TOWN OF ASHLAND CITY
Planning Commission Meeting
December 07, 2026 5:30 PM
Agenda

Chairwoman: Nicole Binkley
Board 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. 09.21.2026 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. 2027 Meeting Schedule
4. Rezone Request: Ashland Business Park
5. Zoning Ord Amendment

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

THE TOWN OF ASHLAND CITY

Ashland City, Tennessee
ESTABLISHED 1856

2027 Planning Commission/Board of Zoning Appeals Calendar

Meeting Schedule: First Monday of Every Month at 5:30 p.m. • 405 N. Main Street, Ashland City, TN 37015

Note: Meetings adjusted for federal holidays

Meeting Dates & Submittal Deadlines

Meeting Date	Submittal Shutoff	Staff Review	Comments Due	Amended Due
January 4, 2027	Nov 23 @5PM	Nov 24- Dec 08	Dec 08 @5PM	Dec 22 @5PM
February 1, 2027	Dec 21@5PM	Dec 22- Jan 05	Jan 05 @5PM	Jan 19 @5PM
March 1, 2027	Jan 18 @5PM	Jan 19 - Feb 02	Feb 02 @5PM	Feb 16 @5PM
April 5, 2027	Feb 22 @5PM	Feb23-Mar 09	Mar 09 @5PM	Mar 23 @5PM
May 3, 2027	Mar 22 @5PM	Mar 23-Apr 06	Apr 06 @5PM	Apr 20 @5PM
June 7. 2027	Apr 26 @5PM	Apr 27-May 11	May 11 @5PM	May 25 @5PM
July 12, 2027	May 31 @5PM	Jun 01-Jun 15	Jun 15 @5PM	Jun 29 @5PM
August 2, 2027	Jun 21 @5PM	Jun 22-Jul 06	Jul 06 @5PM	Jul 20 @5PM
September 13, 2027	Aug 02 @5PM	Jul 27-Aug 10	Aug10 @5PM	Aug 24 @5PM
October 4, 2027	Aug 23 @5PM	Aug 24-Sep 07	Sep 07 @5PM	Sept 21 @5PM
November 1, 2027	Sept 20 @5PM	Sept 21-Oct 05	Oct 05 @5PM	Oct 19 @5PM
December 6, 2027	Oct 25 @5PM	Oct 26-Nov 09	Nov 09 @5PM	Nov 23 @5PM

Submittal Requirements - Pre-Application Meeting with Staff prior to accepting submissions .

First Submittal: 1 Digital (PDF) Copy • Site Plans (landscape, lighting, elevations) • Drainage Calculations

Amended Submittal: 8 Plan Sets including architectural elevations (11" x 17") • 1 Digital (PDF) Copy • Site Plans • Drainage Calculations **Notes:** Applications due by 5:00 PM on shutoff dates • 14-day staff review • Contact Planning/Codes for requirements • Preliminary design meeting required for new developments.

Rec'd 10/08/26

Town of Ashland City
Building & Codes Department

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

December PC

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 I-2 Industrial district.

Description of Property (Attach Map): Map 065 Parcel 04601
011 065 04601 000 2026

Reason for Reclassification Request: There is industrial zoning touching the property.
Intended for a small, industrial business park as there are interested clients not covered by current commercial zoning.

Address: 2055 Hwy 12 S 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

David Harris — Applicant

10/6/2026 — Date

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

DATE : 10/8/2026 8:26 AM
OPER : Tyler McPherson
TKBY : Tyler McPherson
TERM : 2
REC# : R00280404

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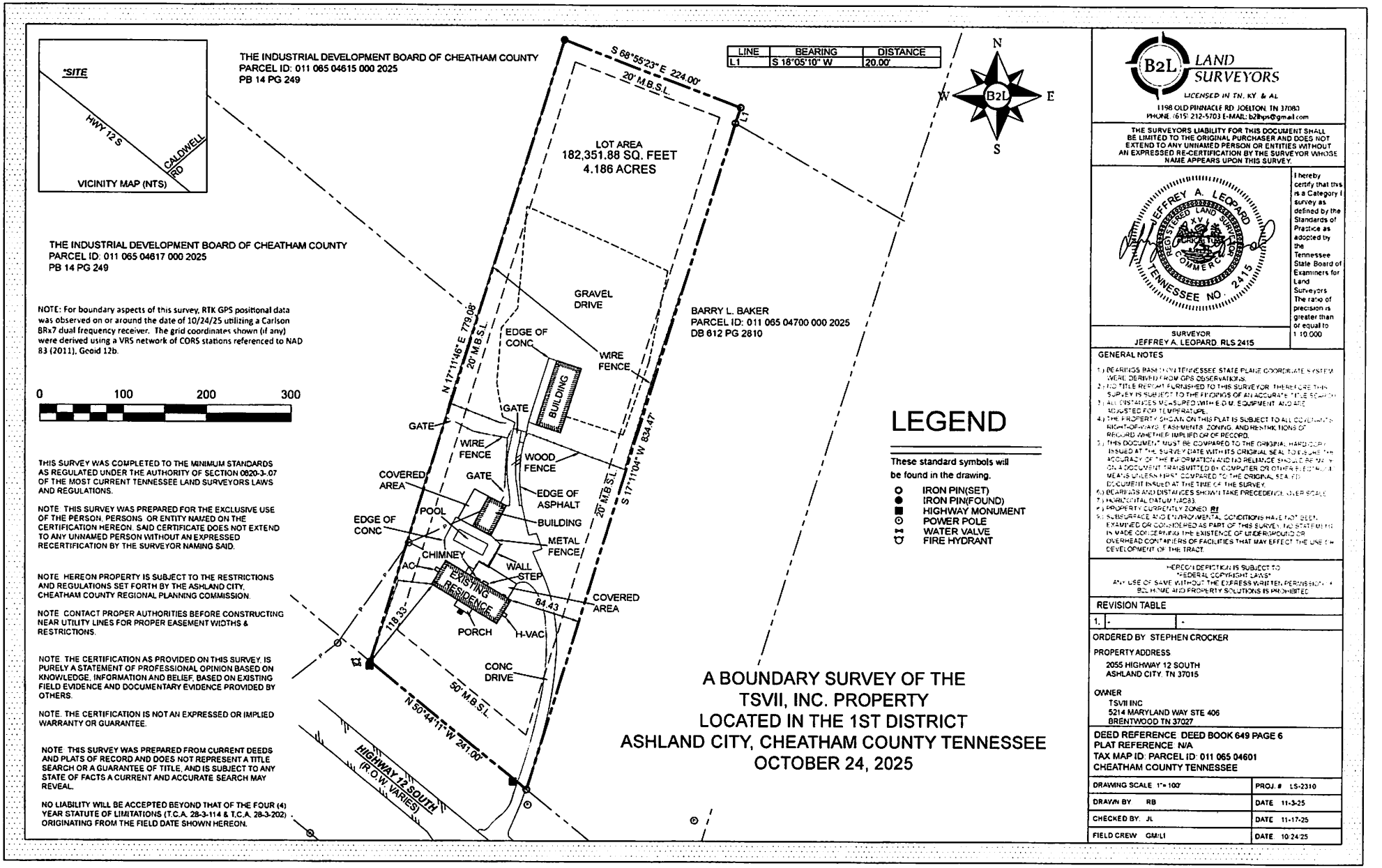
CODES 32610 CODES 100.00
BUILDING PERMITS/INSPECTION
David Harris - Reclassification of
Prope
BUILDING PERMITS/INSPEC FEES 100.00
110-32610 -100.00

