

ORDINANCE NO. 25-09

A PROPOSED ZONING AMENDMENT ADOPTING A REVISED GENERAL DEVELOPMENT SITUATED ON THE EAST SIDE OF HIGHWAY 194 ON +/- 84 ACRES. PARCEL 029.00 ON FAYETTE COUNTY TAX MAP 107.

WHEREAS, pursuant to TENNESSEE CODE ANNOTATED Sections 13-7-201 and 13-7-202, a zoning ordinance and map have been adopted for the Town of Oakland; and,

WHEREAS, The Oakland Municipal Planning Commission has recommended that a revised General Development Plan be adopted for the following described property; and,

WHEREAS, pursuant to TENNESSEE CODE ANNOTATED Section 13-7-203 a public hearing was held before the Oakland Board of Mayor and Alderman, the time and place of which was published with at least twenty-one (21) days advanced notice;

NOW, THEREFORE, BE IT ORDAINED BY THE Oakland Board of Mayor and Alderman:

Section 1. That a revised General Development Plan be adopted for the following described property:

Legal Description

Description of part of the Hidden Springs Investments, LLC property recorded in Inst. No. 15005027, Tract II, located in the 8th Civil District, Oakland, Fayette County, Tennessee:

Beginning at a found 1" iron pipe at the northernmost southeast corner of said property recorded in Inst. No. 15005027, Tract II and the northeast corner of the Anthony Eugene Parish, Jr. and wife Sandra Lenzini Parish property recorded in Inst. No. 15000972, said point also being in the west line of the Susanne Taylor, Trustee property recorded in Inst. No. 14000043; thence North 86 degrees 04 minutes 48 seconds West along a south line of said property recorded in Inst. No. 15005027, Tract II and with said property recorded in Inst. No. 15000972 and with the Anthony Eugene Parish, Jr. and wife Sandra Lenzini Parish recorded in Book 271, Page 549, 1124.94 feet to a found angle iron at an internal corner of said property recorded in Inst. No. 15005027, Tract II and the northwest corner of said property recorded in Book 271, Page 549; thence North 86 degrees 04 minutes 48 seconds West across said property recorded in Inst. No. 15005027, Tract II, 19.50 feet to a point in the centerline of an existing ditch; thence continuing across said property recorded in Inst. No. 15005027, Tract II and generally with the centerline of said existing ditch the following calls: South 51 degrees 51 minutes 14 seconds West, 23.58 feet to a point; South 88 degrees 36 minutes 00 seconds West, 40.90 feet to a point; South 78 degrees 13 minutes 11 seconds West, 50.93 feet to a point; South 64 degrees 05 minutes 55 seconds West,

47.16 feet to a point; South 78 degrees 05 minutes 24 seconds West, 52.94 feet to a point; South 71 degrees 46 minutes 33 seconds West, 113.42 feet to a point; South 85 degrees 38 minutes 04 seconds West, 121.61 feet to a point; South 84 degrees 04 minutes 19 seconds West,

180.12 feet to a point; North 88 degrees 08 minutes 13 seconds West, 56.14 feet to a point; South 83 degrees 15 minutes 41 seconds West, 82.81 feet to a point; North 81 degrees 16 minutes 24 seconds West, 136.28 feet to a point; North 75 degrees 53 minutes 07 seconds West,

98.01 feet to a point; North 66 degrees 51 minutes 06 seconds West, 129.43 feet to a point; South 82 degrees 34 minutes 30 seconds West, 21.27 feet to a point in the centerline of existing asphalt of State Highway 194 (R.O.W. Varies); thence along the centerline of existing pavement of said State Highway 194 the following calls: thence North 11 degrees 31 minutes 13 seconds West, 1118.70 feet to a point; thence along a tangent curve to the right with a radius of 2407.34 feet, an arc length of 242.32 feet, a chord bearing of North 08 degrees 38 minutes 12 seconds West

and a chord distance of 242.22 feet to a point, said point being the westward extension of the south line of The Fields of Hidden Springs, PD-M, Section 'A', recorded in P.B. 8, Pg. 131; thence along the south line of said The Fields of Hidden Springs, PD-M, Section 'A', Lots 44-35 and along the south terminus of Whispering Ridge Drive (50' R.O.W.) the following calls: South 86 degrees 26 minutes 02 seconds East, 804.07 feet to a point; South 69 degrees 36 minutes 15 seconds East,

