

**ORDINANCE 2022-05**

**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 NORTH EAST QUADRANT OF THE INTERSECTION OF MARYLAND WAY AND BRENTWOOD BOULEVARD FROM THE C-1 (COMMERCIAL -- OFFICE) ZONING DISTRICT TO THE C-2 (COMMERCIAL – RETAIL) 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**

**SECTION 1.** That the present zoning classification for certain property located in the northeastern quadrant of the intersection of Maryland Way and Brentwood Boulevard from the C-1 (Commercial – Office) zoning district to the C-2 (Commercial – Retail) 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 05/09/2022

2nd reading 06/27/2022

**PUBLIC HEARING**

Notice published in: Williamson A.M.

Date of publication: 05/18/2022

Date of hearing: 06/13/2022

DocuSigned by:

*Rhea E. Little, III*

CFC5F126234B427...

MAYOR

Rhea E. Little III

PLANNING COMMISSION 06/06/2022

**NOTICE OF PASSAGE**

Notice published in: n/a

Date of publication: \_\_\_\_\_

EFFECTIVE DATE 06/27/2022

DocuSigned by:

*Holly Earls*

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RECORDER

Holly Earls

*Approved as to form:*

DocuSigned by:

*Kristen L. Corn*

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CITY ATTORNEY

Kristen L. Corn

**ATTACHMENT A  
ORDINANCE 2022-05**

**EASTPARK OFFICE BUILDING 1**

BEING A PARCEL OF LAND LYING IN THE FIFTEENTH CIVIL DISTRICT, CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE. SAID PARCEL IS LOCATED ON THE EASTERLY RIGHT-OF-WAY OF BRENTWOOD BOULEVARD, SOUTH 07 DEGREES 39 MINUTES 53 SECONDS WEST, 425.26 FEET FROM THE NORTHERLY MARGIN OF THOROUGHbred LANE AND BEING MORE PARTICULARLY DESCRIBED , BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE EASTERLY RIGHT-OF-WAY OF BRENTWOOD BOULEVARD AT THE SOUTHWEST CORNER OF HIGHWOODS/FORSYTH LIMITED PARTNERSHIP OF RECORD IN DEED BOOK 1384, PAGE 774, R.O.W.C. (REGISTER'S OFFICE FOR WILLIAMSON COUNTY), AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID HIGHWOODS/FORSYTH LIMITED PARTNERSHIP, SOUTH 82 DEGREES 09 MINUTES 37 SECONDS EAST, 354.54 FEET TO A TACK IN LEAD (OLD) IN THE WESTERLY LINE OF SUN LIFE ASSURANCE COMPANY OF CANADA OF RECORD IN DEED BOOK 1783, PAGE 685, R.O.W.C. AND SHOWN AS LOT 62 ON THE PLAN ENTITLED "RESUBDIVISION OF MARYLAND FARMS, SECTION 52", OF RECORD IN PLAT BOOK 25, PAGE 41, R.O.W.C.

THENCE, WITH SAID LOT 62, SOUTH 07 DEGREES 51 MINUTES 24 SECONDS WEST, 208.71 FEET TO A P.K. NAIL (OLD) IN THE NORTHERLY LINE OF HIGHWOODS/FORSYTH LIMITED PARTNERSHIP OF RECORD IN DEED BOOK 1384, PAGE 774, R.O.W.C.;

THENCE, WITH SAID HIGHWOODS/FORSYTH LIMITED PARTNERSHIP FOR THE NEXT THREE CALLS:

- 1) NORTH 82 DEGREES 02 MINUTES 57 SECONDS WEST, 164.98 FEET TO AN IRON ROD (OLD);
- 2) SOUTH 07 DEGREES 39 MINUTES 14 SECONDS WEST, 110.00 FEET TO AN IRON ROD (OLD);
- 3) NORTH 82 DEGREES 01 MINUTES 52 SECONDS WEST, 188.91 FEET TO AN IRON ROD (NEW) IN THE EASTERLY RIGHT-OF-WAY OF BRENTWOOD BOULEVARD.

THENCE, WITH SAID RIGHT-OF-WAY, NORTH 07 DEGREES 40 MINUTES 12 SECONDS EAST, 317.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 94,576 SQUARE FEET OR **2.17** ACRES MORE OR LESS.

