

**CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
May 7th, 2024 @ 5:30 P.M.
WORK SESSION
AGENDA
City Hall - Board Room**

1. CALL TO ORDER:

2. CITIZEN COMMENTS:

3. Discussion Health Care Insurance Bids:

4. OLD BUSINESS:

5. NEW BUSINESS:

6. ADJOURNMENT:

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN AGENDA
May 7th, 2024 @ 6:30 P.M.
City Hall Board Room
5:30 PM BOMA Work Session

1. **INVOCATION:**

2. **PLEDGE TO THE FLAG**

3. **ROLL CALL**

4. **MINUTES**

- April 2nd, 2024 BOMA Meeting Minutes and BOMA Beer Board Minutes; April 17th, 2024 BOMA Meeting Minutes

5. **CORRESPONDENCE**

6. **COMMENTS FROM CITIZENS**

7. **COMMENTS FROM MAYOR**

8. **COMMITTEE AND COMMISSION REPORTS**

- *Safety *Finance *Street *Water & Sewer *Recreation *Tourism *Planning & Zoning
- *Information Systems *Historic Zoning

9. **RESOLUTIONS AND ORDINANCES**

Resolutions:

- a) A resolution adopting a Plan of Services preliminary to annexation of Three Hundred (300) +/- Acres of property owned by Swanson Developments, LP, located at 2514 McMinnville Hwy; sponsored by Vice Mayor Messick.
- b) A resolution annexing Three Hundred (300) Acres +/- of property owned by Swanson Development, LP, located at 2514 McMinnville Hwy; sponsored by Vice Mayor Messick.
- c) A resolution authorizing a contract to purchase a Knuckleboom Truck and Loader at a total cost of Two Hundred and Five Thousand Two Hundred Seventeen and 00/100 Dollars (\$205,217.00) for use by the Street Department; Vice Mayor Messick.
- d) A resolution to amend resolution 32-2023 providing for funding of the Manchester City School's land purchase of up to 50% of the purchase price of Two Million, Nine Hundred and Thirty-Eight, Thousand and Six Hundred Dollars and 00/100 cents (\$2,938,600.0); sponsored by Alderman Hobbs.
- e) A resolution awarding the Health Care Insurance bid; sponsored by Alderman Hobbs.

Ordinances:

- a) 2nd reading of an ordinance to amend Manchester Municipal Code 2-303, Meeting and Organization of the Tourist and Community Development Commission; sponsored by Alderman Hobbs.
- b) 2nd reading of an ordinance rezoning property owned by Jim and Ioulia Rouvelas on St. Bedes Drive, from R-1 to C-3; sponsored by Vice Mayor Messick.
- c) 2nd reading of an ordinance rezoning property owned by Swanson Developments, LP on Ragsdale Road, from R-1 to R-2; sponsored by Vice Mayor Messick.
- d) 2nd reading of an ordinance rezoning property owned by Swanson Developments, LP between Hwy 55 and Ragsdale Road, from R-1 to R-3; sponsored by Vice Mayor Messick.
- e) 2nd reading of an ordinance rezoning property owned by Swanson Developments, LP between Hwy 55 and Ragsdale Road, from R-1 to R-4; sponsored by Vice Mayor Messick.

- f) 1st reading of an ordinance amending the Physical Development Plan of the City of Manchester applicable to property at 2514 McMinnville Highway (Swanson Development, LP); sponsored by Vice Mayor Messick.
- g) 1st reading of an ordinance rezoning that property owned by Swanson Developments, LP, on 2514 McMinnville Highway and recently annexed in the City of Manchester: sponsored by Vice Mayor Messick.
- h) 1st reading of an ordinance rezoning property owned by Ronnie Randall on Belmont Drive from C-5 to R-3; sponsored by Vice Mayor Messick.
- i) 1st reading of an ordinance to amend Manchester Municipal Code 18-201 relative to nonpayment of bills; sponsored by Vice Mayor Messick.

10. OLD BUSINESS

11. NEW BUSINESS

- Beans Creek Winery Signage – Tourism Commission
- Human Resource Job Description

12. ITEMS FROM THE BOARD OF MAYOR AND ALDERMAN

13. ADJOURNMENT:

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
Meeting Minutes
April 2, 2024, @ 6:30 pm
City Hall Board Room

The Board of Mayor and Aldermen met in regular session at 6:30 p.m. in the Board Room at Manchester City Hall. The meeting was presided over by Mayor Howard. Present for the meeting were Mayor Howard, Alderman Bellamy, Alderman Hobbs, Vice Mayor Messick, Alderman Parsley, Attorney Johnson, Executive Administrative Assistant Keele, MWSD Director Miller, Parks/Rec Director Fox, Asst. Director Parks/Rec. Johnson, I.S. Director Smotherman, MPD Chief Sipe, MFD Chief Chambers, Public Works Director Gannon, Community Development & Zoning Director Brittany Fiske, MWSD Assistant Director Raney, Engineer Adam Carter, and other citizens. Meeting opened with a prayer by Lane St. Church of Christ Assistant Minister Terence Hillsman, and the pledge to the flag was spoken in unison. Absent was Alderman Anderson and Alderman French. Mayor Howard called the meeting to order.

ROLL CALL:

Executive Administrative Assistant Keele called the roll.

APPROVAL OF MINUTES: Alderman Parsley made a motion to approve March 5, 2024 BOMA Meeting; March 7, 2024 BOMA Special Call Meeting; March 12, 2024 BOMA Special Call. The motion was seconded by Alderman Hobbs. The motion passed 4-0.

CORRESPONDENCE: none

COMMENTS FROM CITIZENS: Rob Molchan representing SEC, Engineering Firm for Swanson Development handed out a map of the development. City resident James Simonton spoke opposing the Swanson Development. City resident Murray Ghesling spoke opposing the Swanson Development. City resident Kimla Weeks spoke opposing the Swanson Development.

COMMENTS FROM MAYOR: Mayor Howard thanked everyone for attending the meeting, and spoke about the passing of Coffee County Mayor Judd Matheny.

Safety Committee- Chief Sipe stated the next Safety Meeting would be April 8th. Chief Sipe recognized Officer Stottlemeyer and Officer McMurtry that had graduated from the Police Academy

Finance Committee- Alderman Hobbs stated next regular meeting would be April 16.

Street Committee- Director Gannon stated next meeting would be April 11th.

Water /Sewer Commission- Assistant Director Raney stated next meeting would be on Thursday at 3.

Recreation Commission- Director Fox discussed April 11th meeting and the TDOT Lighting Grant.

Tourism Development Commission- Alderman Hobbs stated the meeting had been cancelled.

Planning & Zoning Commission- Director Fiske stated the next meeting would be 4-15-24.

Information Systems Committee- Alderman Parsley stated nothing to report.

Historic Zoning Commission- Director Fiske stated the next meeting would be April 15th @ 4 pm.

RESOLUTIONS & ORDINANCES

Resolutions:

- a) A resolution to approve a contract in the amount of Fifty-Five Thousand and Eighty 00/00 Dollars (\$55,080.00) with Amusement Restoration Companies, for Recreation Center Water Slide Restoration Project; sponsored by Alderman Anderson. Alderman Hobbs made a motion to approve and seconded by Alderman Parsley. Mayor Howard opened the floor to discussion and Alderman Hobbs asked Director Fox if the money was in his budget and he stated yes. Mayor Howard called for the roll and the resolution passed 4-0.
- b) A resolution to approve a contract in the amount of Sixty-Five Thousand Eight Hundred and 00/100 Dollars (\$65,800.00) with Water Splash, Inc. for Recreation Center Water Slide Replacement Project; sponsored by Alderman Anderson. Alderman Hobbs made a motion to approve and seconded by Alderman Parsley. Mayor Howard opened the floor to discussion and called for the roll. The resolution passed 4-0.

Ordinances:

- a) 2nd reading of an ordinance amending the Budget Ordinance for FY 2023-2024, Ordinance No. 1692; sponsored by Alderman Hobbs. Alderman Parsley made a motion to approve and seconded by Alderman Hobbs. Mayor Howard opened the floor to discussion and called for the roll. The ordinance passed 2nd and final reading 4-0.
- b) 2nd reading of an ordinance adding provisions to Manchester Municipal Code regarding refuse collection service fee credits; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman Hobbs. Mayor Howard opened the floor to discussion and called for the roll. The ordinance passed 2nd and final reading 4-0.
- c) 2nd reading of an ordinance to amend Manchester Municipal Code 8-219 (2)(j), Beer Permits for Mobile Food Units; sponsored by Alderman French. Alderman Bellamy made a motion to approve and seconded by Alderman Hobbs. Mayor Howard opened the floor to discussion and called for the roll. The ordinance passed 2nd and final reading 4-0.
- d) 1st reading of an ordinance to amend Manchester Municipal Code 2-303, Meeting and Organization of the Tourist and Community Development Commission; sponsored by Alderman Hobbs. Alderman Hobbs made a motion to approve and seconded by Vice Mayor Messick. Mayor Howard opened the floor to discussion and Attorney Johnson discussed the MMC section regarding nonprofits.. Mayor Howard called for the roll and the motion passed 4-0.
- e) 1st reading of an ordinance rezoning property owned by Jim and Ioulia Rouvelas on St. Bedes Drive, from R-1 to C-3; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman Hobbs. Mayor Howard opened the floor to discussion and the rezoning came with a positive recommendation by the Planning and Zoning Commission. Mayor Howard called for the roll and the ordinance passed first reading 4-0.
- f) 1st reading of an ordinance rezoning property owned by Swanson Developments, LP on Ragsdale Road, from R-1 to R-2; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman Bellamy. Mayor Howard opened the floor to discussion and a discussion ensued. Mayor Howard called for the roll and the ordinance passed first reading 4-0.
- g) 1st reading of an ordinance rezoning property owned by Swanson Developments, LP between Hwy 55 and Ragsdale Road, from R-1 to R-3; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman Hobbs. Mayor Howard opened the floor to discussion and called for the roll. The ordinance passed first reading 4-0.
- h) 1st reading of an ordinance rezoning property owned by Swanson Developments, LP between Hwy 55 and Ragsdale Road, from R-1 to R-4; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman Hobbs. Mayor Howard opened the floor to discussion and called for the roll. The ordinance passed first reading 4-0.

OLD BUSINESS:

NEW BUSINESS

- Tourism Commission contributions to non-profits: TN Backroads Heritage & Foothill Crafts & Good Friends Festival. Alderman Hobbs made a motion to approve the Tourism Commission contributions and seconded by Alderman Parsley. Mayor Howard opened the floor to discussion and called for the roll. The motion passed 4-0.
- MWSD Director Position- Vice Mayor Messick made a motion to appoint Jeffery Perry as MWSD Director with a salary of 100,000.00 in the form of a resolution. The motion was seconded by Alderman Hobbs and Mayor Howard opened the floor to discussion and called for the roll. The motion passed 4-0.

COMMENTS FROM BOMA: Alderman Bellamy asked everyone to keep the family of Judd Matheny in prayer.

ADJOURNMENT:

- Being no further business to discuss, Mayor Howard asked for a motion to adjourn and Alderman Hobbs made the motion. The motion was seconded by Alderman Parsley. The motion to adjourn was passed 4-0. The meeting adjourned at 7:05 p.m.

SIGNATURES:

Mayor Marilyn Howard

Executive Administrative Assistant Keele

City of Manchester
Board of Mayor and Alderman
Beer Board Minutes
April 2nd, 2024

Immediately Following the Mayor and Aldermen Board Meeting.

Mayor Howard called the meeting to order.

Application(s):

1. Name of Business: Yamato Liu Inc., Business Address: 1302 Hillsboro Blvd., Manchester, TN 37355; Previous Name of Business: Yamato; Name and Address of Property Owner: Cai Xia Zheng 307 W. Doak Rd., Manchester, TN 37344; Name of Applicant: Gao Liu, 1313 Oak Dr, Manchester TN 37355; Application is for on-premises consumption and retail. Police Chief Sipe stated the applicant has met all requirements and is favorable for permit. Alderman Parsley made a motion to approve and seconded by Alderman Hobbs. Mayor Howard opened the floor to discussion and after none called for the roll. The application passed 5-0.
- **Adjournment:** Being no further business to discuss, Mayor Howard asked for a motion to adjourn and Alderman Hobbs made the motion. The motion was seconded by Alderman Parsley. The motion to adjourn was passed 4-0. The meeting adjourned at 7:09 p.m.

Mayor Marilyn Howard

Exec. Administrative Assistant Keele

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMAN
SPECIAL CALL BOARD MEETING Minutes
Manchester City Hall Board Room
April 17th, 2024
5:30 P.M.

CALL THE MEETING TO ORDER:

Pursuant to a call by Mayor Howard, there will be a Special Called Board of Mayor and Alderman Board Meeting on Wednesday, April 17th, 2024, at 5:30 p.m. The meeting was called to order by Mayor Howard. City Attorney Johnson read the call sheet and the Agenda. Present for the meeting were Mayor Howard, City Attorney Johnson, Alderman Bellamy, Vice Mayor Messick, Alderman Anderson, Alderman Parsley, Alderman Hobbs, Executive Administrative Assistant Keele, and Public Works Director Gannon. Absent was Alderman French who arrived at 5:33 p.m.

Attorney Johnson read the call sheet: Pursuant to a call by Mayor Marilyn Howard, there will be a Special Called Board of Mayor and Alderman Board Meeting on Wednesday, April 17th, 2024, at 5:30 p.m. for the following:

Call to Order: Mayor Howard called for the roll, Executive Administrative Assistant Keele called the roll.

Citizen Comments: none

New Business:

- a) A resolution to approve a contract with Rogers Group, Inc. for the City of Manchester's estimated annual paving requirements; sponsored by Vice Mayor Messick. Alderman Anderson made a motion to approve and seconded by Alderman Parsley. Mayor Howard opened the floor to discussion and called for the roll. The resolution passed 5-0.
- b) A resolution authorizing contracting with the State of Tennessee for reimbursement of the cost of Maintenance of State Routes which pass over City Streets for the Fiscal Year 2024-2025; sponsored by Vice Mayor Messick. Alderman Bellamy made a motion to approve and seconded by Vice Mayor Messick. Mayor Howard opened the floor to discussion and called for the roll. The resolution passed 5-0.

Adjournment: Mayor Howard asked for a motion to adjourn. Alderman Bellamy made the motion to adjourn and seconded by Vice Mayor Messick. Mayor Howard called for the roll and the motion passed 5-0 at 5:34 pm.

Mayor Marilyn Howard

Exec. Administrative Assistant Keele

RESOLUTION NO. _____

A RESOLUTION ADOPTING A PLAN OF SERVICES PRELIMINARY TO ANNEXATION OF THREE HUNDRED (300) +/- ACRES OF PROPERTY OWNED BY SWANSON DEVELOPMENTS, LP, LOCATED AT 2514 McMinnville Hwy

WHEREAS Swanson Developments, LP, owns a certain property located on 2514 McMinnville Hwy, which it has requested the City to annex and is currently located in the City's UGB, described as follows:

A portion of Tax Map 67, Parcel 60.00 and all of Tax Map, Parcel 81.06 as recorded by Coffee County Registrar of Deeds, that currently remain outside the Manchester City Limits, consisting of approximately 300+/- acres

and

WHEREAS, prior to annexation, the City of Manchester is obligated by T.C.A. 6-51-102 to formulate a Plan of Services to this area; and

WHEREAS the Plan of Services is set forth in the attached documents generated by the Hillsville Utility District and Manchester Water and Sewer Department dated March 8, 2024; Police Department dated March 27, 2024; Manchester Fire-Rescue dated March 11, 2024; City of Manchester Street Department dated March 8, 2024; Finance Office dated February 26, 2024; Health and Codes Department dated February 26, 2024; Manchester City Schools dated March 7, 2024 and the Manchester Parks and Recreation Department dated March 8, 2024; and

WHEREAS the Plan of Services was studied by the Manchester Regional Planning Commission at its meeting March 18, 2024, and it generated its written report dated April 3, 2024, as required by T.C.A. 6-51-102, a copy of which is attached hereto; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester conducted a public hearing on both the Plan of Services and annexation on May 7, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Plan of Services

attached hereto be adopted in conjunction with the annexation of the following described property owned by Swanson Development, LP:

A portion of Tax Map 67, Parcel 60.00 and all of Tax Map, Parcel 81.06 as recorded by Coffee County Registrar of Deeds, consisting of approximately 300 acres +/- that currently remain outside the Manchester City Limits more particularly described as follows:

“E”

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY GEM PROPERTIES TN. BOOK 429, PG. 124, SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE EAST & SOUTH, NESTER BOOK 435, PG. 545 ON THE SOUTH, AND FERRELL BOOK 344, PG. 340, & WELLINGTON SUBDIVISION PLAT BOOK 468A ON TH WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF FERRELL; THENCE, WITH SAID LINE FOR THE FOLLOWING CALLS:

N 32°07'08" E FOR A DISTANCE OF 106.76' TO A POINT;
THENCE, N 24°54'52" E FOR A DISTANCE OF 46.79' TO A POINT;
THENCE, N 27°23'36" E FOR A DISTANCE OF 95.85' TO A POINT;
THENCE, N 12°08'36" E FOR A DISTANCE OF 104.08' TO A POINT;
THENCE, S 89°46'45" E FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, N 05°29'58" E FOR A DISTANCE OF 43.14' TO A POINT;
THENCE, N 16°38'30" E FOR A DISTANCE OF 88.94' TO A POINT;
THENCE, N 80°05'02" W FOR A DISTANCE OF 380.19' TO A POINT;
THENCE, WITH THE EAST LINE OF WELLINGTON SUBDIVISION N 06°46'17" E FOR A DISTANCE OF 1479.79' TO AN IRON PIN; THENCE, WITH THE SOUTH LINE OF GEM PROPERTIES TN S 84°18'44" E FOR A DISTANCE OF 612.59' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT FOR THE FOLLOWING CALLS:
S 58°48'57" E FOR A DISTANCE OF 420.28' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 118.04' TO A POINT;
THENCE, N 54°38'23" E FOR A DISTANCE OF 4.60' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 318.97' TO A POINT;
THENCE, S 07°51'51" W FOR A DISTANCE OF 698.02' TO A POINT;
THENCE, S 06°37'45" W FOR A DISTANCE OF 496.75' TO A POINT;
THENCE, S 78°53'14" W FOR A DISTANCE OF 30.38' TO A POINT;
THENCE, WITH THE NORTH LINE OF NESTER FOR THE FOLLOWING CALLS:
S 88°12'33" W FOR A DISTANCE OF 249.87' TO A POINT;
THENCE, S 03°52'04" E FOR A DISTANCE OF 19.73' TO A POINT;
THENCE, S 86°52'09" W FOR A DISTANCE OF 29.84' TO A POINT;
THENCE, S 03°47'13" E FOR A DISTANCE OF 17.58' TO A POINT;
THENCE, WITH ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
S 80°15'47" W FOR A DISTANCE OF 168.17' TO A POINT;
THENCE, S 80°05'18" W FOR A DISTANCE OF 60.01' TO A POINT;
THENCE, S 80°16'56" W FOR A DISTANCE OF 547.07' TO POINT OF BEGINNING, HAVING AN AREA OF 2110932.6 SQUARE FEET, 48.460 ACRES +/-.

