

TOWN OF ASHLAND CITY Board of Zoning and Appeals August 03, 2020 5:30 PM Agenda

Chairwoman: Melody Sleeper Committee Members: Justin Bell, Drew Johnson, Dwyot Thornton

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Board of Zoning and Appeals Meeting Minutes January 6, 2020

PUBLIC FORUM

NEW BUSINESS

2. Regal Homes Appeal Request: 180 Day Rule of Permit Expiration From Zoning Ordinance and Adopted 2012 IRC

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 January 06, 2020 5:30 PM Minutes

CALL TO ORDER

Chairwoman Melody Sleeper called the meeting to order at 5:33 p.m.

ROLL CALL

PRESENT Chairwoman Melody Sleeper Committee Member Justin Bell Committee Member Vivian Foston Committee Member Drew Johnson Committee Member Dwyot Thornton

APPROVAL OF AGENDA

A motion was made by Committee Member Johnson, seconded by Committee Member Thornton, to approve the agenda. All approved by voice vote.

APPROVAL OF MINUTES

1. 10-7-19 Meeting Minutes

A motion was made by Committee Member Johnson, seconded by Committee Member Thornton, to approve the 10-7-19 meeting minutes.

PUBLIC FORUM

None.

NEW BUSINESS:

- 2. Ashland City Pharmacy Sign Appeal
 - Mr. Chase Hunnell stepped forward and stated the code has made it difficult to obtain a sign at their location on North Main Street and the pole signs are extremely expensive. City Planner Mr. Rick Gregory stated if this was a preexisting sign there could be a hardship variance granted; however, this particular case does not meet the criteria for the hardship variance. Mr. Hunnell stated the sign he is requesting is an addition to what is already there and is not outside the parameter of what is already at the location. Committee Member Thornton questioned if there is a way to put a sign on top of what is already there. Mr. McClain explained the current signs would not meet the critira in the sign ordinance and Mr. Hunnell is requesting to add a sign above the existing sign of another business. Mr. Thornton stated the existing sign is grandfathered in because it installed prior to the ordinance taking effect. Mr. McClain stated yes, it was an existing sign prior to passing the sign ordinance. Mr. Gregory stated the issue is with the height of the sign being requested. He further explained with the proposed sign it will be over the allowable limit. Committee Member Mr. Drew Johnson questioned why was it put in the ordinance to now allow the extra two feet that is over the limit. Mr. Gregory explained it was done in order to set a standard. Mr. Thornton stated he understood the older sign not meeting the ordinance, but questioned if it can be done if they allow two additional feet. Mr. Thornton stated he can't see what it would hurt to help this business owner especially since they charge a sales take and bring in revenue for the city. A motion was made by Committee Member Thornton, seconded by Committee Member Johnson, to allow a three by six sign variance for Ashland City Pharmacy. Voting Yea: Committee Member Bell, Committee Member Foston, Committee Member Johnson, Committee Member Thornton Voting Nay: Chairwoman Sleeper.
- 3. Midnight Lounge Sign Ordinance Appeal

Mr. Johnson asked if Mr. Gregory could explain the recommendation. Mr. Gregory stated they would need to show a hardship for this to be a hardship variance. Mr. McClain stated he wasn't sure why the owner was not present tonight and they knew about the meeting, but they have one sign already and were wanting another so he can't say if they changed their mind. Mr. Johnson stated since they didn't come tonight that makes the decision pretty cut and dry. A motion was made by Committee Member Johnson, seconded by Committee Member Thornton, to deny to variance on the sign appeal for Midnight Lounge. Voting Yea: Chairwoman Sleeper, Committee Member Bell, Committee Member Foston, Committee Member Johnson, Committee Member Thornton.

4. Annual Training

Mr. Bret Smith stepped forward and allowed the committee members to step down and take a quick break in order to allow time in order for them to get comfortable in the audience so everyone can view the slide show. Mr. Smith explained the difference in the invasive species of trees in the American Nursery Standards. He explained that boards should look at horizontal landscapes in buffers versus closures in landscaping plans. Mr. Smith explained that in Middle Tennessee we are limited as to what will grow in the area. Mr. Jay Easter explained the quality standards in Florida. The strong central leader is what allows the growth of a strong central tree. A three-inch caliber tree may not be the same in qualitative distance. Although it isn't what was envisioned it meets the stand of the American Nursery Standards because it meets the standard set in the ANS. Mr. Smith questioned if the landscape architect goes out and inspects currently. Mr. McClain stated it would be a good idea to require that but, we do have verbiage that allows us to hold a landscaping bond which will not hold up the certificate of occupancy. Mr. Smith explained TDOT has a Landscape Design Guideline that is available on their website that will help to describe the shapes of plants. He further explained the various shapes and some of the pros and cons to using them. Committee Member Walker asked why TDOT will not allow us to put flowering plants in the right of way, but they allow these elaborate plans for the exchanges. Mr. Smith stated sometimes it just depends on the question you asked and who you asked. He further suggested to reach out to Mr. Mike McClainihan and further it will require a maintenance agreement. The other thing to look at is the speed of the road and the breakaway. Mr. Smith stated the crepe myrtles are actually a great plant for the medians because they are drought resistant and tend to grow back. Mr. Smith stated landscape calculations should be easy. He showed an example of what a difficult calculation looks like and further commented that the new Hampton Inn development landscape architect did a good job on the calculations to make it easy to understand. Mr. Smith explained allowing existing trees toward requirements and why this is a good idea. Mr. Smith explained why it is important to define where the water, sewer, and electric will need to be in a new design so that it makes it easier for the landscape design to make an elegant design on the front end. Planning Committee Member Stratton stated he would like to address residential landscaping at the next meeting.

OTHER.

None.

ADJOURNMENT

A motion was made by Committee Member Thornton, seconded by Committee Member Foston, to adjourn. All approved by voice vote and the meeting adjourned at 7:41 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		
	rd of Zoning Appeals	
Appellant: Regal Homes	Address: 290 Ed Harris RJ, Ashland City 3 Address: Shland City, TN 37015 Units 101-121	
Owner: <u>Regal</u> Homes	Address:	
Location of Property: 2437 Bell St A	Shland (:1+, TN 37015 Units 101-121	
NOTE: Fill in Section 1, 2 or 3 as appropriate. Do not fill in r acceptable unless all required statements have been made. If the space provided is inadequate. A Justification Statemer Special Exception applications.	nore than one of these sections. This application is not . Additional information should be supplied on separate sheets nt and supporting documentation is required for Variance and	
Section 1: <u>Appeal from decision of Building In</u>	spector relating to the enforcement of the	
	ector to be appealed: Not to renew or reinstate Building Permits	
Section 2: <u>Application for a variance as provid</u>	led by the zoning ordinance. The zoning	
provision from which a variance is requested:	led by the zoning ordinance. The zoning	
provision from which a variance is requested: Peculiar or unusual conditions which justify the va **There is a \$50.00 fee for a request for a variance. Sub	ariance requested:	
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Permit Number

