

TOWN OF COOPERTOWN, TENNESSEE

ORDINANCE NO. 2025-019

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWN OF COOPERTOWN BY AMENDING AN AREA CURRENTLY ZONED AGRICULTURAL (A) TO RURAL RESIDENTIAL (RA) 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 111, Parcel 133.00, located off Woods Road and Old Coopertown Road, contained within the corporate limits of the Town of Coopertown, Tennessee, from Agricultural (A) to Rural Residential (RA), to wit.

The following paragraph describes a tract of land 13th Civil District of Robertson County, Tennessee, said tract being that property which was conveyed to W&M Investments, LLC, by Watts Farm and Property, LLC, in a deed of record in Record Book 2385, Page 518, Register's Office for Robertson County, Tennessee, RORCT.

0.38 acres to be rezoned from 'A' to RA'

Beginning at an iron bar monument (new), in the southerly margin of Woods Road, the northeast corner of a tract of land which belongs to Old World Restoration, LLC, having a deed reference in Record Book 2344, Page 131, RORCT, the northwest corner of this tract and continuing with the southerly margin of said road, as follows:

N 73°09'35" E, 65.85 feet to an iron bar monument (new);

thence with a curve to the left, having a radius of 863.10 feet, an arc distance of 77.19 feet, and a chord bearing and distance of N 70°35'52" E, 77.16 feet to an iron pin (old), a corner of a tract of land which belongs to W&M Investments, LLC, having a deed reference in Record Book 2366, Page 841, RORCT;

thence with the boundary of said tract of land which belongs to W&M Investments, LLC, as follows:

S 12°29'01" E, 101.25 feet to an iron pin (old);

thence, S 56°12'55" W, 126.90 feet to an iron pin (old);

thence, N 44°06'34" W, 52.80 feet to a stone (old), a common corner of said tract of land which belongs to W&M Investments, LLC, and said tract of land which belongs to Old World Restoration, LLC;

thence, N 10°06'19" W, 88.17 feet, to the point of beginning, containing **0.38 acres, 16,764.64**

square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated August 21, 2025.

The above described tract of land may be found on Tax Map 111, Parcel 133, in the Tax Assessor'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



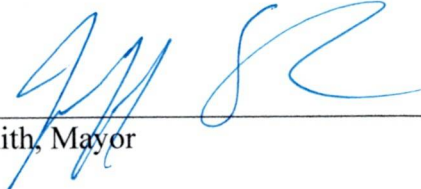
Planning Commission Chair

9-15-2025

Date

Passed First Reading: 10-28-25

Passed Second Reading: 11-18-25



Jeff Smith, Mayor

ATTEST:



Emily McKellar, Recorder