

TOWN OF COOPERTOWN, TENNESSEE
ORDINANCE NO. 2025-007

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWN OF COOPERTOWN BY AMENDING AN AREA CURRENTLY ZONED AGRICULTURAL (A) TO MIXED USE RESIDENTIAL COMMERCIAL (MURC) AND CHANGE THE ZONING MAP IN COMPLIANCE WITH SUCH AMENDMENT.

Whereas, the Coopertown Municipal Planning Commission has duly recommended to the Board of Mayor and Aldermen that the Official Zoning Map of Coopertown, Tennessee, be amended as hereinafter described; and

Whereas, the Board of Mayor and Aldermen have reviewed such recommendation and have conducted a public hearing thereon.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF COOPERTOWN, TENNESSEE, AS FOLLOWS:

That the Official Zoning Map of the Town of Coopertown, Tennessee, is hereby amended by rezoning Map 120, Parcel 002.00, located off Hwy 49 W., contained within the corporate limits of the Town of Coopertown, Tennessee, from Agricultural (A) to Mixed Use Residential Commercial (MURC), to wit.

Rezone 48.47 acres

The following paragraph describes a tract of land in the 13th Civil District of Robertson County, Tennessee, said tract, Tract 4, being that property which was conveyed to Michael and Candyce Crawley, by John Marshall Dennison, in a deed of record in Record Book 2288, Page 833-834 (48.20 acres), and Record Book 2291, Page 43 (0.27 acres) and Register's Office for Robertson County, Tennessee, RORCT.

Beginning at an iron pin (new) in the Northwesterly margin of Tennessee Highway #49, the Northeast corner to a tract of land which belongs to Haywood K. Hudgens, having a deed reference in Deed Book 279, Page 210, in the Register's Office of Robertson County, Tennessee, the Southeast corner to this tract and continuing as follows, N 85 deg. 44' 58" W, 956.49 feet to a stone (old), the Northwest corner to said tract of land which belongs to Haywood K. Hudgens in the Easterly boundary to a second tract of land which belongs to Haywood K. Hudgens, having a deed reference in Deed Book 115, Page 502, in the Register's Office of Robertson County, Tennessee; thence N 10 deg. 44' 04" E, passing a common corner to said second mentioned tract of land which belongs to Haywood K. Hudgens, and a tract of land which belongs to Custom Land Development Inc., having a deed reference in Deed Book 271, Page 87, in the Register's Office of Robertson County, Tennessee, and continuing in all, 1304.30 feet to a concrete monument (new), a corner to said tract of land which belongs to Custom Land Development Inc.; thence S 85 deg. 44' 58" E, 941.89 feet to a concrete monument (new); thence N 06 deg. 47' 15" E, 356.12 feet to a concrete monument (new); thence S 64 deg. 42' 51" E, generally following the Southerly margin of a private road and continuing in all, 1119.56 feet to a concrete monument (new) at the intersection of the Southerly margin of said private road and the Northwesterly margin

of Tennessee Highway #49; thence with the Northwesterly margin of said highway as follows, S 47 deg. 55' 17" W, 294.37 feet to an iron pin (new); thence S 47 deg. 57' 12" W, 423.25 feet to an iron pin (new) in the Northwesterly margin of Tennessee Highway #49, a corner to a tract of land which belongs to Marshall Dennison, Jr., having a deed reference in Deed Book 277, Page 811, in the Register's Office of Robertson County, Tennessee; thence with the boundary to said tract of land which belongs to Marshall Dennison, Jr., N 87 deg. 09' 10" W, 135.97 feet to a concrete monument (new); thence S 04 deg. 52' 50" W, 140.53 feet to an iron pin (new), a corner to said tract of land which belongs to Marshall Dennison, Jr., and the Northwesterly margin of Tennessee Highway #49; thence with the Northwesterly margin of said highway as follows, S 47 deg. 57' 12" W, 228.75 feet to an iron pin (new); thence S 47 deg. 53' 20" W, 582.78 feet to the point of beginning, **containing 48.20 acres** as surveyed by Richard C. Kessinger, Surveyor, Tennessee License #1038, d/b/a Kessinger & Associates, 610 South Main Street, Springfield, Tennessee, 37172, March 06, 1992.

Being part of the same property conveyed to John Marshall Dennison, by Quit Claim Deed from SunTrust Bank as Successor Trustee of the Amended and Restated Marshall N. Dennison, Jr. Revocable Trust Agreement Dated November 22, 2000, of record in Record Book 682, Page 119, in the Register's Office of Robertson County, Tennessee, dated May 24, 2001 and recorded on June 04, 2001.

Being part of the same property conveyed to SunTrust Bank, as Successor Trustee of the Amended and Restated Marshall N. Dennison, Jr. Revocable Trust Agreement dated November 22, 2000, by Quit Claim Deed from SunTrust Bank, Executor of the Estate of Marshall N. Dennison, Jr., of record in Record Book 682, Page 97, in the Register's Office of Robertson County, Tennessee, dated May 23, 2001 and recorded on June 04, 2001.

Being part of the same property conveyed to Jane Head, by Executor's Deed from J. J. Head, Executor, of record in Deed Book 96, Page 319, in the Register's Office of Robertson County, Tennessee, dated October 01, 1942 and recorded on September 07, 1943. The said Jane Head died on November 02, 1995, testate, devising subject property to Marshall Newton Dennison, Jr. See Last Will and Testament of record in Deed Book 343, Page 435, in the Register's Office of Robertson County, Tennessee. The said Marshall Newton Dennison, Jr. died on December 05, 2000, testate.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record. Certain real property situate in the 13th Civil District of Robertson County, Tennessee, and described according to a survey by John E. Bates, Surveyor, License No. 418, unrecorded, as follows, to-wit:

Beginning at a point in the Northeasterly margin of Highway 49 at an iron pin; thence along the margin of Highway 49, North 47° 30' West 221.0 feet to an iron pin by others; thence leaving said margin South 87° 28' East 151.0 feet to an iron pin by others; thence South 4° 41' East, 150.0 feet to an iron pin, the beginning point, **containing 0.27 acres**, more or less.

Being a portion of the property conveyed to John M. Dennison by Quitclaim Deed from Jean N. Dennison, a widow, dated September 23, 2002 and filed of record in Record Book 794, page 794, Register's Office for Robertson County, Tennessee.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COOPERTOWN, that this ordinance shall be effective immediately upon its passage and publication of its caption in a newspaper of general circulation within the Town of Coopertown.

Recommended by the Coopertown Municipal Planning Commission

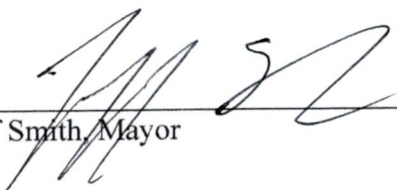


Planning Commission Chair

5-19-2025
Date

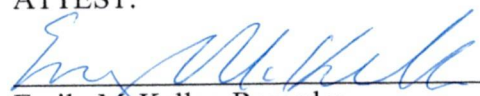
Passed First Reading: 9-23-2025

Passed Second Reading: 10.28.2025



Jeff Smith, Mayor

ATTEST:



Emily McKellar, Recorder