2017046

TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015

Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

Job Location	Owner/Occupant
	Name: Dan Reigle
Address: 2437 Bell St.	Address: 290 Ed Harris Rd.
Ashland City, TN 37015	Ashland City, TN 37015
Phone: 6155048762	Phone A A
Survey: Unit 101	
Map #: 055E Group B	
Control Map:	
Parcel: 055E B 002.00 GEO Cod:	
Lot: Block:	
Contractor	
ContractorID: 0	
Regal Homes Inc.	
290 Ed Harris Rd.	
Ashland City, TN 37015	
Notes & Building Characteristics	
Residential: Yes	cupancy: Improvement: new
Proposed Use:	
Notes: 150000 valuation unit 101 1558 sq. ft-21 units on lot	na sana ang tang tang tang tang tang tang ta
FEE BASED Permit Fee: 779.00	Paid: Ycs Permit Total: 50.00
ordinances governing this type of work will be compiled with we presume to give authority to violate or cancel the provisions of a	nd know the same to be true and correct. All provisions of law and eather specified herein or not. The granting of permit does not my other state or local law regulating construction or performance of
construction.	
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Permittee Signature	APPROVED BY Date

Date Issued: 12/7/2017

Date Applied: 12/7/2017

RESIDENTIAL BUILDING PERMIT TOWN OF ASHLAND CITY

BUILDING DEPARTMENT

PO BOX 36 ASHLAND CITY, TN 37015

Permit Number

2017047

GL CODE - 32610

A SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

Job Location		Owner/Occ	upant
	Name:	Dan Reigle	
Address: 2437 Bell St.	Address:	290 Ed Harris Rd.	
Ashland City, TN 37015	NA PER PAR	Ashland City, IN 3701	5
Phone: Phone:			
Survey: Unit 102	المربقين <u>مربقة محمور من المر</u> ابية. المرابع		
Map #: 055E Group B	- be	\sim M , \setminus	
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Contractor			
ContractorID: 0			
Regal Homes Inc.			
290 Ed Harris Rd.			
Ashland City, TN 37015			ي. بېرې
Notes & Building Characteristics			
Residential: Yes		Improvemen	t:
Proposed Use:			
Notes: 150000 valuation unit 102 1558 sq ft 21 units on lot	1		
FEE BASED Permit Fee: 779.0		Permit Total:	0.00
I hereby certify that I have read and examined this applicat ordinances governing this type of work will be compiled w presume to give authority to violate or cancel the provision construction.	ith weather specified he	erein or not. The granting	gol permit does not
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Permit Number

2017048

TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015

Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

	Job Location		Owner/Occupant	
	······································	Name:	Dan Reigle	
Address:	2437 Bell St.	Address:	290 Ed Harris Rd.	
	Ashland City, TN 37015		Ashland City, TN 37015	
Phone:	Phone:			
Survey:	Unit 103			
Map #:	055E Group B			
Control M	lap:	5. D #		
Parcel:	055E B 002.09 • GEO Cod:		A A A A A A A A A A A A A A A A A A A	
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Contractor	1D: 0			
Regal Hon	nes Inc.	international de la construcción de Construcción de la construcción de l		
290 Ed Ha	rris Rd.			
Ashland C	ity, TN 37015			
Notes &	Building Characteristics			
Residentia	I: Yes	Occupancy:	Improvenient:	素売
Proposed U	Jse:	وم <u>مدينة المحمومة الم</u>		ů,
Notes: 150	000 valuation unit 103 [558 sq ft 21 un	its on lot		
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Permitt	ee Signature	+Date APPR	YED BY	Date
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Permit Number 2017049 TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015

Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

A SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

	Job L	Location			Owner/Occupa	ant
. <u> </u>				Name:	Dan Reigie	
Address:	2437 Bell St.			Addr <u>ess</u> :	290 Ed Harris Rd.	
	Ashland City, TN	37015 م مر يد		≜ € -)	Ashland City, TN 37015	
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Ashland Ci	ty, TN 37015					
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ITEM # 2.

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- Page 9 -

RESIDENTIAL BUILDING PERMIT

TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015 Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

	Job Location		Owner/Occupant
		Name:	Dan Reigle
Address:	2437 Bell St.	Address:	290 Ed Harris Rd.
	Ashland City, TN 37015		Ashland City, TN 37015
Phone:	Phone:		and the second se
Survey:	Unit 105		KAN -
Map #:	055E Group B	- -	
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Parcel:	055E B 002.00 / GEQ Cod:		A A A A A A A A A A A A A A A A A A A
Lot:	Block:		
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Regal Ho	omes Inc.		
290 Ed H	Harris Rd.		
Ashland	City, TN 37015		
Notes	& Building Characteristics		
Resident	tial: Yes	cupancy	Improvement: New
Propose	d Use:		
Notes: 1	150000 valuation unit 105 1558 sq ft 21 units on lot	inan y Tan yang tan sanah sa	
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Permit Number

2017051

TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015 Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

Job Location	Owner/Occupant
	Name: Dan Reigle
Address: 2437 Bell St.	Address: 290 Ed Harris Rd.
Ashland City, TN 37015	Ashland City, TN 37015
Phone: Phone:	
Survey: Unit 106	
Map #: 055E Group	
Control Map:	RAA NMN
Parcel: 055E B 002.00 / GEO Cod:	
Lot: Block:	
Contractor	
ContractorID: 0	
Regal Homes Inc.	
290 Ed Harris Rd.	
Ashland City, TN 37015	
Notes & Building Characteristics	
Residential: Yes	Occupancy: Improvement: New
Proposed Use:	ta an
Notes: 150000 valuation unit 106 1558 sq fi 21 units	on lot
FEE BASED Permit Fee:	779.00 Paid: Yes Permit Total: 0.00
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Permittee Signature	Date APPROVED BY Date

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017052

TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015

Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

Job Location	Owner/Occupant
· · · · · · · · · · · · · · · · · · ·	Name: Dan Reigle
Address: 2437 Bell St.	Address: 290 Ed Harris Rd.
Ashland City, TN 37015	Ashland City, TN 37015
Phone: Phone:	
Survey: Unit 107	
Map #: 055E Group	
Control Map:	
Parcel: 055E B 002.00 GEQ Cod:	
Lot: Block:	
Contractor	
ContractorID: 0	
Regal Homes Inc.	
290 Ed Harris Rd.	
Ashland City, TN 3701	
Notes & Building Characteristics	
Residential: Yes	Occupancy: Improvement: New
Proposed Use:	
Notes: 150000 valuation unit 107 1558 sq ft 21 units on lot	
FEE BASED Permit Fee: 779.0	00 Paid: Yes Permit Total: 0.00
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Permit Number

2017053

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TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015

Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

	Job Location		Owner/Occupan	t
		Name:	Dan Reigle	
Address:	2437 Bell St.	Address:	290 Ed Harris Rd.	
	Ashland City, TN 37015		Ashland City, TN 37015	
Phone:	Phone:			
Survey:	Unit 108		UAN -	
Map #:	055E Group B	÷ ، ، ، ، ، ،		
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Parcel:	055E B 002.00 J GEO Cod:			
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Notes &	Building Characteristics			
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Permittee	Signature / Date	APRRO	YED BY	Date
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Permit Number

2017054

TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015

Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

Job Location	Owner/Occupant
	Name: Dan Reigle
Address: 2437 Bell St.	Address: 290 Ed Harris Rd.
Ashland City, TN 37015	Ashland City, TN 37015
Phone: Phone:	
Survey: Unit 109	
Map #: 055E Group B	
Control Map:	
Parcel: 055E B 002.00 / GEQ Cod: 📃	
Lot: Block:	
Contractor	
ContractorID: 0	
Regal Homes Inc.	
290 Ed Harris Rd.	
Ashland City, TN 3701	
Notes & Building Characteristics	
Residential: Yes	cupancy: Improvement: New
Proposed Use:	
Notes: 150000 valuation unit 109 1558 sq ft 21 units on lot	
FEE BASED Permit Fee: 779.00	Paid: Yes Permit Total: 0.00
ordinances governing this type of worksyill be compiled with we	nd know the same to be true and correct. All provisions of law and eather specified herein or not. The granting of permit does not ny other state or local law regulating construction or performance of
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Permittee Signature Date	APPROVED BY Date

2017055

RESIDENTIAL BUILDING PERMIT TOWN OF ASHLAND CITY BUILDING DEPARTMENT

> PO BOX 36 ASHLAND CITY, TN 37015

Date Issued: 12/7/2017 Date Applied: 12/7/2017

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GL CODE - 32610

A SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

Job Location	Owner/Occupant
	Name: Dan Reigle
Address: 2437 Bell St.	Address: 290 Ed Harris Rd.
Ashland City, TN 37015	Ashland City, TN 37015
Phone: Phone:	
Survey: Unit 110	
Map #: 055E Group B	
Control Map:	
Parcel: 055E B 002.00 / GEO Cod:	
Lot: Block:	
Contractor	
ContractorID: 0	
Regal Homes Inc.	
290 Ed Harris Rd.	
Ashland City, TN 37015	
Notes & Building Characteristics	
Residential: Yes	Occupancy: Improvement: New
Proposed Use:	
Notes: 150000 valuation unit 110 1558 sq ft 21 units on	lot
FEE BASED Permit Fee: 77	79.00 Paid: Yes Permit Total: 0.00
I hereby certify that I have read and examined this appl	lication and know the same to be true and correct. All provisions of law and
presume to give authority to violate or cancel the provi	sions of any other state or local law regulating construction or performance of
construction.	
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Permittee Signature	Date APPROVED BY Date

