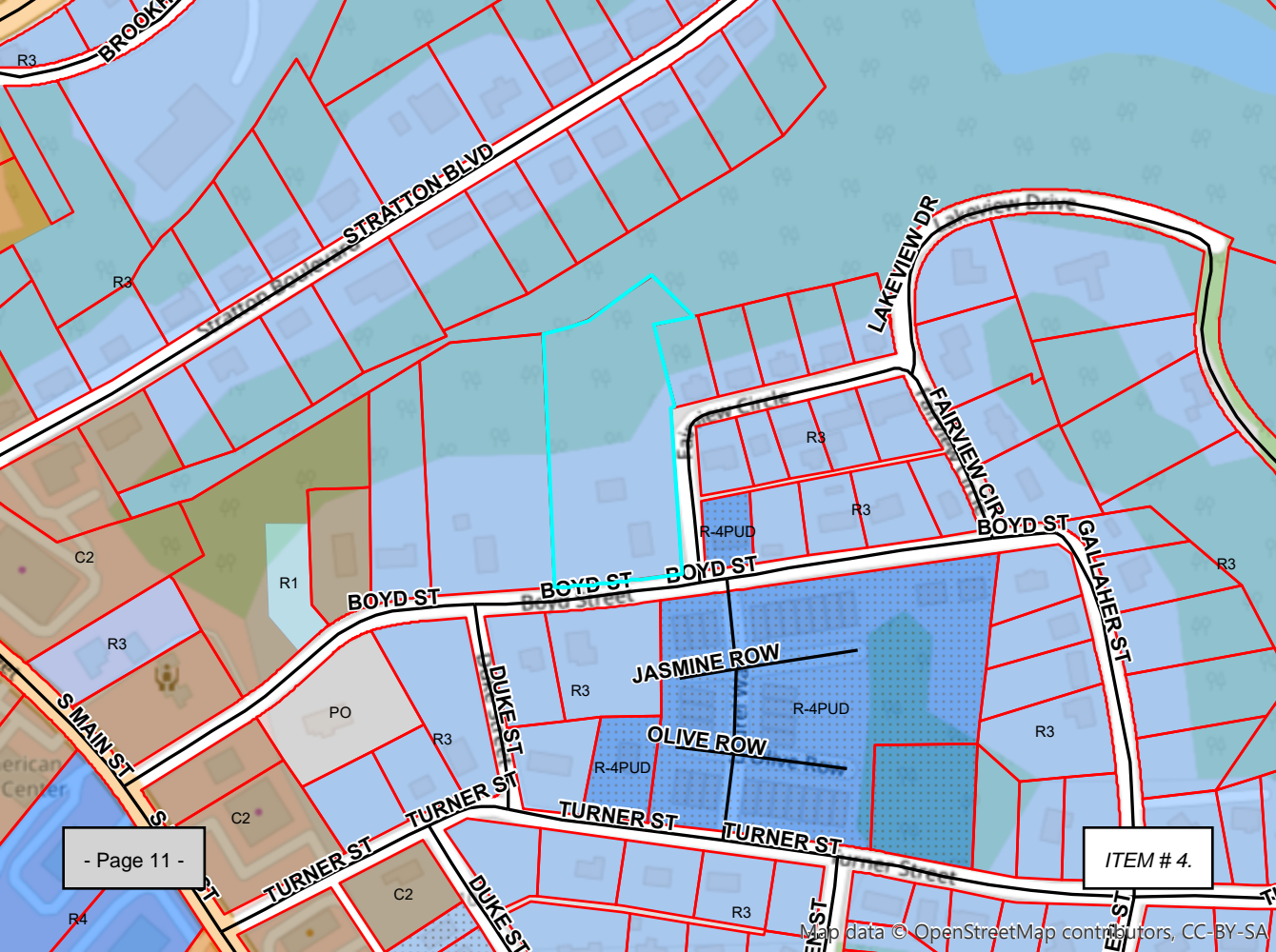
**TOPOGRAPHIC EXHIBIT**  
FOR  
**EMED AZER**

LOCATED  
111 BOYD STREET  
ASHLAND CITY, TENNESSEE 37015  
DATE: MAY 9, 2024  
SCALE: 1" = 40'  
FILE NO. 223-144

SHOWING  
LAND IN CHEATHAM COUNTY,  
BEING DESCRIBED IN  
RECORD BOOK 622, PAGE 1540,  
REGISTER'S OFFICE OF CHEATHAM COUNTY

**PATRICK COODE AND COMPANY, LLC**  
144 SPRING VALLEY ROAD - NASHVILLE, TENNESSEE 37214  
EMAIL: PSCOODE@COMCAST.NET PH: 615 974-1814

SURVEYOR'S 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.



