



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 55 F 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

Stevan 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

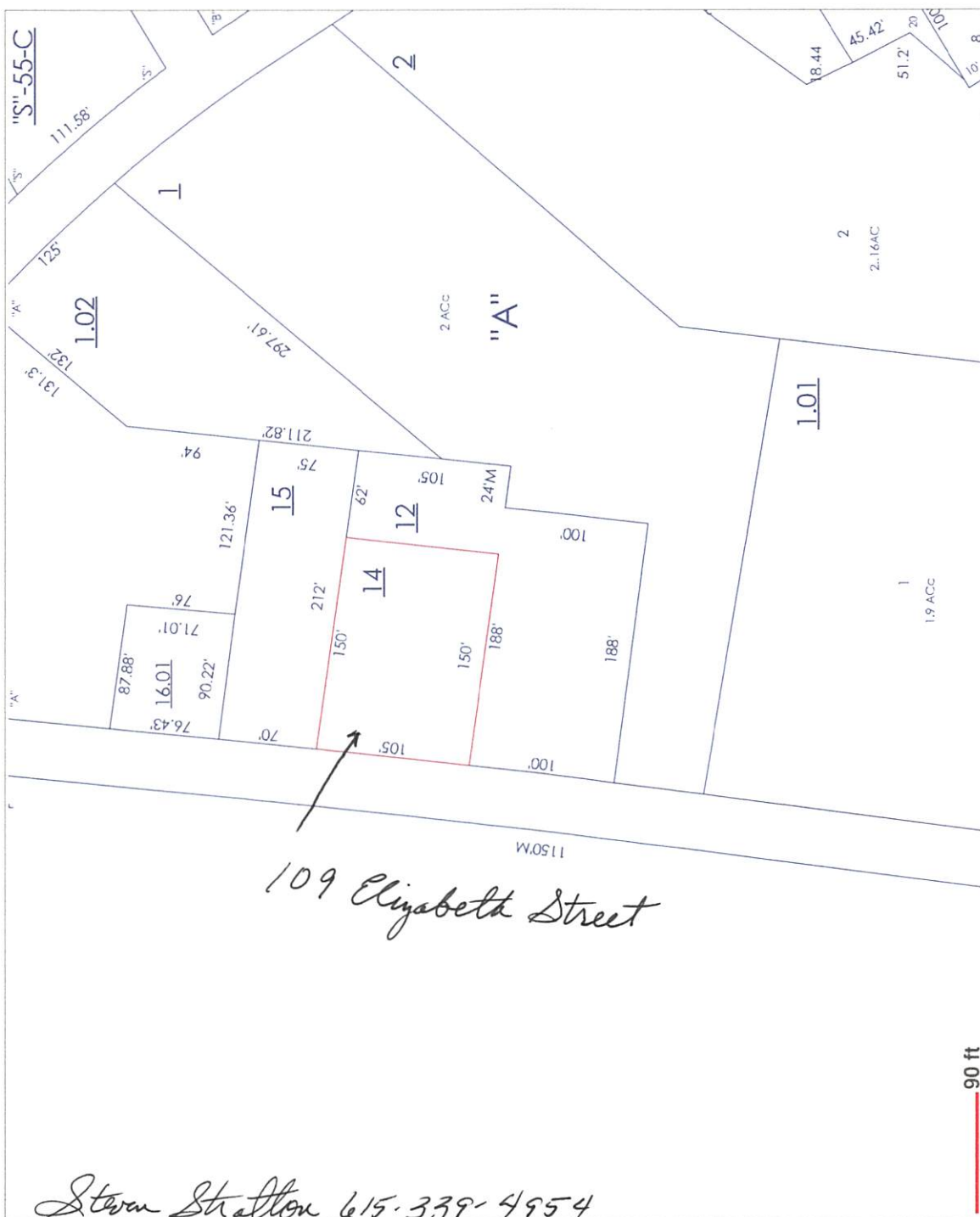
Lot 1

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



CHEATHAM COUNTY, TENNESSEE



DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

Steve Stratton 615-339-4954

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) Bearings are based on Record Book 508 - Pg. 2954, west line of description 555-40729E.
- 2) This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appearances at the site. public records and/or maps prepared by others. The surveyor makes no guarantee that the underground utilities shown are correct. The surveyor is not responsible for any damage to or loss of any underground utilities shown on this map. The surveyor is not responsible for any damage to or loss of any underground utilities shown on this map. The surveyor is not responsible for any damage to or loss of any underground utilities shown on this map.
- 3) Subject property is shown as parcel 014.00 (Lot 1 & 012.00 (Lot 2) - GP A, on Cheatham Co. Tax Map no. 055F.
- 4) Subject Property: 055F-A-014.00 (Lot 1) is Zoned R-3. 055F-A-012.00 (Lot 2) is Zoned C-2.