RESIDENTIAL BUILDING PERMIT

Permit Number

2017056

TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015

Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

Job Location	Owner/Occupant
JOD LOCATION	Name: Dan Reigle
Address: 2437 Bell St.	Address: 290 Ed Harris Rd.
Ashland City, TN 37015	Ashland City, TN 37015
	- MAN
Map #: 055E Group B	
Control Map: Parcel: 055E B 002.00 GEQ Cod:	
Lot: Block:	
Contractor	
ContractorID: 0	
Regal Homes Inc.	
290 Ed Harris Rd.	
Ashland City, TN 3701	
Notes & Building Characteristics	
Residential: Yes	Decupancy: Improvement: New
Proposed Use:	and the second sec
Notes: 150000 valuation unit 111 1558 so it 21 units on lot	
Permit Ree: 779.00	Paid: Yes Permit Total: 0.00
	n and know the same to be true and correct. All provisions of law and
ordinances governing this type of worktwill be compiled with	a weather specified herein or not The granting of permit does not of any other state or local law regulating construction or performance of
presume to give authority to violate or cancel the provisions	
construction.	
OKA ISTA	17 12-8-17
10 19	APPROVED BY Date
Permittee Signature /Date /	APPROVED BY
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c *FEE BASED* Permit Fee: 779.00 Paid: Yes Permit Total: 0.00	Per				
BUILDING DEPARTMENT PO BOX 36 ASEPARATE PERMIT IS REQUIRED FOR ELECTRICAL. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED. Address: 2437 Bell St. Ashland City, TN 37015 M Job Location Owner/Occupant Address: 2437 Bell St. Ashland City, TN 37015 M Date Applied: 12/1/2017 Date Applied: 12/1/2017 Address: 200 ED Owner/Occupant Owner/Occupant Address: 200 Ed Harris Rd. ContractorID: 0 ContractorID: 0 ContractorID: 0 Residential: Yes Occupanter: Impovement: New Proposed Use: Notes: 150000 valuation unt 112 1558 ef fl 21 units on lot * Prepart Fee; 779.00 Paid: Yes	20 1				
G Date Applied: 12/1/2017 GA PO BOX 36 ASHLAND CITY, TN 37015 W GL CODE - 32610 CI A SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUBPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED. At Job Location Owner/Occupant Address: 2437 Bell St. Address: Ashland City, TN 37015 Name: Dan Reigle Phone: Phone: Owner/Occupant Control Map: Parcel: 055E Parcel: 055E Count of Be ContractorID: 0 Coedition: R ContractorID: Contractor 200 Ed Harris Rd. Ashland City, TN 37015 R Residential: Yes Cocupantor: Proposed Use: Impoverment: New Proposed Use: Notes: 150000 valuation unt 112 1538 att 21 units on lot *FEE BASED* Pennit Feer, 779.00 Paid: Yes		Permit Number		Date Issued: 12/7/2017	
ASHLAND CITY, TN 37015 GL CODE - 32610 CC A SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED. Address: 2437 Bell St. Address: 200 Ed Harris Rd. Ashland City, TN 37015 Manee: Dan Reigle Address: 200 Ed Harris Rd. Ashland City, TN 37015 Phone: Survey: Unit 112 Phone: Survey: Unit 112 Phone: ContractorID: 0 ContractorID: 0 ContractorID: 0 ContractorID: 0 ContractorID: 0 Proposed Use: Improvement: New Proposed Use: Proposed Use: Notes: 150000 valuation unt 112 1558 st fl 21 units on hot * Premit Total: <th col<="" th=""><th></th><th>2017057</th><th></th><th>Date Applied: 12/7/2017</th></th>	<th></th> <th>2017057</th> <th></th> <th>Date Applied: 12/7/2017</th>		2017057		Date Applied: 12/7/2017
GL CODE - 32610 A SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL. THIS PERMIT BECOMES NULL AND VOID IF TI WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED. Address: 2437 Bell St. Ashland City, TN 37015 Mame: Dan Reigle Address: 200 Ed Harris Rd. Ashland City, TN 37015 Address: Map #: 055E Control Map: Parcel: Parcel: 055E ContractorID: 0 Contractoride Lot: Block: R ContractorID: 0 Proposed Use: Decemperatoristics Proposed Use: Occupancy: Insprovement: Notes: 15000 valuation unt 112 1558 gt fl 21 units on lot * FEE BASED* Pegnit Fee: 779.00 Paid: Yes Permit Total: 0.00	G				
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TI WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED. At Job Location Vortes: 2437 Bell St. Address: 2437 Bell St. Ashland City, TN 37015 Address: Phone: Phone: C Survey: Unit 112 Ashland City, TN 37015 Parcel: 055E Control Map: Parcel: Parcel: 055E ContractorID: 0 ContractorID: 0 Ashland City, TN 3701 Regal Homes Inc. 290 Ed Harris Rd. 290 Ed Harris Rd. 10 Ashland City, TN 3701 10 Residential: Yes Occupancey: Proposed Use: Improvement: New Proposed Use: Proposed Use: Notes: 150000 valuation unt 112 1538 stift 21 units on lot Yes *FEE BASED* Permit Ree: 779.00 Paid: Yes					
CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED. Address: 2437 Bell St. Address: 2437 Bell St. Ashland City, TN 37015 M Phone: Phone: C Survey: Unit 112 C Survey: Unit 112 Parcel: 055E C Group B L Control Map: Parcel: 055E B 002.00 GEQ Cod: Lot: Block: R 20 ContractorID: 0 CEQ Cod: Lot: Block: R 20 ContractorID: 0 CEQ Cod: Lot: Block: R 20 Ed Harris Rd. Ashland City, TN 3701 Notes & Building Charaderistics P Notes: 150000 valuation unt 112 1558 st ff 21 units on lot *FEE BASED* Permit Total: 0.00					
TIME AFTER WORK IS COMMENCED. Address: Job Location Owner/Occupant Address: 2437 Bell St. Address: Owner/Occupant Ph Address: 2437 Bell St. Address: 290 Ed Harris Rd. St Ashland City, TN 37015 Address: 290 Ed Harris Rd. Map #: 055E Croup B Control Map: Control Map: Control Map: Control Map: Parcel: 055E B 002.00 CBQ Cod: Control Map: Parcel: 055E B 002.00 CBQ Cod: Control Map: 20 ContractorID: 0 Location: Control Map: Control Map: 21 ContractorID: 0 Location: Contractor Contractor 22 ContractorID: 0 Location: Location: Impovement: New Proposed Use: Occupantcy: Impovement: New Proposed Use: Occupant Fee: Option: Impovement: New Proposed Use: Permit Rec: 779.00 Paid: Yes Permit Total: 0.00	11				
Address: Job Location Owner/Occupant Name: Dan Reigle Address: 2437 Bell St. Ashland City, TN 37015 Address: 290 Ed Harris Rd. Control Map: Parcel: Parcel: 055E Control Map: Parcel: Parcel: 055E B 002.00 Control Map: Parcel: Parcel: 055E B 002.00 ContractorID: 0 Location Ashland City, TN 37015 Regal Homes Inc. 290 Ed Harris Rd. Ashland City, TN 3701 Residential: Yes Notes: 150000 valuation unt 112 1558 sq ft 21 units on lot * FEE BASED*				FOR AT ERIOD OF UMORTHS AT ART	
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Ashland City, TN 37015 St Ashland City, TN 37015 Map #: 055E Control Map: Parcel: 055E B 002.00 Control Map: Parcel: 055E B 002.00 ContractorID: 0 ContractorID: 0 ContractorID: 0 Ashland City, TN 3701 R Contractor 20 Ed Harris Rd. Ashland City, TN 3701 R Coutfactor Phones Inc. 230 Ed Harris Rd. Ashland City, TN 3701 R Notes & Building Characteristics P Notes: 150000 valuation unt 112 1558 sqff 21 units on lot * FEE BASED* Permit Fee: 779.00 Paid: Yes Partition 0.00	А				
St Ashland City, TN 37015 Ashland City, TN 37015 Map Phone: Ashland City, TN 37015 C Survey: Unit 112 Pt Map #: 055E Group B L Control Map: Control Map: Control Map: Control Map: Parcel: 055E B 002.00 GEQ Cod: Contractor C Block: Contractor Contractor Z Contractor Contractor Electron Q2 ContractorID: 0 Coetion Coetion A shiand City, TN 3701 Regal Homes Inc. Decention Decention P Notes & Building Charadeeristics Improvement: New Proposed Use: Improvement: New Notes: 150000 valuation unt 112 1558 sqf fl 21 units on lot Permit Total: 0.00	m 1.	Address: 2437 Bell St.	Address:	290 Ed Harris Rd.	
St Phone: Phone: G Survey: Unit 112 Pi Map #: 055E Control Map: Control Map: Parcel: 055E B 002.00 GEO Cod: Lot: Block: R ContractorID: 0 ContractorID: 0 Location: Ashland City, TN 3701 Notes & Building Characteristics Notes: Survey: Notes: Survey: Notes: 150000 valuation unit 112 1558 sqf ft 21 units on lot * FEE BASED* Permit Fee: 79.00 Paid: Yes Permit Total: 0.00			15	Ashland City, TN 37015	
Map Survey: Unit 112 Map #: 055E Group Control Map: Parcel: 055E B 002.00 Parcel: 055E B 002.00 GEO Cod: Lot: Block: Block: R Contractor 22 ContractorID: 0 1 Codition: A Regal Homes Inc. 290 Ed Harris Rd. Ashland City, TN 3701 Ashland City, TN 3701 P Notes & Building Characteristics P Occupancy: Improvement: New Proposed Use: Notes: 150000 valuation unit 112 1558 sq fl 21 units on lot * FEE BASED* Permit Fee: 779.00 Paid: Yes Permit Total: 0.00		· · · · ·		and the second sec	
L Control Map: Parcel: 055E B 002.00 GEQ Cod: Lot: Block: R ContractorID: 0 A Regal Homes Inc. 290 Ed Harris Rd. A Ashland City, TN 3701 R Notes & Building Characteristics P Residential: Yes * Proposed Use: I Notes: 150000 valuation unit 112 1558 sq fl 21 units on lot *FEE BASED* Permit Fee: 779.00 Paid: Yes Permit Total: 0.00					
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Parcel: 055E B 002.00 GEQ Cod: Lot: Block: R Contractor 2' Contractor A Regal Homes Inc. 290 Ed Harris Rd. Location: Ashland City, TN 3701 Improvement: New P Notes & Building/Charaoteristics P Residential: Yes P Occupancy: Inprovement: New Proposed Use: Notes: 150000 valuation unit 112 1558 sq 11 21 units on lot * FEE BASED* Permit Fee: 779.00 Paid: Yes Permit Total:					
C Lot: Block: R Contractor 2: ContractorID: 0 A Regal Homes Inc. 290 Ed Harris Rd. Ashland City, TN 3701 R Notes & Building/Characteristics P Residential: Yes Notes: 150000 valuation unit 112 1558 sq ft 21 units on lot * FEE BASED* Permit Fee: 779.00 Paid: Yes Permit Total: 0.00	Ŀ				
Contractor P ContractorID: 0 A Regal Homes Inc. 290 Ed Harris Rd. Ashland City, TN 3701 R Notes & Building/Characteristics P Residential: Yes Proposed Use: Notes: 150000 valuation unit 112 1558 sq fl 21 units on lot *FEE BASED* Permit Fee: 779.00 Paid: Yes Permit Total: 0.00		f			
2: ContractorID: 0 Location: A Regal Homes Inc. 290 Ed Harris Rd. A shland City, TN 3701 R Notes & Building/Characteristics P Residential: Yes P Residential: Yes P Notes: 150000 valuation unit 112 1558 sq ft 21 units on lot K FEE BASED*	C				
A Regal Homes Inc. 290 Ed Harris Rd. Ashland City, TN 3701 Notes & Building Charaoteristics P Notes & Building Charaoteristics P Residential: Yes P Occupancy: Improvement: New Proposed Use: Notes: 150000 valuation unit 112 1558 sq ft 21 units on lot K FEE BASED* Permit Fee: 779.00 Paid: Yes Permit Total: 0.00	R				
290 Ed Harris Rd. Ashland City, TN 37016 Notes & Building/Characteristics Notes & Building/Characteristics New Proposed Use: Notes: 150000 valuation unit 112 1558 sq ft 21 units on lot * FEE BASED* Permit Fee: 779.00 Paid: Yes Permit Total: 0.00	2!	· · · · · · · · · · · · · · · · · · ·			
Ashland City, TN 3701 Notes & Building Charaoteristics Notes & Building Charaoteristics Residential: Yes Proposed Use: Notes: 150000 valuation unit 112 1558 sq ft 21 units on lot * FEE BASED* Permit Fee: 779.00 Paid: Yes Permit Total: 0.00	A				
R Notes & Building Characteristics P Residential: Yes Notes: 150000 valuation unit 112 1558 sq ft 21 units on lot K FEE BASED* Permit Fee: 779.00 Paid: Yes Permit Total: 0.00	٦				
Notes & Building/Characteristics P Residential: Yes Notes: 150000 valuation unit 112 1558 sq ft 21 units on lot C *FEE BASED* Permit Fee: 779.00 Paid: Yes Permit Total: 0.00					
N Residential: Yes Improvement: New * Proposed Use: Improvement: New I Notes: 150000 valuation unit 112 1558 sq ft 21 units on lot Permit Fee: 779.00 C *FEE BASED* Permit Fee: 779.00 Paid: Yes		Notes & Building Charao	eristics		
I Notes: 150000 valuation unit 112 1558 sq ft 21 units on lot C *FEE BASED* Permit Fee: 779.00 Paid: Yes Permit Total: 0.00	Ւ	Residential: Yes	Occupancy:	Improvement: New	
c *FEE BASED* Permit Fee: 779.00 Paid: Yes Permit Total: 0.00	*	Proposed Use:		and the second	
	I	Notes: 150000 valuation unit 112 1:	558 sq ft 21 units on lot		
	c				
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and	F	I hereby certify that I have read and	fx amined this application and know the sam	e to be true and correct. All provisions of law and	
ordinances governing this type of workwill be compiled with weather specified herein or flots The granting of permit does not	•	ordinances governing this type of Ψ	orkiwill be compiled with weather specified	herein or nots The granting of permit does not	
presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.		construction.	or cancel the provisions of any other state of	local lawaregulating construction or performance of	
				- Int	
12/8/12-8-17		-L-K	12/8/17	UN 12-8-17	
Permittee Signature Date APPROVED BY Date		Permittee Signature	Date APPRC		
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2017058

