

ORDINANCE 2021-06

AN ORDINANCE OF THE CITY OF BRENTWOOD, TENNESSEE TO AMEND THE ZONING ORDINANCE, SAME BEING CHAPTER 78 OF THE CODE OF ORDINANCES OF THE CITY OF BRENTWOOD, BY CHANGING THE PRESENT ZONING CLASSIFICATION ON CERTAIN PROPERTY LOCATED ON THE NORTH SIDE OF OLD SMYRNA ROAD FROM THE AR (AGRICULTURAL RESIDENTIAL) ZONING DISTRICT TO THE R-2 (SUBURBAN RESIDENTIAL) ZONING DISTRICT, BEING MORE SPECIFICALLY DESCRIBED IN THE PROPERTY DESCRIPTION ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE BY REFERENCE, AND SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE BY REFERENCE; AND TO AMEND THE OFFICIAL ZONING MAP ACCORDINGLY

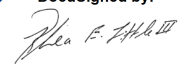
NOW THEREFORE, BE IT ORDAINED BY THE CITY OF BRENTWOOD, TENNESSEE, AS FOLLOWS:

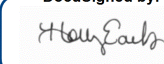
SECTION 1. That the present zoning classification on certain property located on the north side of Old Smyrna Road, approximately 1.0 mile east of its intersection with Wilson Pike, be and the same is hereby changed from the AR (Agricultural Residential) zoning district to the R-2 (Suburban Residential) zoning district, said property being more particularly described in the property description attached hereto as Attachment "A," and being more particularly shown on Attachment "B," said attachments being made a part of this ordinance by reference.

SECTION 2. That the official zoning map be and the same is hereby amended accordingly.

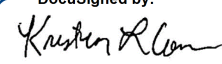
SECTION 3. That this ordinance shall take effect from and after its final passage, or fifteen days after its first passage, whichever occurs later, the general welfare of the City of Brentwood, Williamson County, Tennessee, requiring it.

PASSED:	1st reading	<u>02-08-2021</u>	PLANNING COMMISSION	<u>03-01-2021</u>
	2nd reading	<u>03-22-2021</u>	NOTICE OF PASSAGE	
			Notice published in:	<u>N/A</u>
			Date of publication:	<u>N/A</u>
PUBLIC HEARING				
	Notice published in:	<u>Williamson A.M.</u>		
	Date of publication:	<u>02-17-2021</u>		
	Date of hearing:	<u>03-08-2021</u>	EFFECTIVE DATE	<u>03-22-2021</u>

DocuSigned by:

 CFC5F126234B427...
 MAYOR Rhea E. Little III

DocuSigned by:

 D34408386C664D0...
 RECORDER Holly Earls

Approved as to form:

DocuSigned by:

 2D82EC2185AB43C...
 CITY ATTORNEY Kristen L. Corn

**ATTACHMENT A
ORDINANCE 2021-06**

**PROPERTY
DESCRIPTION FOR
LANDS AT 9230 OLD SMYRNA
ROAD**

(provided by client)

Land lying in the City of Brentwood, Tennessee, 15th Civil District of Williamson County, Tennessee, and being located on the north side of Old Smyrna Road, and south of Brighton Wood Subdivision of record in Plat Book 7, page 109, Register's Office for Williamson County, Tennessee, and being further described according to a survey by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor Number 177, said survey dated January 20, 1993:

Beginning at an iron pin in the north margin of Old Smyrna Road, approximately 40 feet in width, said iron pin being the southeast corner of a 226.41 acre tract conveyed to Gayron C. Lytle and wife, Naomi D. Lytle, of record in Book 486, page 840, and Book 486, page 847, Register's Office for Williamson County, Tennessee, and being the southwest corner of the herein described property;

thence with Lytle's east boundary line and running with a fence line N 00 degrees 09 minutes 45 seconds E 1,353.53 feet to an iron pin in said fence line; thence, S 89 deg 41 min 56 sec E 625.79 feet across an unfenced pasture to an iron pin in a fence line, being the southeast corner of a 5.00 acre tract conveyed to William L. Gullickson and wife, Sandra L. Gullickson, of record in Book 999, page 760, R.O.W.C.;

thence, N 00 deg 38 min 54 sec W 109.90 feet with a fence line to an iron pin in the south boundary line of Lot 11 of Brighton Wood Subdivision of record in Plat Book 7, page 109, R.O.W.C.;

thence, S 88 deg 02 min 27 sec E 106.86 feet to an iron pin in the south terminus line of Cloverbrook Drive, and being in the south boundary line of said Brighton Wood Subdivision;

thence, S 87 deg 46 min 09 sec E 394.59 feet to an iron pin being the southeast corner of the property conveyed to The H & B Company, a Tennessee corporation, of record in Book 356, page 662, R.O.W.C.;

