



TOWN OF ASHLAND CITY

Board of Zoning and Appeals

October 02, 2023 5:30 PM

Agenda

Chairman: Mike Smith

Committee Members: Nicole Binkley, Vivian Foston, Garrett Mayberry

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) August 07, 2023 BZA Meeting Minutes

PUBLIC FORUM

NEW BUSINESS

- [2.](#) Variance Request: 101 Washington St

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
Board of Zoning and Appeals
August 07, 2023 5:30 PM
Minutes**

CALL TO ORDER

Chairman Smith called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT

Chairman Michael Smith
Committee Member Nicole Binkley
Committee Member Vivian Foston
Committee Member Garrett Mayberry

APPROVAL OF AGENDA

A motion was made by Committee Member Foston, Seconded by Committee Member Mayberry, to approve the agenda. All approved by voice vote.

APPROVAL OF MINUTES

1. June 05, 2023 BZA Meeting Minutes

A motion was made by Committee Member Mayberry, Seconded by Committee Member Foston, to approve the June 05, 2023 minutes as written. All approved by voice vote.

PUBLIC FORUM

None.

OLD BUSINESS

2. Variance: 111 Turner Street

Ms. Patty Kennedy spoke on behalf of 111 Turner Street requesting a variance. Mr. Gregory read his comments in his staff report. A motion was made by Committee Member Mayberry, Seconded by Committee Member Foston, to deny the variance. Voting Yea: Chairman Smith, Committee Member Binkley, Committee Member Foston, Committee Member Mayberry. Motion passes to deny.

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Binkley, Seconded by Committee Member Mayberry, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 5:38 p.m.

CHAIRMAN MICHAEL SMITH

SECRETARY



Town of Ashland City Building & Codes Department

233 Tennessee Waltz Parkway Suite 103
Ashland City TN 37015
(615) 792-6455

Application for Board of Zoning Appeals

Appellant: Travis Walker Address: 101 Washington Street

Owner: _____ Address: _____

Location of Property: 101 Washington Street Lots 47 and 48

NOTE: Fill in Section 1, 2 or 3 as appropriate. Do not fill in more than one of these sections. This application is not acceptable unless all required statements have been made. Additional information should be supplied on separate sheets if the space provided is inadequate. A Justification Statement and supporting documentation is required for Variance and Special Exception applications.

Section 1: Appeal from decision of Building Inspector relating to the enforcement of the zoning ordinance or adopted code. Decision of the building inspector to be appealed:

Section 2: Application for a variance as provided by the zoning ordinance. The zoning provision from which a variance is requested: 35ft to 25ft variance requested on front setbacks.

Peculiar or unusual conditions which justify the variance requested: _____

****There is a \$50.00 fee for a request for a variance. Submit a Justification Statement and any supporting documentation to support the Variance.**

Section 3: Application for a use on Appeal (Special Exception) The zoning provision which allows a use on appeal to be considered: _____

