

ORDINANCE #363

AN ORDINANCE AMENDING ORDINANCE ARTICLE V, SECTION 5.052.1 C-1, Central Business District AND KNOWN AS THE ZONING ORDINANCE OF THE TOWN OF ASHLAND CITY, TENNESSEE BY REZONING MAP 49N, Group A, Parcel 1.02 From R3 to C1; Map 49N, Group A, Parcel 1.01 From R-3 to C1; Map 49N, Group A, Parcel 1.00 From R-3 to C-1; Map 490, Group A, Parcel 1.00 From R-3 to C1; Map 490, Group A, Parcel 1.01 From R-3 to C-1 IN THE JURISDICTIONAL BOUNDARY OF THE TOWN OF ASHLAND CITY. SAID FUTURE PROPERTY PROJECTS, IMPROVEMENTS, OR DEVELOPMENTS SHALL BE DULY APPROVED BY THE TOWN OF ASHLAND CITY PLANNING COMMISSION AND CITY COUNCIL;

AN ORDINANCE AMENDING ORDINANCE ARTICLE V, SECTION 5.052.1 C-1, Central Business District AND KNOWN AS THE ZONING ORDINANCE OF THE TOWN OF ASHLAND CITY, TENNESSEE BY ESTABLISHING A R-2, Low Density Residential District OVERLAY ON MAP 49N, Group A, Parcel 1.02; Map 49N, Group A, Parcel 1.01; Map 49N, Group A, Parcel 1.00; Map 490, Group A, Parcel 1.00; Map 490, Group A, Parcel 1.01, IN THE JURISDICTIONAL BOUNDARY OF THE TOWN OF ASHLAND CITY. SAID FUTURE PROPERTY PROJECTS, IMPROVEMENTS, OR DEVELOPMENTS SHALL BE 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 179 BE AND THE SAME IS HEREBY AMENDED AS FOLLOWS:

AN ASHLAND CITY MUNICIPAL AMENDMENT TO THE ZONING DISTRICT OF MAP MAP 49N, Group A, Parcel 1.02; Map 49N, Group A, Parcel 1.01; Map 49N, Group A, Parcel 1.00; Map 490, Group A, Parcel 1.00; Map 490, Group A, Parcel 1.01; IS HEREBY REZONED TO C1 CENTRAL BUSINESS DISTRICT

AN ASHLAND CITY MUNICIPAL RESIDENTIAL R-2, LOW DENSITY OVERLAY DISTRICT IS HEREBY CREATED AND BOUND THERETO MAP 49N, Group A, Parcel 1.02; Map 49N, Group A, Parcel 1.01; Map 49N, Group A, Parcel 1.00; Map 490, Group A, Parcel 1.00; Map 490, Group A, Parcel 1.01; WITHIN THE JURISDICTIONAL BOUNDARY OF THE TOWN OF ASHLAND CITY CONTAINING THE FOLLOWING PROPERTY DESCRIPTION;

Map 49N, Group A, Parcel 1.02

Being a portion of the lands known as Lot 1, Block A, of the Lenox Addition Subdivision, Book M, Page 414, as recorded in the Register Of Deeds Office of Cheatham County, Tennessee. Said lands located in the 1st Civil District of Cheatham County, Tennessee. Said lands being more particularly bounded and described as follows:

Commencing at an Iron Pin Set in intersection of the westerly right of way of Highway 12 (80'), and the northerly right of way of West Lenox Street (60'), said Iron Pin being a point in the southerly line of said Lot 1, said Iron Pin being located N 88Deg.03'44" W, a distance of 55.69 feet from the centerline intersection of West Lenox Street and Highway 12, said point being the POINT OF BEGINNING; thence

With the northerly right of way of West Lenox Street, S 59°20'23" W, a distance of 30.74' to an Iron Pin Set in the southeasterly corner of the Emma Sanders lands known as D.B. 109, Pg. 166, and being lot 3 of said subdivision; thence With the easterly line of said Lot 3, N 30°39'37" W, a distance of 100.00' to an Iron Pin Set in the northeasterly corner to said Lot 3; thence

N 59°20'23" E, a distance of 2.17' to an Iron Pin Set in the westerly right of way of Highway 12, and being southeasterly corner to a tract of land with no recorded title that could be found by this surveyor, and being the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 915.10' a central angle of 06°30'55", and a chord of 104.00' bearing S 46°36'14" E; thence Southeast along said curve, a distance of 104.06' to the POINT OF BEGINNING; said described tract containing within said bounds 0.0401 Acres of land, more or less.