“F”

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 35°21'37" W FOR A DISTANCE OF 93.97' TO A POINT; THENCE, N 54°38'23" E FOR A DISTANCE OF 88.32' TO A POINT;
THENCE, S 07°51'51" W FOR A DISTANCE OF 128.95' TO THE POINT OF BEGINNING, HAVING AN AREA OF 4149.3 SQUARE FEET, 0.095 ACRES +/-

"J"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, AND LYNN DRIVE, GEM PROPERTIES BOOK 429, PG. 124, JACO BOOK 271, PG. 183, & KEHRER BOOK 357, PG. 808 ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN BEING THE NORTHWEST CORNER OF PIERCE BOOK 279, PG.310 ;
THENCE, WITH THE NORTH LINE OF PIERCE, TRIFF AND ARNOLD FOR THE FOLLOWING CALLS:
S 80°09'04" W FOR A DISTANCE OF 634.48' TO A POINT;
THENCE, S 80°13'30" W FOR A DISTANCE OF 293.74' TO A POINT;
THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
N 05°54'19" E FOR A DISTANCE OF 596.95' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 516.62', A RADIUS OF 400.00', A CHORD BEARING OF N 40°50'42" E, AND A CHORD LENGTH OF 481.45', TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 274.19' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 525.45' TO A POINT;
THENCE, S 86°09'17" E FOR A DISTANCE OF 627.54' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 91.71' TO AN IRON PIN;
THENCE, WITH THE WEST LINE OF GRANDVIEW ESTATES FOR THE FOLLOWING CALLS:
S 05°59'18" W FOR A DISTANCE OF 107.26' TO AN IRON PIN;
THENCE, S 05°17'17" W FOR A DISTANCE OF 157.81' TO AN IRON PIN;
THENCE, S 05°14'42" W FOR A DISTANCE OF 156.96' TO AN IRON PIN;
THENCE, S 05°16'18" W FOR A DISTANCE OF 155.54' TO AN IRON PIN;
THENCE, S 04°47'51" W FOR A DISTANCE OF 153.19' TO AN IRON PIN;
THENCE, S 05°28'48" W FOR A DISTANCE OF 150.95' TO AN IRON PIN;
THENCE, S 04°59'03" W FOR A DISTANCE OF 224.39' TO AN IRON PIN;
THENCE, S 05°23'11" W FOR A DISTANCE OF 219.17' TO AN IRON PIN;
THENCE, S 05°23'46" W FOR A DISTANCE OF 144.83' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 1191404.4 SQUARE FEET, 27.351 ACRES

"K"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, AND LYNN DRIVE, GEM PROPERTIES BOOK 429, PG. 124, JACO BOOK 271, PG. 183, & KEHRER BOOK 357, PG. 808 ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OT GEM PROPERTIES; THENCE, WITH SAID LINE N 06°13'22" E FOR A DISTANCE OF 560.01' TO A POINT; THENCE, WITH THE SOUTH LINE OF JACO & KEHRER RESPECTIVELY FOR THE FOLLOWING CALLS:
S 52°01'16" E FOR A DISTANCE OF 90.53' TO A POINT;
THENCE, S 51°53'46" E FOR A DISTANCE OF 299.98' TO A POINT;
THENCE, WITH THE EAST LINE OF KEHRER N 34°42'12" E FOR A DISTANCE OF 276.96' TO A POINT;
THENCE, WITH THE SOUTHERN RIGHT OF WAY OF WEST LYNN DRIVE N 52°05'00" W FOR A DISTANCE OF 405.23' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
N 16°32'43" E FOR A DISTANCE OF 130.61' TO A POINT;
THENCE, N 11°35'38" E FOR A DISTANCE OF 152.69' TO A POINT;
THENCE, N 48°13'41" E FOR A DISTANCE OF 53.59' TO A POINT;
THENCE, N 55°27'06" E FOR A DISTANCE OF 69.95' TO A POINT;
THENCE, N 03°40'57" E FOR A DISTANCE OF 37.22' TO A POINT;
THENCE, N 00°00'00" E FOR A DISTANCE OF 57.60' TO A POINT;
THENCE, N 04°01'58" E FOR A DISTANCE OF 66.89' TO A POINT;
THENCE, N 61°42'23" E FOR A DISTANCE OF 90.70' TO A POINT;
THENCE, S 52°12'31" E FOR A DISTANCE OF 106.73' TO A POINT;
THENCE, N 56°06'30" E FOR A DISTANCE OF 66.13' TO A POINT;
THENCE, N 73°16'36" E FOR A DISTANCE OF 86.08' TO A POINT;
THENCE, N 73°56'01" E FOR A DISTANCE OF 83.32' TO A POINT;

THENCE, N 42°59'34" E FOR A DISTANCE OF 67.33' TO A POINT;
THENCE, N 60°36'30" E FOR A DISTANCE OF 37.08' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 131.16' TO A POINT;
THENCE, S 86°09'17" E FOR A DISTANCE OF 556.18' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 628.32', A RADIUS OF 400.00', A CHORD BEARING OF S 41°09'17" E, AND A CHORD LENGTH OF 565.69', TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 575.45' TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 149.82' TO A POINT;
THENCE, S 57°27'24" W FOR A DISTANCE OF 117.52' TO A POINT;
THENCE, S 60°38'31" W FOR A DISTANCE OF 113.22' TO A POINT;
THENCE, S 31°30'44" W FOR A DISTANCE OF 23.90' TO A POINT;
THENCE, S 86°55'22" W FOR A DISTANCE OF 34.92' TO A POINT;
THENCE, N 69°08'44" W FOR A DISTANCE OF 25.00' TO A POINT;
THENCE, N 53°35'14" W FOR A DISTANCE OF 20.45' TO A POINT;
THENCE, N 34°13'51" W FOR A DISTANCE OF 12.83' TO A POINT;
THENCE, N 87°52'59" W FOR A DISTANCE OF 13.98' TO A POINT;
THENCE, S 83°57'20" W FOR A DISTANCE OF 51.85' TO A POINT;
THENCE, N 13°51'05" W FOR A DISTANCE OF 14.14' TO A POINT;
THENCE, N 30°39'02" W FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, N 61°03'40" W FOR A DISTANCE OF 29.44' TO A POINT;
THENCE, S 63°25'51" W FOR A DISTANCE OF 25.80' TO A POINT;
THENCE, S 70°37'53" W FOR A DISTANCE OF 55.06' TO A POINT;
THENCE, N 78°05'19" W FOR A DISTANCE OF 52.35' TO A POINT;
THENCE, S 88°27'07" W FOR A DISTANCE OF 28.30' TO A POINT;
THENCE, N 70°56'18" W FOR A DISTANCE OF 45.18' TO A POINT;
THENCE, S 87°36'48" W FOR A DISTANCE OF 27.85' TO A POINT;
THENCE, S 54°32'11" W FOR A DISTANCE OF 37.80' TO A POINT;
THENCE, S 35°49'01" W FOR A DISTANCE OF 26.52' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 76.49' TO A POINT;
THENCE, N 84°41'00" W FOR A DISTANCE OF 226.55' TO A POINT;
THENCE, S 06°16'02" W FOR A DISTANCE OF 316.22' TO A POINT;
THENCE, S 06°12'49" W FOR A DISTANCE OF 140.68' TO A POINT;
THENCE, S 07°51'51" W FOR A DISTANCE OF 373.69' TO A POINT;
THENCE, S 54°38'23" W FOR A DISTANCE OF 88.32 TO A POIN;
THENCE, N 35°21'37" W FOR A DISTANCE OF 225.00' TO A POINT;
THENCE, S 54°38'23" W FOR A DISTANCE OF 4.60' TO A POINT;
THENCE, N 35°21'37" W FOR A DISTANCE OF 118.04' TO A POINT;
THENCE, N 58°48'57" W FOR A DISTANCE OF 420.28' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 1877502 SQUARE FEET, 43.102 ACRES +/-

"L"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, ENGLAND BOOK 265, PG. 838, LOWERY BOOK 388, PG. 136, BROWN BOOK 317, PG. 864, & CARROLL BOOK 352, PG. 169 ON THE NORTH, MITCHEL BOOK 391, PG. 341 ON THE EAST, SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE SOUTH, AND WEST LYNN DRIVE ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE SOUTHEAST CORNER OF FREDRICK; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 52°40'42" E FOR A DISTANCE OF 928.68' TO A POINT;
THENCE, N 52°41'24" E FOR A DISTANCE OF 869.34' TO A POINT;
THENCE, S 39°49'11" E FOR A DISTANCE OF 37.44' TO A POINT;
THENCE, S 12°05'41" E FOR A DISTANCE OF 50.76' TO A POINT;
THENCE, S 27°40'08" W FOR A DISTANCE OF 141.78' TO A POINT;
THENCE, S 01°01'39" W FOR A DISTANCE OF 535.29' TO A POINT;
THENCE, S 21°22'02" E FOR A DISTANCE OF 73.80' TO A POINT;
THENCE, S 81°16'40" E FOR A DISTANCE OF 53.90' TO A POINT;
THENCE, S 37°36'09" E FOR A DISTANCE OF 42.66' TO A POINT;

THENCE, S 08°19'21" W FOR A DISTANCE OF 69.90' TO A POINT;
THENCE, S 22°56'16" E FOR A DISTANCE OF 238.97' TO A POINT;
THENCE, S 29°21'28" E FOR A DISTANCE OF 112.79' TO A POINT;
THENCE, S 02°18'42" E FOR A DISTANCE OF 52.67' TO A POINT;
THENCE, S 40°07'25" W FOR A DISTANCE OF 31.91' TO A POINT;
THENCE, S 07°35'41" E FOR A DISTANCE OF 18.13' TO A POINT;
THENCE, S 43°02'38" E FOR A DISTANCE OF 30.44' TO A POINT;
THENCE, S 23°47'07" E FOR A DISTANCE OF 47.56' TO A POINT;
THENCE, N 40°05'36" E FOR A DISTANCE OF 53.12' TO A POINT;
THENCE, N 18°50'49" E FOR A DISTANCE OF 43.01' TO A POINT;
THENCE, N 58°06'58" E FOR A DISTANCE OF 43.47' TO A POINT;
THENCE, N 62°42'30" E FOR A DISTANCE OF 41.38' TO A POINT;
THENCE, N 02°47'09" E FOR A DISTANCE OF 37.03' TO A POINT;
THENCE, N 04°03'59" W FOR A DISTANCE OF 25.38' TO A POINT;
THENCE, N 18°42'42" W FOR A DISTANCE OF 39.21' TO A POINT;
THENCE, N 29°34'40" E FOR A DISTANCE OF 25.49' TO A POINT;
THENCE, N 73°56'24" E FOR A DISTANCE OF 41.14' TO A POINT;
THENCE, N 77°40'57" E FOR A DISTANCE OF 29.57' TO A POINT;
THENCE, N 52°35'41" E FOR A DISTANCE OF 21.04' TO A POINT;
THENCE, N 84°48'20" E FOR A DISTANCE OF 21.72' TO A POINT;
THENCE, N 77°01'42" E FOR A DISTANCE OF 87.06' TO A POINT;
THENCE, S 73°25'11" E FOR A DISTANCE OF 22.60' TO A POINT;
THENCE, S 78°27'55" E FOR A DISTANCE OF 29.96' TO A POINT;
THENCE, N 51°57'36" E FOR A DISTANCE OF 51.09' TO A POINT;
THENCE, N 25°27'48" E FOR A DISTANCE OF 35.73' TO A POINT;
THENCE, N 27°45'31" W FOR A DISTANCE OF 32.98' TO A POINT;
THENCE, N 04°23'55" W FOR A DISTANCE OF 20.03' TO A POINT;
THENCE, N 63°26'06" E FOR A DISTANCE OF 24.04' TO A POINT;
THENCE, S 82°55'09" E FOR A DISTANCE OF 26.26' TO A POINT;
THENCE, N 21°19'04" E FOR A DISTANCE OF 30.07' TO A POINT;
THENCE, N 75°34'13" E FOR A DISTANCE OF 56.21' TO A POINT;
THENCE, S 85°11'11" E FOR A DISTANCE OF 45.25' TO A POINT;
THENCE, N 64°40'33" E FOR A DISTANCE OF 59.07' TO A POINT;
THENCE, N 83°34'41" E FOR A DISTANCE OF 57.45' TO A POINT;
THENCE, N 78°27'06" E FOR A DISTANCE OF 100.67' TO A POINT;
THENCE, N 07°43'44" W FOR A DISTANCE OF 10.36' TO A POINT;
THENCE, N 07°43'44" W FOR A DISTANCE OF 434.90' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 598.01', A RADIUS OF 1000.00', A CHORD BEARING OF N 24°51'39" W, AND A CHORD LENGTH OF 589.14', TO A POINT;
THENCE, N 41°59'33" W FOR A DISTANCE OF 496.98' TO A POINT; THENCE, WITH THE SOUTH LINES OF ENGLAND, LOWERY, BROWN, & CARROLL RESPECTIVELY FOR THE FOLLOWING CALLS:
84°29'09" E FOR A DISTANCE OF 248.82' TO A POINT;
THENCE, S 84°28'42" E FOR A DISTANCE OF 583.56' TO A POINT;
THENCE, S 84°39'40" E FOR A DISTANCE OF 312.44' TO AN IRON PIN;
THENCE, S 84°37'54" E FOR A DISTANCE OF 586.36' TO AN IRON PIN;
THENCE, WITH THE WEST LINE OF MITCHELL S 05°01'53" W FOR A DISTANCE OF 1190.04' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
S 17°18'02" W FOR A DISTANCE OF 173.85' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 1038.00' TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 303.00' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 50.00' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 628.32', A RADIUS OF 400.00', A CHORD BEARING OF N 41°09'17" W, AND A CHORD LENGTH OF 565.69', TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 556.18' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 131.16' TO A POINT;
THENCE, S 60°36'30" W FOR A DISTANCE OF 37.08' TO A POINT;
THENCE, S 42°59'34" W FOR A DISTANCE OF 67.33' TO A POINT;
THENCE, S 73°56'01" W FOR A DISTANCE OF 83.32' TO A POINT;

THENCE, S 73°16'36" W FOR A DISTANCE OF 86.08' TO A POINT;
THENCE, S 56°06'30" W FOR A DISTANCE OF 66.13' TO A POINT;
THENCE, N 52°12'31" W FOR A DISTANCE OF 106.73' TO A POINT;
THENCE, S 61°42'23" W FOR A DISTANCE OF 90.70' TO A POINT;
THENCE, S 04°01'58" W FOR A DISTANCE OF 66.89' TO A POINT;
THENCE, S 00°00'00" W FOR A DISTANCE OF 57.60' TO A POINT;
THENCE, S 03°40'57" W FOR A DISTANCE OF 37.22' TO A POINT;
THENCE, S 55°27'06" W FOR A DISTANCE OF 69.95' TO A POINT;
THENCE, S 48°13'41" W FOR A DISTANCE OF 53.59' TO A POINT;
THENCE, S 11°35'38" W FOR A DISTANCE OF 152.69' TO A POINT;
THENCE, S 16°32'43" W FOR A DISTANCE OF 130.61' TO A POINT;
THENCE, WITH THE NORTHERN RIGHT OF WAY OF WEST LYNN DRIVE N 52°05'00" W FOR A DISTANCE OF 1922.94' TO AN IRON PIN; THENCE, WITH THE SOUTH LINE OF FREDRICK N 52°19'41" E FOR A DISTANCE OF 125.00' TO A THE POINT OF BEGINNING, HAVING AN AREA OF 4845517.3 SQUARE FEET, 111.238 ACRES+/-

"M"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY MITCHELL BOOK 391, PG. 341 ON THE NORTH, GRANDVIEW ESTATES PLAT BOOK 65A ON THE EAST, ARNOLD BOOK 370, PG. 638 ON THE SOUTH, AND SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE NORTHERN LINE OF LOT 13;
THENCE, WITH SAID LINE N 88°20'20" W FOR A DISTANCE OF 215.35' TO AN IRON PIN;
THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT LP FOR THE FOLLOWING CALLS:
N 03°50'43" E FOR A DISTANCE OF 91.71' TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 324.54' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 1038.00' TO A POINT;
THENCE, N 17°18'02" E FOR A DISTANCE OF 173.85' TO A POINT;
THENCE, WITH THE SOUTH LINE OF MITCHELL S 84°14'41" E FOR A DISTANCE OF 528.78' TO A POINT; THENCE, WITH THE WEST LINE OF GRANDVIEW ESTATES FOR THE FOLLOWING CALLS:
S 06°07'30" W FOR A DISTANCE OF 318.27' TO A POINT;
THENCE, S 05°05'20" W FOR A DISTANCE OF 152.83' TO AN IRON PIN;
THENCE, S 05°07'23" W FOR A DISTANCE OF 294.79' TO AN IRON PIN;
THENCE, S 04°37'12" W FOR A DISTANCE OF 143.04' TO AN IRON PIN;
THENCE, S 04°31'13" W FOR A DISTANCE OF 278.21' TO AN IRON PIN;
THENCE, S 04°48'27" W FOR A DISTANCE OF 86.22' TO THE POINT OF BEGINNING, HAVING AN AREA OF 677009.3 SQUARE FEET, 15.542 ACRES +/-

