



TOWN OF ASHLAND CITY

Planning Commission Meeting

September 14, 2020 5:30 PM

Agenda

Chairwoman: Melody Sleeper

Committee Members: Steve Allen, Justin Bell, Alberto Santacruz, Steven Stratton, Lisa Walker, Hadley Williams

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. July 6, 2020 Planning Commission Meeting Minutes

PUBLIC FORUM

NEW BUSINESS

2. Rezone Request: R3 to R4-PUD 580 South Main Street - Map 55F H Parcel 4.00
3. Rezone Request & Subdivision Application: R4PUD to R4- Peach/Main Street - Map 49J Parcel 1, 1.01, 4
4. Administrative Hearing: Site plan amendment Reigle Bell Street Townhomes
5. Preliminary Site Plan Approval: Convenience Store - Old Hydes Ferry and Highway 12

OLD BUSINESS

6. Landscape Ordinance Review

OTHER

ADJOURNMENT

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 615-792-6455, M-F 8:00 AM – 4:00 PM. The town will make reasonable accommodations for those persons.



TOWN OF ASHLAND CITY Planning Commission Meeting July 06, 2020 5:30 PM Minutes

CALL TO ORDER

Chairwoman Melody Sleeper called the meeting to order at 5:34 p.m.

ROLL CALL

PRESENT: Chairwoman Melody Sleeper, Mayor Steve Allen, Committee Member Justin Bell, Committee Member Alberto Santacruz, Committee Member Steven Stratton, Committee Member Hadley Williams, Committee Member Lisa Walker.

APPROVAL OF AGENDA

A motion was made by Committee Member Walker, seconded by Mayor Allen to approve the agenda for July 6, 2020 Planning Commission Meeting. All approved by voice vote.

APPROVAL OF MINUTES

1. A motion was made by Committee Member Walker, seconded by Mayor Allen to approve the May 4, 2020 meeting minutes.

PUBLIC FORUM

Bill and Yvonne Stinnett concerns of rezone - Mr. Stinnett, who lives at 1830 Hwy 12 South, stated concerns of the rezone of Map 62 Parcel 041.00 and 041.01 from residential to industrial. He stated they purchased home in 1995 for one hundred and twenty thousand dollars (\$120,000) and current value is three hundred and twenty two thousand six hundred dollars (\$322,600) and rezoning this property will decrease the value of their home. He informed of blasting issues where one rock hit the house causing damage and one rock went through his wife's hair while walking the dog. He stated he is concerned due to no plan filed of what the owner will build, he stated the owner can not have a rock quarry or sell rocks. He stated he is not looking for damages, but is stating his opposition to rezone.

Judy Walkup concerns of rezone - Ms. Walkup, who owns two (2) pieces of property between Map 62 Parcel 041.00 and 041.01 on Gallaher Rd, stated blasting is the problem. Committee Member Stratton questioned location of Gallaher Rd. Mr. Jason Walker stated 2 properties in between that address is industrial. Committee Member Williams stated the problem is clear, if we let industrial open in residential, industrial will take over.

Zada Law concerns of rezone - Ms. Law, who lives at 1039 Riverview Lane, stated she lives less than a mile from site in a very well developed residential site. She is unsure why owner wants the change to industrial, but this will have an adverse effect on the radius of sites.

Zita Lock concerns of rezone - Ms. Law, who lives at 1039 Riverview Lane, questioned why are they wanting the rezone and how does the plan fit into the Ashland City's master plan.

OLD BUSINESS

None.

NEW BUSINESS

2. **Rezone Request: Highway 12- Map 62 Parcel 041.00 and 041.00-** Mr. Jason Walker stated blasting has all state approval and they are in full compliance. Blasting on both commercial and residential properties, the blasting company is charged and responsible. He stated he would like to bring his business back to Cheatham from Nashville and to have a shop to park trucks and work on them. He informed today should be last day of blasting and a twelve (12) foot berm was built between his property and Stinnett and other properties. Committee Member Walker questioned the

type of trucks, who will monitor, and will you see the shop from the highway. Mr. Walker replied triaxle dump trucks. Chief Walker stated blasting is not the issue here, the issue is about the rezone. Chairwoman Sleeper questioned the size of the shop and how many trucks. Mr. Walker stated the shop will be a nice facility high up on the site, a twenty thousand (20,000) square foot building and fifteen (15) trucks. Mr. Rick Gregory stated a discussion years ago and plan adopted in support of commercial property, this property borders R-2 and I-2. He further stated the committee needed to determine if request meets the plan and find a way to recommend to City Council that it adheres to policies, zones to industrial and all uses permitted in zone limited and intermediate uses manufacturing. Committee Member Santacruz questioned the hours for the shop. Mr. Walker stated 6 a.m. to no later than 6 p.m. Mayor Allen questioned Mr. Stinnett and Ms. Walkup if no blasting would you still be opposed. Mr. Stinnett answered yes, due to the devalue of the property and the destruction the trucks will do to the streets. Ms. Jennifer Noe stated it is better to send to council with some type of recommendation. A motion was made by Committee Member Walker, seconded by Committee Member Williams, to deny the rezone. Voting Yea to deny rezone: Chairwoman Sleeper, Committee Member Stratton, Committee Member Williams, Committee Member Walker, Committee Member Bell, Mayor Allen Voting Nay: Committee Member Santacruz.

3. **AO Smith Levee Project Approval** - Mr. Jay Camillie with CEC asked the committee for questions. He stated this is five (5) years in the making and now have approval from Washington, DC. He stated to give a short summary the 2010 flood had a seventy (\$70,000,000) million effect on AO Smith and this is a measure to help alleviate it happening again. He introduced Mike Head with AO Smith. Mr. Rick Gregory stated he looked at the site plan and it well exceeds all site plans, he recommends approval. A motion was made to approve plans made by Committee Member Walker, seconded by Committee Member Stratton. Voting Yea: Chairwoman Sleeper, Committee Member Santacruz, Committee Member Williams, Committee Member Walker, Mayor Allen, Committee Member Stratton and Committee Member Bell.

OTHER

None.

ADJOURNMENT

A motion to adjourn was made by Committee Member Williams, seconded by Committee Member Stratton. All approved by voice vote and the meeting adjourned at 6:31 p.m.