Paid By:David Harris - Reclassification
5-110 GEN CASH 100.00

APPLIED 100.00
TENDERED 100.00

CHANGE 0.00


Cheatham GIS Viewer
Created by: APSU GIS Center
2055 hwy
HIGHWAY 12 S
HIGHWAY 12 S
HIGHWAY 12 S
HIGHWAY 12 S
HIGHWAY 12 S
HIGHWAY 12 S
I1
I2
I3
R1
(2 of 3)
Communities: ASHLAND C
COUNTY_ID 11
NAME ASHLAND C
Zoom to
App State
300ft



NOTE: For boundary aspects of this survey, RTK GPS positional data was observed on or around the date of 10/24/25 utilizing a Carlson BRx7 dual frequency receiver. The grid coordinates shown (if any) were derived using a VRS network of CORS stations referenced to NAD 83 (2011), Geoid 12b.

THIS SURVEY WAS COMPLETED TO THE MINIMUM STANDARDS AS REGULATED UNDER THE AUTHORITY OF SECTION 0820-3-.07 OF THE MOST CURRENT TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS.

NOTE: THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THE CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID.

NOTE: HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE ASHLAND CITY, CHEATHAM COUNTY REGIONAL PLANNING COMMISSION.

NOTE: CONTACT PROPER AUTHORITIES BEFORE CONSTRUCTING NEAR UTILITY LINES FOR PROPER EASEMENT WIDTHS & RESTRICTIONS.

NOTE: THE CERTIFICATION AS PROVIDED ON THIS SURVEY, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE PROVIDED BY OTHERS.

NOTE: THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

NOTE: THIS SURVEY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL.

NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.

LEGEND

These standard symbols will be found in the drawing.

- IRON PIN(SET)
- IRON PIN(FOUND)
- HIGHWAY MONUMENT
- POWER POLE
- WATER VALVE
- FIRE HYDRANT

A BOUNDARY SURVEY OF THE TSVII, INC. PROPERTY LOCATED IN THE 1ST DISTRICT ASHLAND CITY, CHEATHAM COUNTY TENNESSEE OCTOBER 24, 2025

B2L LAND SURVEYORS
LICENSED IN TN, KY & AL
1198 OLD PINNACLE RD JOELTON, TN 37080
PHONE: (615) 212-5703 E-MAIL: b2lhps@gmail.com

THE SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

I hereby certify that this is a Category I survey as defined by the Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors. The ratio of precision is greater than or equal to 1:10,000

JEFFREY A. LEOPARD REGISTERED LAND SURVEYOR TENNESSEE NO. 2415

SURVEYOR
JEFFREY A. LEOPARD RLS 2415

GENERAL NOTES

1.) BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (WERE DERIVED FROM GPS OBSERVATIONS).
2.) NO TITLE REPORT FURNISHED TO THIS SURVEYOR. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
3.) ALL DISTANCES MEASURED WITH E.D.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE.
4.) THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, ZONING, AND RESTRICTIONS OF RECORD, WHETHER IMPLIED OR OF RECORD.
5.) THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO ESTABLISH THE ACCURACY OF THE INFORMATION AND NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY.
6.) BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
7.) HORIZONTAL DATUM NAD83.
8.) PROPERTY CURRENTLY ZONED RI
9.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS HAVE NOT BEEN EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THE TRACT.

HEREON DEPICTION IS SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF B2L HOME AND PROPERTY SOLUTIONS IS PROHIBITED.