THIS DESCRIPTION IS IN ACCORDANCE WITH AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TN. 37206. PH(615)244-8591, ON AUGUST 21, 2008, BY TED J. STEVENSON II, RLS

NUMBER 2136. PROJECT NUMBER 78-063 WORK ORDER 7155. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 OBTAINED THROUGH G.P.S. (GLOBAL POSITIONING SYSTEM) OBSERVATION.

## **EASTPARK OFFICE BUILDING 2**

BEING A PARCEL OF LAND LYING IN THE FIFTEENTH CIVIL DISTRICT, CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE. SAID PARCEL IS LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF BRENTWOOD BOULEVARD AND MARYLAND WAY AND BEING MORE PARTICULARLY DESCRIBED , BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE NORTHERLY RIGHT-OF-WAY OF MARYLAND WAY AT THE SOUTHWESTERLY CORNER OF SUN LIFE ASSURANCE COMPANY OF CANADA OF RECORD IN DEED BOOK 1783, PAGE 685, R.O.W.C. (REGISTER'S OFFICE FOR WILLIAMSON COUNTY) AND SHOWN AS LOT 62 ON THE PLAN ENTITLED "RESUBDIVISION OF MARYLAND FARMS, SECTION 52", OF RECORD IN PLAT BOOK 25, PAGE 41, R.O.W.C., AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH SAID RIGHT-OF-WAY, WITH A CURVE CONCAVE TO THE LEFT WITH A DELTA ANGLE OF 18 DEGREES 54 MINUTES 19 SECONDS, WITH A RADIUS OF 1285.00 FEET, WITH AN ARC LENGTH OF 424.00 FEET, WITH A CHORD BEARING OF SOUTH 74 DEGREES 02 MINUTES 39 SECONDS WEST, 422.07 FEET TO AN IRON ROD (OLD);

THENCE, NORTH 74 DEGREES 33 MINUTES 02 SECONDS WEST, 79.56 FEET TO AN IRON ROD (OLD) IN THE EASTERLY RIGHT-OF-WAY OF BRENTWOOD BOULEVARD;

THENCE, WITH SAID RIGHT-OF-WAY, WITH A CURVE CONCAVE TO THE RIGHT WITH A DELTA ANGLE OF 38 DEGREES 05 MINUTES 20 SECONDS, WITH A RADIUS OF 150.36 FEET, WITH AN ARC LENGTH OF 99.96 FEET, WITH A CHORD BEARING OF NORTH 11 DEGREES 21 MINUTES 03 SECONDS WEST, 98.13 FEET TO AN IRON ROD (OLD);

THENCE, NORTH 07 DEGREES 40 MINUTES 12 SECONDS EAST, 209.90 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF HIGHWOODS/FORSYTH LIMITED PARTNERSHIP OF RECORD IN DEED BOOK 1384, PAGE 774, R.O.W.C. ;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID HIGHWOODS/FORSYTH LIMITED PARTNERSHIP FOR THE NEXT THREE CALLS:

- 1) SOUTH 82 DEGREES 01 MINUTES 52 SECONDS EAST, 188.91 FEET TO AN IRON ROD (OLD);
- 2) NORTH 07 DEGREES 39 MINUTES 14 SECONDS EAST, 110.00 FEET TO AN IRON ROD (OLD);
- 3) SOUTH 82 DEGREES 02 MINUTES 57 SECONDS EAST, 164.98 FEET TO P.K.

NAIL (OLD) IN THE WESTERLY LINE OF SAID LOT 62;

THENCE, WITH SAID LOT 62, SOUTH 82 DEGREES 02 MINUTES 57 SECONDS EAST, 144.86 FEET TO AN IRON ROD (OLD);

THENCE, CONTINUING WITH SAID LOT 62, SOUTH 07 DEGREES 56 MINUTES 42 SECONDS WEST, 251.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 150,072 SQUARE FEET OR **3.45** ACRES MORE OR LESS

THIS DESCRIPTION IS IN ACCORDANCE WITH AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TN. 37206. PH(615)244-8591, ON AUGUST 21, 2008, BY TED J. STEVENSON II, RLS NUMBER 2136. PROJECT NUMBER 78-063 WORK ORDER 7155. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 OBTAINED THROUGH G.P.S. (GLOBAL POSITIONING SYSTEM) OBSERVATION.