CHAIRWOMAN MELODY SLEEPER

CITY RECORDER KELLIE REED, CMFO, CMC



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 R-3 district.

DESCRIPTION OF PROPERTY (Attach Map): Map 055F 14 Parcel 004.00

580 S MAIN R-3 - R-4 PUP

REASON FOR RECLASSIFICATION REQUEST Planned development

Address: 580 S MAIN ST.

NOTE:

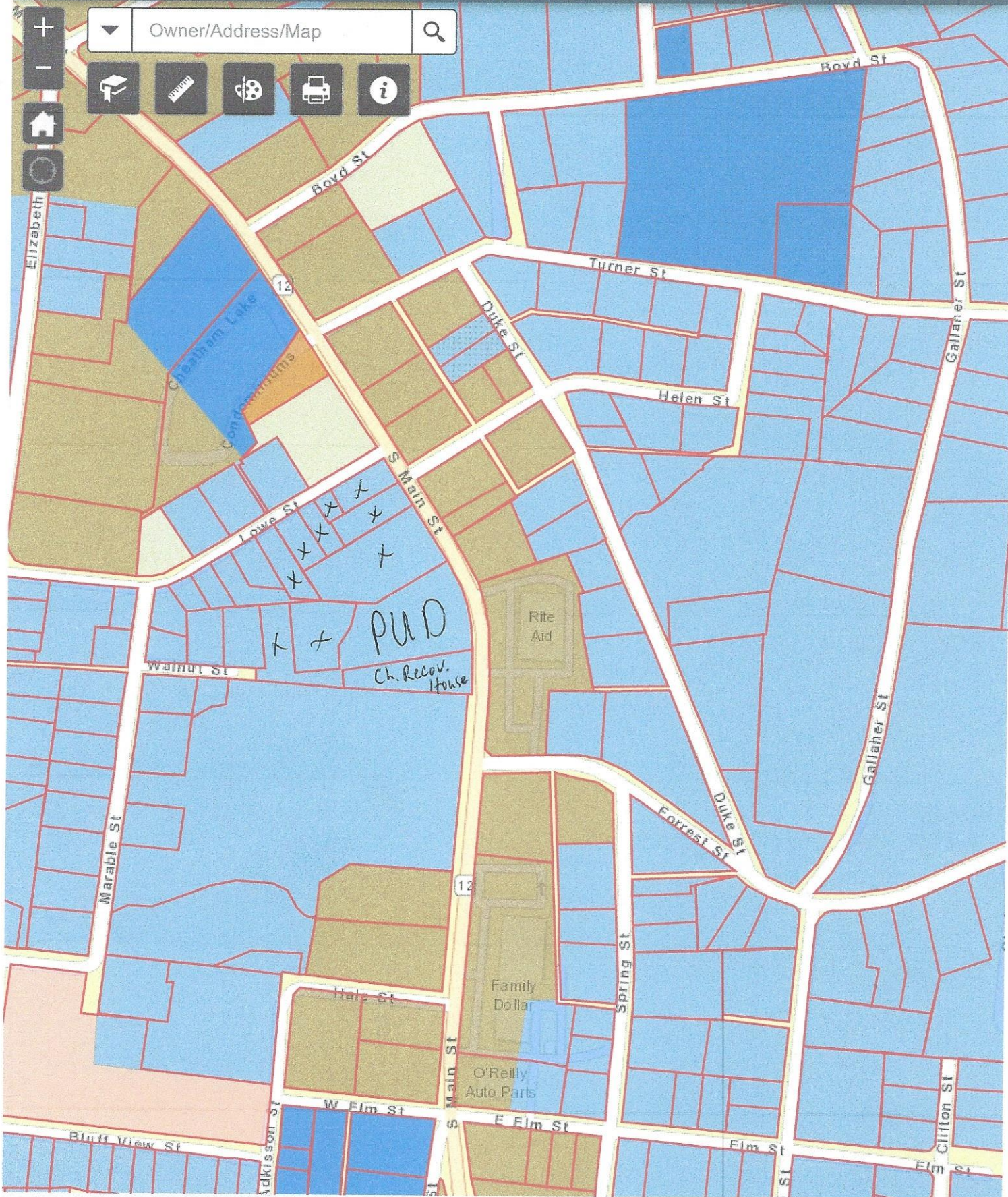
1. All applications for rezoning must be turned into City Hall no later than thirty (30) days prior to the upcoming planning commission meeting, if they are to be entertained at said meeting.
2. An accurate graphic plat prepared and stamped by a registered design professional and a legal description 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.

*Donnie Jordan, Bart Correll
Cassandra Stokes, Phil Lacrosse
Polly Newcomb,
need addresses?*

Stewart W. Stettin 8/17/2020
Applicant Signature Date



Owner/Address/Map



300ft

36.270 Degrees

Names and Addresses of all property owners within 1000 ft on adjacent properties for rezone application regarding Stratton Mayo Property PUD

Donnie Jordan – 268 Ed Harris Rd

Phillip Lacrosse- 614 S. Main St.

Polly Newcomb- 622 S. Main St.

Bart Correll- 104 Lowe St.

Cassandra Stokes- PO Box 64



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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.

[Signature] Regal Homes 8/5/20
Applicant Signature Date



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

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.



Applicant's Signature

8/5/20

Date

5.060. Special overlay district description and purpose. These regulations are designed to promote flexibility in design and permit planned diversification in the location of structures; to promote efficient use of land that will facilitate a more economic arrangement of buildings; circulation systems, land use, and utilities; to preserve as much as possible existing landscape features and utilize them in a harmonious fashion; to encourage the total planning of tracts of land; and to provide a mechanism for the ownership of land, utilities, streets, and facilities in common as well as the maintenance and disposition thereof. **(Added Sections 5.060-5.100, by Ordinance 303, May 10, 2005)**

Planned Unit Development Overlay Districts may overlay any of the following residential and commercial districts:

- | | |
|-----|-----|
| R-1 | C-1 |
| R-2 | C-2 |
| R-3 | |
| R-4 | |

When a Planned Unit Development Overlay District is proposed, permitted uses and density calculations are taken from the underlying base district. However, minimum lot sizes, yards and other dimensional requirements shall be designated by the regulations of the given planned unit development.