REVISION TABLE

1.	-	-

ORDERED BY STEPHEN CROCKER

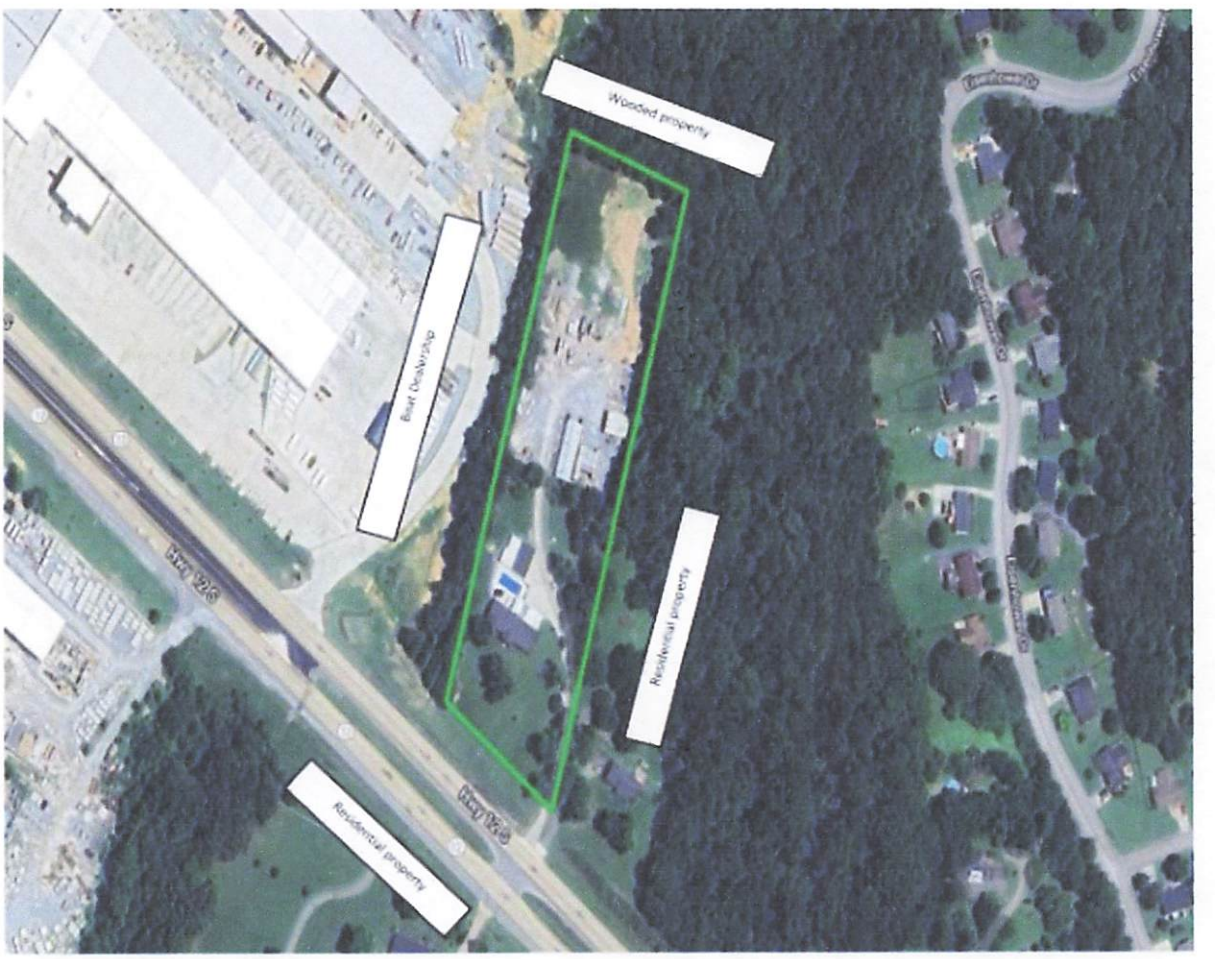
PROPERTY ADDRESS
2055 HIGHWAY 12 SOUTH
ASHLAND CITY, TN 37015

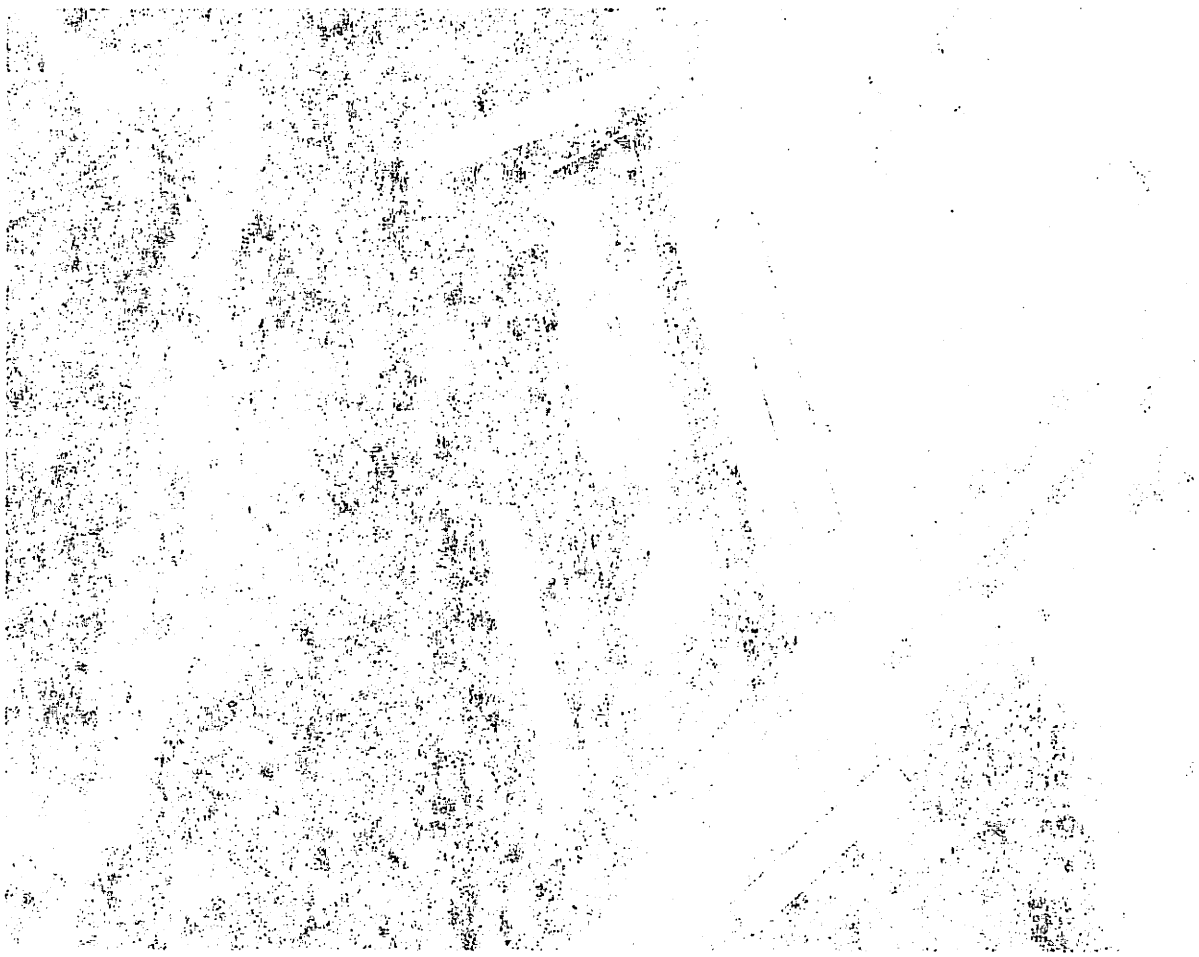
OWNER
TSVII INC
5214 MARYLAND WAY STE 406
BRENTWOOD TN 37027

DEED REFERENCE DEED BOOK 649 PAGE 6
PLAT REFERENCE N/A
TAX MAP ID: PARCEL ID: 011 065 04601
CHEATHAM COUNTY TENNESSEE

DRAWING SCALE 1" = 100'	PROJ. # LS-2310
DRAWN BY RB	DATE 11-3-25
CHECKED BY: JL	DATE 11-17-25
FIELD CREW GM/LI	DATE 10-24-25

