ORDINANCE #16-06

AN ORDINANCE TO AMEND THE ZONING MAP OF NOLENSVILLE, TENNESSEE TO REZONE FOUR TRACTS OF PROPERTY OFF OF NOLENSVILLE ROAD BETWEEN SUNSET ROAD AND SAM DONALD ROAD

WHEREAS, Article 9, section 9.1.2 of the Zoning Ordinance of the Town of Nolensville provides the authority for the Board of Mayor and Alderman to review and amend the zoning map; and,

WHEREAS, the Nolensville Planning Commission met on Tuesday, March 8, 2016, and reviewed an application to rezone four tracts of property off Nolensville Road between Sunset Road and Sam Donald Road as follows: Portions of a parcel known as the Taylor/Burns property at 9918 Sam Donald Road; a parcel known as the McCord Family property at 7263 Nolensville Road; and a portion of the parcel known as the Butner property at 1695 Sunset Road; and,

WHEREAS, the Nolensville Planning Commission voted unanimously to recommend to the Board of Mayor and Aldermen the approval of rezoning of the tracts as follows: A portion of the Taylor/Burns property (Map 056, Parcel 11300) from Estate Residential (ER) to Village with Historic Overlay (V/HD) shown as "Tract #1" on Exhibit A; A portion of the Taylor/Burns property (Map 056, Parcel 11300) from Suburban Residential (SR) to Village with Historic Overlay (V/HD) shown as "Tract #2 on Exhibit A; The McCord Family property (Map 056, Parcel 05900) from Estate Residential (ER) to Village (V) shown as "Tract #3" on Exhibit A; A portion of the Butner property (Map 056, Parcel 06300) from Estate Residential (ER) to Suburban Residential (SR) shown as "Tract #4" on Exhibit A; and,

WHEREAS, the Board of Mayor and Alderman have conducted a public hearing on _____, thereon,

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF NOLENSVILLE, TENNESSEE AS FOLLOWS:

Section 1. The four tracts are shown on Exhibit A, attached.

This ordinance shall become effective after its passage and adoption, the public welfare demanding it.

Approved by the Board of Mayor and Aldermen

_____
First Reading

_____
Public Hearing

DRAFT

_____
Second Reading

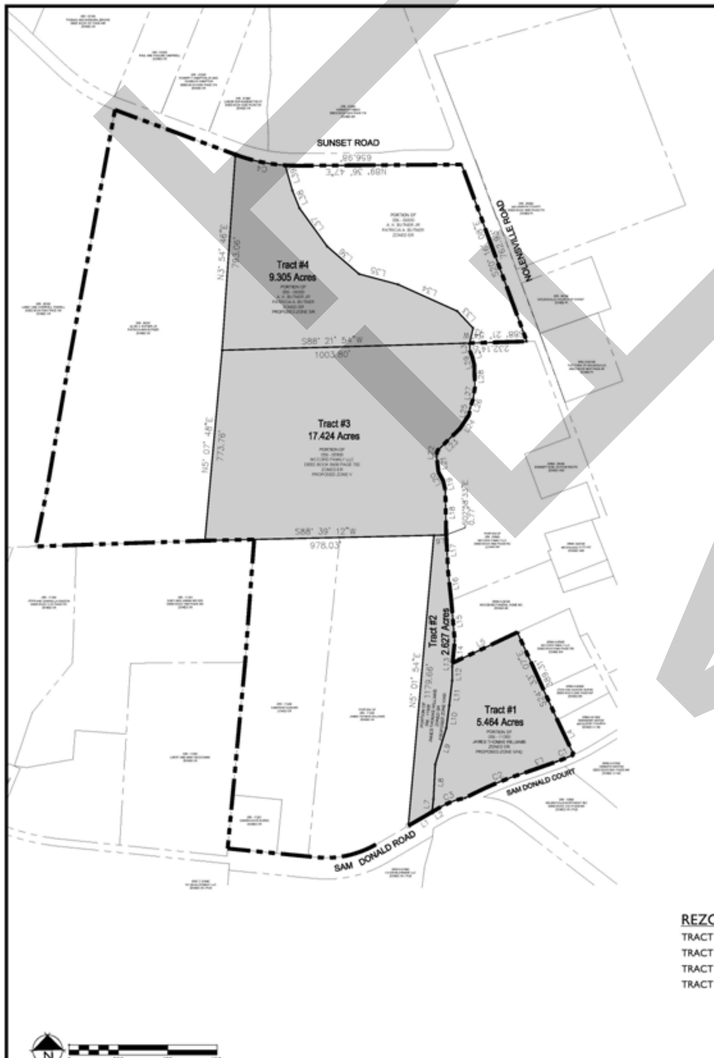
_____ _____
Kali Mogul, Town Recorder Jimmy Alexander, Mayor