RESIDENTIAL BUILDING PERMIT

TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015 Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

	Job Locati	on				r/Occupant		
				Name:	Dan Reigle			
Address:	2437 Bell St.		والمراجعة بمسرد ال	Address:	290 Ed Harris Rd			
	Ashland City, TN 3701.	تي			Ashland City, TN	37015		
Phone:	Phone:	A State of S		ASL				
Survey:	Unit 113			and the second sec	VAN			
Map #:	055E G	гоцр				N.		
Control Ma	ap:		<u>a</u> /		- X KA			
Parcel:	055E B 002.00 / G	EQ Cod:	₽.C.					
Lot:	Block:	a de la companya de la						
		, <u> </u>			n k			
ContractorI	D: 0 Contract	ition:						
Regal Hom						्र ब्रिज्यम् हे		
290 Ed Har								
Ashland Ci	ty, TN 37015							
Notes &	Building Charad	eristics		in the second		7 /		
Residential:	: Yes		Occup	aney	Impr	ovement: Ne	w	
Proposed U	se:			sam en <u>rea</u> ga	staten arten ar Arten arten arte	Ĩ		
Notes: 1500	000 valuation unit 113 1	558 sq ft 21 units	s on lot					
*FEE BAS	1.	Permit Fee:	779.00	Paid: Y		it Toțal:	0.00	
presume to a construction	2A	examined this a ork will be comported by the pro- or cancel the pro-	pplication and piled with weat pvisions of any	other state o	r logal Inw.regulat	orrect. All pro	ion or perform 12. 7-	nance of -17
Permittee	e Signature		Date	APPR	OVED BY			Date
			J					

Permit Number

2017059

TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015

Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

	Job Location		Owner/Occupant	t
·····		Name	Dan Reigle	
Address:	2437 Bell St.	Addre	ss: 290 Ed Harris Rd.	
	Ashland City, TN 37015		Ashland City, TN 37015	
Phone:	Phone:	CA OF AS		
Survey:	Unit 114			
Map #:	055E Group			
Control M	fap:		$\sim N $	
Parcel:	055E B 002.00 🖌 🔂 🔁 🖉	Çod:		
Lot:	Block:			
	Contractor.			
Contractor				
Regal Hor	nes Inc.			
290 Ed Ha	ırris Rd.			
Ashland City, TN 37015				
Notes &	2 Building Characteri	stics		·
Residentia	l: Yes	Occupancy:	Improvement: Ne	w
Proposed V	Use:		in the second	
Notes: 150	0000 valuation unit 114 1558	sq ft 21 units on lot		
FEE BAS	SED Per	mit Fee: 779.00 Paid	l: Yes Permit Total:	0.00
ordinances	governing this type of work	mined this application and know the will be compiled with weather speci- ancel the provisions of any other sta	fied herein or note The granting of	permit does not ion or performance of
	4 XT	2817	I UN	12-8-17
Permitte	ee Signature	Date // API	PROVED BY	Date