The cumulative subject property is an estimated 4.6 acres in area. The subject property has a residential dwelling located on it. The subject property consists of six (6) primary structures. The main structure (residential dwelling) is a single-story building of approximately 2,880 square feet. The second structure is a detached garage (unfinished) of approximately 960 square feet. The third structure is an attached shed of approximately 760 square feet. The fourth structure is an open shed of approximately 1,200 square feet. The fifth structure is a detached carport (unfinished) of approximately 720 square feet. The sixth structure is a farm shop of approximately 2,400 square feet. All structures were constructed in/around 1977 per Tennessee Property Assessment Database. An aerial map/photo of the subject property with the general property lines has been provided in ***Appendix A***. The immediate vicinity of the subject property can generally be described as a mix of residential and commercial. Current usage of the adjoining properties includes wooded property to the general north; residential property to the general east; residential property to the general south; and boat dealership to the general west.


Wooded property
Bert Dealership
Residential property
Residential property



(Caymas Boats) The Industrial Development Board of Cheatham County

PARCELID 011 065 04617 000 2026

(Off) Hwy 12

(Caymas Boats) The Industrial Development Board of Cheatham County

PARCELID 011 065 04615 000 2026

2013 Hwy 12 S, Ashland City, TN 37015

Sean M Smith

PARCELID 011 065E A 13600 000 2026

217 Eisenhower Dr., Ashland City, TN 37015

Barry Lee Baker

PARCELID 011 065 04700 000 2026

2059 Hwy 12 S, Ashland City, TN 37015

Jacquelin J Kemp

PARCELID 011 065 03800 000 2026

2054 Hwy 12 S, Ashland City, TN 37015

Jacquelin J Kemp

PARCELID 011 065 03801 000 2026

2050 Hwy 12 S, Ashland City, TN 37015



ASHLAND PARK BUSINESS CENTER

Rezoning & Site Development Report

2055 Highway 12 South • Ashland City, Tennessee 37015



Conceptual 3D architectural rendering for presentation purposes only.

CURRENT DESIGN	FLEXIBILITY	SITE PROGRAM
22 Flex Bays	50' x 50' Bays Combine	Up to 85,500 SF

Requested Action: Rezoning from C-2 (Highway Service Commercial) to I-2 (Light Industrial)

Prepared for the Town of Ashland City Planning Commission and City Council.

This report incorporates the supplied DSK-07 site plan prepared by The Architecture Partnership, LLC. and Business Park Concept Site Plan prepared by Lose Design.

PROPERTY OWNER

TSVII INC
5214 Maryland Way, Ste. 406
Brentwood, TN 37027

PREPARER

David Harris
President

1. Executive Summary

Ashland Park Business Center is proposed as a professionally planned, enclosed flex-space business center at 2055 Highway 12 South in Ashland City, Tennessee. The property, comprising approximately 4.67 acres, is currently zoned C-2 (Highway Service Commercial) and designated within a federal Opportunity Zone. This report requests rezoning to I-2 (Light Industrial) to accommodate the proposed development.[1].

The current design is organized around 22 flexible bays, each measuring approximately 50 feet by 50 feet (2,500 square feet). Bays may remain independent or be combined into larger spaces of approximately 5,000 square feet (two bays) or 10,000 square feet (four bays), subject to final architectural, civil, fire, parking, and utility review. The mathematical total of 22 base bays at 2,500 square feet each with mezzanine office at 1250 square feet yields 82,500 square feet of bay and office area before walls, common areas, and code-required spaces.

The project is intentionally defined by what it will not be: it is not proposed as a heavy-industrial complex, outdoor industrial yard, truck terminal, salvage operation, or waste facility. The intended character is clean, enclosed, professionally managed flex space for contractors, trades, wholesale and distribution, equipment service, clean assembly, small-scale fabrication, and other uses permitted under the City's I-2 Light Industrial District ordinance.[2].

REQUESTED ACTION: Approve rezoning of 2055 Highway 12 South from C-2 (Highway Service Commercial) to I-2 (Light Industrial) to permit development of a 22-bay enclosed flex-space business center.

Project Summary

Item	Detail
Project name	Ashland Park Business Center
Property address	2055 Highway 12 South, Ashland City, TN 37015
Approximate lot size	4.67 acres
Current zoning	C-2 (Highway Service Commercial)
Requested zoning	I-2 (Light Industrial)
Opportunity Zone	Yes — federal Opportunity Zone designation
Proposed concept	22 enclosed flex-space bays
Base bay module	50' x 50' / 2,500 SF
Office space mezzanine	50' x 25' / 1,250 SF
Two-bay combination	50' x 100' / 5,000 SF
Four-bay combination	100' x 100' / 10,000 SF
Base-bay mathematical total	55,000 SF (before walls, common areas, and code-required spaces)
Site plan reference	DSK-07 — The Architecture Partnership, LLC

[1] 1. Ordinance 642 rezoned 2055 Highway 12 South from R-1 to C-2. See ashlandcitytn.gov/ordinances

[2] Town of Ashland City Municipal Zoning Ordinance, Article V, Section 5.053.2 — I-2 Light Industrial District. See ashlandcitytn.gov/media/2976

2. Property Overview

The subject property is located at 2055 Highway 12 South in Ashland City, Tennessee, within Cheatham County. The approximately 4.67-acre parcel fronts Highway 12 South (also known as South Main Street / TN-12), a primary north-south corridor connecting Ashland City to Nashville to the southeast and to rural Cheatham County to the southwest. The property was previously zoned R-1 (Low-Density Residential) and was rezoned to C-2 (Highway Service Commercial) under Ordinance 642.[3] Property listings also report that the parcel carries a federal Opportunity Zone designation, which provides tax incentives for qualifying investments in economically distressed communities; this designation can be confirmed with City and County staff.[4]

Surrounding Land-Use Context

The DSK-07 site plan identifies adjacent property owners including the Industrial Development Board of Cheatham County, indicating an established industrial presence in the immediate vicinity. This context supports the proposed transition from commercial to light-industrial zoning, as the I-2 District is specifically designed to provide a buffer between commercial areas and more intensive industrial uses.[5].