Approved by:

_____
Town Attorney, Robert J. Notestine, III

DRAFT

EXHIBIT A



PROPOSED REZONING REQUEST

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	75.47	835.10	5.18	S67° 48' 18"W	75.45
C2	276.88	1515.00	10.47	S67° 18' 21"W	276.50
C3	104.91	305.00	19.71	S69° 50' 39"W	104.39
C4	103.41	717.96	8.25	S73° 47' 08"E	103.32

CURVE TABLE

BOUNDARY LINE TABLE

Line #	Length	Direction
L1	110.69	S59° 59' 25.25"W
L2	41.11	S59° 59' 25.25"W
L3	122.71	S70° 42' 05.91"W
L4	155.75	S25° 19' 25.35"E
L5	290.34	N64° 44' 27.39"E
L6	50.00	N88° 39' 12.17"E
L7	52.15	S6° 40' 59.59"W
L8	140.40	S2° 48' 05.89"W
L9	154.64	S16° 55' 05.30"W
L10	91.56	S7° 29' 45.83"W
L11	101.62	S6° 39' 18.98"W
L12	56.39	S0° 12' 56.62"W
L13	15.24	N5° 43' 44.08"E
L14	90.00	S5° 43' 44.08"W
L15	165.30	S5° 01' 33.96"E
L16	115.25	S6° 15' 15.25"E
L17	149.09	S2° 58' 33.33"E
L18	179.34	S1° 04' 27.68"E
L19	40.43	S12° 34' 24.16"E
L20	38.78	S29° 17' 10.69"E
L21	67.48	S6° 26' 59.07"E
L22	19.98	S5° 40' 51.77"W
L23	128.66	S45° 41' 22.09"W
L24	65.83	S33° 58' 05.56"W
L25	27.50	S10° 02' 10.85"W
L26	41.43	S17° 33' 57.93"W
L27	47.04	S8° 38' 12.42"W
L28	91.67	S1° 44' 58.01"E
L29	29.90	S14° 03' 56.27"E
L30	26.01	S20° 00' 03.64"E
L31	33.51	S4° 31' 27.30"E
L32	62.20	S13° 07' 25.44"W
L33	94.45	S43° 06' 40.82"E
L34	262.32	S65° 48' 09.06"E
L35	164.07	S74° 57' 57.69"E
L36	170.64	S49° 12' 30.79"E
L37	190.61	S35° 56' 44.89"E
L38	76.88	S21° 52' 25.06"E
L39	106.92	S16° 14' 15.29"E

REZONING LIST

TRACT #1 - REZONE FROM ER TO V/HD
TRACT #2 - REZONE FROM SR TO V/HD
TRACT #3 - REZONE FROM ER TO V
TRACT #4 - REZONE FROM ER TO SR

Legal Description

The following legal description is for a tract of land in the Seventeenth Civil District of Williamson County, City of Nolensville, Tennessee, located on the lands of McCord Family, LLC, of record in Deed Book 5609, Page 796, R.O.W.C., TN, A. K. Butner, Jr., of record in Deed Book 590, Page 713, R.O.W.C., TN, and James Thomas Williams, of record in Deed Book 3862, Page 850, R.O.W.C., TN.

