

ORDINANCE NO. 21-004

AN ORDINANCE AMENDING THE MUNICIPAL ZONING ORDINANCE OF THE TOWN OF KINGSTON SPRINGS, TENNESSEE, NO. 84-005, AS AMENDED, PROVIDING FOR RECLASSIFICATION OF CERTAIN PROPERTY FROM R-1 TO TMU-PUD.

WHEREAS, The Town of Kingston Springs, Tennessee, has duly adopted its comprehensive zoning ordinance known as Ordinance No. 84-005, as amended; and

WHEREAS, the Zoning Map of the Town of Kingston Springs, Tennessee, a part of the aforesaid Ordinance, depicts certain property of Map 100, Parcels 16, 17, 20 and Map 99, Parcel 66 currently restricted to R-1 use; and

WHEREAS, the owner of said parcels has applied to rezone said parcels, and the Kingston Springs Municipal Regional Planning Commission, at its meeting on March 11, 2021, reviewed such application and voted to recommend the rezone of such parcels to TMU-PUD.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF KINGSTON SPRINGS, TENNESSEE as follows:

1. That Ordinance 84-005 be amended to reflect that those certain parcels identified as Map 100, Parcels 16, 17, and the portions of Map 100, Parcel 20.00 and Map 99, Parcel 66 lying within in the boundaries of the real property described on Exhibit A hereto and depicted on the map attached hereto be rezoned to TMU-PUD and that the official zoning map of the Town of Kingston Springs be amended to reflect such change.
2. All other aspects of Ordinance 84-005, and subsequent amendments thereto, remain in full force and effect.

This Ordinance shall take effect the later of the date that is 15 days after its passage or upon publication of this Ordinance or its caption, the public welfare demanding it.

Passed First Reading: March 18, 2021

Public Hearing: April 15, 2021

Passed Second Reading: April 15, 2021

Tony Gross  
Tony Gross, Mayor

Attest:

Jamie Dupré  
Jamie Dupré, Town Recorder

Approved as to Form and Legality:

Martha Brooke Perry  
Martha Brooke Perry, Town Attorney

# **EXHIBIT A**

Proposed Ingram Property

Being a tract of land lying in Kingston Springs, Cheatham County, Tennessee, also being Lot H and part of Lot F of Kingston Farms, as of record in Plat Book 13, Page 391, at the Register's Office for Cheatham County, Tennessee, and being more particularly described as follows;

Beginning at a point in the westerly right-of-way line of South Harpeth Road, at a corner common with the property of Priscilla Beard Dorris, Et Al, as of record in Book 431, Page 426, at the Register's Office for Cheatham County, Tennessee;

Thence with the westerly right-of-way line of South Harpeth Road, with a curve to the left, along an arc length of 578.79 feet, the central angle of which is 19 deg 01 min 32 sec, the radius of which is 1743.04 feet, the chord of which is South 14 deg 32 min 50 sec East, 576.14 feet to a point;

Thence South 19 deg 27 min 52 sec East, 768.65 feet to a point;

Thence with a curve to the left, along an arc length of 168.38 feet, the central angle of which is 28 deg 36 min 06 sec, the radius of which is 337.31 feet, the chord of which is South 37 deg 35 min 35 sec East, 166.64 feet to a point;

Thence South 54 deg 31 min 20 sec East, 326.09 feet to a point;

Thence with a curve to the right, along an arc length of 652.80 feet, the central angle of which is 15 deg 06 min 26 sec, the radius of which is 2475.79 feet, the chord of which is South 42 deg 08 min 42 sec East, 650.91 feet to a point;

Thence South 31 deg 58 min 13 sec East, 186.01 feet to a point;

Thence with a curve to the left, along an arc length of 204.22 feet, the central angle of which is 07 deg 17 min 50 sec, the radius of which is 1603.50 feet, the chord of which is South 34 deg 06 min 10 sec East, 204.08 feet to a point;

Thence South 40 deg 14 min 24 sec East, 211.96 feet to a point;

Thence with a curve to the left, along an arc length of 262.88 feet, the central angle of which is 13 deg 56 min 52 sec, the radius of which is 1079.87 feet, the chord of which is South 38 deg 10 min 31 sec East, 262.23 feet to a point;

Thence South 48 deg 00 min 51 sec East, 208.25 feet to a point;

Thence with a curve to the right, along an arc length of 361.47 feet, the central angle of which is 20 deg 50 min 18 sec, the radius of which is 993.87 feet, the chord of which is South 38 deg 13 min 33 sec East, 359.48 feet to a point;