Subject to all right of way, easements and restrictions of record.

Subject to a title report.

In accordance with a survey by Robert Crabtree, licensed surveyor. Survey dated May 20, 2007.

Map 49N, Group A, Parcel 1.01

Being all that part of the Emma Sanders lands known as D.B 122, Page 500, and D.B. 109, Page 166, as recorded in the Register Of Deeds Office of Cheatham County, Tennessee. Said lands also known as Lots 3 and 5 of the Lenox Addition Subdivision, Block A, Book M, Page 414. Said lands located in the 1st Civil

District of Cheatham County, Tennessee. Said tract being more particularly bounded and described as follows:

Commencing at an Iron Pin Set in the northerly right of way of West Lenox Street (60'), said point being located S 68Deg.55'30" W, a distance of 180.16' from the centerline intersection of West Lenox Street and Highway 12 (80' R.O.W.), said point being southeasterly corner to the Emma Sanders lands known as Will Book G, Page 213, and being Lot 7 of the Lenox Addition Subdivision, said point being the POINT OF BEGINNING; thence with the easterly line of said Lot 7, N30°39'37"W, a distance of 100.00' to a P.K. Nail Set in a Concrete slab being a point in the southerly line of a tract of land being a gap between the Emma Sanders lands and the John E. Mayfield lands known as D.B. 305, Page 675; thence

With the northerly line of Tract 5, of said Lenox Addition Subdivision Block A, Book M, Page 414, N59°20'23"E, passing the northwesterly corner of Lot 3 of said subdivision at 50' for a total distance of 100.00' to an Iron Pin Set in the northwesterly corner of Lot 1, of said Subdivision, being a tract of land with no recorded Deed Book and Page number that could be found by this surveyor; thence

With the westerly line of said Lot 1, S30°39'37"E, a distance of 100.00' to an Iron Pin Set in the northerly right of way of West Lenox Street; thence

With the northerly right of way of said street, S59°20'23"W, passing the southeasterly corner to the Emma Sanders lands known as D.B. 122, Page 500, and being the southeasterly corner to Lot 5, at 50' for a total distance of 100.00' to the POINT OF BEGINNING; said described tract containing within said bounds 0.2296 Acres of land, more or less.

Subject to all right of way, easements and restrictions of record.

Subject to the findings of a title report.

In accordance with a survey prepared by Robert Crabtree, licensed surveyor. Survey Dated May 20, 2007.

Map 49A, Group A, Parcel 1.00

Being all that part of land known as the Emma Sanders lands, Will Book G, Page 213, and known as Lot 7 & 9, Block A, of the Lenox Addition Subdivision, Book M, Page 414, as recorded in the Register of Deeds Office of Cheatham County, Tennessee. Said land located in the 1st Civil District of Cheatham County, Tennessee. Said land being more particularly bounded and described as follows:

Commencing at an Iron Pin set in the northerly right of way of West Lenox Street (60'), and being located S 68Deg.55'30" W, a distance of 180.16' from the centerline intersection of Highway 12 and West Lenox Street, said point being the southeasterly corner of Lot 7 of the Lennox Addition Subdivision and being the southwesterly corner to the Emma Sanders lands known as D.B. 122, Page 500, and being Lot 5 of the Lennox Addition Subdivision. Said point being the POINT OF BEGINNING; thence With the northerly right of way of West Lenox Street, S 59°20'23" W, passing the southeasterly corner of Lot 9 of said subdivision at 50', a total distance of 100.00' to an Iron Pin Set in the intersection of the northerly right of way of West Lenox Street (60') and the easterly right of way of Vine Street (50'); thence

With the easterly right of way of Vine Street by two calls as follows: N 32°43'41" W, a distance of 76.53'; thence N 33°57'36" W, a distance of 23.56' to an Iron Pin Set in the northwesterly corner to Lot 9 of said subdivision, and being a corner to a strip of land with no recorded title found by this surveyor; thence

With the northerly line of Lot 9 of said subdivision, N 59°20'23" E, a distance of 54.12' to a point being the northwesterly corner to Lot 7 of said subdivision; thence With the northerly line of Lot 7, N 59°20'23" E, a distance of 50.00' to a P.K. Nail Set in a concrete slab, and being the northwesterly corner to the Emma Sanders lands known as D.B. 122, Pg. 500, and being Lot 5, Block A, of the Lennox Addition Subdivision, Book M, Page 414,; thence

With the westerly line of said Emma Sanders lands known as Lot 5, S 30°39'37" E, a distance of 100.00' to the POINT OF BEGINNING; said described tract containing within said bounds 0.2338 +/- Acres of land, more or less. Subject to all right of way, easements and restrictions of record.

