

ORDINANCE 2021-22

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 BEING A PORTION OF THE TENNESSEE BAPTIST CHILDREN'S HOME TRACT AND MORE SPECIFICALLY LOCATED EAST OF FRANKLIN ROAD, NORTH OF WIKLE ROAD WEST AND WEST OF THE KINGS CROSSING SUBDIVISION BE CHANGED FROM THE SI-2/SR (SERVICE INSTITUTION – EDUCATIONAL/SPECIAL RESTRICTIONS) 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

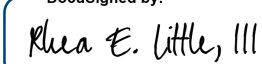
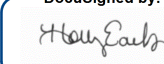
BE IT ORDAINED BY THE CITY OF BRENTWOOD, TENNESSEE, AS FOLLOWS:

SECTION 1. That the present zoning classification on certain property, being a portion of the Tennessee Baptist Children's Home tract and more specifically located east of Franklin Road, north of Wikle Road West and west of the Kings Crossing Subdivision be and the same is hereby changed from the SI-2/SR (Service Institution – Educational/Special Restrictions) 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>11/08/2021</u>	PLANNING COMMISSION	<u>12/06/2021</u>
	2nd reading	<u>01/11/2022</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>11/17/2021</u>		
	Date of hearing:	<u>12/13/2021</u>		
			EFFECTIVE DATE	<u>01/11/2022</u>
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MAYOR		Rhea E. Little	RECORDER	Holly Earls

Approved as to form:

DocuSigned by:	
	
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CITY ATTORNEY	Kristen L. Corn

**ATTACHMENT A
ORDINANCE 2021-22**

**PROPOSED OSRD ZONING AREA DESCRIPTION
BEING A PORTION OF THE TENNESSEE BAPTIST CHILDREN'S HOME PROPERTY**

BEING A TRACT OF LAND LYING IN THE CITY OF BRENTWOOD, 15TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BEING A PORTION OF THE SAME PROPERTY DEEDED TO THE TENNESSEE BAPTIST CHILDREN'S HOME OF RECORD IN DEED BOOK 55, PAGE 213, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.). BEING BOUNDED ON THE NORTH BY REMNANT FELLOWSHIP CHURCH OF RECORD IN DEED BOOK 3415, PAGE 267, AND DEED BOOK 3458, PAGE 693, R.O.W.C.T., THE SAME BEING PROPERTY AS SHOWN ON THE FINAL PLAT ENTITLED "REMNANT FELLOWSHIP" OF RECORD IN PLAT BOOK P35, PAGE 49, R.O.W.C.T; ON THE EAST BY KINGS CROSSING SUBDIVISION OF RECORD IN PLAT BOOK P48, PAGE 110, R.O.W.C.T.; ON THE SOUTH BY WIKLE ROAD WEST (RIGHT-OF-WAY WIDTH VARIES) AND REMAINING SI-2 ZONING AREA; ON THE WEST BY FRANKLIN ROAD-U.S. HIGHWAY 31 (RIGHT-OF-WAY WIDTH VARIES) AND SAID REMAINING SI-2 ZONING AREA. BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY KEVIN L. BIRDWELL, RLS #1797 WHOSE ADDRESS IS RAGAN-SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE 37206, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES" AT THE SOUTHWESTERLY CORNER OF SAID REMNANT FELLOWSHIP PROPERTY, THE SAME BEING THE PROPERTY SHOWN ON THE FINAL PLAT ENTITLED "REMNANT FELLOWSHIP". SAID IRON ROD BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND PROCEEDING AS FOLLOWS:

THENCE, WITH THE SOUTHERLY LINE OF SAID REMNANT FELLOWSHIP CHURCH PROPERTY, SOUTH 78 DEGREES 31 MINUTES 24 SECONDS EAST, 1755.95 FEET TO A 1/2" IRON ROD (OLD) WITH A CAP STAMPED "ARROWHEAD" AT THE NORTHWEST CORNER OF LOT 11 OF SAID KINGS CROSSINGS SUBDIVISION;

THENCE, WITH THE WESTERLY AND NORTHERLY LINES OF SAID KING S CROSSINGS SUBDIVISION THE FOLLOWING THREE (3) BEARINGS AND DISTANCES

1. SOUTH 03 DEGREES 36 MINUTES 12 SECONDS WEST, 710.30 FEET TO A 1/2" IRON ROD (OLD)
2. SOUTH 88 DEGREES 04 MINUTES 51 SECONDS WEST, 468.27 FEET TO A 1/2" IRON ROD (OLD) WITH A CAP STAMPED "ARROWHEAD";
3. SOUTH 15 DEGREES 11 MINUTES 00 SECONDS WEST, 540.04 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES IN THE NORTHERLY RIGHT OF WAY OF WIKLE ROAD WEST;

THENCE, WITH THE NORTHERLY RIGHT OF WAY OF WIKLE ROAD WEST THE FOLLOWING THREE (3) BEARINGS AND DISTANCES:

1. NORTH 80 DEGREES 54 MINUTES 14 SECONDS WEST, 189.36 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";
2. WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2453.06 FEET, AN ARC LENGTH OF 154.09 FEET, A CENTRAL ANGLE OF 03 DEGREES 35 MINUTES 56 SECONDS, AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 79 DEGREES 05 MINUTES 24 SECONDS WEST, 154.06 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";
3. WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 4653.75 FEET, AN ARC LENGTH OF 157.48 FEET, A CENTRAL ANGLE OF 01 DEGREES 56 MINUTES 20 SECONDS, AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 48 MINUTES 27 SECONDS WEST, 157.47 FEET;

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY OF WIKLE ROAD WEST AND CROSSING SAID TENNESSEE BAPTIST CHILDREN'S HOME PROPERTY WITH THE EASTERLY AND NORTHERLY LINES OF SAID REMAINING SI-2 ZONING AREA THE FOLLOWING EIGHT (8) BEARINGS AND DISTANCES:

1. NORTH 09 DEGREES 04 MINUTES 52 SECONDS EAST, 349.45 FEET;
2. NORTH 36 DEGREES 38 MINUTES 18 SECONDS WEST, 115.04 FEET;
3. NORTH 11 DEGREES 28 MINUTES 54 SECONDS EAST, 228.89 FEET;
4. SOUTH 79 DEGREES 04 MINUTES 32 SECONDS EAST, 147.55 FEET;
5. NORTH 10 DEGREES 55 MINUTES 28 SECONDS EAST, 282.15 FEET;
6. NORTH 79 DEGREES 04 MINUTES 32 SECONDS WEST, 573.36 FEET;
7. NORTH 29 DEGREES 33 MINUTES 45 SECONDS WEST, 151.31 FEET;
8. NORTH 62 DEGREES 08 MINUTES 05 SECONDS WEST, 309.76 FEET TO THE EASTERLY RIGHT-OF-WAY OF FRANKLIN ROAD;

THENCE, WITH THE EASTERLY RIGHT-OF-WAY OF FRANKLIN ROAD, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 235.46 FEET, A RADIUS OF 2912.79 FEET, A DELTA ANGLE OF 04 DEGREES 37 MINUTES 54 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 02 MINUTES 40 SECONDS EAST, 235.40 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 1,380,703 SQUARE FEET OR 31.70 ACRES, MORE OR LESS