Thence with a curve to the right, along an arc length of 295.20 feet, the central angle of which is 43 deg 36 min 33 sec, the radius of which is 387.85 feet, the chord of which is South 02 deg 18 min 02 sec West, 288.13 feet to a point;

Thence South 15 deg 59 min 09 sec West, 362.73 feet to a point;

Thence South 28 deg 08 min 31 sec West, 209.31 feet to a point;

Thence South 21 deg 56 min 01 sec West, 211.36 feet to a point;

Thence with a curve to the left, along an arc length of 21.82 feet, the central angle of which is 05 deg 37 min 55 sec, the radius of which is 221.97 feet, the chord of which is South 17 deg 51 min 35 sec West, 21.81 feet to a point in the northerly property line of the James C. Summers Property, as of record in Plat Book 13, Page 236, at the Register's Office for Cheatham County, Tennessee, and being the property of Scott Michael Summers, as of record in Book 492, Page 366, at the Register's Office for Cheatham County, Tennessee;

Thence leaving the westerly right-of-way line of South Harpeth Road, with the northerly property line of the James C. Summer Property, North 81 deg 04 min 34 sec West, 375.80 feet to a point;

Thence South 31 deg 51 min 38 sec West, 285.70 feet to a point in the northerly property line of David B. Ingram, as of record in Book 538, Page 317, at the Register's Office for Cheatham County, Tennessee;

Thence with the northerly property line of David B. Ingram, North 82 deg 20 min 42 sec West, 124.07 feet to a point;

Thence with the westerly property line of David B. Ingram, South 07 deg 12 min 21 sec West, 1394.24 feet to a point, at a corner common with the property of David B. Ingram, as of record in Book 569, Page 1700, at the Register's Office for Cheatham County, Tennessee;

Thence with the westerly property line of David B. Ingram, South 06 deg 08 min 26 sec West, 1897.44 feet to a point at a corner common with the property of W. Lyle Hammond, as of record in Book 514, Page 576, at the Register's Office for Cheatham County, Tennessee;

Thence with the northerly property line of W. Lyle Hammond, North 82 deg 55 min 16 sec West, 1296.81 feet to a point, at a corner common with the property of David Robinson Hammond, as of record in Book 514, Page 571, at the Register's Office for Cheatham County, Tennessee;

Thence with the northerly property line of David Robinson Hammond, North 81 deg 45 min 04 sec West, 1792.76 feet to a point;

Thence South 06 deg 01 min 33 sec West, 370.17 feet to a point;

Thence North 84 deg 20 min 36 sec West, 281.87 feet to a point;

Thence North 77 deg 12 min 35 sec West, 195.51 feet to a point at a corner common with the property of Phillip Russell & Patsy Lynn Russell, as of record in Book 131, Page 101, at the Register's Office for Cheatham County, Tennessee;

Thence with the northerly property line of Phillip Russell & Patsy Lynn Russell, North 86 deg 07 min 17 sec West, 302.84 feet to a point;

Thence North 29 deg 08 min 21 sec West, 160.24 feet to a point;

Thence North 28 deg 52 min 00 sec West, 337.30 feet to a point;

Thence North 39 deg 54 min 05 sec West, 213.84 feet to a point;

Thence North 46 deg 50 min 37 sec West, 158.41 feet to a point;

Thence North 51 deg 10 min 33 sec West, 214.93 feet to a point, at a corner common with the property of The Golf Club of Tennessee, as of record in Book 281, Page 506, at the Register's Office for Cheatham County, Tennessee;

Thence with the easterly property line of The Golf Club of Tennessee, North 08 deg 30 min 45 sec West, 1510.33 feet to a point;

Thence with a line through the property of David B. Ingram, as of record in Book 319, Page 15, at the Register's Office for Cheatham County, Tennessee for the following seven calls;

- 1) North 78 deg 59 min 20 sec East, 269.09 feet to a point;
- 2) North 17 deg 06 min 36 sec East, 213.81 feet to a point;
- 3) North 15 deg 27 min 37 sec West, 219.28 feet to a point;
- 4) North 14 deg 46 min 59 sec East, 290.13 feet to a point;
- 5) North 18 deg 16 min 27 sec East, 95.91 feet to a point;
- 6) North 77 deg 23 min 21 sec East, 275.58 feet to a point;
- 7) North 30 deg 33 min 04 sec East, 226.22 feet to a point in the easterly property line of The Golf Club of Tennessee;