5.070 General Provisions

A. Master Plan Required. No application for PUD Zoning shall be considered unless a master plan meeting the requirements set forth in this ordinance.

B. Ownership and Division of Land. No tract of land may be considered for or approved as a planned development unless such tract is under single ownership. The holder(s) of a written option to purchase, any governmental agency, or a redeveloper under contract shall be considered land owners for purposes of this section. Unless otherwise provided as a condition of approval of a PUD, the landowner of an approved PUD may divide and transfer parts of such development. The transferee shall complete each such unit, and use and maintain it in strict conformance with the adopted final master plan. Prior to the transfer of any section, a subdivision plat shall be filed with the Planning Commission.

C. Relationship to Subdivision Regulations. The uniqueness of each proposal for a planned unit development may require that specifications for the width and surfacing of streets, public ways, public utility right-of-ways, curbs, and other standards be subject to modification from the specifications established in the subdivision regulations adopted by the Planning Commission. Modifications may be incorporated only with the approval of the master plan for a PUD and granted as a variance in the preliminary approval of the subdivision which must be concurrent with the final approval of the master plan by the Planning Commission.

D. Development Period, Staging Schedule. The expeditious construction of any PUD shall be undertaken to assist in the assurance of the full completion of the development in accordance with the approved master plan.

Within one (1) year after the date of approval, actual construction shall have commenced in such development. In the event that construction has not been started, the Planning Commission may conduct a hearing on the review of the PUD and may proceed to cancel or extend such final master plan depending on the circumstances of each case.

E. Final Master Development Plan of a Planned Unit Development. The final master plan of a PUD for the entire development, or as submitted in stages if authorized, shall be substantially consistent with the approved preliminary master development plan receiving preliminary approval plus the following:

The location of water, sewerage, and drainage facilities; detailed building and landscaping plans and elevations; character and location of signs; plans for street improvements; and grading and earth moving plans showing existing and proposed topography. The final master development plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development.

F. Amendments to the Planned Unit Development. The terms, conditions, and the final master development plan of a PUD may be changed from time to time by official action of the Planning Commission. Any such amendments must remain in compliance with the appropriate zoning regulations and comply with the following:

The landowner, the residents and/or owners of or in the PUD may apply to the Planning Commission for an amendment to the master development plan. The Planning Commission may approve such amendment so long as the original intent is not abrogated and the change does not in any way damage any part of the PUD nor any adjoining properties. Minor changes in the location, siting, and height of the buildings may be authorized by the Planning Commission if required by engineering or other circumstances of the location not foreseen at the time of final approval. Major changes, as determined by the planning commission, such as changes in use, rearrangement of lots, blocks, or building tracts, provisions for open space, or any other major change must be forwarded to the board after the planning commission has made its recommendations.

G. Subdivision Plat Required. A PUD may be subdivided and sold. When this is to be the case at the time of submission of the final master development plan, a final plat shall also be submitted meeting the requirements for a final plat to be recorded in the office of the Cheatham County Registrar.

When the subdivision includes attached dwellings in either a horizontal or vertical relationship, the final plat shall also contain an "as-built" building and boundary survey showing the complete and accurate dimensions and angles of the boundary of the parcel(s) on which the unit is located. In a vertical relationship (for example a second floor apartment) the plat must contain a datum plane of other suitable location reference. In meeting this requirement, it is necessary that the upper and lower limits of each level of each dwelling unit be identified specifically in relation to the vertical reference.

H. Building Reconstruction. In the event a building is substantially damaged or destroyed by fire or natural disaster, such building may be reconstructed in exact compliance with the approved master development plan. No change in any dimension or location shall be permitted without an official amendment approved by the Planning Commission.

I. Zoning Considerations. When an area is submitted for PUD approval, the Planning Commission in its deliberations shall consider the character of the proposed development in relationship to the surrounding area. No such development shall be approved where the streets providing access cannot handle the additional traffic load nor where the water system is incapable of meeting the fire flow requirements.

- a. Curb and gutters are required on all streets.
- b. Minimum pavement widths shall be as follows:

Collector Street	22 ft.
Minor Street	20 ft.
One-Way Street or Alley	12 ft.
- c. Dead-end streets shall be avoided when possible, however, when necessary, dead-end streets shall be provided with adequate turn-around.
- d. There shall be a clear delineation between any street (public or private) and parking areas. This can be accomplished by the use of different materials, curbs or other physical separations as appropriate.

2. Off-Street Parking. All automobile storage areas shall be off-street with a minimum of two (2) spaces per dwelling unit. All off-street parking areas shall be paved, marked, and landscaped. Large expanses of pavement shall not be permitted to dominate a site, and the Planning Commission may require a variety of design and landscaping techniques to achieve this. Parking for other buildings shall be defined in Section 4.010, of this ordinance.

3. Sidewalks. Sidewalks are required on at least one side of all streets within RPUDs except for alleys. Sidewalks shall be set back a minimum of five (5) feet behind the street curbs. Sidewalks shall be a minimum of five (5) feet wide and be constructed of concrete, brick, textured pavers, or a combination of these materials, and shall be raised above the adjacent street level. Pedestrian street crossings at intersections may be raised above the adjacent street level as a traffic-calming measure.

4. Street Lighting. Street lighting will be considered upon a case by case basis. When required, street lighting shall be decorative.

5. Utilities. The development shall be serviced with a public sanitary sewer system or an alternative sewage disposal system approved by the appropriate approving agency. The water systems shall be capable of providing needed fire flows for the development as well as a domestic water supply. Fire hydrants shall be installed to ensure adequate fire flow is available to protect all buildings and structures.

6. Waste Disposal. If any central waste disposal containers are provided, they shall be completely enclosed and screened from view.

7. Recreation and Open Space. Recreation uses provided as part of a RPUD may include community buildings, swimming pools, golf courses, tennis courts, playgrounds, and similar activities. Where a RPUD includes multi-family buildings, recreation and open space is required. Where a RPUD contains only single family detached dwellings, only open space is required. In both instances, the amount of land established for permanent usable open space and recreational use shall be a minimum of fifteen (15) percent of the gross acreage.