R3

R3

C2

R1

R3

PO

R3

R3

R-4PUD

R-4PUD

R3

R3

- Page 11 -

ITEM # 4.





# 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 R-3 Pub district.

Description of Property (Attach Map): Map 055F Parcel 00401

Reason for Reclassification Request: Permit to build single family home

Address: South Main Street / Ashland City 37015  
pending bldg. permit

**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.
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Send application and other documents to [amartin@ashlandcitytn.gov](mailto:amartin@ashlandcitytn.gov)

Stevan W. Stallone / 1/17/2025  
Applicant Date





CHEATHAM COUNTY, TENNESSEE  
PLAT MAP  
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON 11/10/11

A handwritten signature in black ink, appearing to read "M. P. P.".

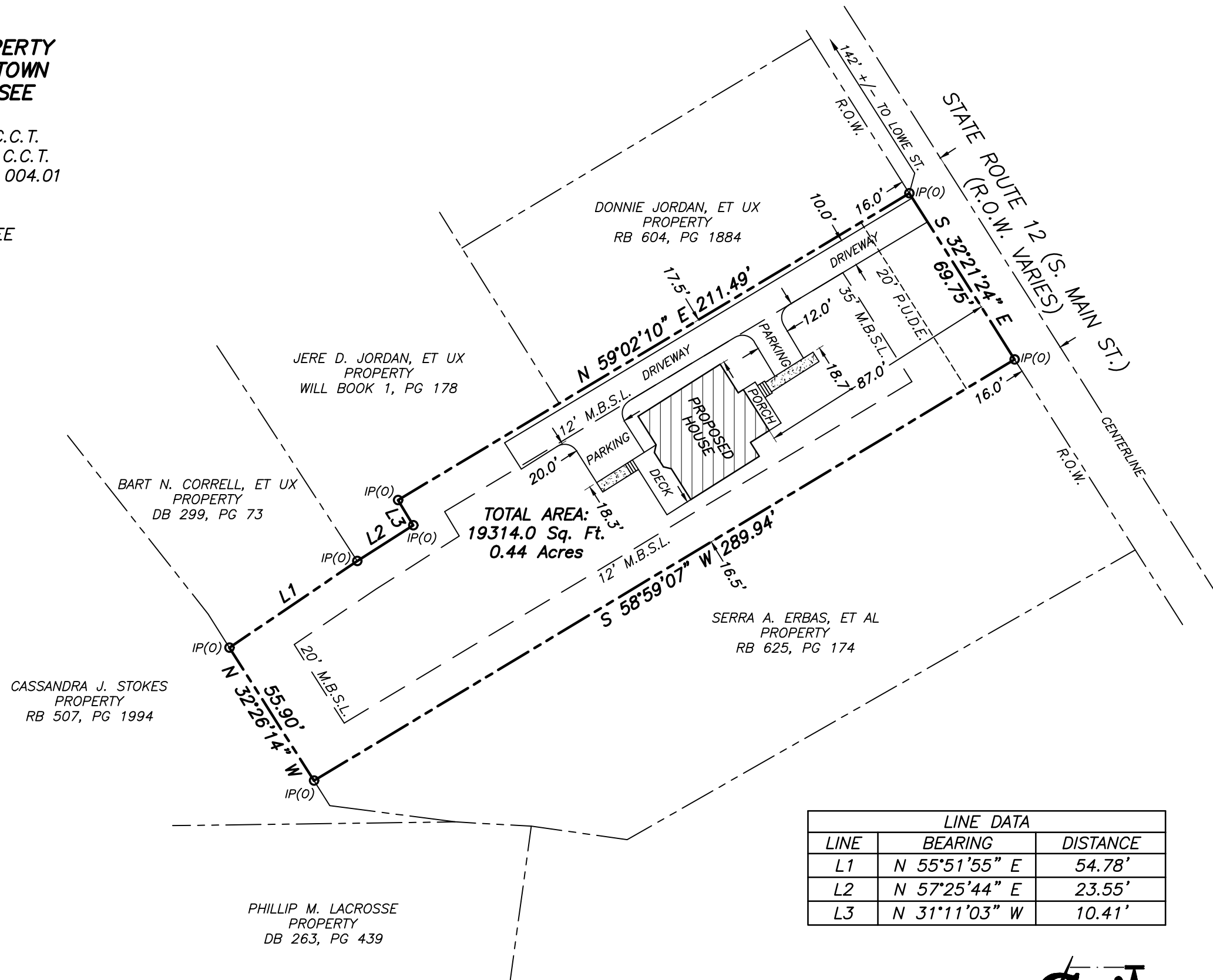
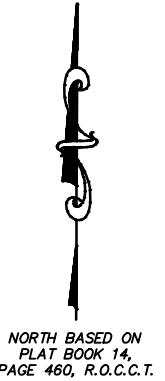