Permit Number

2017060

TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015

Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

	Job Location		Owner/Occupant
·-··		Name:	Dan Reigle
Address:	2437 Bell St.	Address:	290 Ed Harris Rd.
	Ashland City, TN 37015	A CONTRACTOR OF	Ashland City, TN 37015
Phone:	Phone:	<1 (The ASI	USA
Survey:	Unit 115		LAN.
Map #:	055E Group		
Control N	/lap:		
Parcel:	055E B 002.00 🖌 🔂 Cod		
Lot:	Block:		
Contracto	rlD: 0		
Regal Ho			
290 Ed H			
Ashland (City, TN 37015		
Notes &	& Building Characteristic	Sector and the sector	
Residenti	al: Yes	Occupancy	Improvement: New
Proposed	Use:		
Notes: 15	0000 valuation unit 115 1558 ag ft	21 units on lot	
*FEE BA		NEL NETHERS 및 위험되었다. 모양 등 실험하는 것을 모양하는 것은 전 NETHERS 이 가지 않는 것을 하는 것을 수가 있다. 이 가지 않는 것을 하는 것을 수가 있는 것을 하는 것을 수가 있는 것을 수가 있다. 것을 수가 있는 것을 것이 것이 것이 같이 것이 같이 않다. 것이 것이 것이 것이 같이 않아. 것이 같이 것이 같이 같이 않아. 것이 같이 것이 같이 않아. 것이 같이 않아. 것이 같이 않아. 것이 같이 것이 같이 않아. 것이 같이 않아. 것이 같이 것이 같이 같이 않아. 것이 같이 것이 같이 않아. 것이 없 것이 같이 않아. 것이 것이 없 것이 없 않아. 이 것이 않아	1956 - 2월 중 1968 - 2월 1968 - 2월 1969 - 2월
ordinance presume t constructi	es governing this type of worktwill to give authority to violate of cance ion.	be compiled with weather specifie ef the provisions of any other state 12/6/17	time to be true and correct. All provisions of law and id herein or not. The granting of permit does not or local law regulating construction or performance of 2-8-77
Permit	tce Signature	Date APPI	ROVED BY Date

2017061

RESIDENTIAL BUILDING PERMIT

TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015 Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

	Job Location		Owner/Occupant
		Name:	Dan Reigle
Address:	2437 Bell St.	Address:	290 Ed Harris Rd.
	Ashland City, TN 37015	- A	Ashland City, TN 37015
Phone:	Phone:	r Asi	
Survey:	Unit 116		N/AN
Map #:	055E Group B	A	NN>
Control M	(ap: //O / 5		$\langle N \rangle$
Parcel:	055E B 002.00 / GEQ Cod:		
Lot:	Block:		
	Contractor		
Contractor			
Regal Hom	nes Inc.		
290 Ed Ha	rris Rd.		
Ashland C	ity, TN 37015		
Notes &	Building Characteristics		
Residentia	1: Yes	ccupancy	Improvement: New
Proposed U	Jse:	د. د مارو این از مارو میرو در مارو این میرو میرو این از میرو میرو این از میرو میرو میرو میرو میرو میرو میرو می	The second se
Notes: 150	000 valuation unit 116 1558 sq ft 21 units on lot	·	
*FEE BAS		Paid: Y	
ordinances	ertify that I have read and examined this application governing this type of workswill be compiled with give authority to violate of cancel the provisions of on.	weather specified	d herein or not The granting of permit does not
(12/R/1	A STREET STREET STREET	hit 12-8-1
Permitte	ec Signature Date	+ APPR	ROVED BY Date
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Permit Number

2017062

TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015

Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

	Job Location		Owner/Occupan	t
		Name:	Dan Reigle	
Address:	2437 Bell St.	Address:	290 Ed Harris Rd.	
	Ashland City, TN 37015		Ashland City, TN 37015	
Phone:	Phone:	OF ASA	3	
Survey:	Unit 117		'UN	
Map #:	055E Group B			
Control N	Map:	the state		
Parcel:	055E B 002.00 GEQ Cod:		CALLER AND	
Lot:	Block:			
	Contractor			
Contracto				
Regal Ho	mes Inc.			
290 Ed H	arris Rd.			
Ashland (City, TN 37015			
Notes &	& Building Characteristics			
Residenti	al: Yes		Improvement: N	3W
Proposed				
Notes: 15	50000 valuation unit 117 1558 sq ft 21 units			0.00
*FEE BA		779.00 Paid: Y		0.00
ordinance presume f constructi	certify that I have read and examined this ap es governing this type of work will be compi to give authority to violate or cancel the prov- ion.	led with weather specified visions of any other state of the specified of the state of the specified of the	hereinzer anra i deveninung ut	nernin udea not

Permit Number

2017063

TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015 Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

Job Location			Owner/Occupant		
· <u>····</u> ·		Name:	Dan Reigle		
Address:	2437 Bell St.	Address:	290 Ed Harris Rd.		
	Ashland City, TN 37015		Ashland City, TN 37015		
Phone:	Phone:	h A S A			
Survey:	Unit 118		UAN		
Map #:	055E Group B				
Control N	Map:				
Parcel:	055E B 002.00 / GEQ Cod:				
Lot:	Block:				
	Contractor.				
Contracto					
Regal Ho	mes Inc.				
290 Ed H	arris Rd.				
Ashland C	City, TN 37015				
Notes &	& Building Characteristics				
Residentia	al: Yes	ccupancy	Improvement: N	CW	
Proposed	Use:	n an	and the first free free free free free free free fre		
Notes: 15	0000 valuation unit 118 1558 sq ft 21 units on lot	- 3 ₆₋₁			
FEE BA	ASED Permit Fce: 779.00	Paid: `		0.00	
I hereby c ordinance presume t constructi	certify that I have read and examined this application as governing this type of work will be compiled with to give authority to violate or cancel the provisions of ion.	and know the sa weather specific f any other state	me to be true and correct. All p d herein or not, The granting of or logal law, regulating construc	rovisions of law and permit does not tion or performance of	
(A 12/8/	2	CA	12-8-17	
Permit	ttee Signature / Date	APPR	OVED BY	Date	

