



# 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-1 Low Density Residential district.

Description of Property (Attach Map): Map 62 Parcel 41&41.01  
See Attached Survey and property description

Reason for Reclassification Request: We would like to rezone the property to I-2 in order to market and develop the property as light industrial to match the adjoining use to the south.

Address: 1840 Highway 12 South

#### 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](mailto:anicholson@ashlandcitytn.gov)

Jason Walker

Applicant

10-4-2022

Date

**Property Description of  
The Jason Walker Property  
Tax Map 062, Parcels 041.00 & 041.01  
Record Book 562, Page 1434, R.O.C.C.T.**

Being a Tract of land situated in the 1<sup>st</sup> Civil District of Cheatham County, Tennessee, said Tract being 3.63 miles, more or less, southeast of downtown Ashland City, and generally located north of Gallaher Road, south of Williamsburg Road, east of the Cumberland River, and west of, and adjacent to State Route 12, said Tract being more particularly described as follows:

Beginning at an existing concrete monument in the western right-of-way of State Route 12, said concrete monument being 0.29 miles, more or less, south of the centerline of Williamsburg Road, as measured along the said western right-of-way, said concrete monument also being the southeastern corner of the James W. Stinnett, Jr., ET UX property, as recorded in Record Book 363, Page 134, R.O.C.C.T.;

Thence with the western right-of-way of State Route 12 for the next 4 courses as follows: South 24 degrees 27 minutes 25 seconds East 220.48 feet to an existing ½” iron pin with an illegible cap; Thence South 24 degrees 27 minutes 49 seconds East 153.66 feet to an existing concrete monument; Thence South 07 degrees 53 minutes 54 seconds East 282.83 feet to an existing ½” iron pin, cap #1837; Thence South 10 degrees 39 minutes 45 seconds West, passing an existing concrete monument at 306.79 feet, in all 323.62 feet to an existing ½” iron pin, cap #1837, said iron pin being in the northern line of the Jerry Reed property, as recorded in Record Book 242, Page 245, R.O.C.C.T.;

Thence with the northern line of the said Reed property, North 81 degrees 31 minutes 01 second West 315.78 feet to an existing ½” iron pin, cap #1837, said iron pin being the northeastern corner of the Rod E. Wilkins property, as recorded in Record Book 548, Page 942, R.O.C.C.T.;

Thence with the northern line of the said Wilkins property, North 82 degrees 21 minutes 31 seconds West 862.26 feet to an existing ½” iron pin, uncapped, said iron pin being the southeastern corner of the Anthony D. Hooten property, as recorded in Record Book 246, Page 852, R.O.C.C.T.;

Thence with the southern line of the said Hooten property, North 53 degrees 18 minutes 47 seconds East 647.44 feet to an existing ½” iron pin, uncapped;

Thence continuing with the southern line of the said Hooten property, North 53 degrees 19 minutes 34 seconds East 396.24 feet to an existing ½” iron pin, uncapped, said iron pin being the southwestern corner of the said Stinnett property;

Thence with the southern line of the said Stinnett property, North 51 degrees 50 minutes 21 seconds East 249.31 feet to the point of beginning.

Said Tract contains 13.684 Acres (596,079.7 sq. ft.) 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 Billy Ray Suiter, PLS 1837, on June 1, 2020.

All iron pins set are ½” x 18” rebar with plastic cap stamped “SUITER 1837”.