**PLOT PLAN  
STRATTON & MAYO  
GENERAL PARTNERSHIP PROPERTY  
GLEAVES ADDITION TO THE TOWN  
OF ASHLAND CITY, TENNESSEE  
LOT 2**

PLAT BOOK 14, PAGE 460, R.O.C.C.T.  
DEED BOOK 558, PAGE 1371, R.O.C.C.T.  
TAX MAP 055F, GROUP H, PARCEL 004.01

ADDRESS: MAIN STREET  
FIRST CIVIL DISTRICT  
CHEATHAM COUNTY, TENNESSEE  
DATE: JANUARY 7, 2025

SCALE: 1" = 50'  
AREA: 0.44 ACRES



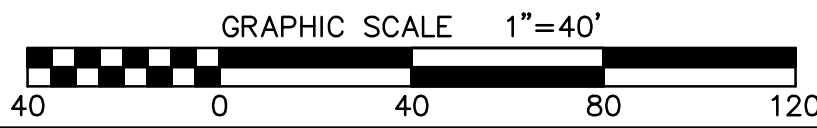
TOTAL AREA:  
19314.0 Sq. Ft.  
0.44 Acres

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 55°51'55" E	54.78'
L2	N 57°25'44" E	23.55'
L3	N 31°11'03" W	10.41'

**LEGEND**  
IP(O) = IRON PIN (OLD) FOUND  
IP(N) = 1/2"x18" REBAR SET, CAPPED "SUITER SURVEYING"  
R.O.W. = RIGHT-OF-WAY  
M.B.S.L. = MINIMUM BUILDING SETBACK LINE  
P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT  
EASEMENT LINE: - - - - -  
M.B.S.L.: - - - - -  
CENTERLINE: - - - - -  
BOUNDARY LINE: - - - - -  
PROPERTY LINE: - - - - -

I hereby certify to the hereon named parties that this survey meets or exceeds the requirements of an urban survey and that the closure of the unadjusted traverse is greater than 1:10,000.  
This boundary survey was completed to the minimum standards as regulated under the authority of 201 KAR 18:150 of the Standards of Practice for Kentucky Professional Land Surveyors, 1998.  
That I am not liable for anything that is changed, that these lines are based upon the latest recorded plat or deed as well as other data that is available to me at this time. This survey is correct to the best of my knowledge, belief, and professional opinion.  
Said property is subject to all easements, rights-of-way, conveyances, and restrictions of record.

NOTE: This survey is subject to change contingent upon receipt of a current abstract or title policy property shown hereon.



**Suiter Surveying & Land Planning, Inc.**  
P.O. Box 30271  
1805-A Alpine Drive  
Clarksville, TN 37040  
Ph. # (931) 920-1750  
Fax # (931) 920-8490  
CIVIL ENGINEERING & LAND SURVEYING