Tract #1 (Eastern Portion of Parcel 056 - 11300)

Beginning at a Point located in the north right-of-way of Sam Donald Court, said point being the southwest corner of Ebenezer United Methodist Church, of record in Deed Book 1462, Page 356, R.O.W.C., TN, and the southeast corner of said Williams;

Thence, with the north right-of-way of said Sam Donald Court, along a curve to the right, having a delta of 05 Degrees 10 Minutes 41 Seconds, a radius of 835.10 feet, a tangent of 37.76 feet, an arc length of 75.47 feet, a chord bearing of South 67 Degrees 48 Minutes 18 Seconds West, and a chord length of 75.45 feet to a point;

Thence South 70 Degrees 42 Minutes 06 Seconds West, a distance of 122.71 feet to a point;

Thence along a curve to the left, having a delta of 10 Degrees 28 Minutes 17 Seconds, a radius of 1,515.00 feet, a tangent of 138.83 feet, an arc length of 276.88 feet, a chord bearing of South 67 Degrees 18 Minutes 21 Seconds West, and a chord length of 276.50 feet to a point, said point being at the intersection of the north right-of-way of said Sam Donald Court and the north right-of-way of Sam Donald Road;

Thence, with the right-of-way of said Sam Donald Road, along a curve to the left, having a delta of 19 Degrees 42 Minutes 28 Seconds, a radius of 305.00 feet, a tangent of 52.98 feet, an arc length of 104.91 feet, a chord bearing of South 69 Degrees 50 Minutes 39 Seconds West, and a chord length of 104.39 feet to a point;

Thence South 59 Degrees 59 Minutes 25 Seconds West, a distance of 41.11 feet to a point, said point being at the intersection of said Sam Donald Road and a tributary of Mill Creek;

Thence, leaving the right-of-way of said Sam Donald Road, cutting though the land of said Williams, and following the centerline of said tributary of Mill Creek, North 06 Degrees 41 Minutes 00 Seconds East, a distance of 52.15 feet to a point;

Thence North 02 Degrees 48 Minutes 06 Seconds East, a distance of 140.40 feet to a point;

Thence North 16 Degrees 55 Minutes 05 Seconds East, a distance of 154.64 feet to a point;

Thence North 07 Degrees 29 Minutes 46 Seconds East, a distance of 91.56 feet to a point;

Thence North 06 Degrees 39 Minutes 19 Seconds East, a distance of 101.62 feet to a point;

Thence North 00 Degrees 12 Minutes 57 Seconds East, a distance of 56.39 feet to a point;

Thence North 05 Degrees 43 Minutes 44 Seconds East, a distance of 15.24 feet to a point, said point being the southwest corner of Woodbine Funeral Home, Inc., of record in Deed Book 4209, Page 175, R.O.W.C., TN;

Thence, leaving the centerline of said tributary of Mill Creek and following the south line of said Woodbine Funeral Home, North 64 Degrees 44 Minutes 27 Seconds East, a distance of 290.34 feet to a point, said point being the northwest corner of a tract of land owned by McCord Family, LLC, of record in Deed Book 5600, Page 737, R.O.W.C., TN;

Thence, leaving the north line of said Woodbine Funeral Home and following the west line of said McCord Family, LLC, South 24 Degrees 33 Minutes 07 Seconds East, and at a point following the west line of John Burns, of record in Deed Book 2548, Page 897, R.O.W.C., TN, a total distance of 389.31 feet to a point, said point being the northwest corner of said Ebenezer United Methodist Church;

Thence, with the west line of said Ebenezer United Methodist Church, South 25 Degrees 19 Minutes 25 Seconds East, a distance of 155.75 feet to the point of beginning, and containing 237,993.40 square feet or 5.464 acres.

Tract #2 (Middle Portion of Parcel 056 - 11300)

Beginning at a Point in the north right-of-way of said Sam Donald Road, said point being the southwest corner of Tract #1 of this document and being in the south line of said James Thomas Williams;

Thence South 59 Degrees 59 Minutes 25 Seconds West, a distance of 110.69 feet to a point;

Thence, leaving the north right-of-way of said Sam Donald Road and going through the land of said Williams, North 05 Degrees 01 Minutes 54 Seconds East, a distance of 1,179.66 feet to a point, said point being in the south line of a second tract of land owned by said McCord Family, LLC;