"N"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
N 52°39'52" E FOR A DISTANCE OF 533.28' TO A POINT;
THENCE, N 48°00'27" E FOR A DISTANCE OF 30.00' TO A POINT;
THENCE, S 41°59'33" E FOR A DISTANCE OF 364.64' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 598.01', A RADIUS OF 1000.00', A CHORD BEARING OF S 24°51'39" E, AND A CHORD LENGTH OF 589.14', TO A POINT;
THENCE, S 07°43'44" E FOR A DISTANCE OF 445.25' TO A POINT;
THENCE, S 78°27'06" W FOR A DISTANCE OF 100.67' TO A POINT;
THENCE, S 83°34'41" W FOR A DISTANCE OF 57.45' TO A POINT;
THENCE, S 64°40'33" W FOR A DISTANCE OF 59.07' TO A POINT;
THENCE, N 85°11'11" W FOR A DISTANCE OF 45.25' TO A POINT;
THENCE, S 75°34'13" W FOR A DISTANCE OF 56.21' TO A POINT;

THENCE, S 21°19'04" W FOR A DISTANCE OF 30.07' TO A POINT;
THENCE, N 82°55'09" W FOR A DISTANCE OF 26.26' TO A POINT;
THENCE, S 63°26'06" W FOR A DISTANCE OF 24.04' TO A POINT;
THENCE, S 04°23'55" E FOR A DISTANCE OF 20.03' TO A POINT;
THENCE, S 27°45'31" E FOR A DISTANCE OF 32.98' TO A POINT;
THENCE, S 25°27'48" W FOR A DISTANCE OF 35.73' TO A POINT;
THENCE, S 51°57'36" W FOR A DISTANCE OF 51.09' TO A POINT;
THENCE, N 78°27'55" W FOR A DISTANCE OF 29.96' TO A POINT;
THENCE, N 73°25'11" W FOR A DISTANCE OF 22.60' TO A POINT;
THENCE, S 77°01'42" W FOR A DISTANCE OF 87.06' TO A POINT;
THENCE, S 84°48'20" W FOR A DISTANCE OF 21.72' TO A POINT;
THENCE, S 52°35'41" W FOR A DISTANCE OF 21.04' TO A POINT;
THENCE, S 77°40'57" W FOR A DISTANCE OF 29.57' TO A POINT;
THENCE, S 73°56'24" W FOR A DISTANCE OF 41.14' TO A POINT;
THENCE, S 29°34'40" W FOR A DISTANCE OF 25.49' TO A POINT;
THENCE, S 18°42'42" E FOR A DISTANCE OF 39.21' TO A POINT;
THENCE, S 04°03'59" E FOR A DISTANCE OF 25.38' TO A POINT;
THENCE, S 02°47'09" W FOR A DISTANCE OF 37.03' TO A POINT;
THENCE, S 62°42'30" W FOR A DISTANCE OF 41.38' TO A POINT;
THENCE, S 58°06'58" W FOR A DISTANCE OF 43.47' TO A POINT;
THENCE, S 18°50'49" W FOR A DISTANCE OF 43.01' TO A POINT;
THENCE, S 40°05'36" W FOR A DISTANCE OF 53.12' TO A POINT;
THENCE, N 23°47'07" W FOR A DISTANCE OF 47.56' TO A POINT;
THENCE, N 43°02'38" W FOR A DISTANCE OF 30.44' TO A POINT;
THENCE, N 07°35'41" W FOR A DISTANCE OF 18.13' TO A POINT;
THENCE, N 40°07'25" E FOR A DISTANCE OF 31.91' TO A POINT;
THENCE, N 02°18'42" W FOR A DISTANCE OF 52.67' TO A POINT;
THENCE, N 29°21'28" W FOR A DISTANCE OF 112.79' TO A POINT;
THENCE, N 22°56'16" W FOR A DISTANCE OF 238.97' TO A POINT;
THENCE, N 08°19'21" E FOR A DISTANCE OF 69.90' TO A POINT;
THENCE, N 37°36'09" W FOR A DISTANCE OF 42.66' TO A POINT;
THENCE, N 81°16'40" W FOR A DISTANCE OF 53.90' TO A POINT;
THENCE, N 21°22'02" W FOR A DISTANCE OF 73.80' TO A POINT;
THENCE, N 01°01'39" E FOR A DISTANCE OF 535.29' TO A POINT;
THENCE, N 27°40'08" E FOR A DISTANCE OF 141.78' TO A POINT;
THENCE, N 12°05'41" W FOR A DISTANCE OF 50.76' TO A POINT;
THENCE, N 39°49'11" W FOR A DISTANCE OF 37.44' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 1136443.3 SQUARE FEET, 26.089 ACRES +/-

"O"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY McMINNVILLE HIGHWAY ON THE NORTH, ENGLAND BOOK 265, PG. 838 ON THE EAST, SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE SOUTH, AND FREDRICK BOOK 427, PG. 109 ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE SOUTHEAST CORNER OF FREDRICK ; THENCE, WITH THE EAST LINE OF FREDRICK N 52°10'19" W FOR A DISTANCE OF 365.33' TO AN IRON PIN; THENCE, WITH THE SOUTHERN RIGHT OF WAY OF McMINNVILLE HIGHWAY N 52°30'36" E FOR A DISTANCE OF 2201.05' TO AN IRON PIN; THENCE, WITH THE SOUTH LINE OF ENGLAND S 84°29'09" E FOR A DISTANCE OF 331.37' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

S 41°59'33" E FOR A DISTANCE OF 132.34' TO A POINT;
THENCE, S 48°00'27" W FOR A DISTANCE OF 30.00' TO A POINT;
THENCE, S 52°39'52" W FOR A DISTANCE OF 533.28' TO A POINT;
THENCE, S 52°41'24" W FOR A DISTANCE OF 869.34' TO A POINT;
THENCE, S 52°40'42" W FOR A DISTANCE OF 928.66' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 828681.0 SQUARE FEET, 19.024 ACRES +/-

"P"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 84°41'00" W FOR A DISTANCE OF 427.83' TO A POINT;
THENCE, N 84°41'00" W FOR A DISTANCE OF 65.10' TO A POINT;
THENCE, N 35°21'37" W FOR A DISTANCE OF 76.49' TO A POINT;
THENCE, N 35°49'31" E FOR A DISTANCE OF 26.50' TO A POINT;
THENCE, N 54°31'19" E FOR A DISTANCE OF 37.79' TO A POINT;
THENCE, N 87°36'48" E FOR A DISTANCE OF 27.87' TO A POINT;
THENCE, S 70°57'43" E FOR A DISTANCE OF 45.18' TO A POINT;
THENCE, N 88°27'07" E FOR A DISTANCE OF 28.30' TO A POINT;
THENCE, S 77°51'02" E FOR A DISTANCE OF 51.99' TO A POINT;
THENCE, N 70°38'44" E FOR A DISTANCE OF 55.47' TO A POINT;
THENCE, N 63°22'41" E FOR A DISTANCE OF 25.82' TO A POINT;
THENCE, S 60°59'18" E FOR A DISTANCE OF 29.45' TO A POINT;
THENCE, S 30°39'02" E FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, S 13°53'53" E FOR A DISTANCE OF 14.13' TO A POINT;
THENCE, N 83°57'20" E FOR A DISTANCE OF 51.85' TO A POINT;
THENCE, S 87°52'59" E FOR A DISTANCE OF 13.98' TO A POINT;
THENCE, S 34°13'51" E FOR A DISTANCE OF 12.83' TO A POINT;
THENCE, S 53°38'19" E FOR A DISTANCE OF 20.52' TO A POINT;
THENCE, S 69°11'19" E FOR A DISTANCE OF 24.94' TO A POINT;
THENCE, N 86°55'22" E FOR A DISTANCE OF 34.92' TO A POINT;
THENCE, N 31°31'27" E FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, N 60°38'11" E FOR A DISTANCE OF 113.24' TO A POINT;
THENCE, N 57°27'24" E FOR A DISTANCE OF 117.52' TO A POINT;
THENCE, S 86°09'17" E FOR A DISTANCE OF 149.82' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 274.19' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 518.03', A RADIUS OF 400.00', A CHORD BEARING OF S 40°56'48" W, AND A CHORD LENGTH OF 482.58', TO A POINT;
THENCE, N 06°41'43" E FOR A DISTANCE OF 427.63' TO A THE POINT OF BEGINNING,
HAVING AN AREA OF 200856 SQUARE FEET, 4.611 ACRES +/-

Resolved this _____ day of May, 2024.

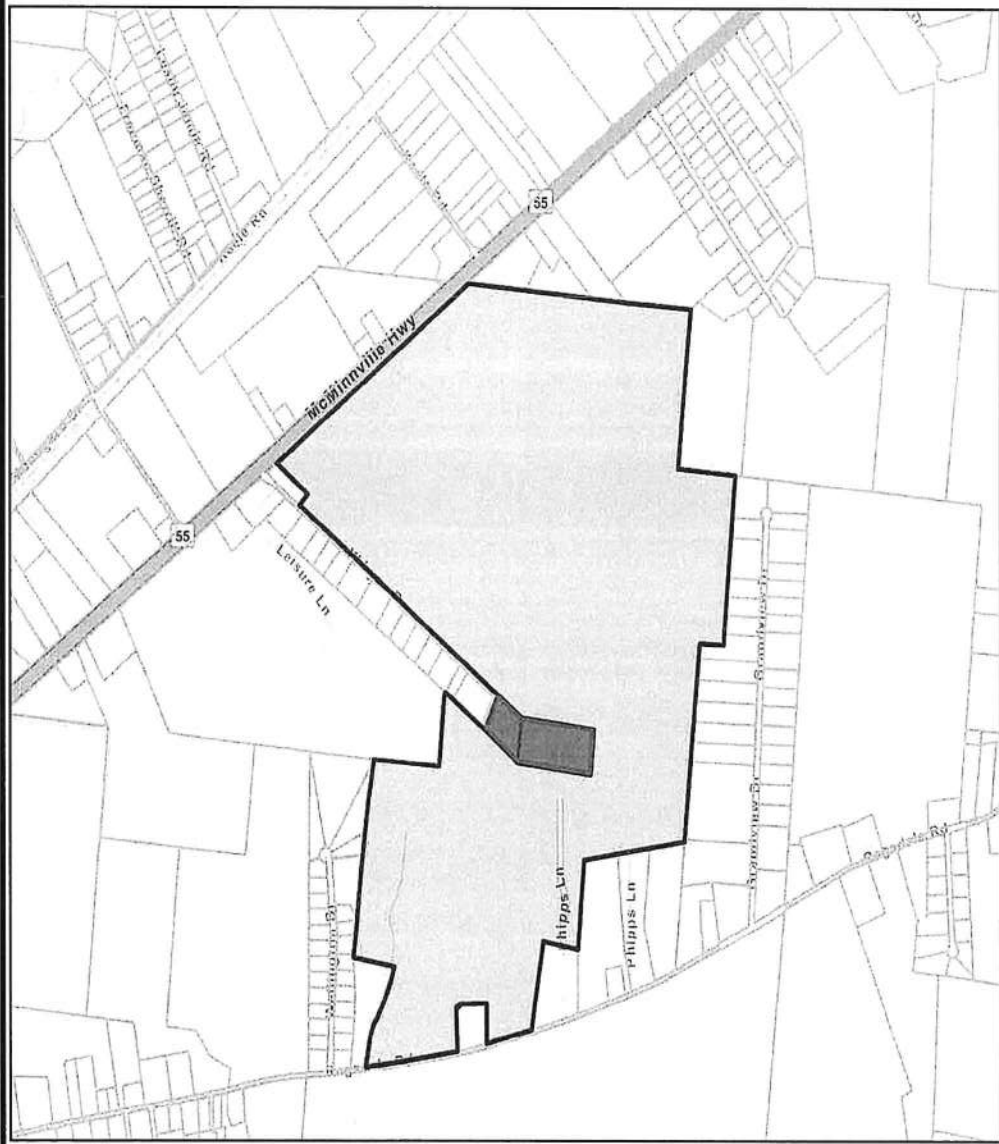
Marilyn Howard Mayor

Anthony Burrows, Finance Director

PUBLIC NOTICE

The Manchester Board of Mayor and Aldermen will hold public hearings on May 7th, 2024 at 6:30 p.m. or as soon thereafter as the Board's business permits at Manchester City Hall, 200 W. Fort St. to consider the following:

Adoption of Plan of Services required by T.C.A. 6-51-102 preliminary to annexation and the annexation of property at 2514 McMinnville Hwy. containing approximately 300+/- acres. The properties are designated as a large portion of tax map 067 control map 067 parcel 060.00, and all of parcel 081.06. Pursuant to T.C.A. 6-51-102, three or more copies of the proposed Plan of Services and annexation resolution are available for public inspection during regular business hours at the Codes Office, 200 W. Fort St., Manchester, TN. A vicinity map for this property is shown below.





CITY OF MANCHESTER
HEALTH AND CODES DEPARTMENT
200 W. Fort Street
Manchester, Tennessee 37355
931-723-1464



February 23, 2024

To: All Department Heads

Re: Plans of Service

Plans of service are requested for the proposed annexation by Friday March 7th at 4:00 P.M.
The proposed annexation is as follows:

Proposed annexation of property owned by Swanson Development. The parcels are located between Ragsdale Road and McMinnville Hwy. and contain approximately 300+/- acres. The parcel is largely identified as tax map 067, control map 067, parcel 060.00, but also includes smaller parcels identified as tax map 067, control map 067, parcels 081.08 & 081.06. Please note a portion of the parcels are already within the city limits. I have attached more than one vicinity map for your reference. The requested zones include C-2 Highway Service District Commercial, C-3 General Commercial, I-1 Light Industrial, R-1 & R-2 Low-Density Residential, R-3 Medium Density Residential, and R-4 High-Density Residential. Please refer to the attached maps for reference on acreage of each requested zone.

If this time frame is not feasible, please contact me at your earliest convenience. Your cooperation in this matter is greatly appreciated.

Sincerely,

Brittany Fiske

Community Development and Zoning Director

OLD STONE FORT CROSSINGS CONCEPTUAL SITE PLAN

GENERAL NOTES:

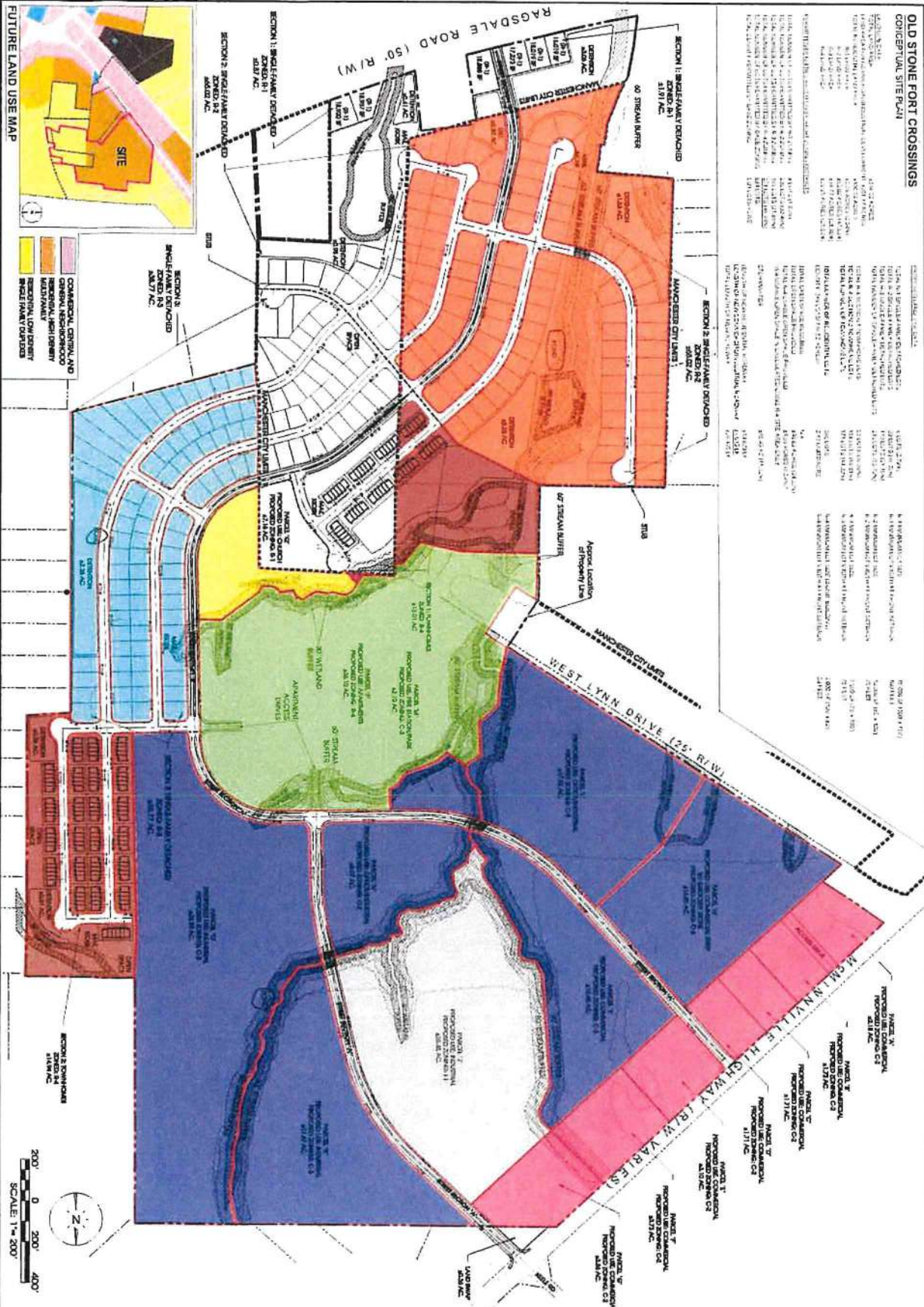
1. THIS PLAN IS A CONCEPTUAL SITE PLAN AND IS NOT A FINAL ENGINEERING PLAN. IT IS SUBJECT TO APPROVAL BY THE MANCHESTER CITY ENGINEERING DEPARTMENT AND THE MANCHESTER CITY COMMISSION.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANCHESTER CITY ENGINEERING DEPARTMENT AND THE MANCHESTER CITY COMMISSION.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANCHESTER CITY ENGINEERING DEPARTMENT AND THE MANCHESTER CITY COMMISSION.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANCHESTER CITY ENGINEERING DEPARTMENT AND THE MANCHESTER CITY COMMISSION.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANCHESTER CITY ENGINEERING DEPARTMENT AND THE MANCHESTER CITY COMMISSION.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANCHESTER CITY ENGINEERING DEPARTMENT AND THE MANCHESTER CITY COMMISSION.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANCHESTER CITY ENGINEERING DEPARTMENT AND THE MANCHESTER CITY COMMISSION.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANCHESTER CITY ENGINEERING DEPARTMENT AND THE MANCHESTER CITY COMMISSION.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANCHESTER CITY ENGINEERING DEPARTMENT AND THE MANCHESTER CITY COMMISSION.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANCHESTER CITY ENGINEERING DEPARTMENT AND THE MANCHESTER CITY COMMISSION.

