

**ORDINANCE 2021-09**

**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, TO ESTABLISH A CERTAIN ZONING CLASSIFICATION, SAME BEING THE R-1 (LARGE LOT RESIDENTIAL) ZONING DISTRICT ON CERTAIN PROPERTY LOCATED AT 715 VERNON ROAD, SOUTH OF THE TARAMORE SUBDIVISION, SAID TERRITORY 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:**

**WHEREAS**, the City of Brentwood intends to annex certain territory into its corporate limits by Resolution 2021-41 pursuant to Tennessee Code Annotated Section 6-51-101 *et seq.*; and

**WHEREAS**, it is in the best interest of the City of Brentwood and the said annexed territory that a zoning classification be established for said territory; and

**WHEREAS**, the zoning of the property shall be contingent upon approval of the proposed annexation, pursuant to Resolution 2021-41.

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

**SECTION 1.** That the R-1 (Large Lot Residential) zoning district, as defined by the zoning ordinance of the City of Brentwood, Tennessee, be and the same is hereby established for the property identified on the current Williamson County tax maps as Map 060, Parcel 03601, 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 approval of the zoning shall be contingent upon approval of the proposed annexation of the property, pursuant to Resolution 2021-41

**SECTION 4.** That the official zoning map be and the same is hereby amended accordingly.

**SECTION 5.** 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 04-12-2021

2nd reading 05-24-2021

**PUBLIC HEARING**

Notice published in: Williamson A.M.

Date of publication: 04-21-2021

Date of hearing: 05-10-2021

PLANNING COMMISSION 05-03-2021

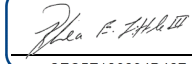
**NOTICE OF PASSAGE**

Notice published in: n/a

Date of publication: n/a

EFFECTIVE DATE 05-24-2021

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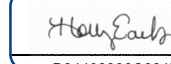


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MAYOR

Rhea E. Little III

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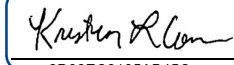
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RECORDER

Holly Earls

*Approved as to form:*

DocuSigned by:



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CITY ATTORNEY

Kristen L. Corn

**ATTACHMENT A  
ORDINANCE 2021-09  
MCADAMS PROPERTY  
715 VERNON ROAD  
WILLIAMSON COUNTY, TENNESSEE  
MAP 060, PARCEL 03601  
LEGAL DESCRIPTION**

**Municipal Growth Area 1 (MGA-1) to Suburban Residential (R-1)**

A Tract of Land situated in the Sixteenth (16) Civil District of Williamson County, Tennessee, being more particularly described as follows:

Beginning at a iron pin set at the southwest corner of Ronald M. Pettus of record in Deed Book 263, Page 57, R.O.W.C., TN., said point of beginning being situated N 82° 08' W. 1582.7 feet west of the westerly right-of-way of Vernon Road, said point also being the southeast corner of the tract herein described; thence, with a severance line common to tract two, N 82° 06' W, 199.61 feet to an iron pin set; thence, with a severance line common to tract two, S 43° 59' W, 219.62 feet to an iron pin set, thence, with a severance line common to tract two, N 81° 53' W, 1393.21 feet to an iron set on the easterly line of Jack A. Oman of record in Deed Book 764, Page 790, R.O.W.C., TN; Thence, with a line common to Oman, N 08° 54' E, 665.23 feet to a concrete monument existing at the base of a fence post corner; thence, with a line common to Oman, S 82° 07' E, 1711.40 feet to a concrete monument existing at the base of a fence post corner a common corner to Pettus; thence, with a line common to Pettus, S 08° 00' W, 493.27 feet to the point of beginning and containing 25.26 acres, more or less, according to a survey by Billy Carl Tomlin & Associates T.R.L.S. #383, dated October 6, 1992.

Easement 1: Beginning at a point in the westerly right-of-way of Vernon Road, said point beginning located on the southerly line of Ronald Pettus; thence, with the westerly right-of-way of Vernon Road S 67 ° 13' W, 98.1 feet to a point; thence, leaving said right-of-way N 82 ° 08' W, 1496.9 feet to a point on the southerly line of tract two; thence N 06 ° 14' E, 50.00 feet to an iron pin set, a common corner to Ronald Pettus, tract one, and tract two; thence, following the general direction of Pettus' southerly fence line S 82 ° 08' E, 1582.7 feet to the point of beginning.

Easement 2: Beginning at a iron pin set, a common corner to Ronald Pettus, tract one, and tract two, thence, S 06 ° 14' W, 50.0 feet to a point on the easterly line of tract two; thence, N 82 ° 06' W, 237.48 feet to a point on a line common to both tract one and tract two; thence, with said line N 43 ° 59' W, 61.85 feet to an iron pin set; thence, with a line common to both tract one and two S 82 ° 06' E, 199.61 feet to the point of beginning.

Being the same property conveyed to Roger T. Sauve and wife, Deidre D. Sauve by Warranty Deed from Kevin T. Vernon and wife Mary Vernon recorded on November 5, 1992, of record in Book 1024, Page 184, Register's Office for Williamson County, Tennessee.

**ATTACHMENT B  
ORDINANCE 2021-09  
MCADAMS PROPERTY  
715 VERNON ROAD  
WILLIAMSON COUNTY, TENNESSEE  
MAP 060, PARCEL 03601**