2017064

RESIDENTIAL BUILDING PERMIT

TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015

Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

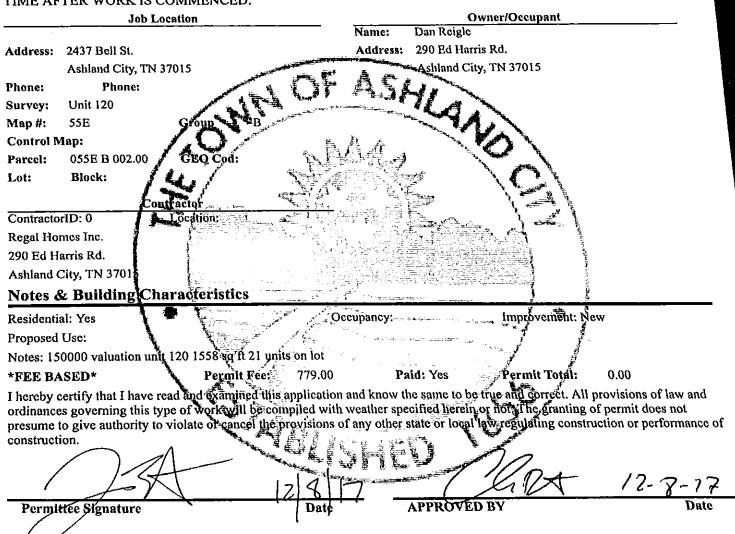
	Job Location		Owner/Occupar	at	
		Name:	Dan Reigle		
Address:	2437 Bell St.	Address:	290 Ed Harris Rd.		
	Ashland City, TN 37015		Ashland City, TN 37015		
Phone:	Phone:	h Aîl			
Survey:	Unit 119				
Map #:	055E Group	200 <u>1. 1</u> . 1			
Control Ma	ap:				
Parcel:	055E B 002.00 / GEQ Cod:				
Lot:	Block:				
	Contractor				
ContractorI				h	
Regal Hom	nes Inc.				
290 Ed Har	rris Rd.				
Ashland Ci	ity, TN 37015				
Notes &	Building Characteristics				
Residential	l: Yes	Occupancy:	Improvement: N	ew	
Proposed U	Jse:	· · · · · · · · · ·	nimen yang 🕺 🗍		
Notes: 150	000 valuation unit 119 1558 sq ft 21 units on lot	Nga			
*FEE BAS				0.00	
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be compiled with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of					
constructio	n.				
/			All QA	,	
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Permitte	ce-Signature U (Date)	APPRE	WED BY	Date	
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2017065

RESIDENTIAL BUILDING PERMIT TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015

Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610



Permit Number

2017066

TOWN OF ASHLAND CITY BUILDING DEPARTMENT PO BOX 36 ASHLAND CITY, TN 37015

Date Issued: 12/7/2017 Date Applied: 12/7/2017

GL CODE - 32610

	Job Location		Owner/Occupant	
		Name:	Dan Reigle	
Address:	2437 Bell St.	Address:	290 Ed Harris Rd.	
	Ashland City, TN 37015		Ashland City, TN 37015	
Phone:	Phone:	- ASI		
Survey:	Unit 121		<i>ILA</i> N	
Map #:	OSSE Group			
Control N	Лар: /,О/ 🛌	<u> </u>		
Parcel:	055E B 002.00 / GEQ Cod:		i a second a	
Lot:	Block:			
	Contractor			
Contractor				
Regal Hor	mes Inc.			
290 Ed Ha	arris Rd.			
Ashland C	City, TN 37015			
Notes 8	& Building Characteristics			
Residentia	al: Yes	cupáncy:	Improvement: New	
Proposed	Use:	n An an Ann an Annaich		
Notes: 150	0000 valuation unit 121 1558 sq ft 21 units on lot			
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I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of workwill be compiled with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.				
$\left(\right)$	277 12/8/F7		17-8-17	
Permit	tee Signature Dale	APPR	OVED BY Date	
	ι			

lation of this code or of any other ordinances of this *jurisdiction*.

R105.5 Expiration. Every *permit* issued shall become invalid unless the work authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

R105.6 Suspension or revocation. The *building official* is authorized to suspend or revoke a *permit* issued under the provisions of this code wherever the *permit* is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

R105.7 Placement of permit. The building *permit* or copy thereof shall be kept on the site of the work until the completion of the project.

R105.8 Responsibility. It shall be the duty of every person who performs work for the installation or repair of building, structure, electrical, gas, mechanical or plumbing systems, for which this code is applicable, to comply with this code.

R105.9 Preliminary inspection. Before issuing a *permit*, the *building official* is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

SECTION R106 CONSTRUCTION DOCUMENTS

R106.1 Submittal documents. Submittal documents consisting of *construction documents*, and other data shall be submitted in two or more sets with each application for a *permit*. The *construction documents* shall be prepared by a registered *design professional* where required by the statutes of the *jurisdiction* in which the project is to be constructed. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a registered *design professional*.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a registered *design professional* if it is found that the nature of the work applied for is such that reviewing of *construction documents* is not necessary to obtain compliance with this code.

R106.1.1 Information on construction documents. Construction documents shall be drawn upon suitable material. Electronic media documents are permitted to be submitted when *approved* by the *building official*. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*. Where required by the *building official*, all braced wall lines, shall be identified on the *construction documents* and all pertinent informa-

tion including, but not limited to, bracing methods, location and length of braced wall panels, foundation requirements of braced wall panels at top and bottom shall be provided.

R106.1.2 Manufacturer's installation instructions. Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection.

R106.1.3 Information for construction in flood hazard areas. For buildings and structures located in whole or in part in flood hazard areas as established by Table R301.2(1), *construction documents* shall include:

- 1. Delineation of flood hazard areas, floodway boundaries and flood zones and the design flood elevation, as appropriate;
- 2. The elevation of the proposed lowest floor, including *basement*; in areas of shallow flooding (AO Zones), the height of the proposed lowest floor, including *basement*, above the highest adjacent *grade*;
- 3. The elevation of the bottom of the lowest horizontal structural member in coastal high hazard areas (V Zone); and
- 4. If design flood elevations are not included on the community's Flood Insurance Rate Map (FIRM), the *building official* and the applicant shall obtain and reasonably utilize any design flood elevation and floodway data available from other sources.

R106.2 Site plan or plot plan. The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from *lot lines*. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The *building official* is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

R106.3 Examination of documents. The *building official* shall examine or cause to be examined *construction documents* for code compliance.

R106.3.1 Approval of construction documents. When the *building official* issues a *permit*, the *construction documents* shall be *approved* in writing or by a stamp which states "REVIEWED FOR CODE COMPLIANCE." One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the *building official* or his or her authorized representative.

R106.3.2 Previous approvals. This code shall not require changes in the *construction documents*, construction or designated occupancy of a structure for which a lawful *permit* has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pur-

Building Permit for such excavation or construction. If an application for a Building Permit is not approved, the Building Inspector shall state in writing on the application the cause for such disapproval. Issuance of a permit shall in no case be construed as a waiving of any provisions of this ordinance.

D. <u>Construction Progress</u>:

Any Building Permit issued becomes invalid if work authorized by it is not commenced within six (6) months of the date of issuance, or if the work authorized by the permit is suspended or discontinued for a period of six (6) months.

7.040. <u>Temporary use permits</u>. It shall be unlawful to commence construction or development of any use of a temporary nature unless a permit has been obtained from the City Building Inspector, as provided for in ARTICLE IV, SECTION 4.030 of this ordinance. Application for a Temporary Use Permit shall be made in writing to the Building Inspector on the form provided for that purpose. A schedule of fees shall be established by the Mayor and City Council. Such schedule shall be posted in the office of the Building Inspector as well as on a public bulletin board at City Hall. Until the appropriate fee has been paid in full, no action shall be taken on any application.