PROPOSED LOTS:

Parcel #	Area (sq. ft.)	Area (ac.)	Proposed Use
Parcel 1	10,000	0.23	General Commercial
Parcel 2	10,000	0.23	General Commercial
Parcel 3	10,000	0.23	General Commercial
Parcel 4	10,000	0.23	General Commercial
Parcel 5	10,000	0.23	General Commercial
Parcel 6	10,000	0.23	General Commercial
Parcel 7	10,000	0.23	General Commercial
Parcel 8	10,000	0.23	General Commercial
Parcel 9	10,000	0.23	General Commercial
Parcel 10	10,000	0.23	General Commercial
Parcel 11	10,000	0.23	General Commercial
Parcel 12	10,000	0.23	General Commercial
Parcel 13	10,000	0.23	General Commercial
Parcel 14	10,000	0.23	General Commercial
Parcel 15	10,000	0.23	General Commercial
Parcel 16	10,000	0.23	General Commercial
Parcel 17	10,000	0.23	General Commercial
Parcel 18	10,000	0.23	General Commercial
Parcel 19	10,000	0.23	General Commercial
Parcel 20	10,000	0.23	General Commercial
Parcel 21	10,000	0.23	General Commercial
Parcel 22	10,000	0.23	General Commercial
Parcel 23	10,000	0.23	General Commercial
Parcel 24	10,000	0.23	General Commercial
Parcel 25	10,000	0.23	General Commercial
Parcel 26	10,000	0.23	General Commercial
Parcel 27	10,000	0.23	General Commercial
Parcel 28	10,000	0.23	General Commercial
Parcel 29	10,000	0.23	General Commercial
Parcel 30	10,000	0.23	General Commercial
Parcel 31	10,000	0.23	General Commercial
Parcel 32	10,000	0.23	General Commercial
Parcel 33	10,000	0.23	General Commercial
Parcel 34	10,000	0.23	General Commercial
Parcel 35	10,000	0.23	General Commercial
Parcel 36	10,000	0.23	General Commercial
Parcel 37	10,000	0.23	General Commercial
Parcel 38	10,000	0.23	General Commercial
Parcel 39	10,000	0.23	General Commercial
Parcel 40	10,000	0.23	General Commercial
Parcel 41	10,000	0.23	General Commercial
Parcel 42	10,000	0.23	General Commercial
Parcel 43	10,000	0.23	General Commercial
Parcel 44	10,000	0.23	General Commercial
Parcel 45	10,000	0.23	General Commercial
Parcel 46	10,000	0.23	General Commercial
Parcel 47	10,000	0.23	General Commercial
Parcel 48	10,000	0.23	General Commercial
Parcel 49	10,000	0.23	General Commercial
Parcel 50	10,000	0.23	General Commercial
Parcel 51	10,000	0.23	General Commercial
Parcel 52	10,000	0.23	General Commercial
Parcel 53	10,000	0.23	General Commercial
Parcel 54	10,000	0.23	General Commercial
Parcel 55	10,000	0.23	General Commercial
Parcel 56	10,000	0.23	General Commercial
Parcel 57	10,000	0.23	General Commercial
Parcel 58	10,000	0.23	General Commercial
Parcel 59	10,000	0.23	General Commercial
Parcel 60	10,000	0.23	General Commercial
Parcel 61	10,000	0.23	General Commercial
Parcel 62	10,000	0.23	General Commercial
Parcel 63	10,000	0.23	General Commercial
Parcel 64	10,000	0.23	General Commercial
Parcel 65	10,000	0.23	General Commercial
Parcel 66	10,000	0.23	General Commercial
Parcel 67	10,000	0.23	General Commercial
Parcel 68	10,000	0.23	General Commercial
Parcel 69	10,000	0.23	General Commercial
Parcel 70	10,000	0.23	General Commercial
Parcel 71	10,000	0.23	General Commercial
Parcel 72	10,000	0.23	General Commercial
Parcel 73	10,000	0.23	General Commercial
Parcel 74	10,000	0.23	General Commercial
Parcel 75	10,000	0.23	General Commercial
Parcel 76	10,000	0.23	General Commercial
Parcel 77	10,000	0.23	General Commercial
Parcel 78	10,000	0.23	General Commercial
Parcel 79	10,000	0.23	General Commercial
Parcel 80	10,000	0.23	General Commercial
Parcel 81	10,000	0.23	General Commercial
Parcel 82	10,000	0.23	General Commercial
Parcel 83	10,000	0.23	General Commercial
Parcel 84	10,000	0.23	General Commercial
Parcel 85	10,000	0.23	General Commercial
Parcel 86	10,000	0.23	General Commercial
Parcel 87	10,000	0.23	General Commercial
Parcel 88	10,000	0.23	General Commercial
Parcel 89	10,000	0.23	General Commercial
Parcel 90	10,000	0.23	General Commercial
Parcel 91	10,000	0.23	General Commercial
Parcel 92	10,000	0.23	General Commercial
Parcel 93	10,000	0.23	General Commercial
Parcel 94	10,000	0.23	General Commercial
Parcel 95	10,000	0.23	General Commercial
Parcel 96	10,000	0.23	General Commercial
Parcel 97	10,000	0.23	General Commercial
Parcel 98	10,000	0.23	General Commercial
Parcel 99	10,000	0.23	General Commercial
Parcel 100	10,000	0.23	General Commercial

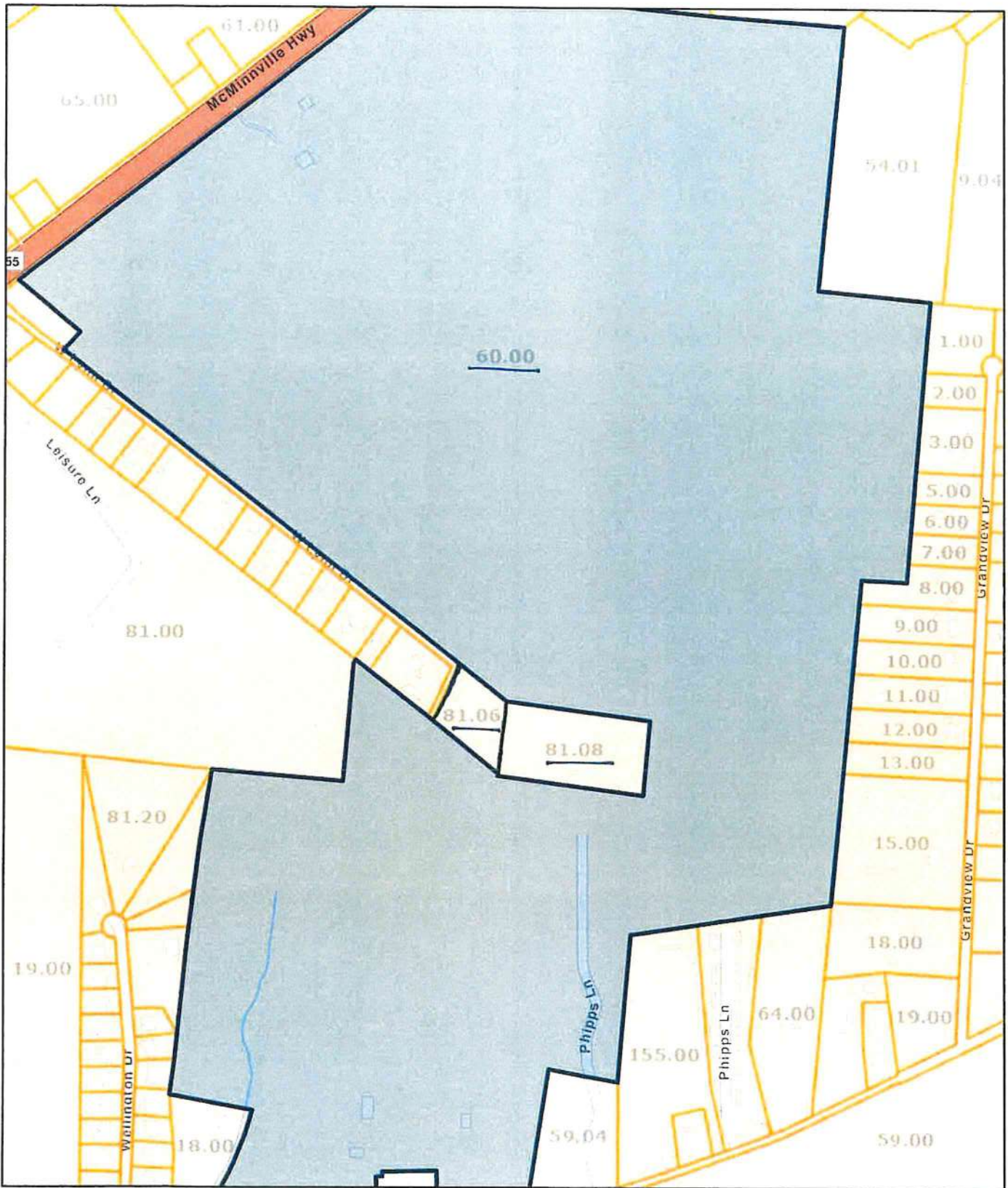
PROPOSED LOTS (continued):

Parcel #	Area (sq. ft.)	Area (ac.)	Proposed Use
Parcel 101	10,000	0.23	General Commercial
Parcel 102	10,000	0.23	General Commercial
Parcel 103	10,000	0.23	General Commercial
Parcel 104	10,000	0.23	General Commercial
Parcel 105	10,000	0.23	General Commercial
Parcel 106	10,000	0.23	General Commercial
Parcel 107	10,000	0.23	General Commercial
Parcel 108	10,000	0.23	General Commercial
Parcel 109	10,000	0.23	General Commercial
Parcel 110	10,000	0.23	General Commercial
Parcel 111	10,000	0.23	General Commercial
Parcel 112	10,000	0.23	General Commercial
Parcel 113	10,000	0.23	General Commercial
Parcel 114	10,000	0.23	General Commercial
Parcel 115	10,000	0.23	General Commercial
Parcel 116	10,000	0.23	General Commercial
Parcel 117	10,000	0.23	General Commercial
Parcel 118	10,000	0.23	General Commercial
Parcel 119	10,000	0.23	General Commercial
Parcel 120	10,000	0.23	General Commercial
Parcel 121	10,000	0.23	General Commercial
Parcel 122	10,000	0.23	General Commercial
Parcel 123	10,000	0.23	General Commercial
Parcel 124	10,000	0.23	General Commercial
Parcel 125	10,000	0.23	General Commercial
Parcel 126	10,000	0.23	General Commercial
Parcel 127	10,000	0.23	General Commercial
Parcel 128	10,000	0.23	General Commercial
Parcel 129	10,000	0.23	General Commercial
Parcel 130	10,000	0.23	General Commercial
Parcel 131	10,000	0.23	General Commercial
Parcel 132	10,000	0.23	General Commercial
Parcel 133	10,000	0.23	General Commercial
Parcel 134	10,000	0.23	General Commercial
Parcel 135	10,000	0.23	General Commercial
Parcel 136	10,000	0.23	General Commercial
Parcel 137	10,000	0.23	General Commercial
Parcel 138	10,000	0.23	General Commercial
Parcel 139	10,000	0.23	General Commercial
Parcel 140	10,000	0.23	General Commercial
Parcel 141	10,000	0.23	General Commercial
Parcel 142	10,000	0.23	General Commercial
Parcel 143	10,000	0.23	General Commercial
Parcel 144	10,000	0.23	General Commercial
Parcel 145	10,000	0.23	General Commercial
Parcel 146	10,000	0.23	General Commercial
Parcel 147	10,000	0.23	General Commercial
Parcel 148	10,000	0.23	General Commercial
Parcel 149	10,000	0.23	General Commercial
Parcel 150	10,000	0.23	General Commercial



<p>200' 0 200' 400'</p> <p>SCALE: 1" = 200'</p> <p>CP1.0</p>	<p>Old Stone Fort Crossings</p> <p>Manchester, TN</p>		<p>SEC, Inc. SITE ENGINEERING CONSULTANTS</p> <p>1000 ...</p>
--	---	--	--

Coffee County - Parcel: 067 060.00



Date: February 23, 2024

County: Coffee
Owner: SWANSON DEVELOPMENTS LP
Address: MCMINNVILLE HWY 2514
Parcel Number: 067 060.00
Deeded Acreage: 0
Calculated Acreage: 298.43

1:9,028
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km
Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury



3/8/2024

Brittany Fiske

Director of Health and Codes

200 West Fort St.

Manchester, Tn 37355

Re: Plan of service for proposed annexation of property, 300+/- acres, Ragsdale rd. and McMinnville HWY.

Water: There is an 8" water main that runs along Ragsdale Rd.

Sewer: As shown on the attached map (in black) there is an 8" sewer main on Ragsdale rd.

There is also an 8" sewer main on McMinnville HWY and a pumping station.

Any easements needed for a project would be the developer's responsibility. Prior to acceptance of any infrastructure, those easements would need to be conveyed to the City of Manchester Water & Sewer Department.

A map of the approximate location of the utilities has been attached for reference.

*Note: 1) No demand numbers were indicated for this annexation. It would be necessary for any developers to generate the demand for any proposed project and with the concurrence of the City Engineer, make the determination if the infrastructure is adequate. Any necessary upgrades to the infrastructure would be at the cost of the developer.

*Note 2) Every new connection to the sewer system requires state approval. Recently the response time from the State has been increased. Based on recent experience: it is not possible for the City to predict when the State may act on the approval request.



HILLSVILLE UTILITY DISTRICT

PSWID #0000430

117 N Irwin St, Manchester, TN 37355 · 931-728-1242

www.hillsvilleud.com

Brittany Fisk
Community Planning and Zoning Director
City of Manchester
Health and Codes Department
[VIA EMAIL]

Re: **Old Stone Fort Crossings
Hillsville Utility District
Plan of Service Letter**

To Whom It May Concern:

This letter shall serve as acknowledgement of the proposed development. Hillsville Utility District intends to provide service to those areas within its service boundary. At this time there has been no study associated with upgrades necessary to ensure adequate service, but this can be arranged if additional information is provided by the developer. The developer is expected to bear the expense of upgrades necessary to serve the subject project.

Please let us know if you have any questions.

Sincerely,

Hillsville Utility District

Dustin Gallagher, General Manager

Cc: Nathaniel Green, P.E. – James C. Hailey & Co.



MANCHESTER FIRE-RESCUE

1509 Hillsboro Blvd
Manchester, TN 37355
Phone 931-728-2999

George J. Chambers III, Fire Chief
gchambers@cityofmanchestertn.com

11 Mar2024

REPLY TO

ATTN OF: Community Development and Zoning Director

SUBJECT: Plan of Service for Proposed Annexation of Swanson Development, approx. 300 Acres Ragsdale Rd/McMinnville Hwy

Manchester Fire-Rescue would provide automatic fire protection services for this property when annexed into the City of Manchester. This includes fire response, hazardous materials response, preplanning fire inspection services and fire prevention and safety training. Biggest concern may be adequate water pressure for the number of hydrants that will be required for this project. Currently the flow on Ragsdale Rd is around 1200 GPM at 20 PSI and McMinnville Hwy the City hydrant near the Koss Center is around 2300 GPM at 20 PSI, but I do not know the flow for the Hillsville fire hydrants on McMinnville Hwy. That development may require some sort of storage tank to meet the anticipated fire demand for this project.

For any questions concerning this please feel free to contact Manchester Fire-Rescue at 931-728-2999 or email to gchambers@cityofmanchestertn.com.


GEORGE J. CHAMBERS III
Chief, Manchester Fire-Rescue

PLAN OF SERVICE

CITY OF MANCHESTER, STREET DEPARTMENT

Proposed Annexation of a portion of property located between Ragsdale Rd and McMinnville Hwy (300+/- acres) owned by Swanson Development

March 8, 2024

1. Provide Sanitation Service (Contracted presently through Republic Services)
2. Provide pickup service of Brush and Junk (old appliances, furniture etc...)
3. Provide Leaf Service to the annexed property
4. Provide signs for street names, stop signs, speed limit etc. (If Applicable)
5. Provide clearing of storm drains as necessary. (If located on City Property)
6. Provide animal control in this area.
7. Remove litter and debris from road shoulders as needed. (If on City Property)
8. Mow road shoulders as needed. (If on City Property)
9. More employees will be needed to provide these services
10. More equipment will be needed to provide these services
11. Approved City Street access is required
12. Any city street improvements will be at the developer's expense
13. Maintain roadway (once roadway meets city standards).

THESE SERVICES WOULD BE PROVIDED AS SOON AS THERE IS FINAL BOARD APPROVAL. IT COULD TAKE UP TO ONE WEEK FOR REPUBLIC SERVICES TO GET CARTS DELIVERED TO RESIDENTIAL CUSTOMERS.



557 N. Woodland St.
Manchester, TN 37355
Office: (931) 728-0273
Cell: (931) 952-9043

Email: ajfox@cityofmanchestertn.com

Brittany Fiske
Community Development and Zoning Director
200 W. Fort St.
Manchester, TN 37355

March 8, 2024

Re: Plan of Service for Swanson Development – Parcel Identified as Tax Map 067, Control Map 067, Parcel 060.00, 081.08, and 081.06

Dear Community Development and Zoning Director Fiske,

The Parks and Recreation Department will provide the same level of service to the owner of this property. We provide services to both city residents and rural residents. Any citizen who lives on the property would receive a discounted city resident rate for the recreation center.

As the City of Manchester continues to grow, I would like to bring to your attention that the recommended standard of available park land to residents by the National Parks and Recreation Association is 10 acres per 1,000 residents. Considering the United States Census Bureau population estimate from July 1, 2022, the population of the city exceeds the amount of current park acreage. We are serving an estimated 13,020 residents with 109 acres of park land.

Sincerely,

A handwritten signature in black ink that reads "A.J. Fox".

A.J. Fox
Parks and Recreation Director

.....

