



Ashland City Fire, Building & Life Safety Department

101 Court Street
Ashland City TN 37015

Fire & Life Safety: (615) 792-4531 – Building Codes (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 R4 PVD district.

DESCRIPTION OF PROPERTY (Attach Map):

Map 49J Parcel 1, 1.01, 4

SURVEY ATTACHED

REASON FOR RECLASSIFICATION REQUEST WE ARE WANTING TO
REZONE FROM R4 PVD TO R4. ALSO ATTEMPTING TO SUBDIVIDE
THESE LOTS

Address: _____

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 City 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.

Applicant Signature

Date

Regal Homes 8/5/20



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SUBDIVISION APPLICATION

APPLICANT NAME: REGAL HOMES

ADDRESS: 296 ED HARRIS RD
ASHLAND CITY TN 37015

TELEPHONE: 615. 403. 7002

PROJECT NAME: PEACH HILL

NUMBER OF LOTS: currently 3 — subdividing into 7

PLANNING COMMISSION FEES: _____

Minor Subdivision (Four lots or less): \$150.00

Plat Amendment: \$150.00

Major Subdivision: \$250.00

Note: Mylar shall be presented at the time of Final Subdivision Plat Approval and must be signed by all parties except for Secretary of the Planning Commission.

Having submitted plans for review by the Ashland City Planning Commission, I understand that I am responsible for all review fees incurred by the Town of Ashland City. I understand that the fee paid at the time of submittal is not applicable for the fees incurred through review. With my signature, I verify that I fully understand that I am responsible for said fees, and that I have received a copy of Ordinance #165.

[Signature]
Applicant's Signature

8/5/20
Date

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO AMEND LOTS 36 AND 38 OF ASHLAND HEIGHTS SUBDIVISION AS OF RECORD IN PLAT BOOK 1, PAGE 60, AND TO CREATE AN ADDITIONAL FIVE BUILDABLE LOTS.
2. BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) ZONE 4103. UNLESS OTHERWISE NOTED, DISTANCES AND COORDINATES RECIPIENT ARE BASED ON GROUND MEASUREMENTS, NO SCALE FACTOR APPLIED.
3. G.P.S. EQUIPMENT USED TO ESTABLISH GRID NORTH: CARLSON BRX 5 DUAL FREQUENCY RECEIVER
4. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO SURVEY.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED UPON THE TYPE, SIZE AND EXISTENCE. LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERE TO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO IS WORKING IN OR NEAR ANY UNDERGROUND UTILITY (OWNERS), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THE SURVEY, SHALL NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 UTILITIES NOT CHECKED.
7. THE RECORDING OF THIS PLAT, VOUCHER, AND SUPERCEDES THE RECORDING OF LOTS 36 AND 38 OF ASHLAND HEIGHTS SUBDIVISION AS OF RECORD IN PLAT BOOK 1, PAGE 60, JULY 18, 2018. REGISTERS OFFICE OF CHEATAM COUNTY, TN.
8. THIS PROPERTY LIES WITHIN ZONES AE AND ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON PLAT 1701-1701-1701 NUMBER 270210165 D, DATED: SEPTEMBER 17, 2010.

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS PLAT SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE TOWN OF ASHLAND, TENNESSEE; SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____
APPROPRIATE GOVERNMENT REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS, AND THAT THE PLAT IS IN ACCORDANCE WITH THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____
PLANNING COMMISSION SECRETARY

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS ENDED IN RECORD BOOK NUMBER 333, PAGE 2302, COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE PLAN OF SUBDIVISION WITH RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____
OTHER _____

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF SEWER AND WATER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER AND WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "PEACH MILL" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETIES BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