Thence, with the south line of said McCord Family, LLC, North 88 Degrees 39 Minutes 12 Seconds East, a distance of 50.00 feet to a point, said point being in the centerline of a tributary of Mill Creek;

Thence, continuing with the south line of said McCord Family, LLC, and the centerline of said tributary of Mill Creek, South 02 Degrees 58 Minutes 33 Seconds East, a distance of 149.09 feet to a point;

Thence South 06 Degrees 15 Minutes 15 Seconds East, a distance of 115.25 feet to a point, said point being the northwest corner of said Woodbine Funeral Home, Inc.;

Thence, continuing with the centerline of said tributary of Mill Creek and the west line of said Woodbine Funeral Home, South 05 Degrees 01 Minutes 34 Seconds East, a distance of 165.30 feet to a point;

Thence South 05 Degrees 43 Minutes 44 Seconds West, a distance of 90.00 feet to a point, said point being the southwest corner of said Woodbine Funeral Home and the northwest corner of Tract #1 of this document;

Thence, continuing with the centerline of said tributary of Mill Creek and going through the land of said Williams, South 05 Degrees 43 Minutes 44 Seconds West, a distance of 15.24 feet to a point;

Thence South 00 Degrees 12 Minutes 57 Seconds West, a distance of 56.39 feet to a point;

Thence South 06 Degrees 39 Minutes 19 Seconds West, a distance of 101.62 feet to a point;

Thence South 07 Degrees 29 Minutes 46 Seconds West, a distance of 91.56 feet to a point;

Thence South 16 Degrees 55 Minutes 05 Seconds West, a distance of 154.64 feet to a point;

Thence South 02 Degrees 48 Minutes 06 Seconds West, a distance of 140.40 feet to a point;

Thence South 06 Degrees 41 Minutes 00 Seconds West, a distance of 52.15 feet to the point of beginning, and containing 114,443.26 square feet or 2.627 acres.

Tract #3 (Western Portion of Parcel 056 - 05900)

Commencing at a point, said point being the southwest corner of Tract #1 of this document and in the centerline of a tributary of Mill Creek;

Thence, with the centerline of said tributary of Mill Creek, North 06 Degrees 41 Minutes 00 Seconds East, a distance of 52.15 feet to a point;

Thence North 02 Degrees 48 Minutes 06 Seconds East, a distance of 140.40 feet to a point;

Thence North 16 Degrees 55 Minutes 05 Seconds East, a distance of 154.64 feet to a point;

Thence North 07 Degrees 29 Minutes 46 Seconds East, a distance of 91.56 feet to a point;

Thence North 06 Degrees 39 Minutes 19 Seconds East, a distance of 101.62 feet to a point;

Thence North 00 Degrees 12 Minutes 57 Seconds East, a distance of 56.39 feet to a point;

Thence North 05 Degrees 43 Minutes 44 Seconds East, a distance of 15.24 feet to a point, said point being the true point of beginning for the herein described tract of land, in the south line of the second tract of land owned by said McCord Family, LLC, and the northeast corner of said James Thomas Williams;

Thence, with the north line of said Williams, South 88 Degrees 39 Minutes 12 Seconds West, and at points with the north lines of Sandra Gleaves, of record in Deed Book 919, Page 242, R.O.W.C., TN, and Gary Woods, of record in Deed Book 3595, Page 385, R.O.W.C., TN, a total distance of 978.03 feet to a point, said point being the southeast corner of Alvin K. Butner, Jr., of record in Deed Book 258, Page 44, R.O.W.C., TN;

Thence, leaving the north line of said Woods and following the east line of said Alvin Butner, North 05 Degrees 07 Minutes 48 Seconds East, a distance of 773.76 feet to a point, said point being the southwest corner of A.K. Butner, of record in Deed Book 590, Page 713;

Thence, leaving the east line of said Alvin Butner and following the north line of said A.K. Butner, North 88 Degrees 21 Minutes 34 Seconds East, a distance of 1003.80 feet to a point, said point being the centerline of said tributary of Mill Creek;

Thence, with the centerline of said tributary of Mill Creek and going through the land of said McCord Family, LLC, South 04 Degrees 31 Minutes 27 Seconds East, a distance of 33.51 feet to a point;