200 West Fort St.
Manchester Tennessee 37355
931-728-2099
931-728-4673
931-723-1591 Fax

Manchester Police Department

March 27, 2024

To: Brittany Fiske

From: Adam Floied
Assistant Chief of Police

Ref: Plan of service Ragsdale Rd. & McMinnville Hwy.

This is a response to a Plan of Service request for property owned by Swanson Development, property between Ragsdale Road and McMinnville Hwy., Manchester, TN. Manchester Police Department is not capable of providing police services to this location with our current staff / equipment. There is a concern with the growing population, of both neighborhood developments and apartment complex development that we will need to increase our patrol staff and fleet to be able to provide adequate police services to the increasing population. The addition of this property could impact our patrol staff call volume and responsibilities.

Respectfully,



Adam Floied
Assistant Chief of Police

.....



Manchester City Schools

Dr. Joey Vaughn, Director

215 E Fort Street

Manchester, TN 37355

Office: (931)728-2316 Fax (931)728-7075

"Every Child Matters"

March 7, 2024

Ms. Brittany Fiske
Community Development and Zoning Director
200 W. Fort Street
Manchester, TN 37355

RE: Plan of Service – Proposed Annexation of Property Owned by Swanson Development

Ms. Fiske:

If the property being annexed is developed residential, below are the needs to support the Plan of Service.

- Until plans for potential development are submitted, it will be impossible to predict the number of schools needed.
- Manchester City Schools will need to construct new school buildings.
- We will need three (3) years to plan for such growth in order to construct a new school.

We will do our best to serve and accommodate these new families with the assistance of the Mayor and Aldermen in the future.

Kindly,

Joey Vaughn, EdD
Director of Schools



CITY OF MANCHESTER

FINANCE OFFICE
200 W. FORT STREET
MANCHESTER, TENNESSEE 37355



MEMORANDUM

TO: Brittany Fiske

FROM: Lisa Myers *lm*

DATE: February 26, 2024

SUBJECT: 23326_Rezoning Swanson Development

The Finance Department's Plan of Service will be for the property taxes. The Finance Department will accept payment of these property tax payments through all means available and authorized by the City of Manchester.

If you need additional information, please let me know.



CITY OF MANCHESTER
HEALTH AND CODES DEPARTMENT
200 W. Fort Street
Manchester, Tennessee 37355
931-723-1464



February 26, 2024

Re: Plan of service for the proposed annexation of parcels of land located in the City of Manchester Urban Growth Boundary. The description of the property is as follows: The parcels are located between Ragsdale Road and McMinnville Hwy. and contain approximately 300+/- acres. The parcel is largely identified as tax map 067, control map 067, parcel 060.00, but also includes smaller parcels identified as tax map 067, control map 067, parcels 081.08 & 081.06. Please note a portion of the parcels are already within the city limits. I have attached more than one vicinity map for your reference. The requested zones include C-2 Highway Service District Commercial, C-3 General Commercial, I-1 Light Industrial, R-1 & R-2 Low-Density Residential, R-3 Medium Density Residential, and R-4 High-Density Residential.

The Planning and Zoning jurisdiction of the city will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

Any inspection services now provided by the City (building, mechanical, plumbing) will begin in the annexed area on the effective date of annexation.

Sincerely,

Brittany Fiske
Community Development and Zoning Director

RESOLUTION NO. _____

A RESOLUTION ANNEXING THREE HUNDRED (300) ACRES +/- OF PROPERTY OWNED BY SWANSON DEVELOPMENT, LP, LOCATED AT 2514 McMinnville HWY

WHEREAS Swanson Developments, LP, owns certain property located on 2514 McMinnville Hwy, which it has requested in writing that the City annex, described as follows:

A portion of Tax Map 67, Parcel 60.00 and all of Tax Map, Parcel 81.06 as recorded by Coffee County Registrar of Deeds, consisting of approximately 300 acres +/- that currently remains outside the Manchester City Limits more particularly described as follows:

“E”

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY GEM PROPERTIES TN. BOOK 429, PG. 124, SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE EAST & SOUTH, NESTER BOOK 435, PG. 545 ON THE SOUTH, AND FERRELL BOOK 344, PG. 340, & WELLINGTON SUBDIVISION PLAT BOOK 468A ON TH WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF FERRELL; THENCE, WITH SAID LINE FOR THE FOLLOWING CALLS:
N 32°07'08" E FOR A DISTANCE OF 106.76' TO A POINT;
THENCE, N 24°54'52" E FOR A DISTANCE OF 46.79' TO A POINT;
THENCE, N 27°23'36" E FOR A DISTANCE OF 95.85' TO A POINT;
THENCE, N 12°08'36" E FOR A DISTANCE OF 104.08' TO A POINT;
THENCE, S 89°46'45" E FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, N 05°29'58" E FOR A DISTANCE OF 43.14' TO A POINT;
THENCE, N 16°38'30" E FOR A DISTANCE OF 88.94' TO A POINT;
THENCE, N 80°05'02" W FOR A DISTANCE OF 380.19' TO A POINT;
THENCE, WITH THE EAST LINE OF WELLINGTON SUBDIVISION N 06°46'17" E FOR A DISTANCE OF 1479.79' TO AN IRON PIN; THENCE, WITH THE SOUTH LINE OF GEM PROPERTIES TN S 84°18'44" E FOR A DISTANCE OF 612.59' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT FOR THE FOLLOWING CALLS:
S 58°48'57" E FOR A DISTANCE OF 420.28' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 118.04' TO A POINT;
THENCE, N 54°38'23" E FOR A DISTANCE OF 4.60' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 318.97' TO A POINT;
THENCE, S 07°51'51" W FOR A DISTANCE OF 698.02' TO A POINT;
THENCE, S 06°37'45" W FOR A DISTANCE OF 496.75' TO A POINT;
THENCE, S 78°53'14" W FOR A DISTANCE OF 30.38' TO A POINT;
THENCE, WITH THE NORTH LINE OF NESTER FOR THE FOLLOWING CALLS:
S 88°12'33" W FOR A DISTANCE OF 249.87' TO A POINT;
THENCE, S 03°52'04" E FOR A DISTANCE OF 19.73' TO A POINT;
THENCE, S 86°52'09" W FOR A DISTANCE OF 29.84' TO A POINT;
THENCE, S 03°47'13" E FOR A DISTANCE OF 17.58' TO A POINT;
THENCE, WITH ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
S 80°15'47" W FOR A DISTANCE OF 168.17' TO A POINT;
THENCE, S 80°05'18" W FOR A DISTANCE OF 60.01' TO A POINT;
THENCE, S 80°16'56" W FOR A DISTANCE OF 547.07' TO POINT OF BEGINNING, HAVING AN AREA OF 2110932.6 SQUARE FEET, 48.460 ACRES +/-.

“F”

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
N 35°21'37" W FOR A DISTANCE OF 93.97' TO A POINT; THENCE, N 54°38'23" E FOR A DISTANCE OF 88.32' TO A POINT;
THENCE, S 07°51'51" W FOR A DISTANCE OF 128.95' TO THE POINT OF BEGINNING, HAVING AN AREA OF 4149.3 SQUARE FEET, 0.095 ACRES +/-

"J"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, AND LYNN DRIVE, GEM PROPERTIES BOOK 429, PG. 124, JACO BOOK 271, PG. 183, & KEHRER BOOK 357, PG. 808 ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN BEING THE NORTHWEST CORNER OF PIERCE BOOK 279, PG.310 ;
THENCE, WITH THE NORTH LINE OF PIERCE, TRIFF AND ARNOLD FOR THE FOLLOWING CALLS:
S 80°09'04" W FOR A DISTANCE OF 634.48' TO A POINT;
THENCE, S 80°13'30" W FOR A DISTANCE OF 293.74' TO A POINT;
THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
N 05°54'19" E FOR A DISTANCE OF 596.95' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 516.62', A RADIUS OF 400.00', A CHORD BEARING OF N 40°50'42" E, AND A CHORD LENGTH OF 481.45', TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 274.19' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 525.45' TO A POINT;
THENCE, S 86°09'17" E FOR A DISTANCE OF 627.54' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 91.71' TO AN IRON PIN;
THENCE, WITH THE WEST LINE OF GRANDVIEW ESTATES FOR THE FOLLOWING CALLS:
S 05°59'18" W FOR A DISTANCE OF 107.26' TO AN IRON PIN;
THENCE, S 05°17'17" W FOR A DISTANCE OF 157.81' TO AN IRON PIN;
THENCE, S 05°14'42" W FOR A DISTANCE OF 156.96' TO AN IRON PIN;
THENCE, S 05°16'18" W FOR A DISTANCE OF 155.54' TO AN IRON PIN;
THENCE, S 04°47'51" W FOR A DISTANCE OF 153.19' TO AN IRON PIN;
THENCE, S 05°28'48" W FOR A DISTANCE OF 150.95' TO AN IRON PIN;
THENCE, S 04°59'03" W FOR A DISTANCE OF 224.39' TO AN IRON PIN;
THENCE, S 05°23'11" W FOR A DISTANCE OF 219.17' TO AN IRON PIN;
THENCE, S 05°23'46" W FOR A DISTANCE OF 144.83' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 1191404.4 SQUARE FEET, 27.351 ACRES

"K"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, AND LYNN DRIVE, GEM PROPERTIES BOOK 429, PG. 124, JACO BOOK 271, PG. 183, & KEHRER BOOK 357, PG. 808 ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OT GEM PROPERTIES; THENCE, WITH SAID LINE N 06°13'22" E FOR A DISTANCE OF 560.01' TO A POINT; THENCE, WITH THE SOUTH LINE OF JACO & KEHRER RESPECTIVELY FOR THE FOLLOWING CALLS:
S 52°01'16" E FOR A DISTANCE OF 90.53' TO A POINT;
THENCE, S 51°53'46" E FOR A DISTANCE OF 299.98' TO A POINT;
THENCE, WITH THE EAST LINE OF KEHRER N 34°42'12" E FOR A DISTANCE OF 276.96' TO A POINT;
THENCE, WITH THE SOUTHERN RIGHT OF WAY OF WEST LYNN DRIVE N 52°05'00" W FOR A DISTANCE OF 405.23' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 16°32'43" E FOR A DISTANCE OF 130.61' TO A POINT;
THENCE, N 11°35'38" E FOR A DISTANCE OF 152.69' TO A POINT;
THENCE, N 48°13'41" E FOR A DISTANCE OF 53.59' TO A POINT;
THENCE, N 55°27'06" E FOR A DISTANCE OF 69.95' TO A POINT;
THENCE, N 03°40'57" E FOR A DISTANCE OF 37.22' TO A POINT;
THENCE, N 00°00'00" E FOR A DISTANCE OF 57.60' TO A POINT;
THENCE, N 04°01'58" E FOR A DISTANCE OF 66.89' TO A POINT;
THENCE, N 61°42'23" E FOR A DISTANCE OF 90.70' TO A POINT;
THENCE, S 52°12'31" E FOR A DISTANCE OF 106.73' TO A POINT;
THENCE, N 56°06'30" E FOR A DISTANCE OF 66.13' TO A POINT;
THENCE, N 73°16'36" E FOR A DISTANCE OF 86.08' TO A POINT;
THENCE, N 73°56'01" E FOR A DISTANCE OF 83.32' TO A POINT;
THENCE, N 42°59'34" E FOR A DISTANCE OF 67.33' TO A POINT;
THENCE, N 60°36'30" E FOR A DISTANCE OF 37.08' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 131.16' TO A POINT;
THENCE, S 86°09'17" E FOR A DISTANCE OF 556.18' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 628.32', A RADIUS OF 400.00', A CHORD BEARING OF S 41°09'17" E, AND A CHORD LENGTH OF 565.69', TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 575.45' TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 149.82' TO A POINT;
THENCE, S 57°27'24" W FOR A DISTANCE OF 117.52' TO A POINT;
THENCE, S 60°38'31" W FOR A DISTANCE OF 113.22' TO A POINT;
THENCE, S 31°30'44" W FOR A DISTANCE OF 23.90' TO A POINT;
THENCE, S 86°55'22" W FOR A DISTANCE OF 34.92' TO A POINT;
THENCE, N 69°08'44" W FOR A DISTANCE OF 25.00' TO A POINT;
THENCE, N 53°35'14" W FOR A DISTANCE OF 20.45' TO A POINT;
THENCE, N 34°13'51" W FOR A DISTANCE OF 12.83' TO A POINT;
THENCE, N 87°52'59" W FOR A DISTANCE OF 13.98' TO A POINT;
THENCE, S 83°57'20" W FOR A DISTANCE OF 51.85' TO A POINT;
THENCE, N 13°51'05" W FOR A DISTANCE OF 14.14' TO A POINT;
THENCE, N 30°39'02" W FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, N 61°03'40" W FOR A DISTANCE OF 29.44' TO A POINT;
THENCE, S 63°25'51" W FOR A DISTANCE OF 25.80' TO A POINT;
THENCE, S 70°37'53" W FOR A DISTANCE OF 55.06' TO A POINT;
THENCE, N 78°05'19" W FOR A DISTANCE OF 52.35' TO A POINT;
THENCE, S 88°27'07" W FOR A DISTANCE OF 28.30' TO A POINT;
THENCE, N 70°56'18" W FOR A DISTANCE OF 45.18' TO A POINT;
THENCE, S 87°36'48" W FOR A DISTANCE OF 27.85' TO A POINT;
THENCE, S 54°32'11" W FOR A DISTANCE OF 37.80' TO A POINT;
THENCE, S 35°49'01" W FOR A DISTANCE OF 26.52' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 76.49' TO A POINT;
THENCE, N 84°41'00" W FOR A DISTANCE OF 226.55' TO A POINT;
THENCE, S 06°16'02" W FOR A DISTANCE OF 316.22' TO A POINT;
THENCE, S 06°12'49" W FOR A DISTANCE OF 140.68' TO A POINT;
THENCE, S 07°51'51" W FOR A DISTANCE OF 373.69' TO A POINT;
THENCE, S 54°38'23" W FOR A DISTANCE OF 88.32' TO A POINT;
THENCE, N 35°21'37" W FOR A DISTANCE OF 225.00' TO A POINT;
THENCE, S 54°38'23" W FOR A DISTANCE OF 4.60' TO A POINT;
THENCE, N 35°21'37" W FOR A DISTANCE OF 118.04' TO A POINT;
THENCE, N 58°48'57" W FOR A DISTANCE OF 420.28' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 1877502 SQUARE FEET, 43.102 ACRES +/-

"L"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, ENGLAND BOOK 265, PG. 838, LOWERY BOOK 388, PG. 136, BROWN BOOK 317, PG. 864, & CARROLL BOOK 352, PG. 169 ON THE NORTH, MITCHEL BOOK 391, PG. 341 ON

THE EAST, SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE SOUTH, AND WEST LYNN DRIVE ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE SOUTHEAST CORNER OF FREDRICK; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 52°40'42" E FOR A DISTANCE OF 928.68' TO A POINT;
THENCE, N 52°41'24" E FOR A DISTANCE OF 869.34' TO A POINT;
THENCE, S 39°49'11" E FOR A DISTANCE OF 37.44' TO A POINT;
THENCE, S 12°05'41" E FOR A DISTANCE OF 50.76' TO A POINT;
THENCE, S 27°40'08" W FOR A DISTANCE OF 141.78' TO A POINT;
THENCE, S 01°01'39" W FOR A DISTANCE OF 535.29' TO A POINT;
THENCE, S 21°22'02" E FOR A DISTANCE OF 73.80' TO A POINT;
THENCE, S 81°16'40" E FOR A DISTANCE OF 53.90' TO A POINT;
THENCE, S 37°36'09" E FOR A DISTANCE OF 42.66' TO A POINT;
THENCE, S 08°19'21" W FOR A DISTANCE OF 69.90' TO A POINT;
THENCE, S 22°56'16" E FOR A DISTANCE OF 238.97' TO A POINT;
THENCE, S 29°21'28" E FOR A DISTANCE OF 112.79' TO A POINT;
THENCE, S 02°18'42" E FOR A DISTANCE OF 52.67' TO A POINT;
THENCE, S 40°07'25" W FOR A DISTANCE OF 31.91' TO A POINT;
THENCE, S 07°35'41" E FOR A DISTANCE OF 18.13' TO A POINT;
THENCE, S 43°02'38" E FOR A DISTANCE OF 30.44' TO A POINT;
THENCE, S 23°47'07" E FOR A DISTANCE OF 47.56' TO A POINT;
THENCE, N 40°05'36" E FOR A DISTANCE OF 53.12' TO A POINT;
THENCE, N 18°50'49" E FOR A DISTANCE OF 43.01' TO A POINT;
THENCE, N 58°06'58" E FOR A DISTANCE OF 43.47' TO A POINT;
THENCE, N 62°42'30" E FOR A DISTANCE OF 41.38' TO A POINT;
THENCE, N 02°47'09" E FOR A DISTANCE OF 37.03' TO A POINT;
THENCE, N 04°03'59" W FOR A DISTANCE OF 25.38' TO A POINT;
THENCE, N 18°42'42" W FOR A DISTANCE OF 39.21' TO A POINT;
THENCE, N 29°34'40" E FOR A DISTANCE OF 25.49' TO A POINT;
THENCE, N 73°56'24" E FOR A DISTANCE OF 41.14' TO A POINT;
THENCE, N 77°40'57" E FOR A DISTANCE OF 29.57' TO A POINT;
THENCE, N 52°35'41" E FOR A DISTANCE OF 21.04' TO A POINT;
THENCE, N 84°48'20" E FOR A DISTANCE OF 21.72' TO A POINT;
THENCE, N 77°01'42" E FOR A DISTANCE OF 87.06' TO A POINT;
THENCE, S 73°25'11" E FOR A DISTANCE OF 22.60' TO A POINT;
THENCE, S 78°27'55" E FOR A DISTANCE OF 29.96' TO A POINT;
THENCE, N 51°57'36" E FOR A DISTANCE OF 51.09' TO A POINT;
THENCE, N 25°27'48" E FOR A DISTANCE OF 35.73' TO A POINT;
THENCE, N 27°45'31" W FOR A DISTANCE OF 32.98' TO A POINT;
THENCE, N 04°23'55" W FOR A DISTANCE OF 20.03' TO A POINT;
THENCE, N 63°26'06" E FOR A DISTANCE OF 24.04' TO A POINT;
THENCE, S 82°55'09" E FOR A DISTANCE OF 26.26' TO A POINT;
THENCE, N 21°19'04" E FOR A DISTANCE OF 30.07' TO A POINT;
THENCE, N 75°34'13" E FOR A DISTANCE OF 56.21' TO A POINT;
THENCE, S 85°11'11" E FOR A DISTANCE OF 45.25' TO A POINT;
THENCE, N 64°40'33" E FOR A DISTANCE OF 59.07' TO A POINT;
THENCE, N 83°34'41" E FOR A DISTANCE OF 57.45' TO A POINT;
THENCE, N 78°27'06" E FOR A DISTANCE OF 100.67' TO A POINT;
THENCE, N 07°43'44" W FOR A DISTANCE OF 10.36' TO A POINT;
THENCE, N 07°43'44" W FOR A DISTANCE OF 434.90' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 598.01', A RADIUS OF 1000.00', A CHORD BEARING OF N 24°51'39" W, AND A CHORD LENGTH OF 589.14', TO A POINT;
THENCE, N 41°59'33" W FOR A DISTANCE OF 496.98' TO A POINT; THENCE, WITH THE SOUTH LINES OF ENGLAND, LOWERY, BROWN, & CARROLL RESPECTIVELY FOR THE FOLLOWING CALLS:
84°29'09" E FOR A DISTANCE OF 248.82' TO A POINT;

