

Regular Minutes of the  
Ashland City Planning Commission  
August 3, 2009

The Ashland City Planning Commission met in regular session on August 3, 2009  
At 5:30 p.m. in the Municipal Building.

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

Commissioners present: Joe Macha, Hadley Williams, Ed Nichols, Yvonne Stinnett,  
Chris LaCrosse, Jim Yates

Commissioners Absent: Gary Norwood

Others Present: Michael W. Armstrong, Franklin Wilkinson, A. M. Armstrong, Sharon  
Caton, Derek Noe

Approval of Minutes

A motion was made by Williams and 2<sup>nd</sup> by Nichols to approve the minutes as written. A  
motion to approve the minutes passed by unanimous voice vote.

Public Forum: None

Old Business: None

New Business:

**A. Reschedule the September 7, 2009 Planning Commission Meeting to September  
14, 2009. September 7, 2009 is Labor Day.**

The Commission decided the next scheduled Planning Commission Meeting will be on  
September 14, 2009

**B. Review of Urban Growth Boundary**

The Commission was presented with a copy of the State digitized version of the Urban  
Growth Boundary and copy of the paper version that is recorded with the register of  
deeds. Armstrong stated that the recorded version identifies parcels that have split  
boundaries between the City and County and between the existing Urban Growth  
Boundary and the County. These parcels are up for discussion for addition to the Urban  
Growth Boundary. Caton pointed out that there are discrepancies between the State  
digitized version of the map and the recorded map. Williams asked when the Commission  
would be taking a driving tour as discussed in previous Land Use meetings. After further  
discussion Caton stated that in considering taking parcels into the Urban Growth  
Boundary there would be a public hearing giving the parcel owners the opportunity to  
agree or disagree. Information on the process is available on the internet by searching for  
Tennessee Public Chapter 1101. The sections on process and stake holders describes the

process. After further discussion of what the process might involve the Commission decided to move on to the next order of business.

**C. Discussion of proposed assisted living center for Marrowbone Heights. Map 62, Parcel 13.03 – Ron Wilkinson**

Caton presented an email she received regarding the R4PUD apartment complex for Marrowbone Heights. The closing date has been rescheduled for the middle of August for the property. The complex will contain 200 apartments. Caton stated she received an email of a concept for the property that included replacing the single family lots with assisted living apartments. The email shows various projects as samples of the concept for the assisted living center proposed by Mr. Wilkinson. There are multiple buildings and multiple stories. We do not have a formal application for change at this time. Mr. Wilkinson is having architects and engineers work on the plans for a formal application. LaCrosse asked how would we be able to meet the requirements of an R4PUD when considering the buildings to single family lot ratio as required by the ordinance? Also, he had been contacted by James Finton for an informal discussion of the proposed assisted living center. LaCrosse suggested that Mr. Finton go back to the Planning office to find out how the proposed density relates to the R4PUD ordinance. Caton stated that the proposed density on that site for the assisted living center is not possible on the remaining nine lots under the existing R4PUD zoning. Caton stated it would not be legal for the proposed density as the current R4PUD stands but the R4PUD could be amended to allow this density. Caton stated that the base zoning for that property is R4PUD and the Commercial overlay established the commercial pods. After further discussion a motion was made by Nichols and 2<sup>nd</sup> by Yates for the Planning Department to draft a letter, signed by the Codes Department and the Mayor stating the requirements for the R4PUD Zoning and addressing the proposed assisted living center and how it violates the R4PUD ordinance. Motion passed by unanimous voice vote.

Other: The Commission decided that the riding tour, as addressed by Williams, will take place on Monday, September 14, 2009 at 4:30PM.

A motion to adjourn was made by Williams and 2<sup>nd</sup> by Stinnett. Adjournment passed by unanimous voice vote.

Meeting was adjourned at 6:44 P.M.

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Chairman Joe Macha