Thence South 20 Degrees 00 Minutes 04 Seconds East, a distance of 26.01 feet to a point;

Thence South 14 Degrees 03 Minutes 56 Seconds East, a distance of 29.90 feet to a point;

Thence South 01 Degrees 44 Minutes 58 Seconds East, a distance of 91.67 feet to a point;

Thence South 08 Degrees 38 Minutes 12 Seconds West, a distance of 47.04 feet to a point;

Thence South 17 Degrees 33 Minutes 58 Seconds West, a distance of 41.43 feet to a point;

Thence South 10 Degrees 02 Minutes 11 Seconds West, a distance of 27.50 feet to a point;

Thence South 33 Degrees 58 Minutes 06 Seconds West, a distance of 65.83 feet to a point;

Thence South 45 Degrees 41 Minutes 23 Seconds West, a distance of 128.66 feet to a point;

Thence South 05 Degrees 40 Minutes 52 Seconds West, a distance of 19.98 feet to a point;

Thence South 06 Degrees 26 Minutes 59 Seconds East, a distance of 67.48 feet to a point;

Thence South 29 Degrees 17 Minutes 11 Seconds East, a distance of 38.78 feet to a point;

Thence South 12 Degrees 34 Minutes 24 Seconds East, a distance of 40.43 feet to a point;

Thence South 01 Degrees 04 Minutes 28 Seconds East, a distance of 179.34 feet to a point;

Thence South 02 Degrees 18 Minutes 33 Seconds East, a distance of 0.77 feet to the point of beginning, and containing 759,001.57 square feet or 17.424 acres.

Tract #4 (Southwest Portion of Parcel 056 - 06300)

Beginning at a Point located in the south right-of-way of Sunset Road, said point being the northeast corner of said Alvin Butner, Jr. and the northwest corner of said A.K. Butner;

Thence, with the south right-of-way of said Sunset Road, along a curve to the left, having a delta of 16 Degrees 30 Minutes 06 Seconds, a radius of 717.96 feet, a tangent of 104.11 feet, an arc length of 206.78 feet, a chord bearing of South 77 Degrees 54 Minutes 36 Seconds East, and a chord length of 206.07 feet to a point, said point being the intersection of the south right-of-way of said Sunset Road and the centerline of a tributary of Mill Creek;

Thence, leaving the south right-of-way of said Sunset Road, going through the land of said A.K. Butner, and following the centerline of said tributary of Mill Creek, South 16 Degrees 14 Minutes 15 Seconds East, a distance of 106.92 feet to a point;

Thence South 21 Degrees 52 Minutes 25 Seconds East, a distance of 76.88 feet to a point;

Thence South 35 Degrees 56 Minutes 45 Seconds East, a distance of 190.61 feet to a point;

Thence South 49 Degrees 12 Minutes 31 Seconds East, a distance of 170.64 feet to a point;

Thence South 74 Degrees 57 Minutes 58 Seconds East, a distance of 164.07 feet to a point;

Thence South 65 Degrees 48 Minutes 09 Seconds East, a distance of 262.32 feet to a point;

Thence South 43 Degrees 06 Minutes 41 Seconds East, a distance of 94.45 feet to a point;

Thence South 13 Degrees 07 Minutes 25 Seconds West, a distance of 62.20 feet to a point, said point being in the centerline of a tributary of Mill Creek, in the north line of the second tract of land owned by said McCord Family, LLC, and the northeast corner of Tract #3 of this document;

Thence, continuing with the north line of said McCord Family, LLC, South 88 Degrees 21 Minutes 34 Seconds West, a distance of 1,003.80 feet to a point, said point being the northwest corner of said McCord Family, LLC and in the east line of said Alvin Butner, Jr.;

Thence, with the east line of said Alvin Butner, North 03 Degrees 54 Minutes 46 Seconds East, a distance of 793.06 feet to the point of beginning, and containing 405,345.56 square feet or 9.305 acres.

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: NOV. 9, 2015

NOLEN MILL
REZONING REQUEST
NOLENSVILLE, TENNESSEE

LAND SOLUTIONS
COMPANY, LLC

REZONING EXHIBIT

DRAFT