

ORDINANCE 2021-17

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 IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF CONCORD AND FRANKLIN ROADS FROM THE SI-1 (SERVICE INSTITUTION – RELIGIOUS) ZONING DISTRICT TO THE OSRD (OPEN SPACE RESIDENTIAL DEVELOPMENT) ZONING DISTRICT, SAID PROPERTY 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



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

SECTION 1. That the present zoning classification on certain property located in the southeast quadrant of the intersection of Concord and Franklin Roads, be and the same is hereby changed from the SI-1 (Service Institution -- Religious) zoning district to the OSRD (Open Space Residential Development) 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 the development plan attached hereto as Attachment “B” is hereby approved as the basis for design and layout of the subdivision plat, pursuant to Section 78-185 of the Code of Ordinances of the City of Brentwood.

SECTION 4. 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>08-09-2021</u>	PLANNING COMMISSION	<u>09-07-2021</u>
	2nd reading	<u>09-27-2021</u>	NOTICE OF PASSAGE	
			Notice published in:	<u>n/a</u>
			Date of publication:	<u></u>
PUBLIC HEARING				
	Notice published in:	<u>Williamson AM</u>		
	Date of publication:	<u>08-18-2021</u>		
	Date of hearing:	<u>09-13-2021</u>	EFFECTIVE DATE	<u>09-27-2021</u>
DocuSigned by:		DocuSigned by:		
				
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MAYOR		RECORDER		
Rhea E. Little		Holly Earls		

Approved as to form:

DocuSigned by:	
	
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CITY ATTORNEY	Kristen L. Corn

ATTACHMENT A ORDINANCE 2021-17

7015 CONCORD ROAD BRENTWOOD, WILLIAMSON COUNTY OSRD DESCRIPTION

Being a certain tract or parcel of land lying and being in the Fifteenth (15th) Civil District of Williamson County, city of Brentwood, Tennessee. Being bounded on the north by Concord Road (right-of-way width varies), on the east by the remainder of the Fellowship Bible Church of Williamson County property of record in Book 3490, page 316 and Book 3819, page 599, Register's Office for Williamson County, Tennessee (R.O.W.C.T.), on the south by said Fellowship Bible Church of Williamson County; the Fellowship Bible Church of Williamson County property of record in Book 2052, page 566, R.O.W.C.T. and the Jennifer Dunlap, Trustee property of record in Book 5101, page 376, R.O.W.C.T. and on the west by said Jennifer Dunlap, Trustee and Franklin Road / Highway 31 (right-of-way width varies) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc" in the southerly right-of-way of said Concord Road, at the intersection with the easterly right-of-way of said Franklin Road, said iron rod being the northwest corner of the herein described tract;

Thence, leaving the easterly right-of-way of said Franklin Road, with the southerly right-of-way of said Concord Road the following five (5) calls:

1. South 81 degrees 12 minutes 21 seconds East, 93.92 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
2. With a non-tangent curve to the left having a radius of 1486.39 feet, an arc length of 259.66 feet, a delta angle of 10 degrees 00 minutes 32 seconds, a tangent of 130.16 feet and a chord bearing and distance of South 76 degrees 12 minutes 46 seconds East, 259.33 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
3. South 80 degrees 55 minutes 02 seconds East, 50.20 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
4. South 83 degrees 47 minutes 14 seconds East, 280.28 feet;
5. South 81 degrees 10 minutes 13 seconds East, 258.61 feet to the northeast corner of the herein described tract;

Thence, leaving the southerly right-of-way of said Concord Road, with a new line severing said Fellowship Bible Church the following eleven (11) calls:

1. South 08 degrees 49 minutes 47 seconds West, 47.01 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
2. South 81 degrees 10 minutes 13 seconds East, 15.00 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
3. South 08 degrees 49 minutes 47 seconds West, 140.65 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";

4. With a curve to the left having a radius of 650.00 feet, an arc length of 155.33 feet, a delta angle of 13 degrees 41 minutes 30 seconds, a tangent of 78.04 feet and a chord bearing and distance of South 01 degrees 59 minutes 02 seconds West, 154.96 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
5. With a compound curve to the left having a radius of 400.00 feet, an arc length of 72.43 feet, a delta angle of 10 degrees 22 minutes 27 seconds, a tangent of 36.31 feet and a chord bearing and distance of South 10 degrees 02 minutes 57 seconds East, 72.33 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
6. With a reverse curve to the right having a radius of 100.00 feet, an arc length of 23.16 feet, a delta angle of 13 degrees 16 minutes 12 seconds, a tangent of 11.63 feet and a chord bearing and distance of South 08 degrees 36 minutes 05 seconds East, 23.11 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
7. With a reverse curve to the left having a radius of 1000.00 feet, an arc length of 240.39 feet, a delta angle of 13 degrees 46 minutes 25 seconds, a tangent of 120.78 feet and a chord bearing and distance of South 08 degrees 51 minutes 11 seconds East, 239.82 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
8. With a reverse curve to the right having a radius of 940.00 feet, an arc length of 349.18 feet, a delta angle of 21 degrees 17 minutes 00 seconds, a tangent of 176.62 feet and a chord bearing and distance of South 05 degrees 05 minutes 54 seconds East, 347.17 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
9. South 69 degrees 25 minutes 40 seconds West, 367.74 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
10. South 76 degrees 28 minutes 10 seconds West, 118.80 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
11. South 22 degrees 17 minutes 21 seconds West, 73.71 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc" in the northerly line of said Fellowship Bible Church (Book 2052, page 566), said iron rod being the southeast corner of the herein described tract;