7.050. <u>Certificate of occupancy</u>. No land or building or other structure or part thereof hereafter erected, moved, or altered in its use shall be used until the Building Inspector shall have issued a Certificate of Occupancy stating that such land, structure, or part thereof is found to be in conformity with the provisions of this ordinance. Within three (3) days after notification that a building or premises or part thereof is ready for occupancy or use, it shall be the duty of the Building Inspector to make a final inspection thereof, and to issue a Certificate of Occupancy if the building or premises or part thereof is found to conform with the provisions of this ordinance, or, if such certificate is refused, to state the refusal in writing giving the cause for such refusal.

7.060. <u>Procedure for authorizing special exceptions</u>. The following procedure is established to provide procedures for review of a proposed use as a conditional use or special exception by the Board of Zoning Appeals. The procedure shall be the same whether review is required under Section 13-7-206, of the <u>Tennessee Code Annotated</u>, by this ordinance, or whether a review is requested by the Building Inspector to determine whether a proposed use is potentially noxious, dangerous or offensive.

A. <u>Application</u>:

An application shall be filed with the Board of Zoning Appeals for review. Said application shall show the location and intended uses of the site, the names of the property owners, existing land uses within two hundred (200) feet, as well as all pertinent information as cited within Section 3.120.A. of this ordinance which is necessary to properly evaluate the effect that the request will have on adjacent and nearby properties, as per the various criteria cited herein in Section 7.060.C. All such applications shall be presented to the office of the building inspector no later than twenty (20) days prior to the next regularly scheduled meeting of the Board of Zoning Appeals, if said request is to be officially entertained by the board of zoning appeals at it's next regularly scheduled meeting. All plans submitted as a part of this application shall be prepared by a licensed surveyor or, architect, or engineer certified to do business in the State of Tennessee.

7.070. <u>Board of Zoning Appeals</u>. In accordance with 13-7-205, <u>Tennessee Code Annotated</u>, a Ashland City Board of Zoning Appeals, consisting of five members, is hereby_established. All members of such Board shall be appointed by the Mayor and City Council.

A. <u>Term of Office of Board Members, Removal, and Vacancies</u>:

The members of the Board of Zoning Appeals, shall serve for a three (3) year term, or until their respective successors are appointed and qualified. The Board first appointed shall serve respectively for the following terms: one for (1) year, two for (2) years, and two for (3) years. All members of the Board of Zoning Appeals shall serve with such compensation as may be fixed by the Mayor and City Council and may be removed from membership on the Board of Zoning Appeals for continued absence or just causes. Any member being so removed shall be provided, upon his/her request, a public hearing upon the removal decision. Vacancies of said Board of Zoning Appeals shall be filled for the unexpired term of those members whose position has become vacant in the manner provided herein for the appointment of such member.

B. <u>Procedure</u>:

Meetings of the Board of Zoning Appeals shall be held at the call of the chairman, and at such other times as the board may determine. Such chairman, or in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall adopt rules of procedure and shall keep records and action taken thereon which shall be public records.

C. <u>Appeals to the Board</u>:

An appeal to the Ashland City Board of Zoning Appeals may be taken by any person, firm, or corporation aggrieved by, or by any governmental office, department, board, or bureau affected by, any decision of the Building Inspector based in whole or in part upon the provisions of this ordinance. Such appeal shall be taken by filing with the Board of Zoning Appeals a notice of appeal specifying the grounds thereof. The Building Inspector shall transmit to the Board all papers constituting the record upon which the action appealed was taken.

The Board shall fix a reasonable time for the hearing of the appeal, given public notice thereof, as well as due notice to the parties in interest, and decided the same within a reasonable time. Upon the hearing, any person or party may appear in person, by agent, or by attorney.

D. Stay of Proceedings:

An appeal stays all legal proceedings in furtherance of the action appealed from, unless the building inspector certifies to the Board of Zoning Appeals, after such notice of appeal shall have been filed, that by reason of facts stated in the certificate such stay would cause eminent peril to life or property. In such instance, the proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the Board or by a court of competent jurisdiction on application, on notice to the Building Inspector, and on due cause shown.

E. Appeal to the Court:

Any person or persons or any board, taxpayer, department, or bureau of the City aggrieved by any decision of the Board may seek review by a court of competent jurisdiction of such decision in a manner provided by the laws of the State of Tennessee.

F. Powers of the Board:

The Board of Zoning Appeals shall have the following powers:

1. Administrative Review:

To hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, permit, decision, determination or refusal made by the Building Inspector or other administrative official in the carrying out or enforcement of any provision of this ordinance.

2. Special Exceptions:

To hear and decide applications for special exceptions as specified in this ordinance, hear requests for interpretation of the Zoning Map, and for decision on any special questions upon which the Board of Zoning Appeals is authorized to pass.

3. Variances:

To hear and decide applications for variances from the terms of this ordinance.

7.080. <u>Variances</u>. The purpose of this variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow, or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property under this ordinance. (Amended by Deleting E, from this Section by Ordinance 329, January 9, 2007)

A. <u>Application</u>:

After written denial of a permit, a property owner may make application for a variance, using the proper form which is required for requests before by the Board of Zoning Appeals.

All applications must contain <u>all pertinent information</u> as cited in Section 3.120, A, within this ordinance necessary to clearly ascertain the relationship of the applicable land use to it's subject property, as well as to all adjacent properties, along with any necessary supporting information as required, in order that the board be able to clearly analyze and evaluate said variance request. Furthermore, said request or application shall be presented to the office of the building inspector no later than

twenty (20) days prior to the next regularly scheduled meeting of the Board of Zoning Appeals, if said request is to be officially entertained by the board of zoning appeals at it's next regularly scheduled meeting.

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B. Fee:

A fee of fifty (\$50.00) payable to the Town of Ashland City shall be charged to cover partial review and processing of each application for a variance, except that the fee shall be waived for a governmental agency.

Hearings:

Upon receipt of an application and fee, the Board shall hold a hearing to decide whether a variance to the ordinance provisions is, in fact, necessary to relieve unnecessary hardships which act to deprive the property owner of the reasonable use of his land. The Board shall consider and decide all applications for variances within sixty (60) days of such hearing and in accordance with the standards provided below.

Standards for Variances

The board shall not grant a variance unless it makes findings based upon evidence presented to it as follows:

The particular physical surroundings, shape, topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this ordinance were carried out must be stated.

The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.

The variance will not authorize activities in a zone district other than those permitted by this ordinance.

Financial returns only shall not be considered as a basis for granting a variance.

The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this ordinance.

That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same districts.

The variance is the minimum that will make possible the reasonable use of the land, building, or structure.

The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located.