

Ordinance # 314

An ordinance to change the zoning map of Ashland City, Tennessee on a tract of land owned by Progress Capital Partners.

BE IT ORDAINED by the Mayor and Council of Ashland City, Tennessee that the zoning map of Ashland City, Tennessee be changed from I-1 to C-1 P.U.D. on a portion of land belonging to Progress Capital Partners.

Land being in the 1st Civil District of Cheatham County and in the town of Ashland City, Tennessee and being a part of a tract of land belonging to Progress Capital Partners as described in record book 133, page 112 (tax map 49, parcel 59) and a part of a tract of land belonging to M.Z. Pardue as described in deed book 87, page 459 (tax map 55, parcel 8.01) and being more particularly described as follows:

Tract 1

Beginning at an old concrete monument at the northwest corner of Pardue and the southernmost corner of Progress Capital Partners and in an east line of the United States of America Corps of Engineers; thence with said east line North 29 degrees 00minutes 04 seconds West 208.13 feet to a new iron rod; thence on new lines through Progress Capital Partners the following calls:

Along a curve to the right with radius = 50.00 feet, length = 80.55 feet and chord = South 89 degrees 37 minutes 41 seconds East 72.12 feet to a new iron rod, South 43 degrees 28 minutes 31 seconds East 20.45 feet to a new iron rod, along a curve to the left with radius = 78.00 feet, length = 122.52 feet and chord = South 88 degrees 28 minutes 31 seconds East 110.31 feet to a new iron rod, North 46 degrees 31 minutes 29 seconds East 343.33 feet to a new iron rod; thence continuing on a new line through Progress Capital Partners and then through M.Z. Pardue South 42 degrees 55 minutes 38 seconds East 220.58 feet to a new iron rod in a west line of the United States of America Corps of Engineers; thence with said line the following calls:

South 35 degrees 52 minutes 49 seconds West 213.32 feet to an old concrete monument, South 01 degrees 53 minutes 00 second West 560.40 feet to an old concrete monument, North 44 degrees 35 minutes 39 seconds West 300.14 feet to an old concrete monument, South 80 degrees 24 minutes 47 seconds West 180.10 feet to an old concrete monument, North 23 degrees 55 minutes 13 seconds East 259.81 feet to an old concrete monument, North 43 degrees 06 minutes 34 seconds West 100.26 feet to the point of beginning and containing 5.58 acres.

Tract 2

Lying in the 1st Civil District of Cheatham County and in the town of Ashland City, Tennessee and being a part of a tract of land belonging to Progress Capital Partners as described in record book 133, page 112 (tax map 49, parcel 59) at the Register's Office of Cheatham County, Tennessee and being more particularly described as follows:

Beginning at a new iron rod in an east line of the United States of America Corps of Engineers which is located North 29 degrees 00 minutes 04 seconds West 208.13 feet from an old concrete monument at the southernmost corner of the larger tract of which

this is a part; thence with the United States of America Corps of Engineers North 29 degrees 00 minute 04 seconds West 361.21 feet to a new iron rod; thence on new lines through Progress Capital Partners the following calls:
North 46 degrees 31 minutes 29 seconds East 690.18 feet to a new iron rod, along a curve to the right with radius = 68.00 feet, length = 106.81 feet and chord =
South 88 degrees 28 minutes 31 seconds East 96.17 feet to a new iron rod,
South 43 degrees 28 minutes 31 seconds East 160.42 feet to a new iron rod,
North 46 degrees 47 minutes 01 second East 39.91 feet to a new iron rod,
South 43 degrees 12 minutes 59 seconds East 36.00 feet to a new iron rod,
South 46 degrees 47 minutes 01 second West 39.75 feet to a new iron rod,
South 43 degrees 28 minutes 31 seconds East 165.73 feet to a new iron rod, along a curve to the right with radius = 68.00 feet, length = 106.81 feet and chord =
South 01 degree 31 minutes 29 seconds East 96.17 feet to a new iron rod,
South 46 degrees 31 minutes 29 seconds West 650.45 feet to a new iron rod, along a curve to the right with radius = 78.00 feet, length = 122.52 feet and chord =
North 88 degrees 28 minutes 31 seconds West 110.31 feet to a new iron rod,
North 43 degrees 28 minutes 31 seconds West 20.45 feet to a new iron rod, along a curve to the left with radius = 50.00 feet, length = 80.55 feet and chord =
North 89 degrees 37 minutes 41 seconds West 72.12 feet to the point of beginning and containing 9.13 acres.