SEWER SYSTEM _____ DATE _____
NAME, TITLE AND AGENCY OR AUTHORIZED APPROVING AGENT

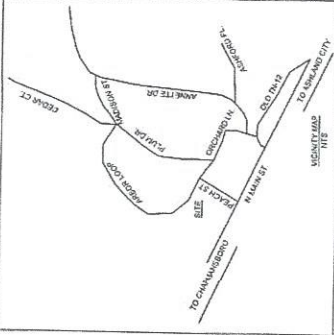
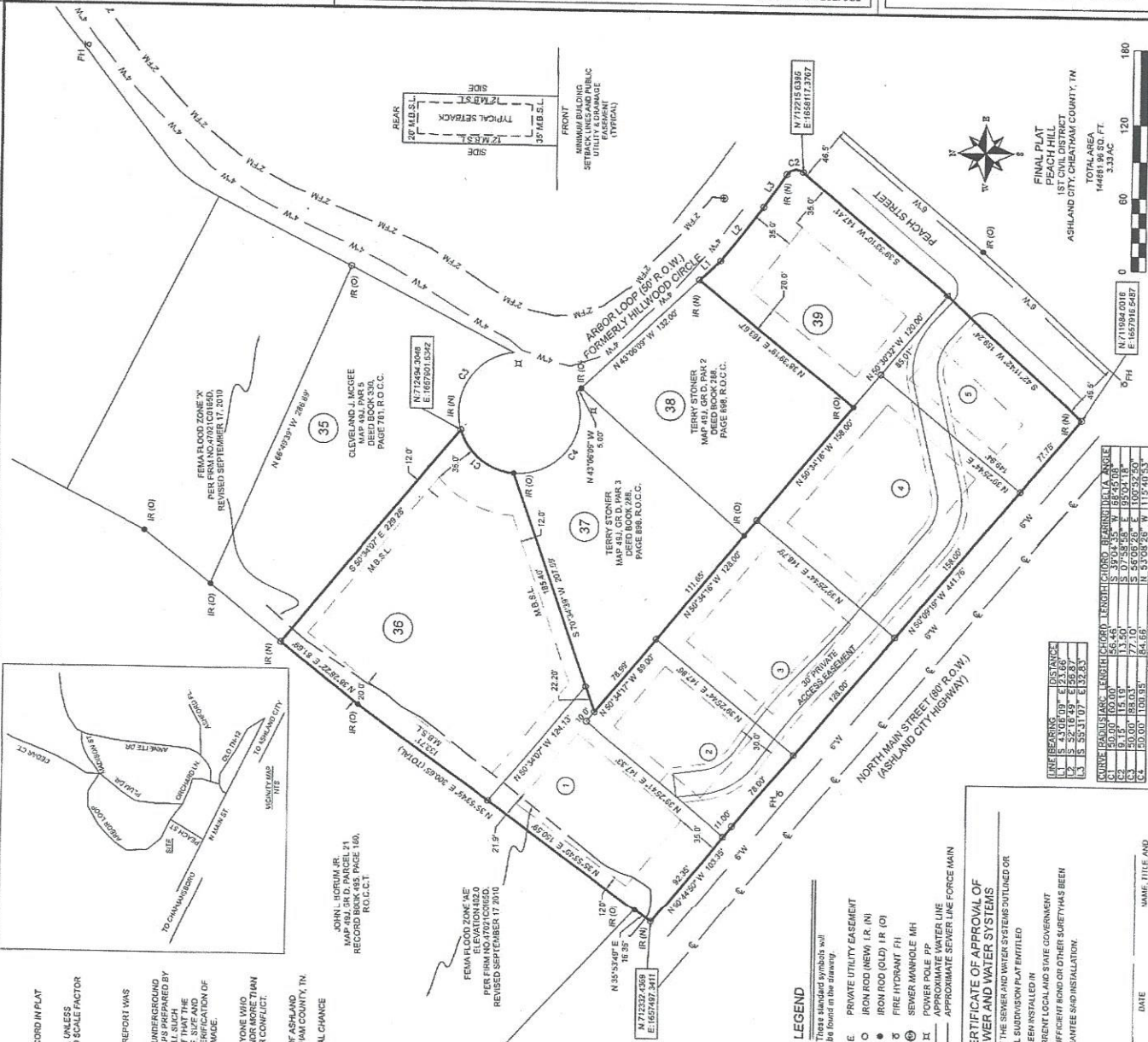
LEGEND

These indicated symbols will be shown in the survey.

- P.U.E. PRIVATE UTILITY EASEMENT
- IRON ROD (NEW) (R. IN)
- IRON ROD (OLD) (R. IN)
- FIRE HYDRANT (FH)
- SEWER MANHOLE (MH)
- POWER POLE (PP)
- APPROXIMATE WATER LINE
- APPROXIMATE SEWER LINE FORCE MAIN

LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	N 35° 34' 45" E	56.45	N 35° 04' 35" E	56.45
2	S 52° 18' 49" E	13.50	S 52° 18' 49" E	13.50
3	N 35° 34' 45" E	84.66	N 35° 04' 35" E	84.66
4	S 52° 18' 49" E	13.50	S 52° 18' 49" E	13.50

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4	S 52° 18' 49" E	13.50	S 52° 18' 49" E	13.50



CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN, 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersturn@yahoo.com

REVISIONS	CLIENT INFORMATION
	REGAL HOMES COMPANY 250 ED HARRIS ROAD ASHLAND CITY, TN 37015

DATE	MAP AND PARCEL	JEFF C	DATE	APPROVED	JEFF C	SCALE	ONE OF ONE
JULY 13, 2020	MAP 481, GR D, PAR 3, 1, 1014	JULY 13, 2020	2-885	PROJECT NO.	2-885	1" = 60'	

PRELIMINARY PLAT