Thence with the easterly property line of The Golf Club of Tennessee, South 61 deg 14 min 38 sec East, 526.61 feet to a point;

Thence North 31 deg 34 min 05 sec East, 813.04 feet to a point;

Thence with a line through the property of The Golf Club of Tennessee, for the following forty-three calls;

- 1) North 68 deg 27 min 33 sec West, 197.36 feet to a point;
- 2) North 01 deg 07 min 25 sec West, 231.70 feet to a point;
- 3) North 82 deg 36 min 56 sec East, 279.10 feet to a point;
- 4) North 53 deg 36 min 03 sec East, 317.79 feet to a point;
- 5) North 72 deg 13 min 59 sec East, 498.27 feet to a point;
- 6) North 61 deg 44 min 34 sec East, 495.93 feet to a point;
- 7) North 18 deg 36 min 52 sec West, 99.89 feet to a point;
- 8) North 47 deg 22 min 21 sec West, 45.24 feet to a point;
- 9) North 22 deg 43 min 42 sec West, 79.47 feet to a point;
- 10) North 05 deg 55 min 46 sec East, 115.26 feet to a point;
- 11) North 44 deg 43 min 49 sec East, 112.53 feet to a point;
- 12) North 26 deg 28 min 27 sec East, 426.26 feet to a point;
- 13) South 66 deg 27 min 53 sec East, 42.06 feet to a point;
- 14) North 24 deg 01 min 12 sec East, 56.13 feet to a point;
- 15) North 66 deg 24 min 45 sec West, 62.36 feet to a point;
- 16) North 19 deg 44 min 02 sec East, 57.84 feet to a point;
- 17) North 31 deg 09 min 50 sec East, 122.48 feet to a point;
- 18) North 24 deg 18 min 33 sec East, 139.25 feet to a point;
- 19) North 05 deg 28 min 44 sec West, 81.19 feet to a point;
- 20) North 31 deg 16 min 58 sec East, 42.64 feet to a point;
- 21) North 08 deg 23 min 06 sec West, 44.29 feet to a point;
- 22) North 32 deg 55 min 31 sec West, 85.72 feet to a point;
- 23) North 26 deg 34 min 47 sec West, 127.33 feet to a point;
- 24) North 05 deg 14 min 33 sec East, 285.52 feet to a point;
- 25) North 06 deg 46 min 06 sec East, 178.82 feet to a point;
- 26) North 32 deg 20 min 21 sec East, 153.42 feet to a point;
- 27) North 09 deg 43 min 21 sec West, 110.16 feet to a point;
- 28) North 23 deg 55 min 38 sec East, 149.66 feet to a point;
- 29) North 32 deg 39 min 29 sec West, 60.74 feet to a point;
- 30) North 36 deg 33 min 03 sec West, 62.28 feet to a point;
- 31) North 40 deg 27 min 12 sec West, 76.35 feet to a point;
- 32) North 40 deg 10 min 02 sec West, 42.65 feet to a point;
- 33) North 38 deg 57 min 20 sec West, 49.13 feet to a point;
- 34) North 43 deg 19 min 39 sec West, 42.90 feet to a point;
- 35) North 49 deg 45 min 06 sec West, 35.35 feet to a point;
- 36) North 56 deg 14 min 14 sec West, 35.28 feet to a point;
- 37) North 58 deg 31 min 21 sec West, 31.44 feet to a point;
- 38) North 62 deg 56 min 06 sec West, 25.78 feet to a point;
- 39) North 60 deg 08 min 55 sec West, 31.30 feet to a point;
- 40) North 78 deg 09 min 05 sec West, 17.45 feet to a point;
- 41) North 89 deg 31 min 18 sec West, 20.22 feet to a point;
- 42) South 82 deg 13 min 41 sec West, 46.08 feet to a point;

43) North 01 deg 04 min 27 sec East, 109.11 feet to a point in the southerly property line of Priscilla Beard Dorris, Et Al;