5.100 CPUD, Commercial planned unit development districts

A. Permitted Uses. Within an approved CPUD overlay district, the following uses and their accessory structures shall be taken from the underlying base district.

TOWN OF ASHLAND CITY PLANNING COMMISSION MEETING MINUTES

July 3, 2017

5:30 PM at Ashland City Municipal Building

101 Court Street, Ashland City, Tennessee

CALL TO ORDER at 5:30 PM by Chairman Melody Sleeper.

ROLL CALL

Present: Chairman Melody Sleeper, Mayor Richard Johnson, Hadley Williams, and Lisa Walker

Absent: Carol Macha, Yvonne Stinnett, and David Coode

CONSIDERATION OF MINUTES

A motion was made by Mayor, seconded by Williams to approve the June minutes with a correction to Lennox changing to be spelled Lenox. Motion passed unanimously by voice vote.

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

- A. **Donnie Kemp- lot subdivision approval.** Mayor made a motion, seconded by Williams to approve for discussion. Mr. Rick Gregory stated the R-3 zoning calls for 80' wide set back lines and the way the property lines for lot 1 and 2 would only be 65' wide. Mrs. Valerie Dreier asked if the issue is the lots are not wide enough. Mr. Gregory clarified the lots are required to be 80' wide and 3 of the lots are not wide enough, those being lots 1, 2 and 4. In addition, Mr. Gregory stated this could be sent back to the surveyor as the area is big enough for the 5 homes; however, the property lines may need to be turned differently. Mayor asked for the size of the homes. Mrs. Dreier stated they are 1600-1800 square feet, 2 story, tall, skinny homes less than 40' in width as they have more depth than width. She then asked if they would need to get a variance for the depth. Mr. Stinson stated it would need to be advertised for 15 days before the Board of Zoning and Appeals could meet. Mayor made a motion, seconded by Mr. Williams to approve the lot for the subdivision pending approval of the Board of Zoning and Appeals. Vote on motion: Mayor-yes, Williams-yes, Walker-yes, and Sleeper-yes.
- B. **Site Plan Approval for Hwy 12 Storage Facility.** Mr. Josh Lyon with Klober Engineering stated he was representing Mr. Yarbrough. In addition, phase 1 of the project consists of several mini storage facilities and phase 2 will be later on and will be reserved for retail frontage. Mayor made a motion, seconded by Mr. Williams to approve for discussion. Mr. Gregory stated Allen Nicholson, Brian Stinson, Chief Walker and he have discussed the drawing needing to show a 10' radius with distance between buildings for firefighting apparatus to move on site. Mr. Lyon stated that has been done. Mayor asked if it will be a step system for the office. Mr. Stinson stated he did not know if Mr. Cherry did that or not; however, the plans were sent to SSR and he will make a note to have them review it. Ms. Sleeper asked if there were any more questions and being none asked for a roll call vote with the motion and condition of approval with the plans being updated with the requested comments. Vote on motion: Mayor-yes, Williams-yes, Walker-yes, and Sleeper-yes.
- C. **Bell Street site plan approval.** Mayor made a motion, seconded by Mr. Williams to approve for discussion. Mr. Stinson stated the house plans are the same as the Turner Street project which was

approved previously for Mr. Reigle. Further stating the plan is to use the separate road for access to these homes; therefore, not to back up on Bell Street. In addition, the plans have been submitted to the engineer and he hasn't received comments back at this time, but he did speak with the engineer and was told there will not be much to address. Mayor asked why they would not be able to build sidewalks. Mr. Gregory stated they are wanting to take advantage of the asphalt already there; however, he had looked at it and with the rough shape it is already in it could be pushed back and get some usable area for sidewalks. He further stated, if nothing else they could widen the existing pavement toward the street and the sidewalks could be 4 to 5'. Mr. Allen Nicholson pointed out on CO.1 shows a 5' sidewalk already on plans to curb. Mr. Stinson stated this needed to be added to the plan being they show it in the detail but not in the plan. Mr. Williams asked if the utilities will be underground. Mr. Stinson stated all Cumberland Electric lines are now installed underground. Mayor changed his motion, which was seconded by Ms. Walker to include approval with updates to sidewalk and taking care of asphalt. Vote on motion: Mayor-yes, Walker-yes, Williams-yes, and Sleeper-yes.

- D. **Turner Street site plan approval.** Mr. Gregory stated this development has 29 building sites, 27 of which are 19x53 and the other 2 are 24x48. Mayor made a motion, seconded by Ms. Walker to approve for discussion. Mr. Gregory stated his concerns are the turnaround area for fire equipment and the detention pond possibly needing to be fenced. A discussion ensued regarding the fire hydrant requirements. Mr. Stinson stated the city attorney, Jennifer Noe, is reviewing the plans and he would make note to ask her about the detention pond. Mayor made a motion, seconded by Ms. Walker pending review the home owner's association requirements. Vote on motion: Mayor-yes, Walker-yes, Williams-yes, and Sleeper-yes.
- E. **Vantage Point Apartments subdivision and site plan approval.** Mr. Stinson stated the parking lot had to be moved due to the owner of the assisted living facility requiring them to do so. He further stated the section of the lot to the north of the apartments, which is lot 5, will be taken off and completed as part of lot 1. Additionally, this will give them more greenspace. Mr. Stinson clarified the approval is for the subdivision and greenspace. A motion was made by Mayor, seconded by Williams to approve the subdivision and site plan. Vote on motion: Mayor-yes, Williams-yes, Walker-yes, and Sleeper-yes.

