

ORDINANCE NO. 342

AN ORDINANCE AMENDING ORDINANCE ARTICLE V, SECTION 5.051.4 R-4, Mixed Density Residential - Planned Unit Development (MDR-PUD) District AND KNOWN AS THE ZONING ORDINANCE OF THE TOWN OF ASHLAND CITY, TENNESSEE BY ESTABLISHING A COMMERCIAL OVERLAY ON A PORTION OF MAP 62, PARCEL 13.03 IN THE JURISDICTIONAL BOUNDARY OF THE TOWN OF ASHLAND CITY, SAID PROPERTY PROJECT BEING DULY APPROVED BY THE TOWN OF ASHLAND CITY PLANNING COMMISSION AND CITY COUNCIL

WHEREAS, the ASHLAND CITY Municipal-Regional Planning Commission has recommended that the Zoning Ordinance of ASHLAND CITY be amended as herein provided, and

WHEREAS, the Mayor and Council has given due consideration to said recommendation and has conducted a Public Hearing as required by law, now,

BE IT ORDAINED BY THE BOARD OF MAYOR AND COUNCIL OF ASHLAND CITY, TENNESSEE THAT ORDINANCE NUMBER 342 BE AND THE SAME IS HEREBY AMENDED AS FOLLOWS:

AN ASHLAND CITY MUNICIPAL COMMERCIAL DISTRICT OVERLAY IS HEREBY CREATED AND BOUND THERETO ON A PORTION OF MAP 62, PARCEL 13.03 WITHIN THE JURISDICTIONAL BOUNDARY OF THE TOWN OF ASHLAND CITY CONTAINING THE FOLLOWING PROPERTY DESCRIPTION;

DESCRIPTION OF TRACTS 2, 3 AND 4

Lying in the 1 Civil District of Cheatham County, TN and being a portion of a tract of land belonging to Progress Capital Partners, LLC as described in (tax map 62, parcel 13.03) record book 119, page 777 at the Register's Office of Cheatham County, TN and being more particularly described as follows: Beginning at a new iron rod in the east r.o.w. of State Route 12 at the southwest corner of Sycamore Place 2001, L.R; thence from said point of beginning and with Sycamore Place 2001, L.P. North 50 degrees 32 minutes 35 seconds East 340.63 feet to a new iron rod; thence on new lines through Progress Capital Partners, LLC the following calls: South 39 degrees 26 minutes 03 seconds East 198.68 feet to a new iron rod, along a curve to the left with radius = 125.00 feet, length = 123.98 feet and chord = South 13 degrees 43 minutes 22 seconds East 118.96 feet to a new iron rod, South 42 degrees 08 minutes 10 seconds East 284.91 feet to a new iron rod, along a curve to the left with radius = 180.00

feet, length = 72.13 feet and chord = South 53 degrees 36 minutes 59 seconds East 71.65 feet to a new iron rod, South 24 degrees 54 minutes 12 seconds West 50.00 feet to a new iron rod, South 44 degrees 23 minutes 22 seconds West 117.10 feet to a new iron rod, South 00 degree 04 minutes 46 seconds West 64.77 feet to a new iron rod, South 36 degrees 22 minutes 01 second East 129.73 feet to a new iron rod, South 55 degrees 00 minute 08 seconds West 13487 feet to a new iron rod in the east r.o.w. of State Route 12; thence with said r.o.w. the following calls: North 31 degrees 08 minutes 58 seconds West 164.97 feet to an old concrete monument, North 36 degrees 28 minutes 35 seconds West 411.96 feet to an old concrete monument, North 43 degrees 46 minutes 08 seconds West 256.25 feet to the point of beginning and containing 5.096 acres.

ARTICLE I. LEGAL STATUS PROVISIONS

Section A. Conflict with Other Ordinances

In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of ASHLAND CITY, Tennessee, the most restrictive shall in all cases apply.

Section B. Validity

If any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance which is not of itself invalid or unconstitutional.

Section C. Effective Date

This Ordinance shall become effective 20 days on or after its final passage, in accordance with the Charter of ASHLAND CITY, Tennessee, the public welfare demanding it.

Approved and adopted by the Mayor and Council of Ashland City, TN, this 10 day of June, 2008.

Date: 6-10-08



Gary Norwood, Mayor of ASHLAND CITY, Tennessee

Attest: 

Phyllis Schaeffer, City Recorder ASHLAND CITY, Tennessee

Date of Publication of:

1st Reading 5-13-08

Public Hearing 6-10-08

2nd Reading 6-10-08

Mayor

City Recorder