Property Title Reference

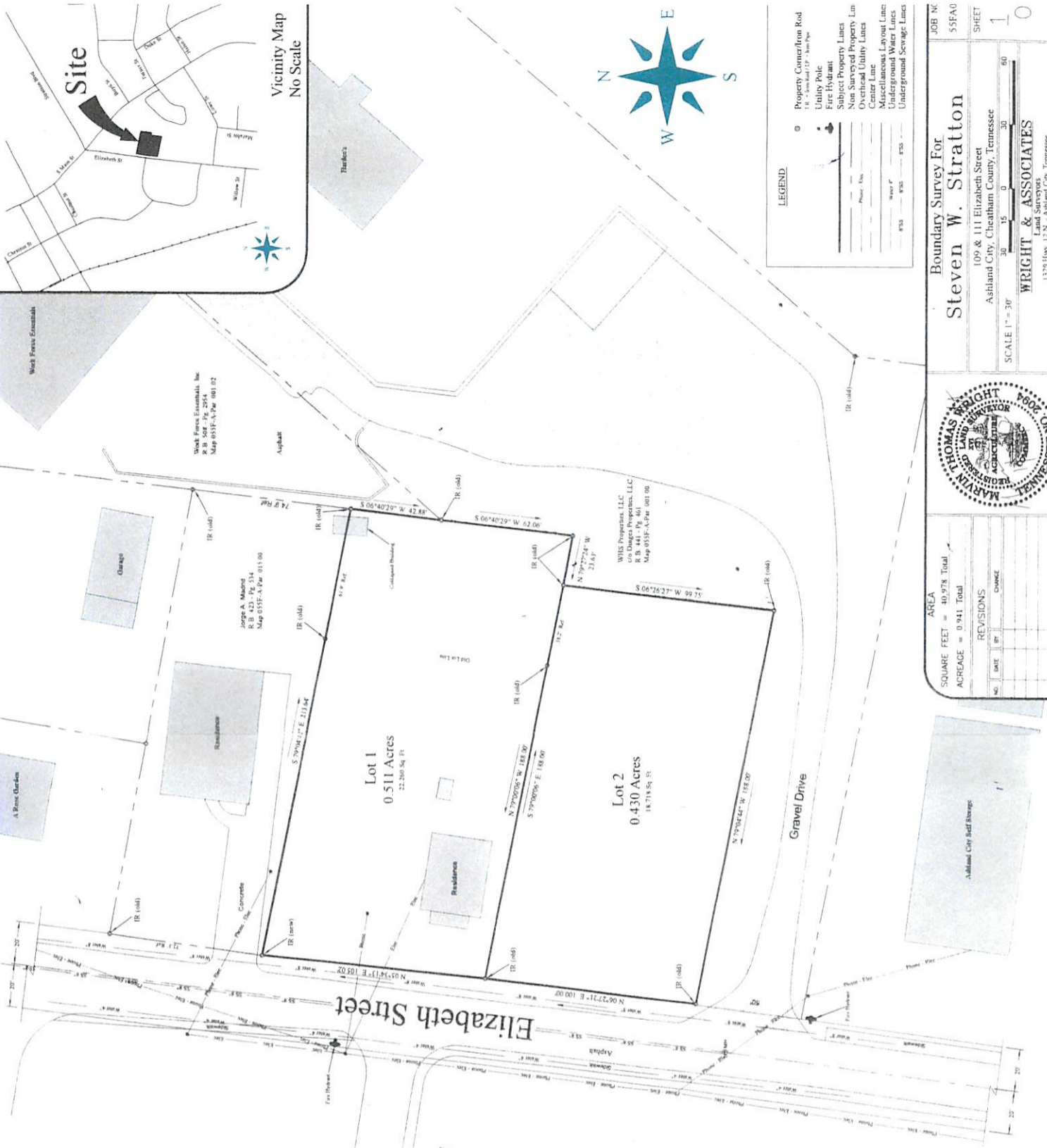
Lot 1
Being all of the property conveyed to Steven W. Stratton as shown in Record Book 589 - Page 478, Shown as Parcel 014.00 on Cheatham County Tax Map # 055F - Gp A, and a portion of the property as shown in Record Book 504 - Page 2024, Shown as Parcel 012.00 on Cheatham County Tax Map # 055F - Gp 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.C., Tn. Shown as Parcel 012.00 on Cheatham County Tax Map # 055F - Gp A.

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown herein, that this is a "Cadastral" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated and that the Ratio of Precision is greater than or equal to 1:10,000 Plus or Minus.

1/6/2027
M. T. Wright



LEGEND

- Property Corner/Iron Rod
- Utility Pole
- Fire Hydrant
- Subject Property Lines
- Non-Surveyed Property Lines
- Overhead Utility Lines
- Center Line
- Miscellaneous Layout Lines
- Underground Water Lines
- Underground Sewage Lines

Boundary Survey For
Steven W. Stratton
109 & 111 Elizabeth Street
Ashland City, Cheatham County, Tennessee
SCALE 1" = 30'

WRIGHT & ASSOCIATES
1379 Hwy 12 N, Ashland, TN, Tennessee

REVISIONS

NO.	DATE	BY	CHANGE
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AREA
SQUARE FEET = 40,978 Total
ACREAGE = 0.941 Total

JOB NO. 55FA0
SHEET 1
SCALE 1" = 30'