The type, description, and size of the use to be considered: _____

****There is a \$50.00 fee for a Special Exception variance**

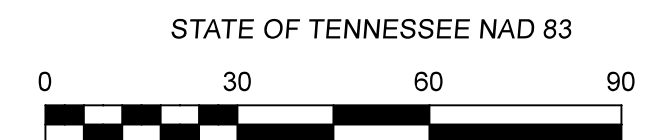
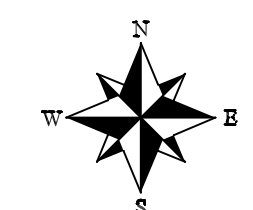
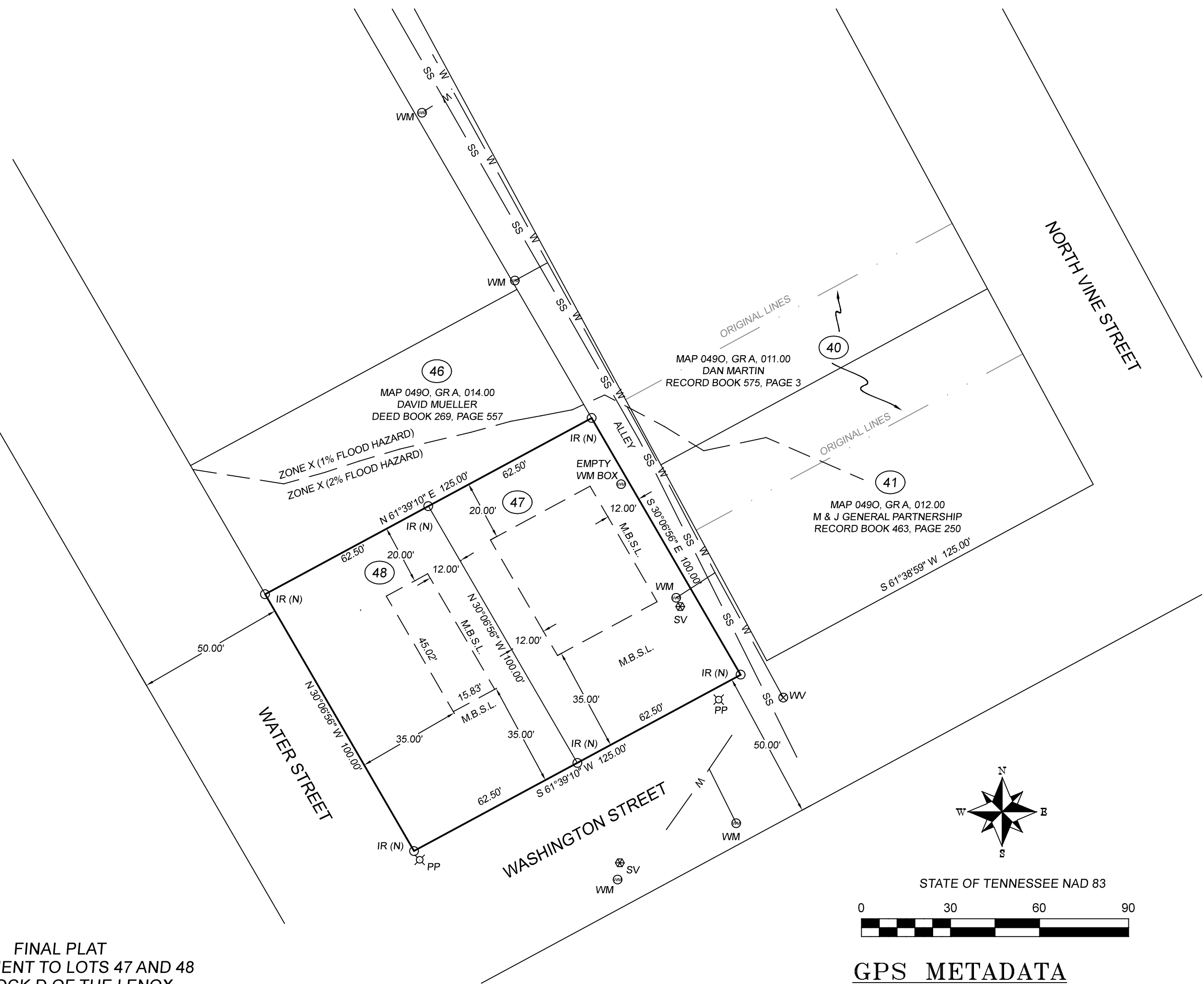
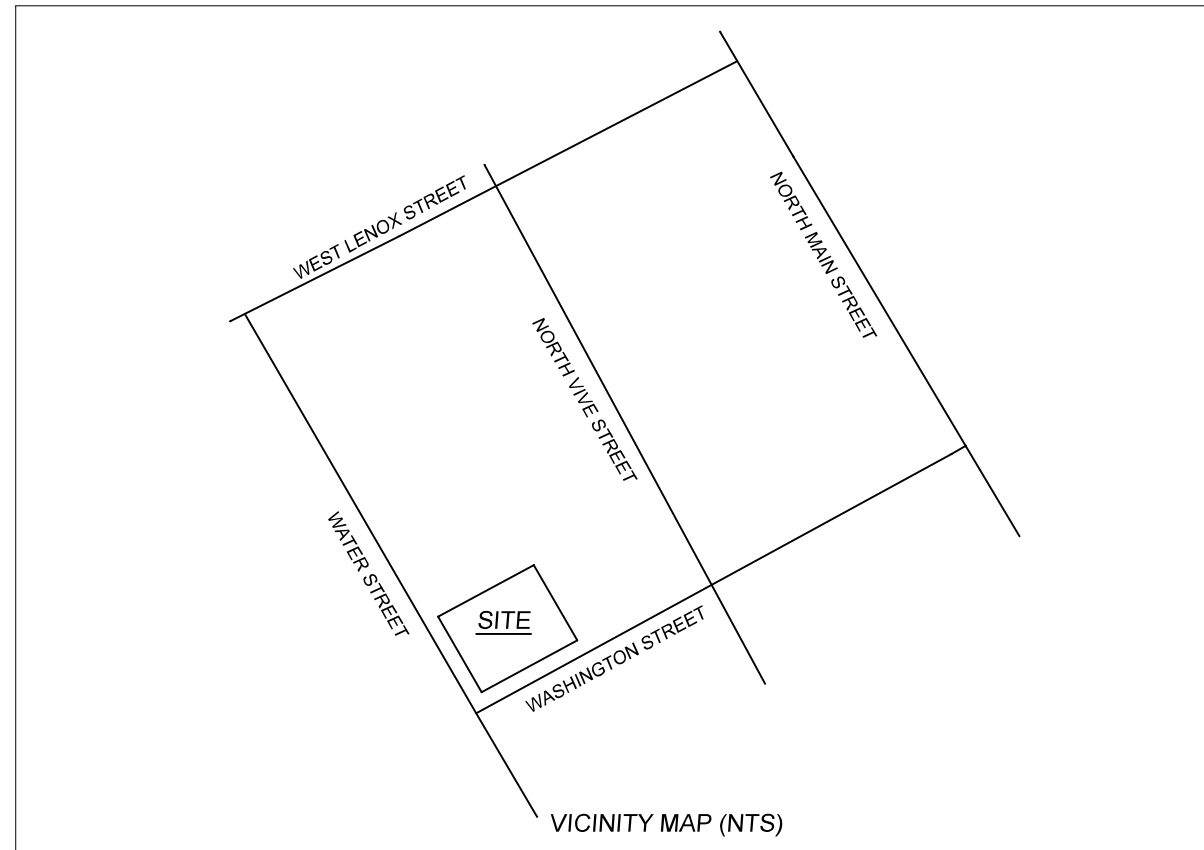
Travis Walker
Appellant