OTHER

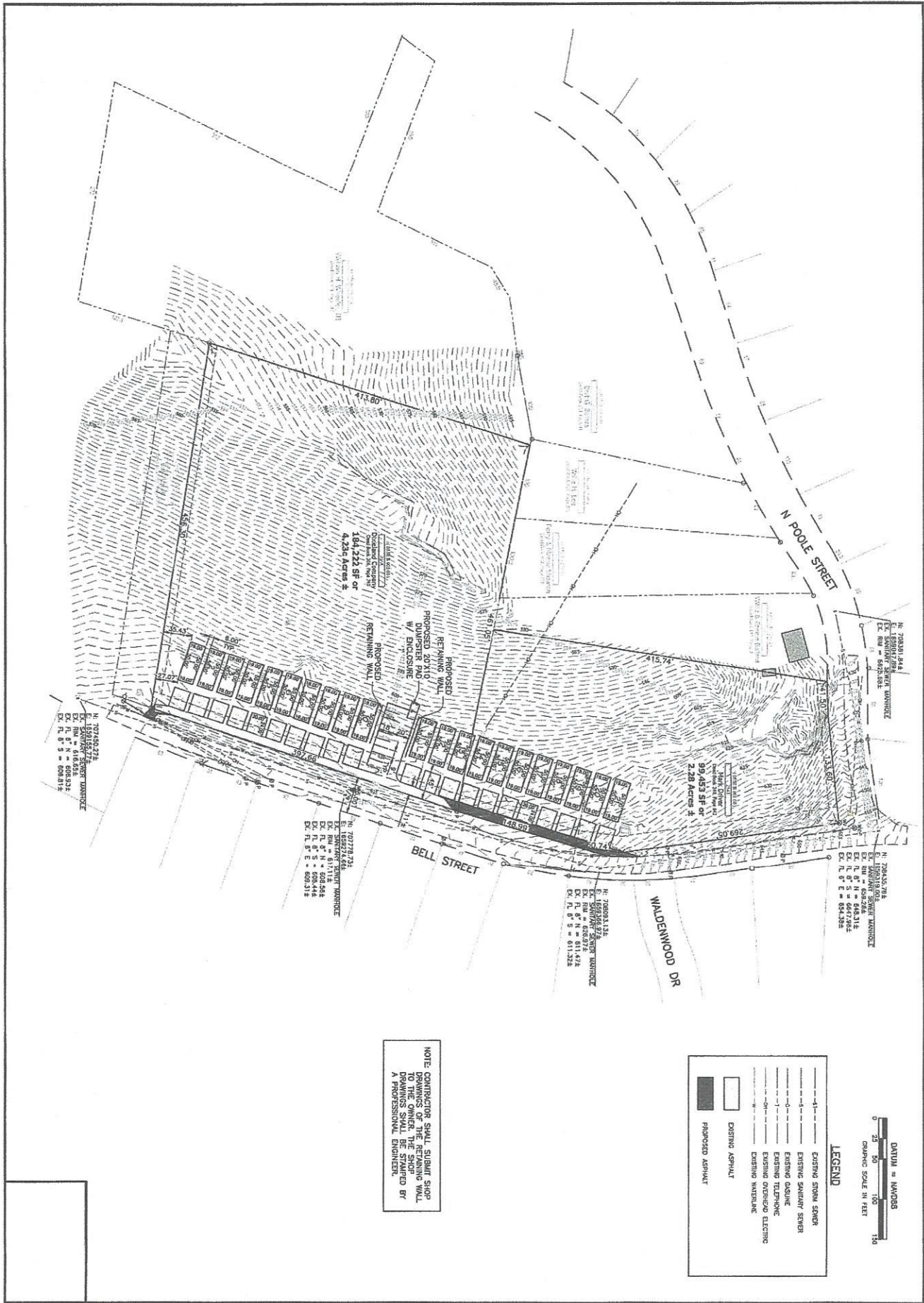
- A. **Animal Control.** Mr. Stinson informed the committee of the regulations set to go before council regarding the care, upkeep, and safety of urban chickens. In addition, these regulations will be presented to be adopted into the Municipal Code to better regulate and enforce these issues. Ms. Walker asked who enforces the regulations. Mr. Stinson stated being the city does not have an animal control officer codes will handle it. Ms. Sleeper asked if citations are issued. Mr. Stinson responded as long as they can identify the owner they will.
- B. **Leland Station Development.** Ms. Walker asked for an update on the Leland Station Development. Mr. Stinson stated they are waiting on bonds for the roads. Further the engineer has held them up. Mayor stated the city is not holding up this development.

ADJOURNMENT

A motion was made by Williams, seconded by Mayor to adjourn. Chairman Motion passed unanimously by voice vote. Meeting adjourned at 6:28 p.m.


Chairman Melody Sleeper

ORIGINAL



<p>SITE GEOMETRICS PLAN</p> <p>PROJECT: MULTI-FAMILY SITE PLAN FOR 2543 BELL ST. TOWNHOMES ASHLAND CITY, CHEATHAM COUNTY, TENNESSEE</p>		<p>DATE: 6-1-17</p> <p>SCALE: 1" = 20'</p>
<p>REVISION</p>	<p>DATE</p>	<p>BY</p>