Subject to the findings of a title report.

Subject to a utility easement recorded as D.B. 497, Page 714.

In accordance with a survey prepared by Robert Crabtree, licensed surveyor. Survey Dated May 20, 2007.

Map 490, Group A, Parcel 1.00

DEED DESCRIPTION

EDWARD P SANDERS ADD-ON TRACTS

TRACT 1

31,448.91 SF 3/15/2003

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF VINE STREET, BEING TWENTY FIVE FEET FROM THE CENTER OF SAID STREET BEING THE NORTHEAST CORNER OF TRACT 2; THENCE, WITH THE NORTHERLY LINE OF TRACT 2, S 65°21'43" W, A DISTANCE OF 143.37' TO AN IRON PIN; THENCE, WITH THE NORTHERLY LINE OF HOWARD L. JACKSON AND WITH THE NORTHERLY LINE OF HERMAN W. GEORGE, S 63°07'54" W, A DISTANCE OF 115.60' TO AN IRON PIN; THENCE, WITH THE WESTERLY LINE OF HERMAN W. GEORGE, S 27°17'24" E, A DISTANCE OF 44.67' TO AN IRON PIN; THENCE, WITH THE LINES OF CHEATHAM COUNTY, S 59°06'03" W, A DISTANCE OF 87.03' TO AN IRON PIN AND N 39°13'54" W, A DISTANCE OF 131.39' TO AN IRON PIN; THENCE, WITH THE SOUTHERLY LINE OF MICHAEL R. HIGHERS, N 64°24'13" E, A DISTANCE OF 370.14' TO AN IRON PIN; THENCE, WITH THE WESTERLY MARGIN OF VINE STREET, S 29°29'11" E, A DISTANCE OF 75.00' TO THE BEGINNING, CONTAINING 31,448.91 SF, MORE OR LESS.

WINSTON GAFFRON JR.

CIVIL ENGINEER AND LAND SURVEYOR TENNESSEE REGISTRATION NO.1070

Map 490, Group A, Parcel 1.01

DEED DESCRIPTION

EDWARD P SANDERS ADD-ON TRACTS TRACT 2 8,633.27 SF
3/15/2003 BEGINNING AT A POINT IN THE WESTERLY MARGIN OF VINE STREET, BEING TWENTY FIVE FEET FROM THE CENTER OF SAID STREET, BEING N 29°29'11" W, A DISTANCE OF 100.10' FROM THE NORTHWEST MARGIN OF THE INTERSECTION OF VINE STREET AT WEST LENOX STREET AND BEING THE NORTHEAST CORNER OF EDWARD P. SANDERS; THENCE, WITH THE NORTHERLY LINE OF EDWARD P. SANDERS, S 63°07'54" W, A DISTANCE OF 84.11' TO AN IRON PIN; THENCE, WITH THE LINES OF W. D. EDGIN, N 28°29'25" W, A DISTANCE OF 5.00' TO AN IRON PIN AND S 63°07'54" W, A DISTANCE OF 60.02' TO AN IRON PIN; THENCE, WITH THE EASTERLY LINE OF HOWARD L. JACKSON, N 28°29'25" W, A DISTANCE OF 60.03' TO AN IRON PIN; THENCE, WITH THE SOUTHERLY LINE OF TRACT 1, N 65°21'43" E, A DISTANCE OF 143.37' TO AN IRON PIN; THENCE, WITH THE WESTERLY MARGIN OF VINE STREET, S 29°29'11" E, A DISTANCE OF 59.48' TO THE BEGINNING, CONTAINING 8,633.27 SF, MORE OR LESS.

WINSTON GAFFRON JR.

CIVIL ENGINEER AND LAND SURVEYOR TENNESSEE REGISTRATION NO.1070

ARTICLE I. LEGAL STATUS PROVISIONS

Section A. Conflict with Other Ordinances

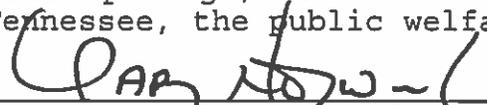
In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of ASHLAND CITY, Tennessee, the most restrictive shall in all cases apply.

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.



Gary Norwood, Mayor of ASHLAND CITY, Tennessee

Attest: 

Phyllis Schaeffer, City Recorder ASHLAND CITY, Tennessee

1st Reading 10-13-09
Public Hearing 11-10-09
2nd Reading 11-10-09