09/19/2023
Date

Email completed application to: amartin@ashlandcitytn.gov

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO READJUST LOTS 47 AND 48 TO FRONT ON WASHINGTON STREET.
2. BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) ZONE 4100, UNLESS OTHERWISE NOTED DISTANCES AND COORDINATES RECITED ARE BASED ON GROUND MEASUREMENTS, NO SCALE FACTOR APPLIED.
3. G.P.S. EQUIPMENT USED TO ESTABLISH GRID NORTH: CARLSON BRX 7 DUAL FREQUENCY RECEIVER.
4. PROPERTY SUBJECT TO ANY AND ALL FINDINGS 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 APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO 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 ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THE INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 UTILITIES NOT CHECKED.
6. THIS ENTIRE LOT LIES WITHIN ZONE X (AREAS DETERMINED TO BE IN 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON NFIP FIRM MAP NUMBER 47021C0165 E, DATED: FEBRUARY 26, 2021.



GPS METADATA

Type of GPS field procedure :	Real-time Kinematic Network
Positional Accuracy Vectors does not exceed :	H0.0447, V0.0
Date of survey :	July 26, - Aug 7, 2023
Datum and Epoch Coordinates :	USA/NAD83/TN
Designation of fixed-control :	TN31
Geoid Model :	ContinentalUS_NGS2018
Combined grid factor(s) :	1.000000

**FINAL PLAT
AMENDMENT TO LOTS 47 AND 48
OF BLOCK D OF THE LENOX
ADDITION TO ASHLAND CITY
1ST CIVIL DISTRICT OF CHEATHAM COUNTY, TN.**

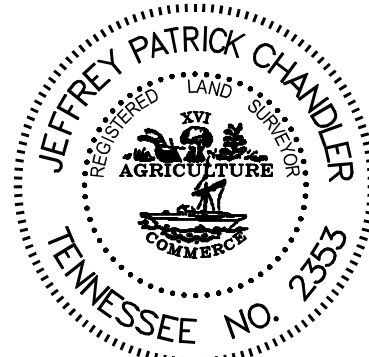
TOTAL AREA
12493.74 Sq. Feet
0.28 Acres

PROPERTY OWNER:
TRAVIS AND MICHELLE WALKER
1221 MAIN STREET
PLEASANT VIEW, TN 37146

PROPERTY ADDRESS:
101 WASHINGTON STREET
ASHLAND CITY, TN 37015

Lot Description	Sq. Feet	Acres
47	6246.87	0.14
48	6246.87	0.14

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.



JEFFREY P. CHANDLER
RLS 2353

PROJECT INFORMATION:
BEING LOTS NOS. 47 AND 48 OF BLOCK D OF THE LENOX ADDITION TO ASHLAND CITY AS OF RECORD IN BOOK M, PAGE 414, REGISTER'S OFFICE OF CHEATHAM COUNTY, TN.

CLIENT INFORMATION:
TRAVIS AND MICHELLE WALKER
1221 MAIN STREET
PLEASANT VIEW, TN 37146

REVISIONS

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED AMENDMENT TO LOTS 47 AND 48 OF BLOCK D OF THE LENOX ADDITION TO ASHLAND CITY HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

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

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISIONS PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE TOWN OF ASHLAND CITY SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY, PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK NUMBER 617, PAGE 1920 COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ OWNER _____
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE TOWN OF ASHLAND CITY 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.

