

ORDINANCE 2021-12

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-2 (SUBURBAN RESIDENTIAL) FOR CERTAIN PROPERTY LOCATED EAST OF SPLIT LOG ROAD AND SOUTH OF SUNSET ROAD, SAID TERRITORY BEING ADJACENT TO AND INCLUDING SECTIONS OF SPLIT LOG ROAD, 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

WHEREAS, the City of Brentwood intends to annex certain territory, adjacent to and including a certain section Split Log Road into its corporate limits by Resolution 2021-56, 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 2021-56.

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

SECTION 1. That the R-2 (Suburban Residential) zoning district, as defined by the zoning ordinance of the City of Brentwood, Tennessee, be and the same is hereby established for the properties identified on the current Williamson County tax maps as Map 056, Parcel 08500 and 056 08600, 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 approval of the zoning shall be contingent upon approval of the proposed annexation of the property, pursuant to Resolution 2021-56.

SECTION 3. That the official zoning map be and the same is hereby amended accordingly.

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>05-10-2021</u>	PLANNING COMMISSION	<u>06-07-2021</u>
	2nd reading	<u>06-28-2021</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>05-19-2021</u>		
	Date of hearing:	<u>06-14-2021</u>	EFFECTIVE DATE	<u>06-28-2021</u>

DocuSigned by:

 CFC5F126234B427...
 MAYOR Rhea E. Little, III

DocuSigned by:

 D34408386C664D0...
 RECORDER Holly Earls

Approved as to form:

DocuSigned by:

 2D82EC2185AB45C...
 CITY ATTORNEY Kristen L. Corn

**ATTACHMENT A
ORDINANCE 2021-12**

**ANNEXED TERRITORY
PROPERTY DESCRIPTION
TAUBE PROPERTY
9837 & 9849 SPLIT OG ROAD
MAP 056 PARCEL 08500 AND MAP 056 PARCEL 08600**

Beginning at an existing iron rod in the easterly right-of-way line of Split Log Road, 50 feet in width, at a corner common with the property of Thomas M. Quick, as of record in Deed Book 390, page 539, at the Register's Office for Williamson County, Tennessee, said existing iron rod being located at Northing: 594,209.56, Easting: 1,759,445.81, on the state plane coordinate system NAD-83 (1990);

thence leaving the easterly right-of-way line of Split Log Road, with the southerly property line of Thomas M. Quick, South 80 deg. 44 min. 18 sec. East, 135.71 feet to an 8" blazed elm tree;

thence South 82 deg. 10 min. 23 sec. East, 78.10 feet to an existing iron rod, at a corner common with the property of G. W. Braddy, Jr., as of record in Deed Book 240, page 959, at the Register's Office for Williamson County, Tennessee;

thence with the southerly property line of G. W. Braddy, Jr., South 81 deg. 09 min. 18 sec. East, 100.47 feet to a 15" blazed hickory tree;

thence South 85 deg. 06 min. 33 sec. East, 24.28 feet to an iron rod set;

thence with a severance line through the property G.W. Braddy Etux, Myrtle, for the following two calls; South 02 deg. 48 min. 27 sec. East, 150.00 feet to an iron rod set; South 82 deg. 23 min. 10 sec. East 456.02 feet to an iron rod set in the Westerly property line of Ike Hyde, as of record in Deed Book 101, page 527, at the Register's Office for Williamson County, Tennessee;

thence with the Westerly property line of Ike Hyde, South 08 deg. 19 min. 07 sec. West, 200.23 feet to a 12" blazed hackberry tree;

thence South 01 deg. 26 min. 39 sec. West, 171.61 feet to an 8" blazed hackberry tree;

thence South 03 deg. 38 min. 09 sec. West, 140.33 feet to an existing iron rod;

thence with the southerly property line of Ike Hyde, South 81 deg. 31 min. 30 sec. East, 226.17 feet to an 8" blazed elm tree;

thence South 83 deg. 59 min. 58 sec. East, 164.19 feet to an existing iron rod;

thence with the easterly property line of Ike Hyde, North 06 deg. 01 min. 09 sec. East, 245.69 feet to

an existing iron rod;

thence North 05 deg. 57 min. 45 sec. East, 335.42 feet to an existing iron rod;

thence North 51 deg. 28 min. 35 sec. West, 154.48 feet to an iron rod set in the southerly property line of O.T. Davis, etux, as of record in Deed Book 256, page 543, at the Register's Office for Williamson County, Tennessee;

thence with the southerly property line of O.T. Davis, etux, South 83 deg. 22 min. 23 sec. East, 144.82 feet to an iron rod set, at a corner common with the property of Amelia Howse, as of record in Deed Book 1195, page 989, at the Register's Office for Williamson County, Tennessee;

thence with the westerly property line of Amelia Howse, South 07 deg. 47 min. 45 sec. West, 81.73 feet to an iron rod set;

thence South 05 deg. 57 min. 14 sec. West, 335.53 feet to an iron rod set;

thence with the southerly property line of Amelia Howse, South 83 deg. 03 min. 02 sec. East, 312.11 feet to an existing iron rod; t

thence South 82 deg. 37 min. 17 sec. East, 227.73 feet to a 12" blazed cedar tree;

thence South 05 deg. 16 min. 50 sec. West, 1127.29 feet to an existing iron rod;

thence with the northerly property line Annis T. Waggoner, North 69 deg. 06 min. 52 sec. West, 98.13 feet to an existing iron rod;

thence North 83 deg. 09 min. 14 sec. West, 223.85 feet to a 3" blazed cedar tree;

thence North 84 deg. 47 min. 20 sec. West, 324.70 feet to an existing iron rod at a corner common with the property of Paula K. Gray, as of record in Deed Book 1822, page 182, at the Register's Office for Williamson County, Tennessee;

thence South 08 deg. 20 min. 57 sec. West along Jenkins west line 315.88 feet to an iron pin;

thence North 78 deg. 52 min. 16 sec. West along a fence 1179.74 feet to an iron pin on the Kate Brooks property;

thence North 06 deg. 55 min. 43 sec. East along a fence with Brooks east line 1119.28 feet;

thence with the easterly property line of Robert H. Adcock & Louise Myrtle, North 06 deg. 20 min. 34 sec. East, 91.08 feet to an existing iron rod in the easterly right-of-way line of said Split Log Road;

thence with the easterly right-of-way line of Split Log Road, with a curve to the left, along an arc

length of 122.12 feet, the central angle of which is 25 deg. 26 min. 36 sec. the radius of which is 275.00 feet, the chord of which is North 18 deg. 36 min. 53 sec. East, 121.12 feet to an existing iron rod;

thence North 06 deg. 13 min. 09 sec. East, 447.12 feet to the point of beginning, containing 2,524,166 square feet or 57.95 acres more or less, according to deeds of record.

ROW RESERVED FOR
FUTURE SPLIT LOG ROAD
ALIGNMENT
(PER BRENTWOOD MAJOR
THOROUGHFARE PLAN)

EXISTING STREAM TO BE
PRESERVED



TAUBE PROPERTY
PUD SUBDIVISION
BRENTWOOD, TENNESSEE

CONCEPTUAL MASTER PLAN

SITE DATA	
SITE AREA -	59.93 AC
ZONING -	R2
LOTS -	24
MINIMUM LOT SIZE -	1 AC
SETBACKS	
FRONT -	75'
REAR -	30'
SIDE -	20'
SIDE STREET -	30'