THENCE, S 84°28'42" E FOR A DISTANCE OF 583.56' TO A POINT;
THENCE, S 84°39'40" E FOR A DISTANCE OF 312.44' TO AN IRON PIN;
THENCE, S 84°37'54" E FOR A DISTANCE OF 586.36' TO AN IRON PIN;
THENCE, WITH THE WEST LINE OF MITCHELL S 05°01'53" W FOR A DISTANCE OF 1190.04' TO A POINT; THENCE,
ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
S 17°18'02" W FOR A DISTANCE OF 173.85' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 1038.00' TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 303.00' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 50.00' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 628.32', A RADIUS OF 400.00', A CHORD
BEARING OF N 41°09'17" W, AND A CHORD LENGTH OF 565.69', TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 556.18' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 131.16' TO A POINT;
THENCE, S 60°36'30" W FOR A DISTANCE OF 37.08' TO A POINT;
THENCE, S 42°59'34" W FOR A DISTANCE OF 67.33' TO A POINT;
THENCE, S 73°56'01" W FOR A DISTANCE OF 83.32' TO A POINT;
THENCE, S 73°16'36" W FOR A DISTANCE OF 86.08' TO A POINT;
THENCE, S 56°06'30" W FOR A DISTANCE OF 66.13' TO A POINT;
THENCE, N 52°12'31" W FOR A DISTANCE OF 106.73' TO A POINT;
THENCE, S 61°42'23" W FOR A DISTANCE OF 90.70' TO A POINT;
THENCE, S 04°01'58" W FOR A DISTANCE OF 66.89' TO A POINT;
THENCE, S 00°00'00" W FOR A DISTANCE OF 57.60' TO A POINT;
THENCE, S 03°40'57" W FOR A DISTANCE OF 37.22' TO A POINT;
THENCE, S 55°27'06" W FOR A DISTANCE OF 69.95' TO A POINT;
THENCE, S 48°13'41" W FOR A DISTANCE OF 53.59' TO A POINT;
THENCE, S 11°35'38" W FOR A DISTANCE OF 152.69' TO A POINT;
THENCE, S 16°32'43" W FOR A DISTANCE OF 130.61' TO A POINT;
THENCE, WITH THE NORTHERN RIGHT OF WAY OF WEST LYNN DRIVE N 52°05'00" W FOR A DISTANCE OF 1922.94'
TO AN IRON PIN; THENCE, WITH THE SOUTH LINE OF FREDRICK N 52°19'41" E FOR A DISTANCE OF 125.00' TO A THE
POINT OF BEGINNING, HAVING AN AREA OF 4845517.3 SQUARE FEET, 111.238 ACRES+/-

"M"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN
GENERAL BY MITCHELL BOOK 391, PG. 341 ON THE NORTH, GRANDVIEW ESTATES PLAT BOOK 65A ON THE EAST,
ARNOLD BOOK 370, PG. 638 ON THE SOUTH, AND SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, ON THE WEST,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE NORTHERN LINE OF LOT 13;
THENCE, WITH SAID LINE N 88°20'20" W FOR A DISTANCE OF 215.35' TO AN IRON PIN;
THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT LP FOR THE FOLLOWING CALLS:
N 03°50'43" E FOR A DISTANCE OF 91.71' TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 324.54' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 1038.00' TO A POINT;
THENCE, N 17°18'02" E FOR A DISTANCE OF 173.85' TO A POINT;
THENCE, WITH THE SOUTH LINE OF MITCHELL S 84°14'41" E FOR A DISTANCE OF 528.78' TO A POINT; THENCE, WITH
THE WEST LINE OF GRANDVIEW ESTATES FOR THE FOLLOWING CALLS:
S 06°07'30" W FOR A DISTANCE OF 318.27' TO A POINT;
THENCE, S 05°05'20" W FOR A DISTANCE OF 152.83' TO AN IRON PIN;
THENCE, S 05°07'23" W FOR A DISTANCE OF 294.79' TO AN IRON PIN;
THENCE, S 04°37'12" W FOR A DISTANCE OF 143.04' TO AN IRON PIN;
THENCE, S 04°31'13" W FOR A DISTANCE OF 278.21' TO AN IRON PIN;
THENCE, S 04°48'27" W FOR A DISTANCE OF 86.22' TO THE POINT OF BEGINNING, HAVING AN AREA OF 677009.3
SQUARE FEET, 15.542 ACRES +/-

"N"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 52°39'52" E FOR A DISTANCE OF 533.28' TO A POINT;
THENCE, N 48°00'27" E FOR A DISTANCE OF 30.00' TO A POINT;
THENCE, S 41°59'33" E FOR A DISTANCE OF 364.64' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 598.01', A RADIUS OF 1000.00', A CHORD BEARING OF S 24°51'39" E, AND A CHORD LENGTH OF 589.14', TO A POINT;
THENCE, S 07°43'44" E FOR A DISTANCE OF 445.25' TO A POINT;
THENCE, S 78°27'06" W FOR A DISTANCE OF 100.67' TO A POINT;
THENCE, S 83°34'41" W FOR A DISTANCE OF 57.45' TO A POINT;
THENCE, S 64°40'33" W FOR A DISTANCE OF 59.07' TO A POINT;
THENCE, N 85°11'11" W FOR A DISTANCE OF 45.25' TO A POINT;
THENCE, S 75°34'13" W FOR A DISTANCE OF 56.21' TO A POINT;
THENCE, S 21°19'04" W FOR A DISTANCE OF 30.07' TO A POINT;
THENCE, N 82°55'09" W FOR A DISTANCE OF 26.26' TO A POINT;
THENCE, S 63°26'06" W FOR A DISTANCE OF 24.04' TO A POINT;
THENCE, S 04°23'55" E FOR A DISTANCE OF 20.03' TO A POINT;
THENCE, S 27°45'31" E FOR A DISTANCE OF 32.98' TO A POINT;
THENCE, S 25°27'48" W FOR A DISTANCE OF 35.73' TO A POINT;
THENCE, S 51°57'36" W FOR A DISTANCE OF 51.09' TO A POINT;
THENCE, N 78°27'55" W FOR A DISTANCE OF 29.96' TO A POINT;
THENCE, N 73°25'11" W FOR A DISTANCE OF 22.60' TO A POINT;
THENCE, S 77°01'42" W FOR A DISTANCE OF 87.06' TO A POINT;
THENCE, S 84°48'20" W FOR A DISTANCE OF 21.72' TO A POINT;
THENCE, S 52°35'41" W FOR A DISTANCE OF 21.04' TO A POINT;
THENCE, S 77°40'57" W FOR A DISTANCE OF 29.57' TO A POINT;
THENCE, S 73°56'24" W FOR A DISTANCE OF 41.14' TO A POINT;
THENCE, S 29°34'40" W FOR A DISTANCE OF 25.49' TO A POINT;
THENCE, S 18°42'42" E FOR A DISTANCE OF 39.21' TO A POINT;
THENCE, S 04°03'59" E FOR A DISTANCE OF 25.38' TO A POINT;
THENCE, S 02°47'09" W FOR A DISTANCE OF 37.03' TO A POINT;
THENCE, S 62°42'30" W FOR A DISTANCE OF 41.38' TO A POINT;
THENCE, S 58°06'58" W FOR A DISTANCE OF 43.47' TO A POINT;
THENCE, S 18°50'49" W FOR A DISTANCE OF 43.01' TO A POINT;
THENCE, S 40°05'36" W FOR A DISTANCE OF 53.12' TO A POINT;
THENCE, N 23°47'07" W FOR A DISTANCE OF 47.56' TO A POINT;
THENCE, N 43°02'38" W FOR A DISTANCE OF 30.44' TO A POINT;
THENCE, N 07°35'41" W FOR A DISTANCE OF 18.13' TO A POINT;
THENCE, N 40°07'25" E FOR A DISTANCE OF 31.91' TO A POINT;
THENCE, N 02°18'42" W FOR A DISTANCE OF 52.67' TO A POINT;
THENCE, N 29°21'28" W FOR A DISTANCE OF 112.79' TO A POINT;
THENCE, N 22°56'16" W FOR A DISTANCE OF 238.97' TO A POINT;
THENCE, N 08°19'21" E FOR A DISTANCE OF 69.90' TO A POINT;
THENCE, N 37°36'09" W FOR A DISTANCE OF 42.66' TO A POINT;
THENCE, N 81°16'40" W FOR A DISTANCE OF 53.90' TO A POINT;
THENCE, N 21°22'02" W FOR A DISTANCE OF 73.80' TO A POINT;
THENCE, N 01°01'39" E FOR A DISTANCE OF 535.29' TO A POINT;
THENCE, N 27°40'08" E FOR A DISTANCE OF 141.78' TO A POINT;
THENCE, N 12°05'41" W FOR A DISTANCE OF 50.76' TO A POINT;
THENCE, N 39°49'11" W FOR A DISTANCE OF 37.44' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 1136443.3 SQUARE FEET, 26.089 ACRES +/-

"O"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY McMINNVILLE HIGHWAY ON THE NORTH, ENGLAND BOOK 265, PG. 838 ON THE EAST, SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE SOUTH, AND FREDRICK BOOK 427, PG. 109 ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE SOUTHEAST CORNER OF FREDRICK ; THENCE, WITH THE EAST LINE OF FREDRICK N 52°10'19" W FOR A DISTANCE OF 365.33' TO AN IRON PIN; THENCE, WITH THE SOUTHERN RIGHT OF WAY OF McMINNVILLE HIGHWAY N 52°30'36" E FOR A DISTANCE OF 2201.05' TO AN IRON PIN; THENCE, WITH THE SOUTH LINE OF ENGLAND S 84°29'09" E FOR A DISTANCE OF 331.37' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

S 41°59'33" E FOR A DISTANCE OF 132.34' TO A POINT;
THENCE, S 48°00'27" W FOR A DISTANCE OF 30.00' TO A POINT;
THENCE, S 52°39'52" W FOR A DISTANCE OF 533.28' TO A POINT;
THENCE, S 52°41'24" W FOR A DISTANCE OF 869.34' TO A POINT;
THENCE, S 52°40'42" W FOR A DISTANCE OF 928.66' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 828681.0 SQUARE FEET, 19.024 ACRES +/-

"P"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 84°41'00" W FOR A DISTANCE OF 427.83' TO A POINT;
THENCE, N 84°41'00" W FOR A DISTANCE OF 65.10' TO A POINT;
THENCE, N 35°21'37" W FOR A DISTANCE OF 76.49' TO A POINT;
THENCE, N 35°49'31" E FOR A DISTANCE OF 26.50' TO A POINT;
THENCE, N 54°31'19" E FOR A DISTANCE OF 37.79' TO A POINT;
THENCE, N 87°36'48" E FOR A DISTANCE OF 27.87' TO A POINT;
THENCE, S 70°57'43" E FOR A DISTANCE OF 45.18' TO A POINT;
THENCE, N 88°27'07" E FOR A DISTANCE OF 28.30' TO A POINT;
THENCE, S 77°51'02" E FOR A DISTANCE OF 51.99' TO A POINT;
THENCE, N 70°38'44" E FOR A DISTANCE OF 55.47' TO A POINT;
THENCE, N 63°22'41" E FOR A DISTANCE OF 25.82' TO A POINT;
THENCE, S 60°59'18" E FOR A DISTANCE OF 29.45' TO A POINT;
THENCE, S 30°39'02" E FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, S 13°53'53" E FOR A DISTANCE OF 14.13' TO A POINT;
THENCE, N 83°57'20" E FOR A DISTANCE OF 51.85' TO A POINT;
THENCE, S 87°52'59" E FOR A DISTANCE OF 13.98' TO A POINT;
THENCE, S 34°13'51" E FOR A DISTANCE OF 12.83' TO A POINT;
THENCE, S 53°38'19" E FOR A DISTANCE OF 20.52' TO A POINT;
THENCE, S 69°11'19" E FOR A DISTANCE OF 24.94' TO A POINT;
THENCE, N 86°55'22" E FOR A DISTANCE OF 34.92' TO A POINT;
THENCE, N 31°31'27" E FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, N 60°38'11" E FOR A DISTANCE OF 113.24' TO A POINT;
THENCE, N 57°27'24" E FOR A DISTANCE OF 117.52' TO A POINT;
THENCE, S 86°09'17" E FOR A DISTANCE OF 149.82' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 274.19' TO A POINT;

THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 518.03', A RADIUS OF 400.00', A CHORD BEARING OF S 40°56'48" W, AND A CHORD LENGTH OF 482.58', TO A POINT; THENCE, N 06°41'43" E FOR A DISTANCE OF 427.63' TO A THE POINT OF BEGINNING, HAVING AN AREA OF 200856 SQUARE FEET, 4.611 ACRES +/-

and

WHEREAS, as a condition of annexation, the City of Manchester is obligated by T.C.A. 6-51-102 to formulate a Plan of Services to this area; and

WHEREAS, by separate Resolution, the Board of Mayor and Aldermen adopted a Plan of Services preliminary to annexation of the hereafter described property; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester conducted a public hearing on the annexation on May 7, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that, pursuant to the written request of the owner, Swanson Development, LP, the following property owned by Swanson Development, LP, be and is annexed into the City of Manchester:

A portion of Tax Map 67, Parcel 60.00 and all of Tax Map, Parcel 81.06 as recorded by Coffee County Registrar of Deeds, consisting of approximately 300 acres +/- that currently remain outside the Manchester City Limits more particularly described as follows:

“E”

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY GEM PROPERTIES TN. BOOK 429, PG. 124, SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE EAST & SOUTH, NESTER BOOK 435, PG. 545 ON THE SOUTH, AND FERRELL BOOK 344, PG. 340, & WELLINGTON SUBDIVISION PLAT BOOK 468A ON TH WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF FERRELL; THENCE, WITH SAID LINE FOR THE FOLLOWING CALLS: N 32°07'08" E FOR A DISTANCE OF 106.76' TO A POINT; THENCE, N 24°54'52" E FOR A DISTANCE OF 46.79' TO A POINT; THENCE, N 27°23'36" E FOR A DISTANCE OF 95.85' TO A POINT; THENCE, N 12°08'36" E FOR A DISTANCE OF 104.08' TO A POINT; THENCE, S 89°46'45" E FOR A DISTANCE OF 23.86' TO A POINT; THENCE, N 05°29'58" E FOR A DISTANCE OF 43.14' TO A POINT; THENCE, N 16°38'30" E FOR A DISTANCE OF 88.94' TO A POINT; THENCE, N 80°05'02" W FOR A DISTANCE OF 380.19' TO A POINT; THENCE, WITH THE EAST LINE OF WELLINGTON SUBDIVISION N 06°46'17" E FOR A DISTANCE OF 1479.79' TO AN IRON PIN; THENCE, WITH THE SOUTH LINE OF GEM PROPERTIES TN S 84°18'44" E FOR A DISTANCE OF 612.59' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT FOR THE FOLLOWING CALLS:

S 58°48'57" E FOR A DISTANCE OF 420.28' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 118.04' TO A POINT;
THENCE, N 54°38'23" E FOR A DISTANCE OF 4.60' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 318.97' TO A POINT;
THENCE, S 07°51'51" W FOR A DISTANCE OF 698.02' TO A POINT;
THENCE, S 06°37'45" W FOR A DISTANCE OF 496.75' TO A POINT;
THENCE, S 78°53'14" W FOR A DISTANCE OF 30.38' TO A POINT;
THENCE, WITH THE NORTH LINE OF NESTER FOR THE FOLLOWING CALLS:
S 88°12'33" W FOR A DISTANCE OF 249.87' TO A POINT;
THENCE, S 03°52'04" E FOR A DISTANCE OF 19.73' TO A POINT;
THENCE, S 86°52'09" W FOR A DISTANCE OF 29.84' TO A POINT;
THENCE, S 03°47'13" E FOR A DISTANCE OF 17.58' TO A POINT;
THENCE, WITH ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
S 80°15'47" W FOR A DISTANCE OF 168.17' TO A POINT;
THENCE, S 80°05'18" W FOR A DISTANCE OF 60.01' TO A POINT;
THENCE, S 80°16'56" W FOR A DISTANCE OF 547.07' TO POINT OF BEGINNING, HAVING AN AREA OF 2110932.6
SQUARE FEET, 48.460 ACRES +/-.