Existing Site Conditions

The DSK-07 site plan shows the property with frontage along Highway 12 South, 10-foot buffer strips along property edges, existing topographic contours, and the proposed development footprint. The site plan identifies finished floor elevations ranging from FFE 459 to FFE 472, indicating moderate topographic relief across the parcel. A stormwater detention basin is proposed at the eastern edge of the property.

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[3] 3. Ordinance 642 — Rezone 2055 Highway 12 from R-1 to C-2. See ashlandcitytn.gov/ordinances

[4] 4. Property listings for 2055 Highway 12 South report approximately 4.67 acres and Opportunity Zone designation; confirm with Ashland City Building and Codes Department. See ashlandcitytn.gov/building

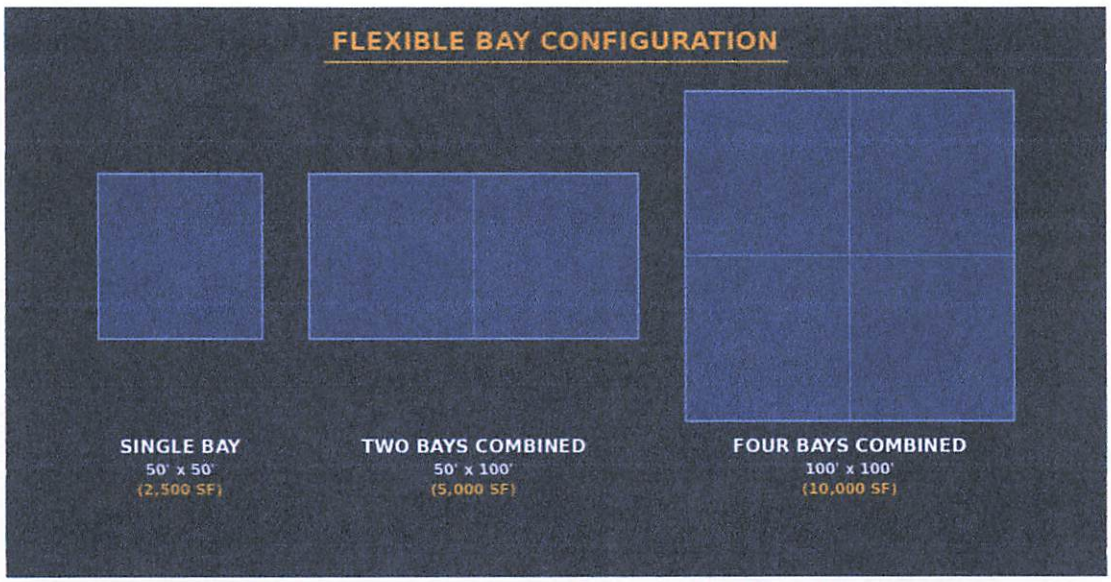
[5] 5. DSK-07 site plan, The Architecture Partnership, LLC / designbuild PARTNERS. Adjacent property owner labels shown on the site plan drawing.

3. Proposed Development Concept

The concept is a flexible 22-bay configuration housed within a single coordinated building. The principal planning advantage is that the same building framework can accommodate businesses of different sizes without changing the overall site-development concept or land-use character.

Flexible Unit Combinations

Configuration	Bays	Approx. Area	Typical Use Profile
Single bay	1	2,500 SF	Small contractor, service, trade, or office/warehouse user
Two bays combined	2	5,000 SF	Growing contractor, distributor, showroom/warehouse, or service company
Four bays combined	4	10,000 SF	Larger contractor, light manufacturing, distribution, or equipment user



Flexible bay configuration diagram. Base module: 50' x 50' (2,500 SF).

The 22 x 2,500-SF calculation produces 55,000 SF of base bay area. This figure is not a statement of final gross building area; walls, common areas, mechanical and electrical spaces, fire separations, and other code-required components will be established in final architectural plans.

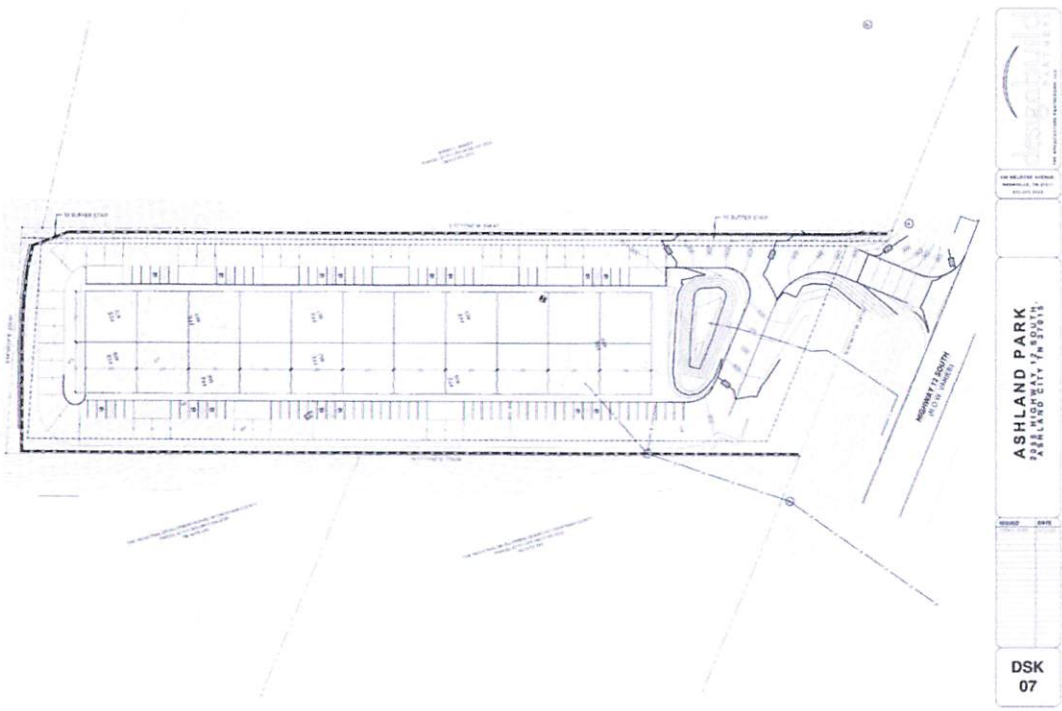
4. Conceptual Site & Architectural Rendering

The color rendering below communicates the intended character of a clean, modern flex-space business center with individual roll-up doors, office and entry components, landscaped parking, and a coordinated architectural palette. The rendering reflects the DSK-07 site plan relationship: a primary entrance perpendicular to Highway 12 South, a front parking field, and wrap-around internal circulation that allows vehicles to move around the building.



