

**ORDINANCE NO. 2021-15
 TOWN OF NASHVILLE INDIANA**

This ordinance amends the zoning maps of the Town of Nashville, Indiana.

WHEREAS, Dietrich and Courtney Gosser have petitioned the Town of Nashville, Indiana ("Town") for the rezoning of certain lands owned by them in Brown County commonly known as 352 Tuck A Way Ridge Drive, in Washington Township in the Town of Nashville;

WHEREAS, said petition has been assigned Petition Number 21-RZ-05 by the Brown County Area Plan Commission;

WHEREAS, the Brown County Area Plan Commission conducted a public hearing on the proposed rezoning and certified its recommendation thereon to the Town;

WHEREAS, the Council of the Town find that the approval of the proposed rezoning would promote the purposes of the Comprehensive Plan and the Town of Nashville Zoning Ordinance and have given due consideration to, *inter alia*, the Comprehensive Plan, the current conditions and the character of current structures and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible development and growth.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town as follows:

Section 1. Petition Number 21-RZ-05 is hereby APPROVED. The property subject to that Petition more particularly described in "Exhibit A" affixed hereto is hereby rezoned to R2 Residential District Zoning under the Town of Nashville Zoning Ordinance.

Section 2. Should any portion of this Ordinance be declared or determined illegal, unenforceable or invalid by a court of competent jurisdiction, then such illegal, unenforceable, or invalid provision(s) shall be severed from the remaining legal, valid and enforceable portions hereof, which shall continue to be in full force and effect.

This Ordinance shall become effective upon passage and recording as required by law.

PASSED AND ADOPTED by the Nashville Town Council this 21st day of October, 2021.

ATTEST:

Brenda K. Young
 Clerk-Treasurer, Brenda K. Young

<u>Jane Gore</u> President Jane Gore	<u>yea</u>	nay	abstain
<u>Nancy Crocker</u> Vice-President Nancy Crocker	<u>yea</u>	nay	abstain
<u>Anna Hofstetter</u> Council Member Anna Hofstetter	<u>yea</u>	<u>nay</u>	<u>abstain</u> AEH
<u>Tyra Miller</u> Council Member Tyra Miller	<u>yea</u>	nay	abstain
<u>Dave Rudd</u> Council Member Dave Rudd	<u>yea</u>	nay	abstain

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EXHIBIT A

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A part of the Southwest quarter of the Northwest quarter of Section 20, Township 9 North, Range 3 East, Brown County, Indiana, more particularly described as follows: Beginning at the Southwest corner of the Southwest quarter of the Northwest quarter of Section 20, Township 9 North, Range 3 East; thence East 95 feet; thence North 394.5 feet; thence 28-1/4 degrees East 172.5 feet to a point of beginning for the real estate herein described; thence North 82-1/4 degrees East 100 feet; thence North 66 degrees West 250 feet; thence South 32 degrees West 100.6 feet; thence South 66 degrees East 236 feet to the point of beginning. Containing 9/16ths of an acre, more or less.

Parcel No. 001-18970-00 (07-07-20-100-261.000-005)

Commonly known as 352 Tuck A Way Ridge Drive, Nashville, IN 47448