"F"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN
GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING
CALLS:

N 35°21'37" W FOR A DISTANCE OF 93.97' TO A POINT; THENCE, N 54°38'23" E FOR A DISTANCE OF 88.32' TO A POINT;
THENCE, S 07°51'51" W FOR A DISTANCE OF 128.95' TO THE POINT OF BEGINNING, HAVING AN AREA OF 4149.3
SQUARE FEET, 0.095 ACRES +/-

"J"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN
GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, AND LYNN DRIVE, GEM PROPERTIES BOOK 429, PG.
124, JACO BOOK 271, PG. 183, & KEHRER BOOK 357, PG. 808 ON THE WEST, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN BEING THE NORTHWEST CORNER OF PIERCE BOOK 279, PG.310 ;
THENCE, WITH THE NORTH LINE OF PIERCE, TRIFF AND ARNOLD FOR THE FOLLOWING CALLS:

S 80°09'04" W FOR A DISTANCE OF 634.48' TO A POINT;
THENCE, S 80°13'30" W FOR A DISTANCE OF 293.74' TO A POINT;
THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
N 05°54'19" E FOR A DISTANCE OF 596.95' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 516.62', A RADIUS OF 400.00', A CHORD
BEARING OF N 40°50'42" E, AND A CHORD LENGTH OF 481.45', TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 274.19' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 525.45' TO A POINT;
THENCE, S 86°09'17" E FOR A DISTANCE OF 627.54' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 91.71' TO AN IRON PIN;
THENCE, WITH THE WEST LINE OF GRANDVIEW ESTATES FOR THE FOLLOWING CALLS:
S 05°59'18" W FOR A DISTANCE OF 107.26' TO AN IRON PIN;
THENCE, S 05°17'17" W FOR A DISTANCE OF 157.81' TO AN IRON PIN;
THENCE, S 05°14'42" W FOR A DISTANCE OF 156.96' TO AN IRON PIN;
THENCE, S 05°16'18" W FOR A DISTANCE OF 155.54' TO AN IRON PIN;
THENCE, S 04°47'51" W FOR A DISTANCE OF 153.19' TO AN IRON PIN;

THENCE, S 05°28'48" W FOR A DISTANCE OF 150.95' TO AN IRON PIN;
THENCE, S 04°59'03" W FOR A DISTANCE OF 224.39' TO AN IRON PIN;
THENCE, S 05°23'11" W FOR A DISTANCE OF 219.17' TO AN IRON PIN;
THENCE, S 05°23'46" W FOR A DISTANCE OF 144.83' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 1191404.4 SQUARE FEET, 27.351 ACRES

"K"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, AND LYNN DRIVE, GEM PROPERTIES BOOK 429, PG. 124, JACO BOOK 271, PG. 183, & KEHRER BOOK 357, PG. 808 ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OT GEM PROPERTIES; THENCE, WITH SAID LINE N 06°13'22" E FOR A DISTANCE OF 560.01' TO A POINT; THENCE, WITH THE SOUTH LINE OF JACO & KEHRER RESPECTIVELY FOR THE FOLLOWING CALLS:

S 52°01'16" E FOR A DISTANCE OF 90.53' TO A POINT;
THENCE, S 51°53'46" E FOR A DISTANCE OF 299.98' TO A POINT;
THENCE, WITH THE EAST LINE OF KEHRER N 34°42'12" E FOR A DISTANCE OF 276.96' TO A POINT;
THENCE, WITH THE SOUTHERN RIGHT OF WAY OF WEST LYNN DRIVE N 52°05'00" W FOR A DISTANCE OF 405.23' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
N 16°32'43" E FOR A DISTANCE OF 130.61' TO A POINT;
THENCE, N 11°35'38" E FOR A DISTANCE OF 152.69' TO A POINT;
THENCE, N 48°13'41" E FOR A DISTANCE OF 53.59' TO A POINT;
THENCE, N 55°27'06" E FOR A DISTANCE OF 69.95' TO A POINT;
THENCE, N 03°40'57" E FOR A DISTANCE OF 37.22' TO A POINT;
THENCE, N 00°00'00" E FOR A DISTANCE OF 57.60' TO A POINT;
THENCE, N 04°01'58" E FOR A DISTANCE OF 66.89' TO A POINT;
THENCE, N 61°42'23" E FOR A DISTANCE OF 90.70' TO A POINT;
THENCE, S 52°12'31" E FOR A DISTANCE OF 106.73' TO A POINT;
THENCE, N 56°06'30" E FOR A DISTANCE OF 66.13' TO A POINT;
THENCE, N 73°16'36" E FOR A DISTANCE OF 86.08' TO A POINT;
THENCE, N 73°56'01" E FOR A DISTANCE OF 83.32' TO A POINT;
THENCE, N 42°59'34" E FOR A DISTANCE OF 67.33' TO A POINT;
THENCE, N 60°36'30" E FOR A DISTANCE OF 37.08' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 131.16' TO A POINT;
THENCE, S 86°09'17" E FOR A DISTANCE OF 556.18' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 628.32', A RADIUS OF 400.00', A CHORD BEARING OF S 41°09'17" E, AND A CHORD LENGTH OF 565.69', TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 575.45' TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 149.82' TO A POINT;
THENCE, S 57°27'24" W FOR A DISTANCE OF 117.52' TO A POINT;
THENCE, S 60°38'31" W FOR A DISTANCE OF 113.22' TO A POINT;
THENCE, S 31°30'44" W FOR A DISTANCE OF 23.90' TO A POINT;
THENCE, S 86°55'22" W FOR A DISTANCE OF 34.92' TO A POINT;
THENCE, N 69°08'44" W FOR A DISTANCE OF 25.00' TO A POINT;
THENCE, N 53°35'14" W FOR A DISTANCE OF 20.45' TO A POINT;
THENCE, N 34°13'51" W FOR A DISTANCE OF 12.83' TO A POINT;
THENCE, N 87°52'59" W FOR A DISTANCE OF 13.98' TO A POINT;
THENCE, S 83°57'20" W FOR A DISTANCE OF 51.85' TO A POINT;
THENCE, N 13°51'05" W FOR A DISTANCE OF 14.14' TO A POINT;
THENCE, N 30°39'02" W FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, N 61°03'40" W FOR A DISTANCE OF 29.44' TO A POINT;
THENCE, S 63°25'51" W FOR A DISTANCE OF 25.80' TO A POINT;
THENCE, S 70°37'53" W FOR A DISTANCE OF 55.06' TO A POINT;
THENCE, N 78°05'19" W FOR A DISTANCE OF 52.35' TO A POINT;

THENCE, S 88°27'07" W FOR A DISTANCE OF 28.30' TO A POINT;
THENCE, N 70°56'18" W FOR A DISTANCE OF 45.18' TO A POINT;
THENCE, S 87°36'48" W FOR A DISTANCE OF 27.85' TO A POINT;
THENCE, S 54°32'11" W FOR A DISTANCE OF 37.80' TO A POINT;
THENCE, S 35°49'01" W FOR A DISTANCE OF 26.52' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 76.49' TO A POINT;
THENCE, N 84°41'00" W FOR A DISTANCE OF 226.55' TO A POINT;
THENCE, S 06°16'02" W FOR A DISTANCE OF 316.22' TO A POINT;
THENCE, S 06°12'49" W FOR A DISTANCE OF 140.68' TO A POINT;
THENCE, S 07°51'51" W FOR A DISTANCE OF 373.69' TO A POINT;
THENCE, S 54°38'23" W FOR A DISTANCE OF 88.32 TO A POIN;
THENCE, N 35°21'37" W FOR A DISTANCE OF 225.00' TO A POINT;
THENCE, S 54°38'23" W FOR A DISTANCE OF 4.60' TO A POINT;
THENCE, N 35°21'37" W FOR A DISTANCE OF 118.04' TO A POINT;
THENCE, N 58°48'57" W FOR A DISTANCE OF 420.28' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 1877502 SQUARE FEET, 43.102 ACRES +/-

"L"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, ENGLAND BOOK 265, PG. 838, LOWERY BOOK 388, PG. 136, BROWN BOOK 317, PG. 864, & CARROLL BOOK 352, PG. 169 ON THE NORTH, MITCHEL BOOK 391, PG. 341 ON THE EAST, SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE SOUTH, AND WEST LYNN DRIVE ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE SOUTHEAST CORNER OF FREDRICK; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 52°40'42" E FOR A DISTANCE OF 928.68' TO A POINT;
THENCE, N 52°41'24" E FOR A DISTANCE OF 869.34' TO A POINT;
THENCE, S 39°49'11" E FOR A DISTANCE OF 37.44' TO A POINT;
THENCE, S 12°05'41" E FOR A DISTANCE OF 50.76' TO A POINT;
THENCE, S 27°40'08" W FOR A DISTANCE OF 141.78' TO A POINT;
THENCE, S 01°01'39" W FOR A DISTANCE OF 535.29' TO A POINT;
THENCE, S 21°22'02" E FOR A DISTANCE OF 73.80' TO A POINT;
THENCE, S 81°16'40" E FOR A DISTANCE OF 53.90' TO A POINT;
THENCE, S 37°36'09" E FOR A DISTANCE OF 42.66' TO A POINT;
THENCE, S 08°19'21" W FOR A DISTANCE OF 69.90' TO A POINT;
THENCE, S 22°56'16" E FOR A DISTANCE OF 238.97' TO A POINT;
THENCE, S 29°21'28" E FOR A DISTANCE OF 112.79' TO A POINT;
THENCE, S 02°18'42" E FOR A DISTANCE OF 52.67' TO A POINT;
THENCE, S 40°07'25" W FOR A DISTANCE OF 31.91' TO A POINT;
THENCE, S 07°35'41" E FOR A DISTANCE OF 18.13' TO A POINT;
THENCE, S 43°02'38" E FOR A DISTANCE OF 30.44' TO A POINT;
THENCE, S 23°47'07" E FOR A DISTANCE OF 47.56' TO A POINT;
THENCE, N 40°05'36" E FOR A DISTANCE OF 53.12' TO A POINT;
THENCE, N 18°50'49" E FOR A DISTANCE OF 43.01' TO A POINT;
THENCE, N 58°06'58" E FOR A DISTANCE OF 43.47' TO A POINT;
THENCE, N 62°42'30" E FOR A DISTANCE OF 41.38' TO A POINT;
THENCE, N 02°47'09" E FOR A DISTANCE OF 37.03' TO A POINT;
THENCE, N 04°03'59" W FOR A DISTANCE OF 25.38' TO A POINT;
THENCE, N 18°42'42" W FOR A DISTANCE OF 39.21' TO A POINT;
THENCE, N 29°34'40" E FOR A DISTANCE OF 25.49' TO A POINT;
THENCE, N 73°56'24" E FOR A DISTANCE OF 41.14' TO A POINT;
THENCE, N 77°40'57" E FOR A DISTANCE OF 29.57' TO A POINT;
THENCE, N 52°35'41" E FOR A DISTANCE OF 21.04' TO A POINT;
THENCE, N 84°48'20" E FOR A DISTANCE OF 21.72' TO A POINT;
THENCE, N 77°01'42" E FOR A DISTANCE OF 87.06' TO A POINT;

THENCE, S 73°25'11" E FOR A DISTANCE OF 22.60' TO A POINT;
THENCE, S 78°27'55" E FOR A DISTANCE OF 29.96' TO A POINT;
THENCE, N 51°57'36" E FOR A DISTANCE OF 51.09' TO A POINT;
THENCE, N 25°27'48" E FOR A DISTANCE OF 35.73' TO A POINT;
THENCE, N 27°45'31" W FOR A DISTANCE OF 32.98' TO A POINT;
THENCE, N 04°23'55" W FOR A DISTANCE OF 20.03' TO A POINT;
THENCE, N 63°26'06" E FOR A DISTANCE OF 24.04' TO A POINT;
THENCE, S 82°55'09" E FOR A DISTANCE OF 26.26' TO A POINT;
THENCE, N 21°19'04" E FOR A DISTANCE OF 30.07' TO A POINT;
THENCE, N 75°34'13" E FOR A DISTANCE OF 56.21' TO A POINT;
THENCE, S 85°11'11" E FOR A DISTANCE OF 45.25' TO A POINT;
THENCE, N 64°40'33" E FOR A DISTANCE OF 59.07' TO A POINT;
THENCE, N 83°34'41" E FOR A DISTANCE OF 57.45' TO A POINT;
THENCE, N 78°27'06" E FOR A DISTANCE OF 100.67' TO A POINT;
THENCE, N 07°43'44" W FOR A DISTANCE OF 10.36' TO A POINT;
THENCE, N 07°43'44" W FOR A DISTANCE OF 434.90' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 598.01', A RADIUS OF 1000.00', A CHORD BEARING OF N 24°51'39" W, AND A CHORD LENGTH OF 589.14', TO A POINT;
THENCE, N 41°59'33" W FOR A DISTANCE OF 496.98' TO A POINT; THENCE, WITH THE SOUTH LINES OF ENGLAND, LOWERY, BROWN, & CARROLL RESPECTIVELY FOR THE FOLLOWING CALLS:
84°29'09" E FOR A DISTANCE OF 248.82' TO A POINT;
THENCE, S 84°28'42" E FOR A DISTANCE OF 583.56' TO A POINT;
THENCE, S 84°39'40" E FOR A DISTANCE OF 312.44' TO AN IRON PIN;
THENCE, S 84°37'54" E FOR A DISTANCE OF 586.36' TO AN IRON PIN;
THENCE, WITH THE WEST LINE OF MITCHELL S 05°01'53" W FOR A DISTANCE OF 1190.04' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
S 17°18'02" W FOR A DISTANCE OF 173.85' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 1038.00' TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 303.00' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 50.00' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 628.32', A RADIUS OF 400.00', A CHORD BEARING OF N 41°09'17" W, AND A CHORD LENGTH OF 565.69', TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 556.18' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 131.16' TO A POINT;
THENCE, S 60°36'30" W FOR A DISTANCE OF 37.08' TO A POINT;
THENCE, S 42°59'34" W FOR A DISTANCE OF 67.33' TO A POINT;
THENCE, S 73°56'01" W FOR A DISTANCE OF 83.32' TO A POINT;
THENCE, S 73°16'36" W FOR A DISTANCE OF 86.08' TO A POINT;
THENCE, S 56°06'30" W FOR A DISTANCE OF 66.13' TO A POINT;
THENCE, N 52°12'31" W FOR A DISTANCE OF 106.73' TO A POINT;
THENCE, S 61°42'23" W FOR A DISTANCE OF 90.70' TO A POINT;
THENCE, S 04°01'58" W FOR A DISTANCE OF 66.89' TO A POINT;
THENCE, S 00°00'00" W FOR A DISTANCE OF 57.60' TO A POINT;
THENCE, S 03°40'57" W FOR A DISTANCE OF 37.22' TO A POINT;
THENCE, S 55°27'06" W FOR A DISTANCE OF 69.95' TO A POINT;
THENCE, S 48°13'41" W FOR A DISTANCE OF 53.59' TO A POINT;
THENCE, S 11°35'38" W FOR A DISTANCE OF 152.69' TO A POINT;
THENCE, S 16°32'43" W FOR A DISTANCE OF 130.61' TO A POINT;
THENCE, WITH THE NORTHERN RIGHT OF WAY OF WEST LYNN DRIVE N 52°05'00" W FOR A DISTANCE OF 1922.94' TO AN IRON PIN; THENCE, WITH THE SOUTH LINE OF FREDRICK N 52°19'41" E FOR A DISTANCE OF 125.00' TO A THE POINT OF BEGINNING, HAVING AN AREA OF 4845517.3 SQUARE FEET, 111.238 ACRES+/-

"M"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY MITCHELL BOOK 391, PG. 341 ON THE NORTH, GRANDVIEW ESTATES PLAT BOOK 65A ON THE EAST,

ARNOLD BOOK 370, PG. 638 ON THE SOUTH, AND SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE NORTHERN LINE OF LOT 13;
THENCE, WITH SAID LINE N 88°20'20" W FOR A DISTANCE OF 215.35' TO AN IRON PIN;
THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT LP FOR THE FOLLOWING CALLS:
N 03°50'43" E FOR A DISTANCE OF 91.71' TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 324.54' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 1038.00' TO A POINT;
THENCE, N 17°18'02" E FOR A DISTANCE OF 173.85' TO A POINT;
THENCE, WITH THE SOUTH LINE OF MITCHELL S 84°14'41" E FOR A DISTANCE OF 528.78' TO A POINT; THENCE, WITH THE WEST LINE OF GRANDVIEW ESTATES FOR THE FOLLOWING CALLS:
S 06°07'30" W FOR A DISTANCE OF 318.27' TO A POINT;
THENCE, S 05°05'20" W FOR A DISTANCE OF 152.83' TO AN IRON PIN;
THENCE, S 05°07'23" W FOR A DISTANCE OF 294.79' TO AN IRON PIN;
THENCE, S 04°37'12" W FOR A DISTANCE OF 143.04' TO AN IRON PIN;
THENCE, S 04°31'13" W FOR A DISTANCE OF 278.21' TO AN IRON PIN;
THENCE, S 04°48'27" W FOR A DISTANCE OF 86.22' TO THE POINT OF BEGINNING, HAVING AN AREA OF 677009.3 SQUARE FEET, 15.542 ACRES +/-

"N"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 52°39'52" E FOR A DISTANCE OF 533.28' TO A POINT;
THENCE, N 48°00'27" E FOR A DISTANCE OF 30.00' TO A POINT;
THENCE, S 41°59'33" E FOR A DISTANCE OF 364.64' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 598.01', A RADIUS OF 1000.00', A CHORD BEARING OF S 24°51'39" E, AND A CHORD LENGTH OF 589.14', TO A POINT;
THENCE, S 07°43'44" E FOR A DISTANCE OF 445.25' TO A POINT;
THENCE, S 78°27'06" W FOR A DISTANCE OF 100.67' TO A POINT;
THENCE, S 83°34'41" W FOR A DISTANCE OF 57.45' TO A POINT;
THENCE, S 64°40'33" W FOR A DISTANCE OF 59.07' TO A POINT;
THENCE, N 85°11'11" W FOR A DISTANCE OF 45.25' TO A POINT;
THENCE, S 75°34'13" W FOR A DISTANCE OF 56.21' TO A POINT;
THENCE, S 21°19'04" W FOR A DISTANCE OF 30.07' TO A POINT;
THENCE, N 82°55'09" W FOR A DISTANCE OF 26.26' TO A POINT;
THENCE, S 63°26'06" W FOR A DISTANCE OF 24.04' TO A POINT;
THENCE, S 04°23'55" E FOR A DISTANCE OF 20.03' TO A POINT;
THENCE, S 27°45'31" E FOR A DISTANCE OF 32.98' TO A POINT;
THENCE, S 25°27'48" W FOR A DISTANCE OF 35.73' TO A POINT;
THENCE, S 51°57'36" W FOR A DISTANCE OF 51.09' TO A POINT;
THENCE, N 78°27'55" W FOR A DISTANCE OF 29.96' TO A POINT;
THENCE, N 73°25'11" W FOR A DISTANCE OF 22.60' TO A POINT;
THENCE, S 77°01'42" W FOR A DISTANCE OF 87.06' TO A POINT;
THENCE, S 84°48'20" W FOR A DISTANCE OF 21.72' TO A POINT;
THENCE, S 52°35'41" W FOR A DISTANCE OF 21.04' TO A POINT;
THENCE, S 77°40'57" W FOR A DISTANCE OF 29.57' TO A POINT;
THENCE, S 73°56'24" W FOR A DISTANCE OF 41.14' TO A POINT;
THENCE, S 29°34'40" W FOR A DISTANCE OF 25.49' TO A POINT;
THENCE, S 18°42'42" E FOR A DISTANCE OF 39.21' TO A POINT;