Tract 3

Lying in the 1st Civil District of Cheatham County and in the town of Ashland City, Tennessee, and being a part of a tract of land belonging to Progress Capital Partners as described in record book 133, page 112 (tax map 49, parcel 59) and a part of a tract of land belonging to M.Z. Pardue as described in deed book 87, page 459 (tax map 55, parcel 8.01) and being more particularly described as follows:

Beginning at an old concrete monument at the northernmost corner of Pardue and the southeast corner of Progress Capital Partners and in a west line of the United States of America Corps of Engineers; thence with the United States of America Corps of Engineers the following calls:

South 23 degrees 13 minutes 54 seconds East 77.30 feet to an old concrete monument,
South 35 degrees 52 minutes 49 seconds West 486.91 feet to a new iron rod; thence on a new line through Pardue and then Progress Capital Partners North 42 degrees 55 minutes 38 seconds West 220.58 feet to a new iron rod; thence continuing on new lines through Progress Capital Partners the following calls:
North 46 degrees 31 minutes 29 seconds East 307.12 feet to a new iron rod, along a curve to the left with radius = 68.00 feet, length = 106.81 feet and chord =
North 01 degree 31 minutes 29 seconds West 96.17 feet to a new iron rod,
North 43 degrees 28 minutes 31 seconds West 165.73 feet to a new iron rod,
North 46 degrees 47 minutes 01 second East 39.75 feet to a new iron rod,
North 43 degrees 12 minutes 59 seconds West 36.00 feet to a new iron rod,
South 46 degrees 47 minutes 01 second West 39.91 feet to a new iron rod, North 43 degrees 28 minutes 31 seconds West 160.42 feet to a new iron rod, along a curve to the left with radius = 68.00, length = 106.81 feet and chord =
North 88 degrees 28 minutes 31 seconds West 96.17 feet to a new iron rod,

South 46 degrees 31 minutes 29 seconds West 690.18 feet to a new iron rod in an east line of the United States of America Corps of Engineers; thence with said line North 29 degrees 00 minute 04 seconds West 92.86 feet to a new iron rod at the southernmost corner of A.O. Smith Water Products Company; thence with A.O. Smith Water Products Company the following calls:

North 46 degrees 01 minute 06 seconds East 843.66 feet to an old iron rod,
North 42 degrees 49 minutes 27 seconds West 50.00 feet to an old iron rod at a south corner of IMI TN Inc.; thence with IMI TN Inc. North 47 degrees 44 minutes 33 seconds East 203.24 feet to a new iron rod in the r.o.w. of the Tennessee Waltz Parkway; thence with said r.o.w. the following calls:

Along a curve to the left with radius = 792.00 feet, length = 21.57 feet and chord =
South 35 degrees 41 minutes 00 second East 21.57 feet to an old concrete monument,
South 51 degrees 09 minutes 33 seconds West 45.13 feet to an old concrete monument,
South 38 degrees 37 minutes 06 seconds East 71.72 feet to a new iron rod,
North 49 degrees 51 minutes 06 seconds East 45.64 feet to a new iron rod, along a curve to the left with radius = 792.00 feet, length = 48.10 feet and chord =
South 43 degrees 19 minutes 05 seconds East 48.10 feet to a new iron rod; thence leaving said r.o.w. and on lines with the United States of America Corps of Engineers the following calls:

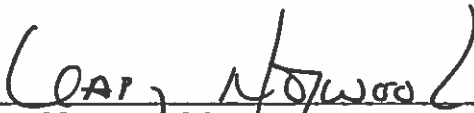
South 62 degrees 42 minutes 53 seconds West 203.82 feet to an old concrete monument,
South 55 degrees 38 minutes 55 seconds East 479.36 feet to an old concrete monument,
South 14 degrees 40 minutes 18 seconds East 168.47 feet to the point of beginning and containing 6.23 acres.

This ordinance shall take effect 20 days after its second and final passage the public welfare requiring it.

1st reading 9-13-05

Public hearing 10-11-05

2nd reading 10-11-05



Gary Norwood, Mayor



Phyllis Schaeffer, City Recorder