

ORDINANCE NO. 610

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF ASHLAND CITY, TENNESSEE, BY REZONING PARCEL 014.00 OF CHEATHAM COUNTY TAX MAP 55F, GROUP A, LOCATED ON ELIZABETH STREET

WHEREAS, the Town of Ashland City has recognized the need to reclassify certain parcels located within its corporate limits to a zoning district classification more appropriate to the existing land use and the surrounding area to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of general welfare; and

WHEREAS, a request has been made to the Ashland City Municipal Planning Commission to rezone said parcel; and

WHEREAS, the Ashland City Municipal Planning Commission has reviewed and recommended to the Town Council that the Official Zoning Map, be amended as hereinafter described; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE:

SECTION 1. Pursuant to provisions of Sections 13-7-201 to 13-7-204, Tennessee Code Annotated, the property described herein is rezoned as follows:

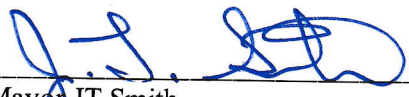
The parcel included on Tax Map 55F, Group A, Parcel 014.00, located on Elizabeth Street be rezoned from R-3 (Residential) district to the C-2 (Commercial), as taken from the records of the Assessor of Property of Cheatham County, Tennessee as of June 2023.
This area to be zoned C-2 is marked with a red "X" and shown on the map below.

SECTION 2. This ordinance shall be effective 20 days after its final passage, the public welfare requiring it.

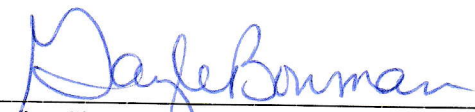
Recommended by Ashland City Municipal Planning Commission regularly called meeting on May 01, 2023.

First Reading 7-18-2023
Second Reading 8-8-2023

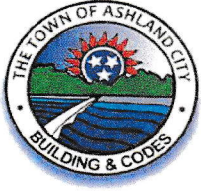
ATTEST:



Mayor JT Smith



Interim City Recorder



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 _____ / _____ district.

Description of Property (Attach Map): Map 55F Parcel 014.00

Reason for Reclassification Request: Residential to Commercial

Address: 109 Elizabeth Street 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 anicholson@ashlandcitytn.gov

Steven W. Stralton
Applicant

4/10/2023
Date

Wright & Associates
Land Surveyors
1329 Hwy. 12 N. - Ashland City, TN. 37015
Wk.-615-238-4123 - Hm.- 615-792-4291

PROPERTY DESCRIPTION

Steven W. Stratton
January 20, 2022

Lot 1

A Lot located on Elizabeth Street in Ashland City, Cheatham County, Tennessee being all of Parcel 014.00 and a portion of Parcel 012.00 of Map 055F Group A of the Property Assessor's office of said county. Being all of the property as shown in Record Book 589 – Pg. 478 and all of the Portion called "First Tract" of Record Book 504 – Pg. 2024, of the Property Assessor and Register of Deeds offices of said county. All Parcels and Records referenced in the following description are from the Property Assessor and Register of Deeds offices of said county.

Beginning at an Iron Rod (old) on the east margin, 20 ft. from and perpendicular to the centerline, of Elizabeth Street, said Iron Rod (old) is located 618 ft. ± south along the centerline of Elizabeth Street from the centerline of Main Street (Tenn. Hwy. 12). Said Iron Rod (old) is the southwest corner of Lot 1 and the northwest corner of Lot 2 (also described at this time) as shown on a Plat of this Survey and proceeding:

- 1) With the east margin of Elizabeth Street, N 05°34'13" E - 105.00 ft. to an Iron Rod (new) being the southwest corner of Parcel 015.00 of Map 055F-A belonging to Jorge A. Madrid as shown in Record Book 423 – Pg. 534, thence;
- 2) With the south line of Madrid, S 79°04'42" E passing an Iron Rod (old) online at 151.75 ft. and continuing in all 213.64 ft. to an Iron Rod (old) in a rip-rap embankment in the west line of Parcel 001.02 of said map belonging to Work Force Essentials, Inc. as shown in Record Book 508 – Pg. 2954, thence;
- 3) With the west line of Work Force Essentials, Inc., S 06°40'29" W - 42.88 ft. to an Iron Rod (old) being a corner of Parcel 001.00 of said map belonging to WHS Properties, LLC as shown in Record Book 441 – Pg. 461, thence;
- 4) With the west line of WHS Properties, LLC, S 06°40'29" W - 62.06 ft., to an Iron Rod (old), thence;
- 5) Continuing with WHS Properties, LLC, N 79°27'24" W - 23.63 ft. to an Iron Rod (old), thence;
- 6) N 79°00'06" W passing an Iron Rod (old) online at 38.2 ft. and continuing in all 188.00 ft., to the Point of Beginning containing 0.511 Acres, 22,260 Sq. Ft., according to a Survey by Marvin T. Wright, R.L.S. # 2094 of Tennessee.