52.34 feet to a point; South 86 degrees 26 minutes 02 seconds East, 105.00 feet to found 1/2" rebar; North 56 degrees 09 minutes 34 seconds East, 25.15 feet to a found 1/2" rebar at the northernmost southeast corner of The Fields of Hidden Springs, PD-M, Section 'A', Lot 35; thence North 03 degrees 32 minutes 18 seconds East along a west line of said The Fields of Hidden Springs, PD-M, Section 'A', Lots 35-32, 299.74 feet to a found 1/2" rebar at the southernmost northeast corner of said The Fields of Hidden Springs, PD-M, Section 'A', Lot 32 and the southwest corner of The Fields of Hidden Springs, PD-M, Section 'B' recorded in P.B. 9, Pg. 27; thence South 86 degrees 23 minutes 55 seconds East along the south line of said The Fields of Hidden Springs, PD-M, Section 'B', Lots 81-95 and along the southern terminus of Misty Meadows Drive (50' R.O.W.), 1303.37 feet to a set 1/2" rebar with plastic cap (OLLAR) at the southeast corner of said The Fields of Hidden Springs, PD-M, Section 'B'; thence North 04 degrees 22 minutes 44 seconds East along a west line of said The Fields of Hidden Springs, PD-M, Section 'B', Lot 95-96,

175.19 feet to a set 1/2" rebar with plastic cap (OLLAR) at the southwest corner of said The Fields of Hidden Springs, PD-M, Section 'B'; thence along the south line of said The Fields of Hidden Springs, PD-M, Section 'B', Lots 110-111 and along the south terminus of Ridgefield Drive (50' R.O.W.) the following calls:

South 85 degrees 37 minutes 16 seconds East, 125.10 feet to a point; North 65 degrees 56 minutes 35 seconds East, 56.85 feet to a point; South 85 degrees 40 minutes 38 seconds East,

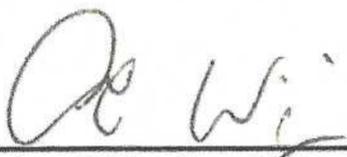
150.90 feet to a point at the southeast corner of said The Fields of Hidden Springs, PD-M, Section 'B', Lot 111 and in the west line of said property recorded in Inst. No. 14000043; thence South 03 degrees 51 minutes 53 seconds West along the east line of said property recorded in Inst. No. 15005027, Tract II and with said property recorded in Inst. No. 14000043, 1715.21 feet to the POINT OF BEGINNING and containing 84.02 acres of land.

All bearings are based on the Tennessee Coordinate System of 1983.

Section 2. That the General Development Plan be approved as per 5.5.2 in the Oakland Municipal Zoning Ordinance.

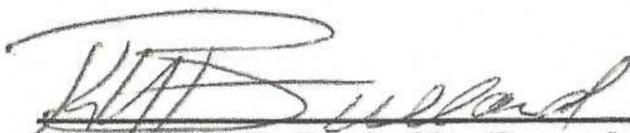
Section 3. BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after second and final reading, THE PUBLIC WELFARE REQUIRING IT.

Passed First Reading	<u>July 17, 2025</u>
Public Notice Published	<u>July 30, 2025</u>
Public Hearing	<u>August 21, 2025</u>
Passed Second Reading	<u>August 21, 2025</u>



Adrian Wiggins, Mayor

ATTEST:



K. Yvonne Bullard, City Recorder