Conceptual 3D architectural rendering for presentation only. Final elevations, drive geometry, parking counts, landscaping, grades, and access details remain subject to civil and architectural engineering and City review.

DSK-07 Site Plan Reference



DSK-07 site plan — Ashland Park, 2055 Highway 12 South, Ashland City, TN 37015. Prepared by The Architecture Partnership, LLC / designbuild PARTNERS.

5. Current Zoning vs. Proposed I-2 Zoning

The property is currently zoned C-2 (Highway Service Commercial). While C-2 zoning permits a range of commercial uses, it does not accommodate the light-industrial, warehouse-flex, and enclosed fabrication uses that the proposed business center is designed to serve. The I-2 Light Industrial District is the appropriate classification for the proposed development.

I-2 Light Industrial District — Purpose

The Ashland City Municipal Zoning Ordinance describes the I-2 District as follows: "Industrial establishments of this type, within completely enclosed buildings, provide a buffer between Commercial Districts and other industrial uses which involve more objectionable influences." The ordinance states that the I-2 District "is designed for a wide range of industrial and related uses that conform to a relatively high level of performance standards."[6].

Comparison: C-2 vs. I-2

Feature	C-2 (Current)	I-2 (Proposed)
District purpose	Highway service commercial	Light industrial with high performance standards
Building character	Commercial retail and service uses	Enclosed industrial; buffer to heavier uses
Warehousing/storage	Not a primary C-2 use	Permitted use
Wholesale sales	Not a primary C-2 use	Permitted use
Light manufacturing	Not typically permitted	Permitted (limited and intermediate manufacturing)
Mini-warehouse facilities	Not typically permitted	Permitted use
Residential development	Permitted in some forms (verify per ordinance)	Excluded
Performance standards	Standard commercial requirements	Noise, vibration, smoke, odor, glare, fire
Buffer requirements	Standard landscaping requirements	10-foot buffer when abutting residential

[6] Town of Ashland City Municipal Zoning Ordinance, Article V, Section 5.053.2 — I-2 Light Industrial District. See ashlandcitytn.gov/media/2976

6. Alignment with I-2 Zoning Philosophy

The City's zoning ordinance describes the I-2 Light Industrial District in terms that closely correspond to the physical and operational concept proposed for Ashland Park. The district is designed for enclosed industrial establishments that provide a buffer between Commercial Districts and more objectionable industrial uses. Ashland Park is deliberately structured around that enclosed, controlled, higher-performance development character.

Permitted Uses in I-2 Directly Relevant to Ashland Park

- Warehousing, goods transport, and storage uses
- Wholesale sales facilities
- Limited manufacturing facilities
- Intermediate manufacturing facilities
- Building materials and farm equipment sales facilities
- Mini-warehouse facilities
- Athletic training facilities

Direct Project Alignment

City I-2 Language / Concept	Ashland Park Response
Completely enclosed establishments	Enclosed flex bays with individual tenant access
Buffer between commercial and more objectionable industrial uses	Controlled, professionally planned flex business center
Warehousing / goods transport / storage	Warehouse-flex component within tenant spaces
Wholesale sales facilities	Potential wholesale and distribution tenants
Limited / intermediate manufacturing	Potential clean, enclosed fabrication and assembly (subject to approval)
Mini-warehouse facilities	Individual bay configuration supports mini-warehouse use
Performance standards (noise, vibration, smoke, odor, glare)	Enclosed operations designed to meet all applicable standards

This report does not assert that every individual tenant activity is automatically permitted and will be additionally regulated by lease agreements. Occupancies remain subject to the adopted zoning ordinance, special-exception requirements where applicable, building and fire codes, site-plan approval, and other City requirements.

7. What Ashland Park Will Not Be

The following boundaries are intended to make the proposed development character unmistakable to City officials and neighboring property owners. If any restriction needs to be legally enforceable, it should be incorporated into the appropriate zoning conditions, site-plan conditions, covenants, leases, or other legally effective documents after review by the City and project counsel.

What Ashland Park Will NOT Be	Project Definition
A heavy-industrial complex	Heavy and high-impact industrial operations are not the defining use
An outdoor industrial yard	The concept is based on enclosed tenant bays, not open-air industrial activity
A truck terminal	No truck-terminal, freight-staging, or truck-storage-yard operation is proposed
A salvage or junk operation	No junkyard, salvage yard, or similar outdoor accumulation is proposed
A waste facility	No landfill, waste-transfer operation, or open waste-storage use is proposed
An outdoor manufacturing campus	Manufacturing and fabrication, if permitted, is intended to occur inside enclosed spaces
An unrestricted outdoor-storage property	Outdoor storage is not the defining site use and would remain subject to applicable approvals
A residential development	Residential occupancy is not part of the proposed business-center concept
A high-impact nuisance use	The project is intended to operate within all applicable noise, lighting, odor, dust, and fire performance requirements
An unplanned collection of buildings	The site is conceived as one coordinated business center with common circulation, landscaping, and architectural character

Core Development Promise: Ashland Park is intended to be a clean, enclosed, flexible business and employment center — not a general-purpose industrial yard.

8. I-2 Dimensional & Setback Requirements

The Ashland City Zoning Ordinance establishes specific dimensional standards for the I-2 Light Industrial District. The table below summarizes these requirements as they apply to the proposed development. Final compliance will be confirmed through the site-plan review process.[7].