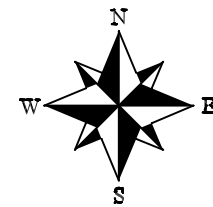
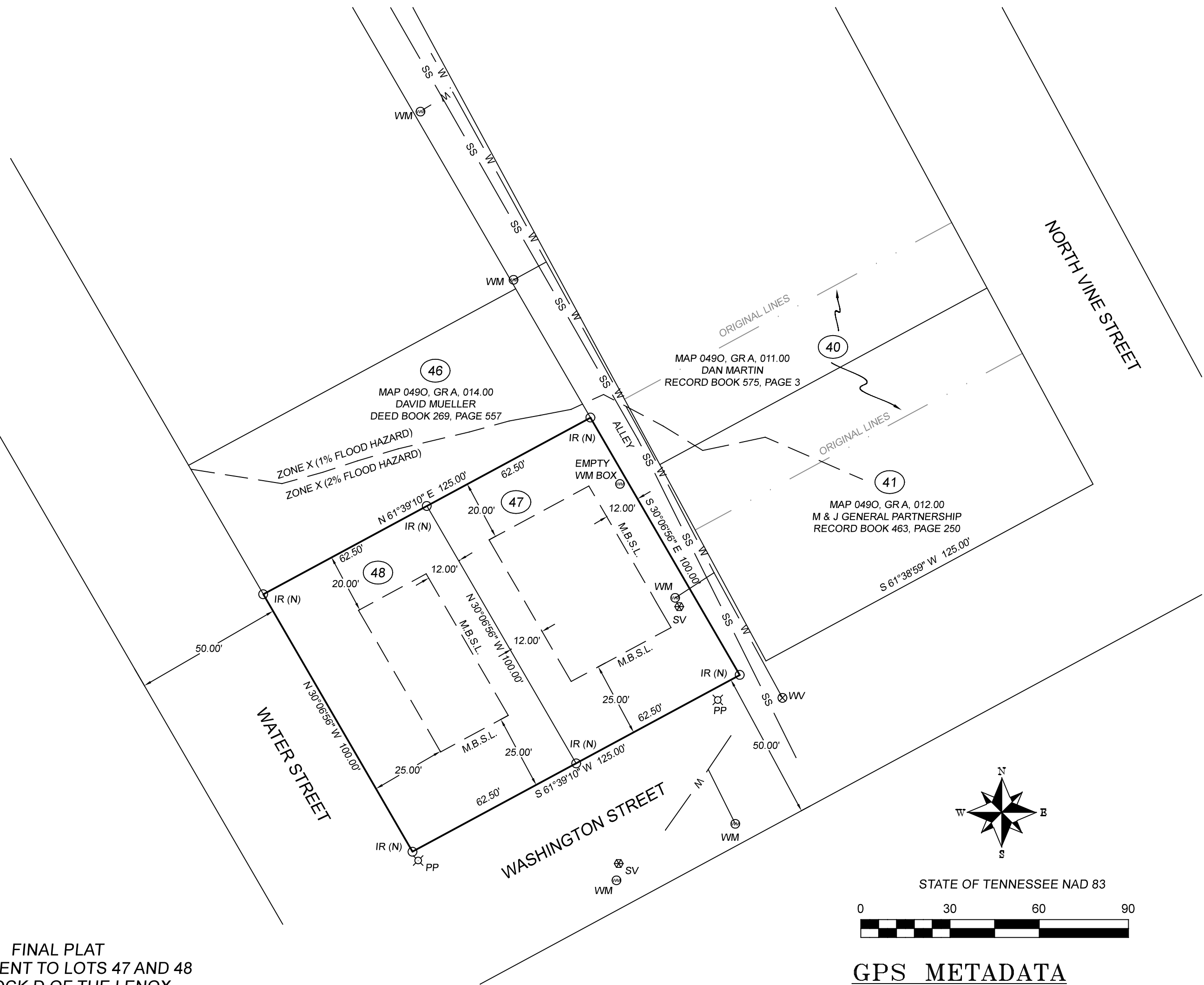
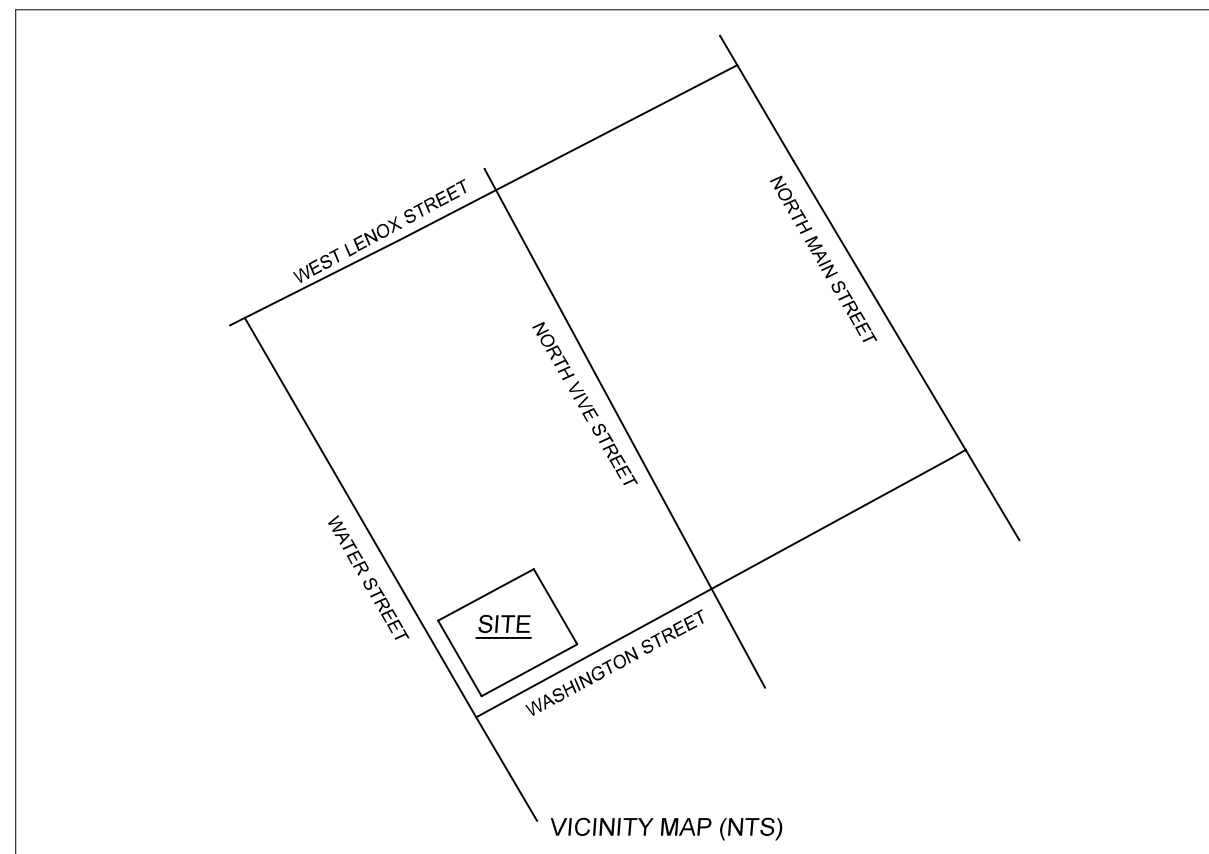
DATE _____ APPROPRIATE GOVERNMENTAL REPRESENTATIVE