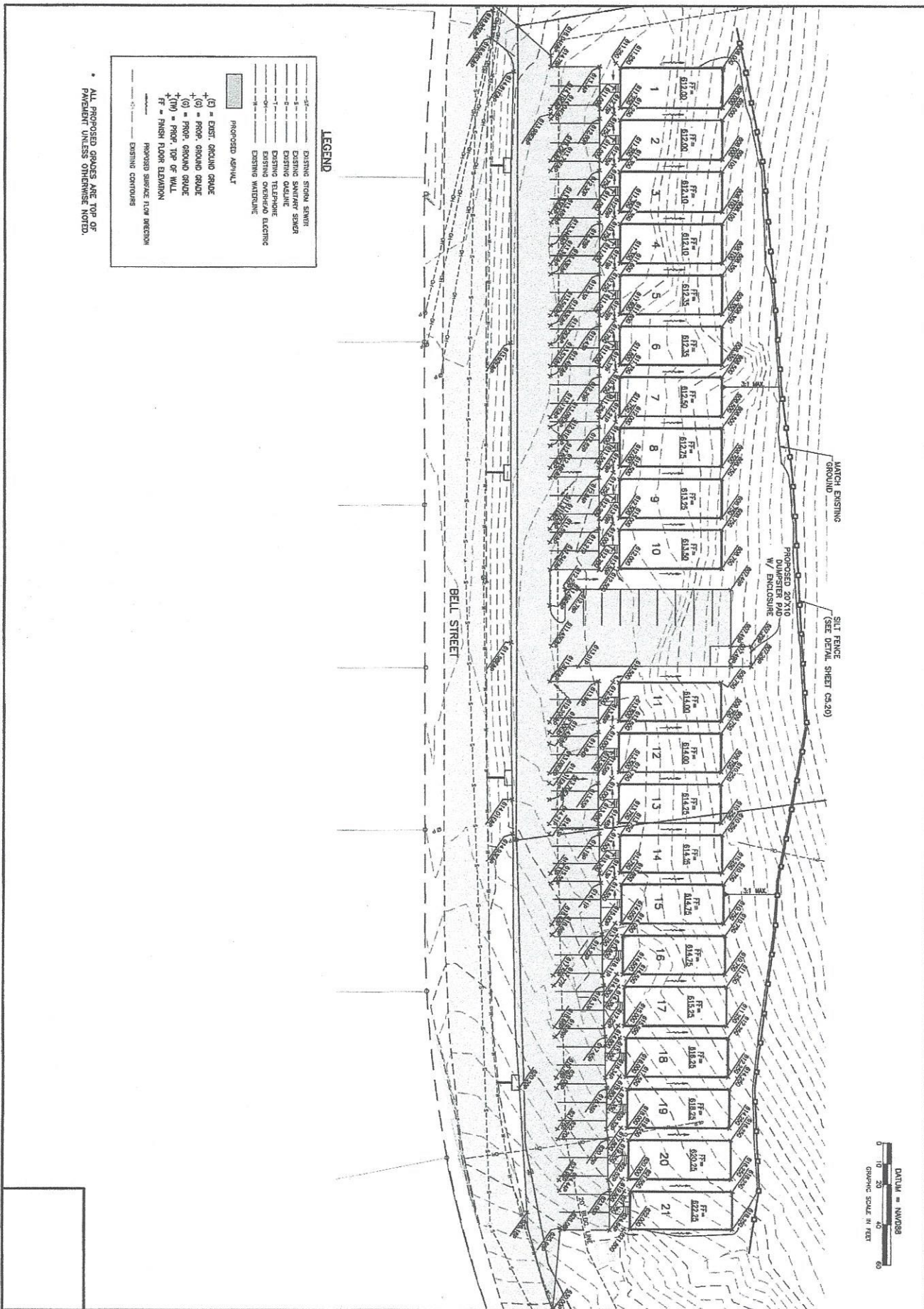
FellerFinch & ASSOCIATES, INC.
 Engineers • Land Planners

725 Cool Springs Blvd., Suite 600
 Franklin, Tennessee 37067
 Phone: (615) 733-6200
 www.fellerfinch.com

ITEM # 4.

DATE: 6/15/2017
 TIME: 4:23:12 PM
 USER: DM/CAL

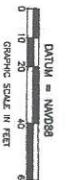
NEW



LEGEND

	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING DRAINAGE
	EXISTING TELEPHONE
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATERLINE
	PROPOSED ASPHALT
	(E) = EXIST. GROUND GRADE
	(G) = PROP. GROUND GRADE
	(FF) = EXIST. FINISH FLOOR ELEVATION
	(FF) = PROP. FINISH FLOOR ELEVATION
	EXISTING CONTOURS
	PROPOSED SURFACE FLOW DIRECTION

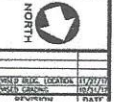
• ALL PROPOSED GRADES ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.



DATE:	11-28-20
SCALE:	1/4" = 1'-0"
DESIGNER:	DAVID L. FINCH
CHECKER:	DAVID L. FINCH
DATE:	11-28-20
PROJECT:	2543 BELL ST. TOWNHOMES
CLIENT:	DEVELOPER

SITE GRADING PLAN

PROJECT: MULTI-FAMILY SITE PLAN FOR 2543 BELL ST. TOWNHOMES ASHLAND CITY, CHEATHAM COUNTY, TENNESSEE



FellerFinch & ASSOCIATES, INC.
Engineers • Land Planners

725 Cool Springs Blvd., Suite 600
Franklin, Tennessee 37067
Phone: (615) 732-6229
www.fellerfinch.com



ITEM # 4.



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

PLANNING COMMISSION SITE PLAN CHECKLIST

NAME OF SITE LOT 1, ALLEN HOLT 2 LOT SUBDIVISION

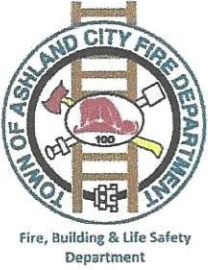
LOCATION O HYDES FERRY ROAD ZONING DISTRICT C-2

OWNER JASON WALKER

ENGINEER STEVENS DESIGN & CONSULTING

1. Three (3) copies of the site plan. Please indicate at time of application if you would like any of the remaining copies after your case is heard and voted on.
2. Three (3) copies and an electronic PDF of revised site plans made available to the Fire, Building and Life Safety Department – according to planner/engineer comments. Also written response to all comments to match what was changed on revised site plans.
3. Location map of the site at a scale of not less than 1"=2000' (USGS map is acceptable). Map must show the following:
 - a. Approximate site boundary
 - b. Public streets in the vicinity
 - c. Types of development of surrounding parcels
 - d. Public water and sewer lines serving the site
 - e. Map # and Parcel # of site location
4. Site boundary, stamped and signed by a registered surveyor.
5. The shape, size and location of all existing buildings on the lot.
6. The existing and intended use of the lot and of structures on it. If residential, give the number of dwelling units per building.
7. Topographic survey of the site with contour intervals at no greater than 5' intervals, stamped and signed by a registered surveyor.
8. Location of all driveways and entrances with dimensions from the centerline of the drive to the nearest property corner and to the nearest intersection (if the intersection is closer than 200 feet).
9. Dimensioned layout and location of all parking spaces including handicapped spaces.
10. Dimensioned layout and location of off-street loading bays and docks.