TEXT_PARCEL
 LEADERLINES
 PARCELS



109 Elizabeth Street

Steven Stratton 615-339-4954



CHEATHAM COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPOSED TAX ASSESSMENT PURPOSES ONLY. IT WAS GENERATED FROM PROPERTY INFORMATION RECEIVED IN THE OFFICE OF THE REGISTER OF DEEDS AND SHOULD CONSIDERED AS TO LOCATION, PROPERTY OR LEGAL OWNERSHIP.



Fwd: Receipt #R00179691

Allen Nicholson <anicholson@ashlandcitytn.gov>

Mon 4/10/2023 2:17 PM

To: Alicia Martin <ayoung@ashlandcitytn.gov>

Allen Nicholson


Building & Codes Director

Town of Ashland City

233 TN Waltz Pkwy, Suite 103

Ashland City, TN 37015

(615)792-4211 x 5244

 Image

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From: No-Reply <No-Reply@ashlandcitytn.gov>

Sent: Monday, April 10, 2023 2:07:54 PM

To: Allen Nicholson <anicholson@ashlandcitytn.gov>

Subject: Receipt #R00179691

The Town of Ashland City would like to thank you for your payment!

Town of Ashland City Water & Sewer

PO Box 36

Ashland City, TN 37015

(615)792-4211

DATE : 4/10/2023 2:06 PM

OPER : MJ

TKBY : Margie Jarrell

TERM : 2

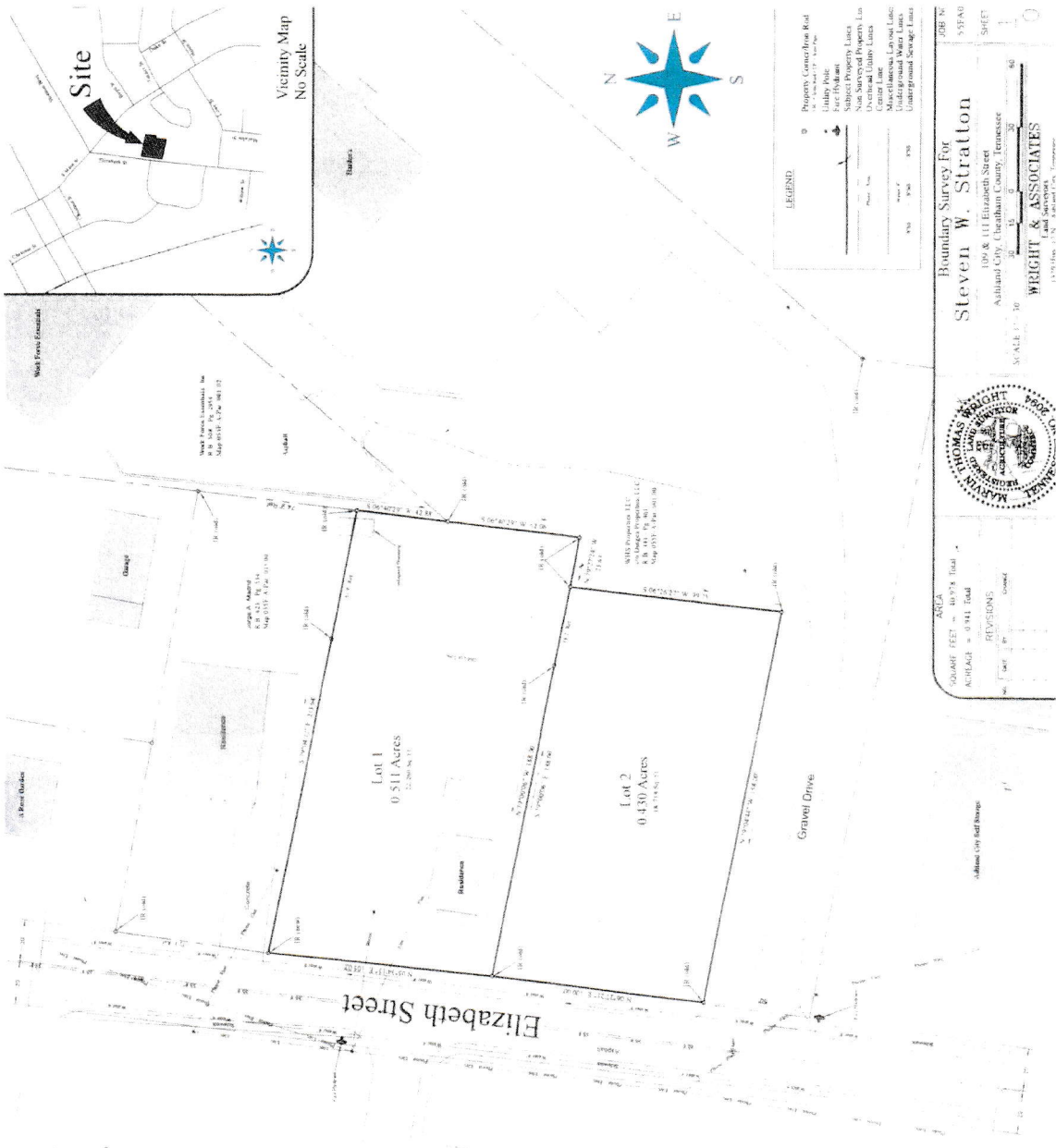
REC# : R00179691

CODES 32610 CODES BUILDING PERMITS/INSPECTION

STRATTONS INC REZONE 100.00

Paid By:STRATTONS INC

6-110 GEN CHECK 100.00 REF:1849



GENERAL NOTES:

- 1) Boundary lines shown on Record Book 504 - Pg. 7914, were not of this survey.
- 2) The surveyor has not physically indicated the underground utilities shown on the utility records and is not prepared to indicate. The surveyor makes no warranty as to the accuracy of the utility records shown on this map. The surveyor is not responsible for the accuracy of the utility records shown on this map. The surveyor is not responsible for the accuracy of the utility records shown on this map. The surveyor is not responsible for the accuracy of the utility records shown on this map.
