

**ORDINANCE # 1016**

AN ORDINANCE TO AMEND THE CITY OF BROWNSVILLE MUNICIPAL ZONING MAP REZONING CERTAIN PROPERTY LOCATED ON FULTON ROAD AND STATE ROUTE 54 FROM R-1 (LOW DENSITY RESIDENTIAL) TO MU (MIXED USE) AND PRD (PLANNED RESIDENTIAL DEVELOPMENT) OVERLAY AND FURTHERLY DESCRIBED AS TAX PARCEL 13.00, HAYWOOD COUNTY TAX MAP 076 OWNED BY FINCHER FAMILY PARTNERSHIP

- WHEREAS, section 13-7-201 through 13-7-210 of the Tennessee Code Annotated empowered the City to enact the Brownsville Zoning Ordinance and Official Zoning Map, and provide for its administration and enforcement; and,
- WHEREAS, the Board of Mayor and Aldermen deems it necessary, for the purpose of promoting the health, safety, prosperity, morals and general welfare of the City to amend said Official Zoning Map; and,
- WHEREAS, the Brownsville Municipal-Regional Planning Commission has reviewed said proposed amendment pursuant to Sections 13-7-203 and 13-7-204 of the Tennessee Code Annotated and recommends such amendment to the Brownsville Board of Mayor and Aldermen; and,
- WHEREAS, the Board of Aldermen has given due public notice of hearing on said amendment and has held a public hearing; and,
- WHEREAS, all the requirements of Section 13-7-201 through 13-7-210 of the Tennessee Code Annotated, with regard to the amendment of a zoning ordinance and map by the Planning Commission and subsequent action of the Board of Mayor and Aldermen have been met;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Brownsville, Tennessee, that the Brownsville Official Zoning Map be amended as follows:

SECTION 1. That the following described annexed property to be rezoned from R-1 (Low Density Residential) to MU (Mixed Use) and PRD (Planned Residential Development) Overlay:

Beginning at a point being the northwest corner of tax parcel 013.00, Haywood County Tax Map 076, point also being situated within the southern right-of-way of Fulton Road; thence in a southeasterly direction bearing with the northern boundary line of said tax parcel 013.00 to point being its intersection with the northwest corner of tax parcel 007.00, Haywood County Tax Map 066P, Group F; thence in a southwesterly, southeasterly direction bearing with the northern boundary line of said tax parcel 13.00, Haywood County Tax Map 076 to a point being its intersection with the eastern boundary line of said tax parcel 13.00; thence in a southwesterly, northwesterly, and southwesterly direction bearing with said eastern boundary line of said tax parcel 13.00 to a point being its intersection with the southeast corner of said tax parcel 013.00, Haywood County Tax Map 076; said point also being situated within the northern right-of-way SR 54; thence in a northwesterly, northeasterly, westerly, southerly, southwesterly direction bearing with the southern boundary line of said tax parcel 013.00 to a point being its intersection with the southwest corner of said tax parcel 013.00; thence in a northeasterly direction bearing with the western boundary line of said tax parcel 013.00 to a point being its intersection with the northwest corner of said tax parcel 013.00; said point also being the said point of beginning.

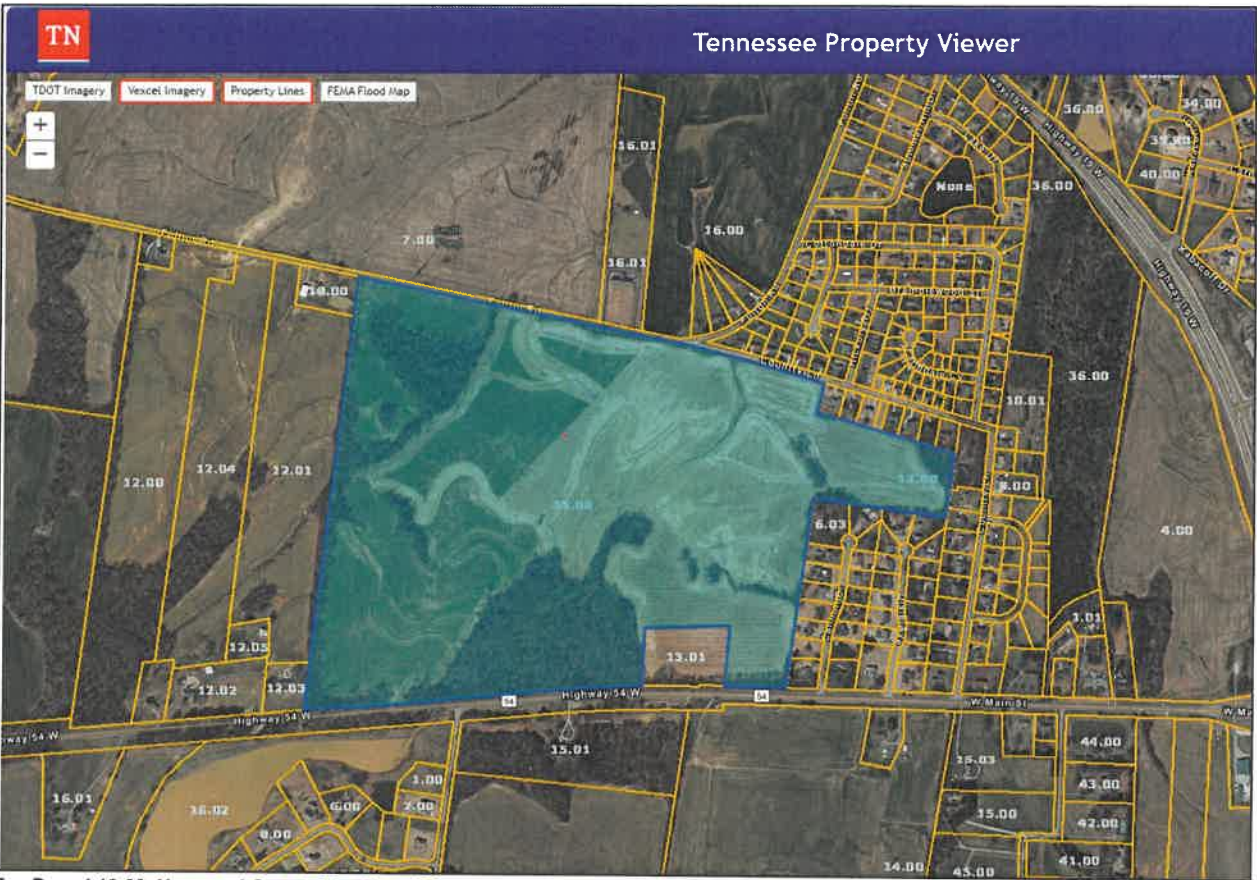
SECTION 2. BE IT FURTHER ORDAINED, that this Ordinance shall become effective immediately after its final reading upon annexation, the public welfare so requiring it.

1st Reading: March 12, 2024

2nd Reading: April 9, 2024

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William D. Rawls, Jr., Mayor

ATTEST: \_\_\_\_\_  
Sherry Batchelor, City Recorder



Tax Parcel 13.00, Haywood County Tax Map 076