Requirement	I-2 Standard	Project Compliance Approach
Minimum lot size	No minimum lot size specified	4.67-acre parcel; no minimum to satisfy
Front yard setback	60 feet	Building setback to be confirmed in final site plan
Side yard setback	30 feet	Final setback to be confirmed in civil plans
Rear yard setback	35 feet	Final setback to be confirmed in civil plans
Maximum lot coverage	Buildings may not exceed 50% of total lot area	Building footprint to be verified against lot area in final site plan
Maximum building height	40 feet (60 feet with approved fire protection)	Single-story flex building; well under 40-foot limit
Parking (mfg./industrial)	1 space per 1,000 SF of GFA, or 1 per employee on largest shift, whichever is greater	Parking count to be finalized based on approved tenant mix
Parking (warehousing)	1 space per 3,000 SF of GFA; minimum 5 spaces per establishment	Parking count to be finalized based on approved tenant mix
Parking space size	9' x 18' (162 SF) per space	Standard stall dimensions per ordinance
Buffer strip (abutting residential)	10-foot greenbelt with evergreen trees and shrubs (separate from setback requirements)	10-foot buffer strips identified on DSK-07 site plan; final landscape treatment per ordinance
Permeable surface	At least 15% of site or zone lot	To be confirmed in final landscape plan
Landscaping of parking area	At least 10% of vehicular use area	To be confirmed in final landscape plan

[7] Town of Ashland City Municipal Zoning Ordinance, Article V, Section 5.053.2 and Article III, Section 3.110. See ashlandcitytn.gov/media/2976

9. Site Planning, Infrastructure & Compatibility

Ashland City's development materials state that new-development site plans must be designed and stamped by a registered design professional. The City's Developers Packet provides procedures for site-plan approval, zoning interpretation, infrastructure review, parking, landscaping, and related approvals. Ten copies of the plot plan must be submitted no later than 20 days before the next regularly scheduled Planning Commission meeting, at a scale no smaller than 1 inch equals 60 feet, with contours shown at five-foot intervals.[8].

Review Item	Project Approach / Next Design Step
Traffic and access	Primary entrance and internal circulation to be engineered; final turning movements, driveway design, and emergency access subject to civil and traffic review
Wrap-around circulation	Concept provides circulation around the building to support access and reduce dependence on a dead-end arrangement
Parking and loading	Final parking and loading to be established from approved tenant and use mix and applicable City requirements
Utilities (water and sewer)	Water, sewer, fire flow, and utility capacity to be confirmed through applicable City and utility review
Stormwater management	Final grading and stormwater system to follow engineered civil plans; retention basin shown on DSK-07
Fire and life safety	Emergency access, hydrants, fire protection, egress, and occupancy requirements to be resolved through plan review
Buffers and landscaping	DSK-07 plan identifies 10-foot buffer strips; final landscape treatment coordinated with City landscape requirements
Architecture	Final elevations and materials to be developed consistent with the professional flex-business-center character shown in the rendering
Performance bond	Performance bond or letter of credit at 110% of improvement costs, payable to Ashland City Mayor and City Council, as required by ordinance

[8] Town of Ashland City — New Development. See ashlandcitytn.gov/building/page/new-development

10. I-2 Performance Standards Compliance

The I-2 Light Industrial District requires compliance with detailed performance standards governing noise, vibration, smoke and particulate matter, odor, toxic materials, fire and explosive hazards, glare, and electromagnetic interference. These standards apply to all uses established or changed in the district, and the more restrictive requirement applies where performance standards conflict with another governmental agency's rules.[9].

Standard	I-2 Requirement	Project Approach
Noise	Category C at zone lot line; Category A at industrial district boundary	Enclosed operations; mechanical equipment to be designed to meet applicable decibel limits
Vibration	Steady-state max 0.10 in/sec; impact max 0.20 in/sec (Category C)	Enclosed, low-vibration operations; equipment isolation as needed
Smoke and particulates	Ringelmann No. 1 max; 2 lbs/hour/acre particulate emissions	No process emissions anticipated; standard HVAC and dust control
Odor	Odorous matter may not exceed odor-threshold at residential boundary	No significant odor-generating uses proposed
Toxic materials	Max 1/30 of ACGIH threshold limit values; 3 lbs/hour/acre sulfur oxides	No significant toxic emissions anticipated from typical flex-space tenants
Fire and explosion hazards	Storage per state and local regulations; outdoor storage 40' from lot lines	Fire protection systems per building code; hydrant locations per City standards
Glare	Max 1 footcandle measured in residential district	Site lighting designed to direct illumination downward and away from residential properties
Electromagnetic interference	No electrical disturbances transmitted across zone lot lines	No significant electromagnetic sources anticipated

The proposed enclosed, flex-space design is inherently compatible with these performance standards. Individual tenant operations will be subject to verification of compliance as part of the property management and in accordance with site-plan and building-permit review approval.

[9] Town of Ashland City Municipal Zoning Ordinance, Article V, Section 5.053.2 — Performance Standards. See ashlandcitytn.gov/media/2976

11. Economic Development & Employment Benefits

The 22-bay format creates a range of tenant sizes within one coordinated business center. This flexibility supports local businesses that need a first dedicated commercial space as well as established companies that need larger operating footprints. The property's federal Opportunity Zone designation provides additional tax incentives for qualifying investments, making the site particularly attractive for business development.

Illustrative Employment Scenarios

Illustrative Occupancy	Avg. Employees per Business	Illustrative Total Employment
11 businesses	4	44
16 businesses	5	80
22 businesses	6	132

Illustrative only: These scenarios are simple planning examples, not employment forecasts or commitments. Actual employment will depend on the businesses occupying the property.