Thence, with the northerly line of said Fellowship Bible Church, North 67 degrees 42 minutes 39 seconds West, 383.08 feet to a 3/4-inch iron rod (old) in the easterly line of said Jennifer Dunlap, Trustee, said iron rod being the southwest corner of the herein described tract;

Thence, with said Dunlap, generally with the fence, the following five (5) calls:

1. North 18 degrees 37 minutes 39 seconds East, 241.38 feet to a 5/8-inch iron rod (old);
2. North 33 degrees 26 minutes 20 seconds West, 170.53 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
3. North 43 degrees 04 minutes 24 seconds West, 93.01 feet to a 5/8-inch iron rod (old);
4. North 59 degrees 47 minutes 46 seconds West, 98.54 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
5. North 66 degrees 43 minutes 31 seconds West, 395.62 feet to a 3/4-inch iron rod (old) in the easterly right-of-way of said Franklin Road, said iron rod being the northwest corner of said Dunlap;

Thence, with the easterly right-of-way of said Franklin Road the following ten (10) calls:

1. North 22 degrees 18 minutes 05 seconds East, 25.52 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
2. South 66 degrees 53 minutes 17 seconds East, 4.00 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
3. North 24 degrees 36 minutes 01 seconds East, 1.71 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
4. With a non-tangent curve to the right having a radius of 11418.16 feet, an arc length of 216.89 feet, a delta angle of 01 degrees 05 minutes 18 seconds, a tangent of 108.45 feet and a chord bearing and distance of North 24 degrees 03 minutes 22 seconds East, 216.89 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
5. North 24 degrees 36 minutes 01 seconds East, 7.55 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
6. North 31 degrees 24 minutes 43 seconds East, 40.45 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
7. North 33 degrees 24 minutes 33 seconds East, 166.87 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
8. North 24 degrees 37 minutes 57 seconds East, 190.38 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
9. South 65 degrees 00 minutes 57 seconds East, 59.00 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
10. With a non-tangent curve to the left having a radius of 9950.13 feet, an arc length of 64.02 feet, a delta angle of 00 degrees 22 minutes 07 seconds, a tangent of 32.01 feet and a chord bearing and distance of North 24 degrees 48 minutes 03 seconds East, 64.02 feet to the **POINT OF BEGINNING**, containing **1,224,620 square feet** or **28.11 acres**, more or less.

Included in the above-described property is a possible right-of-way for a turn lane on said Concord Road (no dedication or recording information found by this surveyor), said possible right-of-way being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc" in the southerly right-of-way of said Concord Road, at the intersection with the easterly right-of-way of said Franklin Road, said iron rod being the northwest corner and Point of Beginning of the above-described tract;

Thence, leaving the easterly right-of-way of said Franklin Road, with the southerly right-of-way of said Concord Road the following five (5) calls:

1. South 81 degrees 12 minutes 21 seconds East, 93.92 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
2. With a non-tangent curve to the left having a radius of 1486.39 feet, an arc length of 259.66 feet, a delta angle of 10 degrees 00 minutes 32 seconds, a tangent of 130.16 feet and a chord bearing and distance of South 76 degrees 12 minutes 46 seconds East, 259.33 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
3. South 80 degrees 55 minutes 02 seconds East, 50.20 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";

4. South 83 degrees 47 minutes 14 seconds East, 130.39 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc", the northwest corner and **POINT OF BEGINNING** of the herein described tract;

Thence, continuing with the southerly right-of-way of said Concord Road the following two (2) calls:

1. South 83 degrees 47 minutes 14 seconds East, 149.89 feet;
2. South 81 degrees 10 minutes 13 seconds East, 258.61 feet to the northeast corner of the herein described tract;

Thence, leaving the southerly right-of-way of said Concord Road, with a new line severing said Fellowship Bible Church the following three (3) calls:

1. South 08 degrees 49 minutes 47 seconds West, 17.01 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc", the southeast corner of the herein described tract;
2. North 81 degrees 10 minutes 13 seconds West, 296.41 feet to a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc";
3. North 75 degrees 58 minutes 54 seconds West, 112.39 to the **POINT OF BEGINNING**, containing **5,864 square feet** or **0.13 acres**, more or less.

Being a portion of the same property conveyed to Fellowship Bible Church of Williamson County from Otter Creek Church of Christ by Special Warranty Deed with Restrictive Covenants including Right of First Refusal of record in Book 3490, page 316, Register's Office for Williamson County, Tennessee.

Being a portion of the same property conveyed to Fellowship Bible Church of Williamson County from Otter Creek Church of Christ by Special Warranty Deed of record in Book 3819, page 599, Register's Office for Williamson County, Tennessee.