**MAP #****OWNER**

062-043.01

James W. Stinnett, Jr., Et Ux  
1830 Hwy 12 S.  
Ashland City, TN 37015

062-044.00

Victor Richardson  
1820 Hwy 12 S.  
Ashland City, TN 37015

062-042.00

Victor Richardson  
1820 Hwy 12 S.  
Ashland City, TN 37015

062-046.00

Jackie L. Kern, Jr., Et Ux  
1816 Hwy 12 S.  
Ashland City, TN 37015

062-047.00

Jarrett S. Watts  
1812 Hwy 12 S.  
Ashland City, TN 37015

062-048.00

Sherri Raymer  
1808 Hwy 12 S.  
Ashland City, TN 37015

062-057.00

Diana G. Meadows, Et Vir  
1022 Meadow Brook Rd.  
Ashland City, TN 37015

062-058.00

Artenzia C. Young-Seigler  
1115 Allenwood Dr.  
Ashland City, TN 37015

062-059.00

Sandra C. Braden  
1119 Allenwood Dr.  
Ashland City, TN 37015

062-062.00

Belton M. Deville, Et Ux  
1123 Allenwood Dr.  
Ashland City, TN 37015

062-062.01

Jenny M. Green  
1125 Allenwood Dr.  
Ashland City, TN 37015

062-077.15

Anthony D. Hooten  
2305 Siefried St  
Nashville, TN 37208

062-077.02

Anthony D. Hooten  
2305 Siefried St  
Nashville, TN 37208

062-077.03

Cheryl A. Long, Et Vir  
1011 Riverview Ln  
Ashland City, TN 37015

062-077.04

Bonnie Jerson, Et Vir  
1015 Riverview Ln  
Ashland City, TN 37015

062-077.07

Henry A. Miklich, Et Ux  
1921 Hwy 12 S.  
Ashland City, TN 37015

062-077.11

Edward M. Amonett  
1012 Riverview Ln  
Ashland City, TN 37015

062-077.12

Yasmine S. Ali  
1010 Riverview Ln  
Ashland City, TN 37015

062-063.00

John F. Williamson, Et Ux  
1128 Allenwood Dr.  
Ashland City, TN 37015

062-077.13

Robert W. Williams  
6060 N. Central Expy, Ste. 200  
Dallas, TX 75206

062-064.00

Derek Adamberger, Et Ux  
1114 Allenwood Dr.  
Ashland City, TN 37015

062-065.00

Bryan W. Kephart  
500 Waycross Dr  
Nashville, TN 37211

062-066.00

Kevin Hounihan  
1108 Allenwood Dr.  
Ashland City, TN 37015

065-086.00

Cheatham County  
1037 Thompson Rd  
Ashland City, TN 37015

065-024.00

The Bassickhis Co. c/o Strategic Materials  
PO Box 968  
Katy, TX 77492

065-041.00

Judy Walkup  
1040 Gallaher Rd  
Ashland City, TN 37015

065-041.01

Steve Newman, Et Ux  
1032 Gallaher Rd  
Ashland City, TN 37015

065-041.02

Donald Walkup, Et Ux  
1040 Gallaher Rd  
Ashland City, TN 37015

065-042.00

Rod E. Wilkins  
6441 Bresslyn Rd  
Nashville, TN 37205

065-040.01

Jerry Reed  
1030 Fox Hill Rd  
Ashland City, TN 37015

065-040.00

Margaret S. & Jerry Reed, LLC.  
21 Washington Park  
Nashville, TN 37205

065-040.02

Donald F. Thompson, Etal  
1160 Chickadee Cir  
Hermitage, TN 37076

065-039.02

Gate Precast Company  
1 Bluegrass Dr  
Ashland City, TN 37015

065-39.00

Gate Precast Company  
PO Box 4156  
Winchester, KY 40392

065-044.00

John Weaks, Jr.  
1915 Hwy 12 S.  
Ashland City, TN 37015

062-038.00

Jason L. Walker  
PO Box 849  
Ashland City, TN 37015

062-038.02

Nathan C. Batson c/o Jack Batson  
5325 Buena Vista Pk  
Nashville, TN 37218

062-038.01

Mary B. Beasley  
PO Box 26  
Ashland City, TN 37015

062-043.00

Regina Layton  
PO Box 26  
Ashland City, TN 37015

062-035.01

Micah A. Ferebee  
1811 Hwy 12 S.  
Ashland City, TN 37015