ADJUSTED WITH SETBACKS

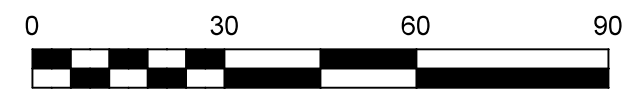
DRAWN	DATE	MAP AND PARCEL MAP 0490, GR. A, PAR 013.00	PROJECT NO. 3-328
APPROVED	DATE	CURRENTLY ZONED R3	SHEET ONE OF ONE
SCALE 1" = 30'			

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STATE OF TENNESSEE NAD 83



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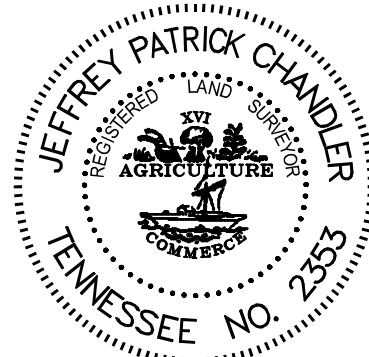
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DATE _____ APPROPRIATE GOVERNMENTAL REPRESENTATIVE

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

PROJECT INFORMATION:
BEING LOTS NOS. 47 AND 48 OF BLOCK D OF THE LENOX ADDITION TO ASHLAND CITY AS OF RECORD IN BOOK M, PAGE 414, REGISTER'S OFFICE OF CHEATHAM COUNTY, TN.

REVISIONS

CLIENT INFORMATION:
TRAVIS AND MICHELLE WALKER
1221 MAIN STREET
PLEASANT VIEW, TN 37146

PRELIMINARY PLAT

DRAWN	DATE	MAP AND PARCEL MAP 0490, GR. A, PAR 013.00	PROJECT NO. 3-328
	APPROVED	CURRENTLY ZONED R3	
SCALE 1" = 30'	SHEET ONE OF ONE		

FW: Receipt #R00191974

Allen Nicholson <anicholson@ashlandcitytn.gov>

Tue 9/12/2023 3:19 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 ext: 5244

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-----Original Message-----

From: No-Reply <No-Reply@ashlandcitytn.gov>
Sent: Tuesday, September 12, 2023 2:29 PM
To: Allen Nicholson <anicholson@ashlandcitytn.gov>
Subject: Receipt #R00191974

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 : 9/12/2023 2:18 PM
OPER : MJ
TKBY : Margie Jarrell
TERM : 2
REC# : R00191974
CODES 32610 CODES BUILDING PERMITS/INSPECTION TRAVIS & MICHELLE WALKER 50.00

CC FEES - MISC TRANS CREDIT CARD FEES
Miscellaneous Receipt 2.50

Paid By:TRAVIS & MICHELLE WALKER
7-110 GEN CC ONLINE 52.50AUTH:989850