thence, S 87 deg 30 min 38 sec E 833.75 feet and running with a fence to an iron pin at a fence corner, said iron pin being in the center of an old public road described in Tract No. 3. of the property conveyed to Buford E. Anthony and wife, Thelma Patricia Anthony, of record in Book 128, page 19, R.O.W.C., said road being unimproved, and abandoned for use with passage being obstructed by an old fence line and tree row along the centerline of said road;

thence, N 23 deg 20 min 52 sec E 737.93 feet and running with a fence line along the centerline of the said old public road to an iron pin in the centerline of said road, said iron pin being the southwesterly corner of a parcel of said road conveyed to said Anthony of record in Book 685, page 454. R.O.W.C., Tenn., and in Book 7316, page 856, Register Office for Davidson County, Tenn;

thence, S 02 deg 06 min 38 sec E 595.93 feet with the easterly margin of an old abandoned lane, not of record, and being the west line of the property conveyed to RADNOR HOMES, INC. a Delaware corporation, of record in Book 672, page 921 R.O.W.C.;

thence, S 04 deg 35 min 31 sec W 89.78 feet to an iron pin at a fence corner;

thence N 89 deg 34 min 07 sec W 204.09 feet, and running with a fence line to an iron pin at a fence corner, being the most westerly corner of the property conveyed to R.L. Richardson, Jr. of record in Book 294, page 779, R.O.W.C.;

thence, S 22 deg 15 min 31 sec E 1000.78 feet and running with a fence line, and being said Richardson's west line, to an iron pin at a fence corner near a spring and the remnants of an old stone dam across a stream, said corner being described in Book 336, page 1047, R.O.W.C., in TRACT NO. 1 of the property conveyed to Larry W. Gatlin and wife, Janis Gatlin, as being in an old abandoned road, said road now being neither in use nor in evidence;

thence, S 65 deg 20 min 59 sec W 42.86 feet to an iron pin at a fence corner;

thence, N 87 deg 49 min 45 sec W 468.30 feet, and running with a fence line to a planted stone corner, and being the north boundary line of the property conveyed to Woodard H. Frost of record in Book 671, page 899, R.O.W.C., and also being the north line of the property conveyed to Miles C. Frost and wife, Josephine R. Frost, of record in Book 190, page 141, R.O.W.C.;

thence, S 07 deg 24 min 03 sec W 460.02 feet to a point in an oak tree approximately 64 inches in diameter, said point being in the north margin of Old Smyrna Road, and said point being located N 07 deg 24 min 03 sec E 19.98 feet from a nail set in the center of the pavement of Old Smyrna Road;

thence, with the north margin of Old Smyrna Road S 89 degrees 30 min 00 sec W 1,878.54 feet to the point of beginning.

Less and except..... that property conveyed to Sheridan Park, LLC by Quitclaim Deed from Roger E. Mick and wife, Barbara D. Mick of record in Book 3017, page 139, Register's Office for Williamson County, Tennessee, described as follows:

Being a 0.206 more or less acre tract of land lying in the 15th Civil District of Williamson County, Tennessee and being a portion of the property conveyed to Roger E. Mick as evidenced by deed of record in Deed Book 1045, page 145, Registers Office Williamson County, Tennessee, and being the easterly half of an old abandoned lane, and being Tract Seven on a survey entitled "Boundary Survey, Sheridan Park" by Anderson-Delk & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660 dated January 24, 2003, and being more particularly described as follows:

Beginning at an iron pin found at the most southeasterly corner of the Buford E. Anthony and wife, Thelma P. Anthony property of record In Deed Book 128, page 19, Register's Office Williamson County, Tennessee, said point being an interior corner of the afore-said Mick Property and In the centerline of an old abandoned lane;

Thence with the common line of the afore-said Mick and Anthony Properties, and with the centerline of said abandoned lane, and closely following an existing fence, North 28 Degrees 02 Minutes 50 Seconds East a distance of 737.93 feet to an iron pin set;

Thence with the southerly line of the Buford E. Anthony etux Property of record in Deed Book 685, page 454 Register's Office Williamson County, Tennessee, South 02 degrees 28 minutes 21 Seconds West a distance of 28.78 feet to an iron pin set on the easterly margin of said abandoned lane, said point also being a northwesterly corner of Lot 155 on the afore-said plan of Cottonport Plantation, Phase III;

Thence with a new line, running parallel with and 12.5 feet east of the westerly line of the afore-said Mick property, and with the easterly margin of said abandoned lane, South 28 Degrees 02 Minutes 50 Seconds West a distance of 707.24 feet to a point;

Thence North 82 Degrees 48 Minutes 40 Seconds west a distance of 13.29 feet to the Point of Beginning, containing 0.206 acres or 8,976 square feet more or less.