Potential Business Categories

- Contractors and building trades
- HVAC, plumbing, electrical, and mechanical service businesses
- Cabinet, millwork, and clean fabrication
- Wholesale and distribution
- Equipment sales and service
- Athletic training facility
- E-commerce fulfillment and storage
- B2B service businesses requiring warehouse or flex space
- Other enclosed uses permitted under the I-2 classification

Community Benefits

- Expanded local tax base through business property and sales tax revenue
- Job creation across a range of skill levels and business sizes
- Opportunity Zone investment incentives attracting private capital to Ashland City
- Adaptive reuse of commercially zoned property for employment-generating uses
- Professional site design with coordinated landscaping, parking, and architectural character

12. Rezoning Process & Requested Action

Under the Ashland City Municipal Zoning Ordinance, zoning amendments may be initiated by any person submitting a petition to the Mayor and City Council. The application must include a $100 filing fee, maps, drawings, data demonstrating conformity with the general plan, an accurate legal description, a scale drawing of the land, topographic contours at five-foot intervals, and existing buildings. Applications must be submitted no later than 20 days before the regularly scheduled Planning Commission meeting.[10].

Review Process

Step	Description
1. Application filing	$100 fee plus required maps, drawings, and data submitted to the City 20 days before Planning Commission meeting
2. Planning Commission review	PC reviews proposed amendment and makes recommendation to Mayor and City Council; 30-day reporting period
3. Public notice	Notice published in newspaper 15-30 days before public hearing; sign placed on property 14 days before hearing
4. Public hearing	Required before second reading by the Board of Mayor and City Council
5. City Council action	If PC disapproves, majority of City Council required to pass; otherwise normal voting procedures apply
6. Effective date	Amendment becomes effective upon final passage; Building Inspector updates zoning map

Planning Commission Schedule

The Ashland City Planning Commission meets on the first Monday of every month at 5:30 p.m. at City Hall, 405 N Main Street, Ashland City, TN 37015. Site plans and applications must be submitted no later than 20 days prior to the upcoming meeting to be placed on the following month's agenda.[11].

Requested Planning Path

- Approve rezoning of 2055 Highway 12 South from C-2 to I-2 (Light Industrial)
- Review the 22-bay modular flex-space program against applicable dimensional, parking, fire, and site-development standards
- Continue civil review of access, wrap-around circulation, drainage, utilities, and emergency access using the Lose Design CE site plan as well as the DSK-07 architectural plan
- Develop final architectural elevations and landscape and lighting plans consistent with the professional character shown in the concept rendering
- If additional restrictions are desired, identify which should be made legally enforceable through zoning conditions or other appropriate instruments

[10] 10. Town of Ashland City Municipal Zoning Ordinance — Rezoning Application Procedures. See ashlandcitytn.gov/media/2976

[11] Town of Ashland City — Planning Commission. See ashlandcitytn.gov/bc-pc

13. Findings Supporting Approval

Based on the analysis contained in this report, the following eight findings support approval of the requested rezoning from C-2 to I-2:

1. **Consistency with I-2 purpose.** The proposed enclosed flex-space business center directly aligns with the I-2 District's stated purpose: enclosed industrial establishments that provide a buffer between Commercial Districts and more objectionable industrial uses.
2. **Appropriate land-use transition.** The Highway 12 South corridor already contains a mix of commercial and industrial uses, and the adjacent Industrial Development Board of Cheatham County property confirms an established industrial context. The I-2 classification is an appropriate transition from the existing commercial zoning.
3. **Economic development benefit.** The project supports local employment, expands the tax base, and leverages the property's federal Opportunity Zone designation to attract private investment.
4. **Controlled development character.** The project is defined by enclosed operations, professional site design, and explicit restrictions on heavy-industrial, outdoor, and nuisance uses. The "What Ashland Park Will Not Be" framework provides additional assurance to City officials and neighboring property owners.
5. **Compliance pathway.** The proposed single-story flex building will comply with I-2 dimensional standards (40-foot height limit, 50% lot coverage, 60'/30'/35' setbacks). The 10-foot buffer strips shown on DSK-07 align with I-2 buffer requirements.
6. **Performance standards compatibility.** Enclosed, low-impact flex-space operations are inherently compatible with I-2 performance standards for noise, vibration, smoke, odor, glare, and fire safety.
7. **Regulatory compliance.** The project will undergo full site-plan review by the City Engineer, including stamped civil plans, landscape plans, drainage calculations, and fire-access review, as required by City ordinance.
8. **No adverse effect on adjoining property.** The enclosed, professionally managed development character, combined with buffer strips and landscaping, is designed to avoid adverse effects on adjoining properties.

Based on these findings, the proposed rezoning from C-2 to I-2 is consistent with the City's zoning ordinance, supports economic development, and provides a controlled, professional development character appropriate for the Highway 12 South corridor.

14. Official References

City of Ashland City Sources

Source	URL	Description
I-2 Light Industrial Zoning Ordinance	https://www.ashlandcitytn.gov/media/2976	Town of Ashland City Municipal Zoning Ordinance, Article V, Section 5.053.2
New Development Guidelines	https://www.ashlandcitytn.gov/building/page/new-development	Planning Commission meeting schedule and submission requirements
Developers Packet	https://www.ashlandcitytn.gov/building/page/developers-packet	Procedures for site-plan approval, zoning interpretation, and infrastructure review
Commercial / Industrial Development	https://www.ashlandcitytn.gov/building/page/commercialindustrial	Building permit requirements and adopted codes (2018 ICC Codes)
Adopted Codes and Ordinances	https://www.ashlandcitytn.gov/building/page/adopted-codes-and-ordinances	Highway 12 Land Use Plan and official ordinance documents
Planning Commission	https://www.ashlandcitytn.gov/bc-pc	Meeting schedule: first Monday of every month, 5:30 p.m., City Hall
City Ordinances	https://www.ashlandcitytn.gov/ordinances	Ordinance 642 (R-1 to C-2 rezone) and Ordinance 616 (I-2 Special Exceptions amendment)

Source Plan Note

This report incorporates the supplied DSK-07 concept site plan issued by The Architecture Partnership, LLC / designbuild PARTNERS, and incorporating the Business Park Concept Site Plan prepared by Lose Design identified on the drawing as ASHLAND PARK, 2055 HIGHWAY 12 SOUTH, ASHLAND CITY, TN 37015. The conceptual 3D architectural rendering is for presentation purposes only and does not constitute a construction document.

NOTE: This report was prepared to support a rezoning request before the Town of Ashland City Planning Commission and City Council. The Board of Zoning Appeals may review special-exception uses as applicable. This report does not constitute a guarantee of approval or a representation that any particular tenant use will be permitted. Final determinations remain subject to the City's adopted zoning ordinance, building and fire codes, site-plan approval, and all applicable review processes.