- 3) The surveyor is not responsible for the accuracy of the utility records shown on this map. The surveyor is not responsible for the accuracy of the utility records shown on this map. The surveyor is not responsible for the accuracy of the utility records shown on this map.
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Property Title Reference

Lot 1
 Being all of the property conveyed to Steven W. Stratton as shown in Record Book 589 - Page 478 Shown as Parcel 014.00 on Cheatham County Tax Map # 053F - Gp. A, and a Portion of the property as shown in Record Book 504 - Page 302-4. Shows as Parcel 012.00 on Cheatham County Tax Map # 053F - Gp. A.

Lot 2
 Being a portion of the property conveyed to Steven W. Stratton as shown in Record Book 504 - Page 2024, R.O.C.U. Tr. Shown as Parcel 012.00 on Cheatham County Tax Map # 053F - Gp. A.

ASHLAND CITY ELEMENTARY
 Survey conducted on the east side of the parcel shown on the utility records and as shown on the parcel shown on the utility records. The survey was conducted on the east side of the parcel shown on the utility records and as shown on the parcel shown on the utility records. The survey was conducted on the east side of the parcel shown on the utility records and as shown on the parcel shown on the utility records.

Legend

- Property Conveyed to Road
- Utility Pole
- Fire Hydrant
- Gas
- Water
- Sanitary Sewer
- Storm Sewer
- Overhead Utility Lines
- Underground Utility Lines
- Gravel Lane
- Underground Water Lines
- Underground Sewer Lines

Boundary Survey For
Steven W. Stratton
 106 & 111 Elizabeth Street
 Ashland City, Cheatham County, Tennessee

WRIGHT & ASSOCIATES
 1475 Hwy. 101, Ashland, TN, Tennessee

THOMAS WRIGHT
 Licensed Professional Surveyor
 No. 10000

REVISIONS

AREA
 SQUARE FEET = 8079.5 Total
 ACRES = 0.441 Total

SCALE
 1" = 40'

JOB NO. 555AB
SHEET 10