11. Location and area of open space.
12. A table showing the ground coverage, total floor area and building heights.
13. Location, dimension and heights of all fences and walls with materials specified.
14. Location, type and amount of landscaping.
15. Proposed means of surface drainage, including locations and sizes of all culverts, ditches and detention structures, storm-water system to be designed as per the requirements of the Ashland City Planning Commission.
16. Dimensioned location of all easements and right-of-ways.
17. Location of all portions of the site that are within the floodway and the 100-year floodplain. A note will be included which gives the FEMA map number from which this information was developed. In addition, if portions of the site are in the 100-year floodplain and/or the floodway, the 100-year flood elevation(s) at the site will be listed on the plan.
18. Location, size and distance to all public utilities serving the site including all fire hydrants.
19. Location, by type and size of all proposed signs, (Please note that signs larger than 40 sq. ft. are not permitted per the sign ordinance for the Town of Ashland City.
20. Vegetation, show at minimum the following:
 - a. Existing tree masses and hedgerows
 - b. General description of the tree types and sizes within the tree masses
 - c. Location and identification of trees 15" in caliper (measured 4' above the ground) or larger
 - d. Description of landscaping requirements for the site based upon surrounding land uses (see Zoning Ordinance Section 3, 140)
21. Identification of slopes greater than 15% and identification of those soils (SCS soil mapping is acceptable) on those slopes.
22. Site plan application fee \$100
23. Additional engineering review etc., site inspection charges are subject to Section 14-301 of the Ashland City Municipal Code per Ordinance #165.
24. Three (3) sets of the construction plans for the site.
25. Submittal must be made at least 20 working days prior to the Planning Commission meeting to be heard.
26. If application is requesting a variance, application is to be submitted to the Building Official in accordance with Section 7.080 of the Ashland City Zoning Ordinance.



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 SITE PLAN APPROVAL

Date Received: 8-14-2020 SM

Property Address: 0 HYDES FERRY ROAD

LOT 1 - ALLEN HOLT 2LOT SUBDIVISION

Map # 62 Parcel # 4.01 Acreage: 1.60

Property Owner(s): JASON WALKER

Phone: 615-364-6708

Description of project being reviewed: _____

CONVENIENCE STORE w/ GASOLINE CANOPY & 2 LEASE SPACES

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. In 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.

ASHLAND CITY PLANNING COMMISSION SITE PLAN REVIEW FEE: \$100.00

NEXT SCHEDULED MEETING: _____

Ed Stearns

Applicant's Signature

8-14-2020

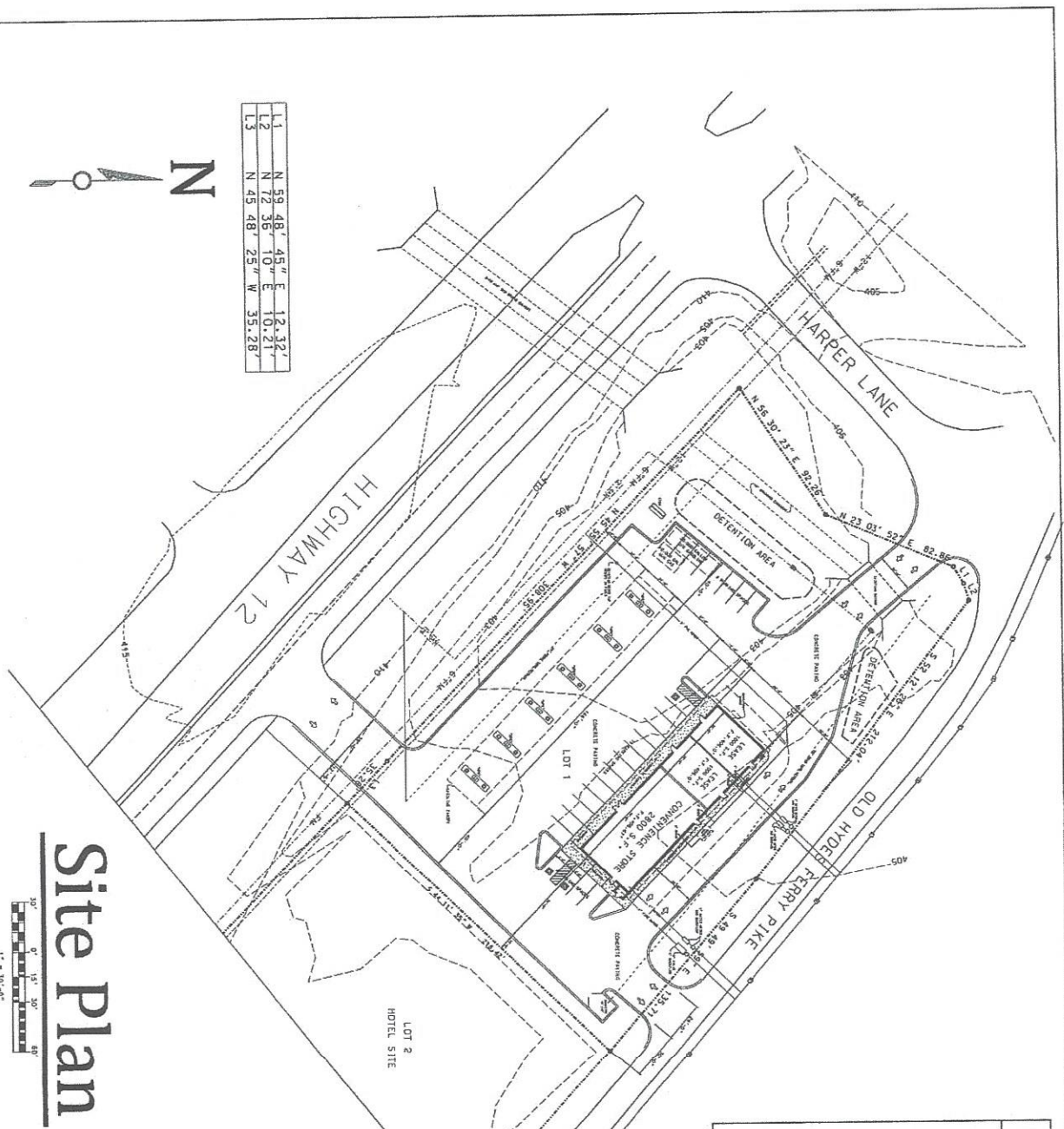
Date



1.1	N 59.48' E 45.00"	E 12.37'
1.2	N 12.36' E 0.00"	E 10.24'
1.3	N 45.48' W 25.00"	W 33.28'



Site Plan



PROPERTY INFORMATION:

LOT 1 - ALLEN HOLT 2 LOT SUBDIVISION
 MAP 62 PARCEL 4.01 OR 1.80 ACRES
 LOT SIZE: 69,755.79 S.F.
 NEW BUILDING: 4800 S.F.
 GASOLINE CANOPY: 24x168=4,032 S.F.
 ONE STORY BUILDING - HEIGHT 22'
 IMPERVIOUS AREA: 47,606.71 S.F. (68.2%)
 PERVIOUS LANDSCAPE AREA: 22,149.08 S.F. (31.8%)
 PARKING SPACES REQUIRED: 32
 PARKING SPACES PROVIDED: 34 PLUS 3 ADA

NOTE: STORM WATER PLAN WITH CALCULATIONS TO BE PROVIDED AND APPROVED BY THE CITY ENGINEER. PLAN IS APPROVED.