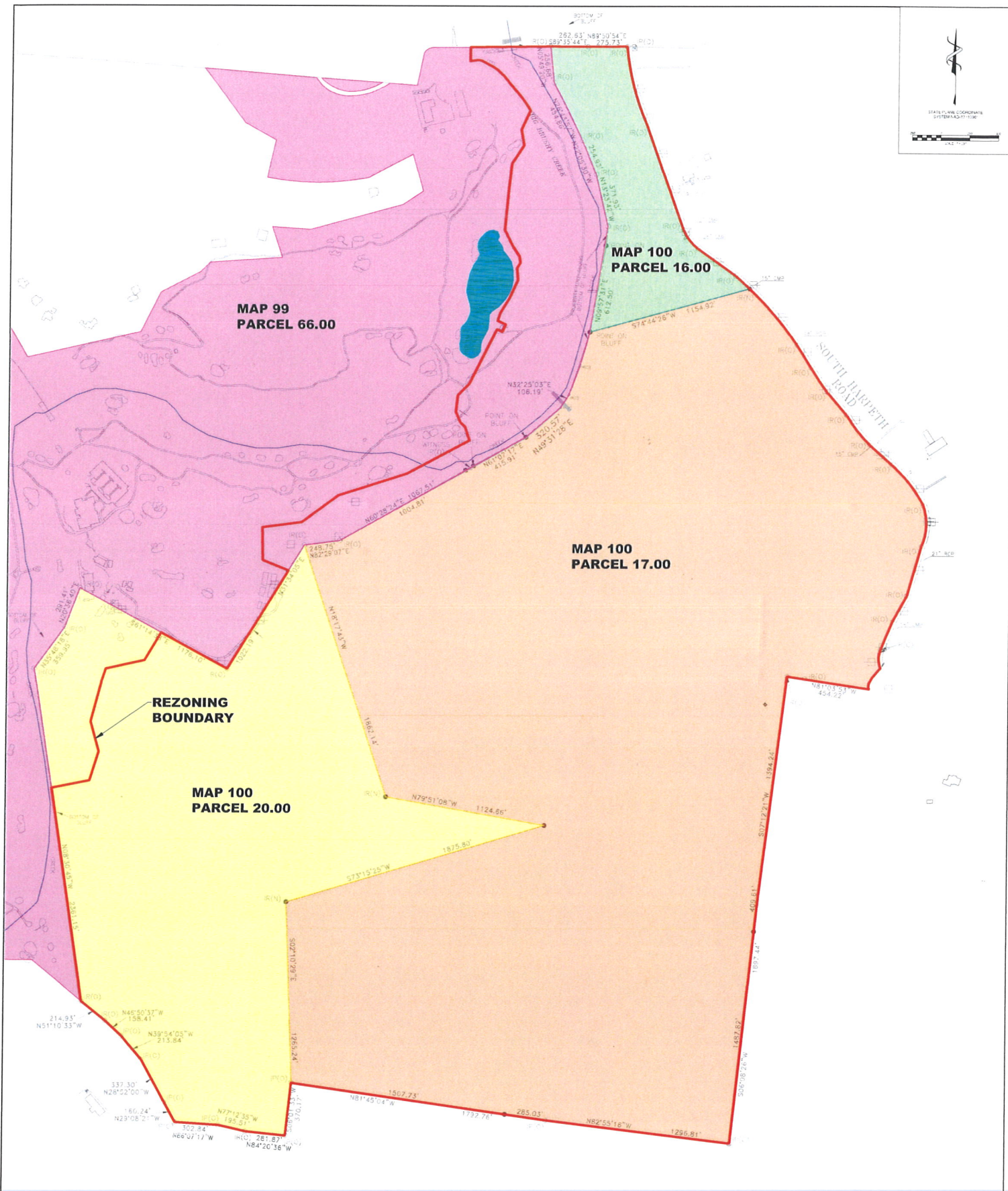
Thence South 89 deg 36 min 27 sec East, 560.54 feet to a point;

Thence South 89 deg 35 min 44 sec East, 262.63 feet to a point;

Thence North 89 deg 50 min 54 sec East, 275.73 feet to the POINT OF BEGINNING. Containing 25,686,146 square feet or 589.673 acres more or less.

Being the same property conveyed to David B. Ingram, as of record in Book 426, Page 38, at the Register's Office for Cheatham County, Tennessee and part of the property conveyed to David B. Ingram, as of record in Book 319, Page 15, at the Register's Office for Cheatham County, Tennessee and part of the property conveyed to The Golf Club of Tennessee, as of record in Book 281, Page 506, at the Register's Office for Cheatham County, Tennessee.





**EXISTING ZONING = R1A**  
**PROPOSED ZONING = TMU PUD**

<b>E1.24</b>	DATE	DESCRIPTION
	02/21/2011	REZONING SUBMITTAL

**REZONING EXHIBIT**  
**GOLF CLUB of DBI, LLC**  
**SOUTH HARPETH ROAD**  
**KINGSTON SPRINGS, TENNESSEE, 37082**



**Barge Cauthen & Associates**  
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