REVISIONS	
NO.	DATE
1	
2	
3	

CONVENIENCE STORE & LEASE SPACES
 LOT 1, ALLEN HOLT 2 LOT SUBDIVISION
 0 HYDES FERRY ROAD
 ASHLAND CITY, TN 37015
 For: Paresh Patel

STEVENS

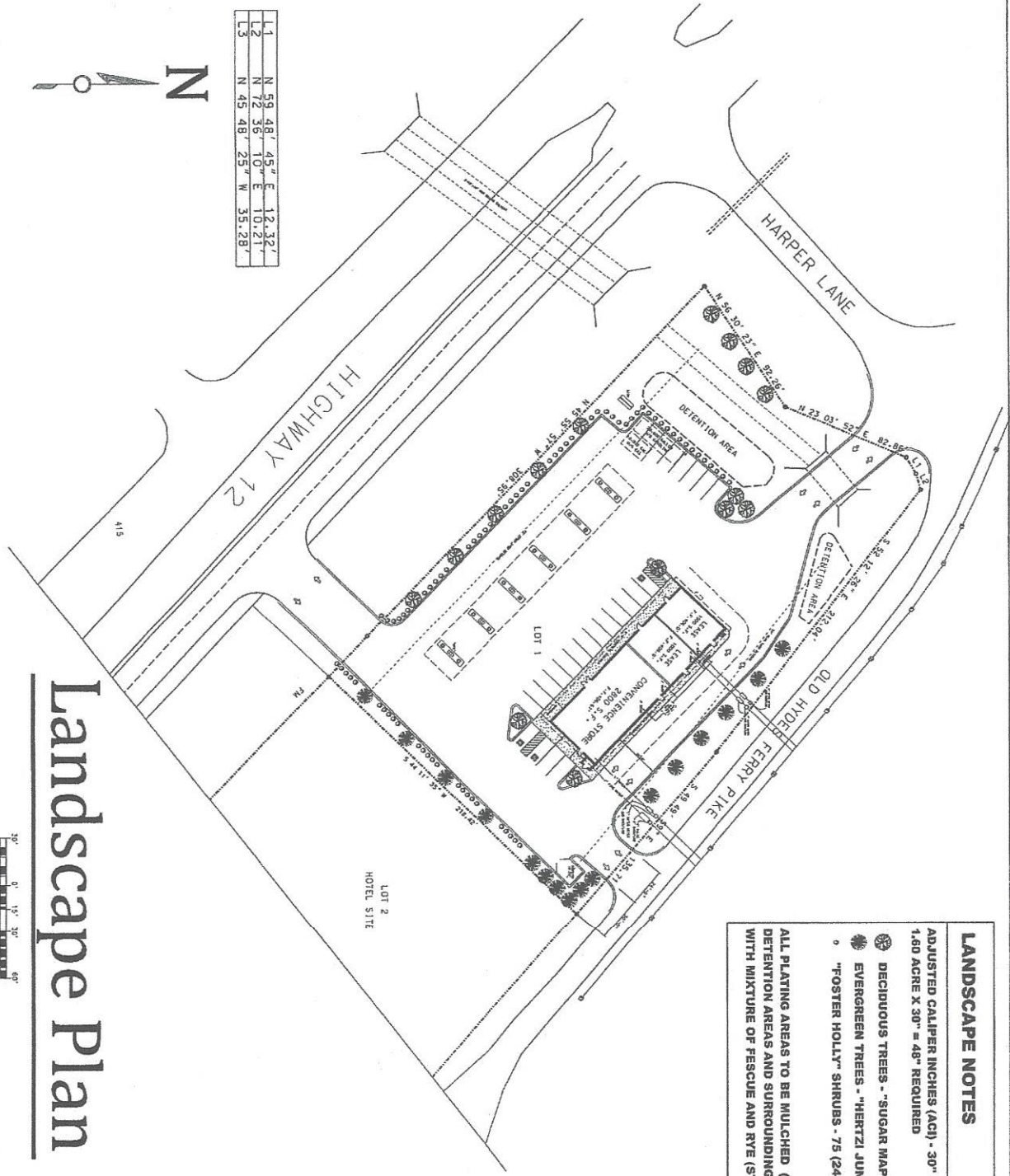
DESIGN-CONSULTING

6413 Fischer Court Brentwood, Tennessee 37027
 615-337-0809 jes6413@gmail.com





L1	N 59.48' 45"	E 12.32'
L2	N 72.36' 10"	E 10.21'
L3	N 45.48' 25"	W 35.28'



Landscape Plan



LANDSCAPE NOTES

ADJUSTED CALIPER INCHES (ACI) - 30" PER ACRE
 1.60 ACRE X 30" = 48" REQUIRED

- DECIDUOUS TREES - "SUGAR MAPLE" 12 @ 3" CALIPER
- EVERGREEN TREES - "HERTZI JUNIPER" 16 @ 2" CALIPER
- "FOSTER HOLLY" SHRUBS - 75 (24" HIGH)

ALL PLANTING AREAS TO BE MULCHED (6" DEEP)
 DETENTION AREAS AND SURROUNDING AREAS TO BE SEEDED
 WITH MIXTURE OF FESCUE AND RYE (STRAW AND WATER)

REVISIONS	
NO.	DATE
1	
2	
3	
4	

CONVENIENCE STORE & LEASE SPACES

LOT 1, ALLEN HOLT 2 LOT SUBDIVISION
 0 HYDES FERRY ROAD
 ASHLAND CITY, TN 37015

For: Paresh Patel

STEVENS
 DESIGN-CONSULTING

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