THENCE, S 04°03'59" E FOR A DISTANCE OF 25.38' TO A POINT;
THENCE, S 02°47'09" W FOR A DISTANCE OF 37.03' TO A POINT;
THENCE, S 62°42'30" W FOR A DISTANCE OF 41.38' TO A POINT;
THENCE, S 58°06'58" W FOR A DISTANCE OF 43.47' TO A POINT;
THENCE, S 18°50'49" W FOR A DISTANCE OF 43.01' TO A POINT;
THENCE, S 40°05'36" W FOR A DISTANCE OF 53.12' TO A POINT;
THENCE, N 23°47'07" W FOR A DISTANCE OF 47.56' TO A POINT;
THENCE, N 43°02'38" W FOR A DISTANCE OF 30.44' TO A POINT;
THENCE, N 07°35'41" W FOR A DISTANCE OF 18.13' TO A POINT;
THENCE, N 40°07'25" E FOR A DISTANCE OF 31.91' TO A POINT;
THENCE, N 02°18'42" W FOR A DISTANCE OF 52.67' TO A POINT;
THENCE, N 29°21'28" W FOR A DISTANCE OF 112.79' TO A POINT;
THENCE, N 22°56'16" W FOR A DISTANCE OF 238.97' TO A POINT;
THENCE, N 08°19'21" E FOR A DISTANCE OF 69.90' TO A POINT;
THENCE, N 37°36'09" W FOR A DISTANCE OF 42.66' TO A POINT;
THENCE, N 81°16'40" W FOR A DISTANCE OF 53.90' TO A POINT;
THENCE, N 21°22'02" W FOR A DISTANCE OF 73.80' TO A POINT;
THENCE, N 01°01'39" E FOR A DISTANCE OF 535.29' TO A POINT;
THENCE, N 27°40'08" E FOR A DISTANCE OF 141.78' TO A POINT;
THENCE, N 12°05'41" W FOR A DISTANCE OF 50.76' TO A POINT;
THENCE, N 39°49'11" W FOR A DISTANCE OF 37.44' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 1136443.3 SQUARE FEET, 26.089 ACRES +/-

"O"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY McMINNVILLE HIGHWAY ON THE NORTH, ENGLAND BOOK 265, PG. 838 ON THE EAST, SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE SOUTH, AND FREDRICK BOOK 427, PG. 109 ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE SOUTHEAST CORNER OF FREDRICK ; THENCE, WITH THE EAST LINE OF FREDRICK N 52°10'19" W FOR A DISTANCE OF 365.33' TO AN IRON PIN; THENCE, WITH THE SOUTHERN RIGHT OF WAY OF McMINNVILLE HIGHWAY N 52°30'36" E FOR A DISTANCE OF 2201.05' TO AN IRON PIN; THENCE, WITH THE SOUTH LINE OF ENGLAND S 84°29'09" E FOR A DISTANCE OF 331.37' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

S 41°59'33" E FOR A DISTANCE OF 132.34' TO A POINT;
THENCE, S 48°00'27" W FOR A DISTANCE OF 30.00' TO A POINT;
THENCE, S 52°39'52" W FOR A DISTANCE OF 533.28' TO A POINT;
THENCE, S 52°41'24" W FOR A DISTANCE OF 869.34' TO A POINT;
THENCE, S 52°40'42" W FOR A DISTANCE OF 928.66' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 828681.0 SQUARE FEET, 19.024 ACRES +/-

"P"

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 84°41'00" W FOR A DISTANCE OF 427.83' TO A POINT;
THENCE, N 84°41'00" W FOR A DISTANCE OF 65.10' TO A POINT;
THENCE, N 35°21'37" W FOR A DISTANCE OF 76.49' TO A POINT;
THENCE, N 35°49'31" E FOR A DISTANCE OF 26.50' TO A POINT;
THENCE, N 54°31'19" E FOR A DISTANCE OF 37.79' TO A POINT;
THENCE, N 87°36'48" E FOR A DISTANCE OF 27.87' TO A POINT;

THENCE, S 70°57'43" E FOR A DISTANCE OF 45.18' TO A POINT;
THENCE, N 88°27'07" E FOR A DISTANCE OF 28.30' TO A POINT;
THENCE, S 77°51'02" E FOR A DISTANCE OF 51.99' TO A POINT;
THENCE, N 70°38'44" E FOR A DISTANCE OF 55.47' TO A POINT;
THENCE, N 63°22'41" E FOR A DISTANCE OF 25.82' TO A POINT;
THENCE, S 60°59'18" E FOR A DISTANCE OF 29.45' TO A POINT;
THENCE, S 30°39'02" E FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, S 13°53'53" E FOR A DISTANCE OF 14.13' TO A POINT;
THENCE, N 83°57'20" E FOR A DISTANCE OF 51.85' TO A POINT;
THENCE, S 87°52'59" E FOR A DISTANCE OF 13.98' TO A POINT;
THENCE, S 34°13'51" E FOR A DISTANCE OF 12.83' TO A POINT;
THENCE, S 53°38'19" E FOR A DISTANCE OF 20.52' TO A POINT;
THENCE, S 69°11'19" E FOR A DISTANCE OF 24.94' TO A POINT;
THENCE, N 86°55'22" E FOR A DISTANCE OF 34.92' TO A POINT;
THENCE, N 31°31'27" E FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, N 60°38'11" E FOR A DISTANCE OF 113.24' TO A POINT;
THENCE, N 57°27'24" E FOR A DISTANCE OF 117.52' TO A POINT;
THENCE, S 86°09'17" E FOR A DISTANCE OF 149.82' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 274.19' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 518.03', A RADIUS OF 400.00', A CHORD BEARING OF S 40°56'48" W, AND A CHORD LENGTH OF 482.58', TO A POINT;
THENCE, N 06°41'43" E FOR A DISTANCE OF 427.63' TO A THE POINT OF BEGINNING,
HAVING AN AREA OF 200856 SQUARE FEET, 4.611 ACRES +/-

Resolved this _____ day of _____ 2024.

Mayor Marilyn Howard

, Finance Director



CITY OF MANCHESTER
HEALTH AND CODES DEPARTMENT
200 W. Fort Street
Manchester, Tennessee 37355
931-723-1464



April 3, 2024

Board of Mayor and Aldermen
City of Manchester
200 West Fort Street.
Manchester, TN 37355

Re: Swanson Development Annexation Request
McMinnville Hwy/Ragsdale Rd. (Approximately 300 acres)

Ladies and Gentlemen:

Pursuant to T.C.A. § 6-51-102(b)(4), the Manchester Regional Planning Commission (the "Planning Commission") issues this written report after study of the plan of services (the "Plan of Services") for the property currently owned by Swanson Development LP described as Map 067, Parcel 060.00. The Planning Commission believes that the Plan of Services adequately addresses the scope of services identified in T.C.A. § 6-51-102 as well as the timing of the services. Manchester City Schools stated that they are near capacity. The school system has commenced a three (3) year process to plan for construction of new school buildings by gaining approval for the purchase of property needed for such construction. The developer will be responsible for providing adequate water and sewer infrastructure as well as TDEC approval and any easements to the development. Police and Public Works stated they will require additional staff and equipment upon development. Parks and Recreation continues to express the need for additional park land.

Following the aforementioned study at its duly called meeting on March 18, 2024, the Planning Commission voted to recommend approval of the Plan of Services.

Sincerely,

MANCHESTER REGIONAL PLANNING
COMMISSION

By: 
MARK A. WILLIAMS, CHAIRMAN

MAW/mt

Cc: Brittany Fiske, Community Development and Zoning Director

CITY OF MANCHESTER, TENNESSEE

DEPARTMENT OF HEALTH AND CODES

200 W. Fort Street

Manchester, TN 37355

931-723-1464

Email: gfrazier@cityofmanchestertn.com

REZONING APPLICATION

FEE: \$200

DATE: 2/27/24

MEETING DATE: 3/18/24

CASE #: 04-2024

TIME OF MEETING: 5:30 P.M.

LOCATION: CITY HALL MEETING ROOM

- APPROVAL *Positive*
- DISAPPROVAL *NO*
- NO ACTION TAKEN

MANCHESTER PLANNING COMMISSION

Name of Property Owner: Swanson Development, LP

Address of Owner: 1188 Park Avenue, Murfreesboro, TN 37129

Home Phone: _____ Work Phone: 615-896-0000

I hereby request to the Planning Commission:

Rezoning UGB to R-1, R-2, R-3, R-4, C-2, C-3, I-1

Intended Use: Mixture of residential detached and attached single-family homes, that also includes properties zoned for commercial and industrial land uses.

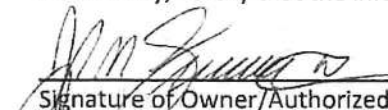
Address of Property: 2514 McMinnville Highway

Property Tax Map No: 67 Group: _____ Control Map: _____ Parcel No. A portion of 60.00 and all of 81.06

Is this property in a Flood Hazard Area per FIRM Map No. 47031C0-120C and 206C
Map Revised: August 4, 2008.

Note: This annexation and rezoning request is for the portions of the overall Old Stone Fort Crossings development that are currently within the city's UGB.

I do hereby, certify that the information given above is accurate/correct to the best of my knowledge


Signature of Owner/Authorized Agent

- Rezoning instruction sheet received
- Site Plan checklist received



CITY OF MANCHESTER, TENNESSEE

BUILDING PERMIT

VAR,SPEC EXC,REZONING, ORD AMD

PERMIT #: 117031

DATE ISSUED: 2/26/2024

DESCRIPTION:	VAR,SPEC EXC,REZONING, ORD AMD	DEBRIS
LOCATION:	McMINNVILLE HWY/RAGS	AFFDAVIT W/C
SUBDIVISION:	McMINNVILLE HWY./RAGSDALE RD	TILE PERMIT
LOT#		
OWNER NAME:	SWANSON DEVELOPMENT	CONTRACTOR:
ADDRESS	1188 PARK PLACE	SEC. INC. % ROB MOLCHAN
CITY	MURFREESBORO	ADDRESS:
STATE	TN	850 MIDDLE TENNESSEE BLVD
ZIP:	37129	CITY:
PHONE:	615-896-0000	MURFREESBORO
		ST:
		TN
		ZIP:
		37129
		PHONE:
		615-956-1989
		LICENSE:

ELEC CONTRACTOR VALUATION:	\$ 0.00	PLB CONTRACTR SITE PLN ON FILE
NO OF ELEVATORS:		HEIGHT:
NO OF FLOORS:		BLDG LxW
NO OF FAMILIES:		NUMBER ROOMS
USE ZONE:		NUM KITCHENS:
ROOF:		FOUNDATION:
EXTERIOR WALLS:		INTERIOR WALLS:
SPRINKLERS:		NUMBER BATHS:
STANDPIPES:		HEAT SOURCE:
FIREPLACES:		

FRONT SETBACK: _____ REAR SETBACK: _____
LEFT SETBACK: _____ RIGHT SETBACK: _____

TOTAL BLDG FEES \$ 200.00

Remarks ANNEXATION 300 +/-ACRES TO BE ZONED R-1, R-2, R-3, R-4
C-2, C-3, I-1

If not approved, give reason: _____

Board of Zoning Appeals in case number _____ adopted _____

Application approved by _____

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

[Signature] 2/27/24
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

[Signature] 2/27/24 _____
(ZONING) BLDG CODE EXAMINER) DATE (BLDG INSPECTOR) DATE

February 23, 2024

Brittany Fiske
City of Manchester, TN – Health & Codes Department
200 W. Fort Street
Manchester, TN 37355

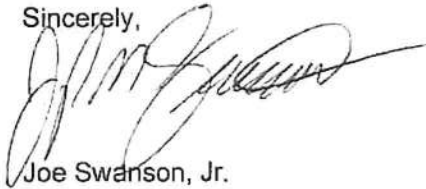
RE: Annexation Request
Property Located at 2514 McMinnville Highway
Manchester, TN 37355

Dear Brittany,

This letter is to formally request for annexation of my property into the City of Manchester, TN. My property is located at 2514 McMinnville Highway. The property is identified as a portion of Parcel 60.00 and all of Parcel 81.06 of Tax Map 67 as recorded by Coffee County Registers of Deeds. The remaining portion of Parcel 60.00 and Parcel 81.08 of my property are already within the City's Limits. This request would bring all properties that I own together within the city limits of Manchester.

If you have any questions or if I may be of further assistance, I can be contacted by phone at 615-896-0000. My email address is joejr@swansoncompanies.com.

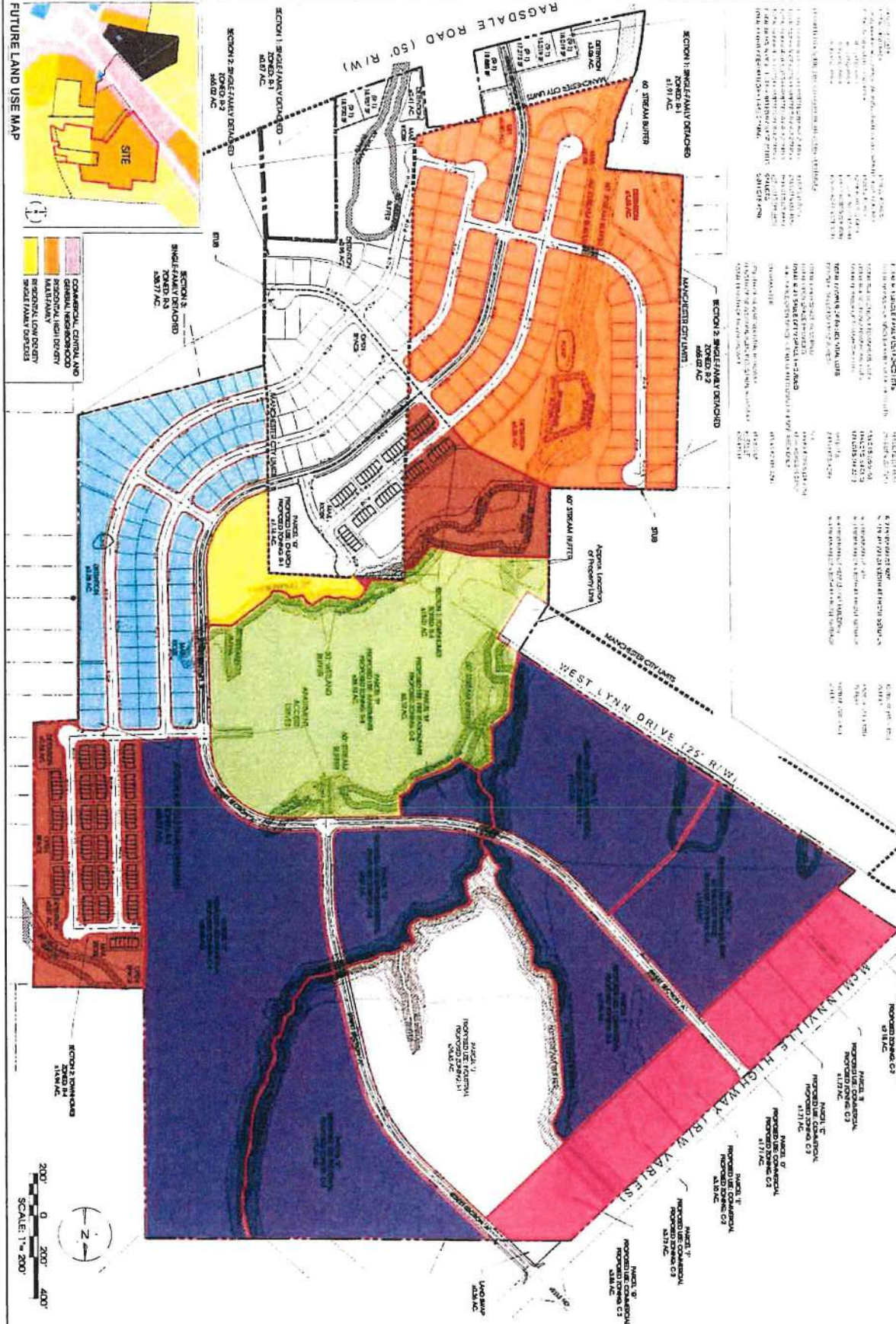
Sincerely,



Joe Swanson, Jr.
Property Owner at 2514 McMinnville Highway
Swanson Developments, LP

OLD STONE FORT CROSSINGS
CONCEPTUAL SITE PLAN

PROJECT DATA: 01-16-2014
 DATE: 01-16-2014
 PROJECT NO.: 14-001
 CLIENT: SEC, INC.
 LOCATION: MANCHESTER, TN
 SCALE: 1" = 200'



**OLD STONE FORT CROSSINGS
CONCEPTUAL SITE PLAN**

GENERAL NOTES:

1. THIS PLAN IS A PRELIMINARY CONCEPTUAL SITE PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE.
2. THE PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL BY THE LOCAL GOVERNMENT AND THE STATE OF TENNESSEE.
3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE ZONING ORDINANCES OF THE LOCAL GOVERNMENT AND THE STATE OF TENNESSEE.
4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE ENVIRONMENTAL REGULATIONS OF THE STATE OF TENNESSEE.
5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REGULATIONS OF THE FEDERAL GOVERNMENT.
6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REGULATIONS OF THE STATE OF TENNESSEE.
7. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REGULATIONS OF THE LOCAL GOVERNMENT.
8. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REGULATIONS OF THE STATE OF TENNESSEE.
9. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REGULATIONS OF THE FEDERAL GOVERNMENT.
10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REGULATIONS OF THE STATE OF TENNESSEE.

SECTION 1: SINGLE-FAMILY DETACHED
ZONED R-1
1.51 AC

SECTION 2: SINGLE-FAMILY DETACHED
ZONED R-1
1.51 AC

SECTION 3: SINGLE-FAMILY DETACHED
ZONED R-1
1.51 AC

SECTION 4: SINGLE-FAMILY DETACHED
ZONED R-1
1.51 AC

SECTION 5: SINGLE-FAMILY DETACHED
ZONED R-1
1.51 AC

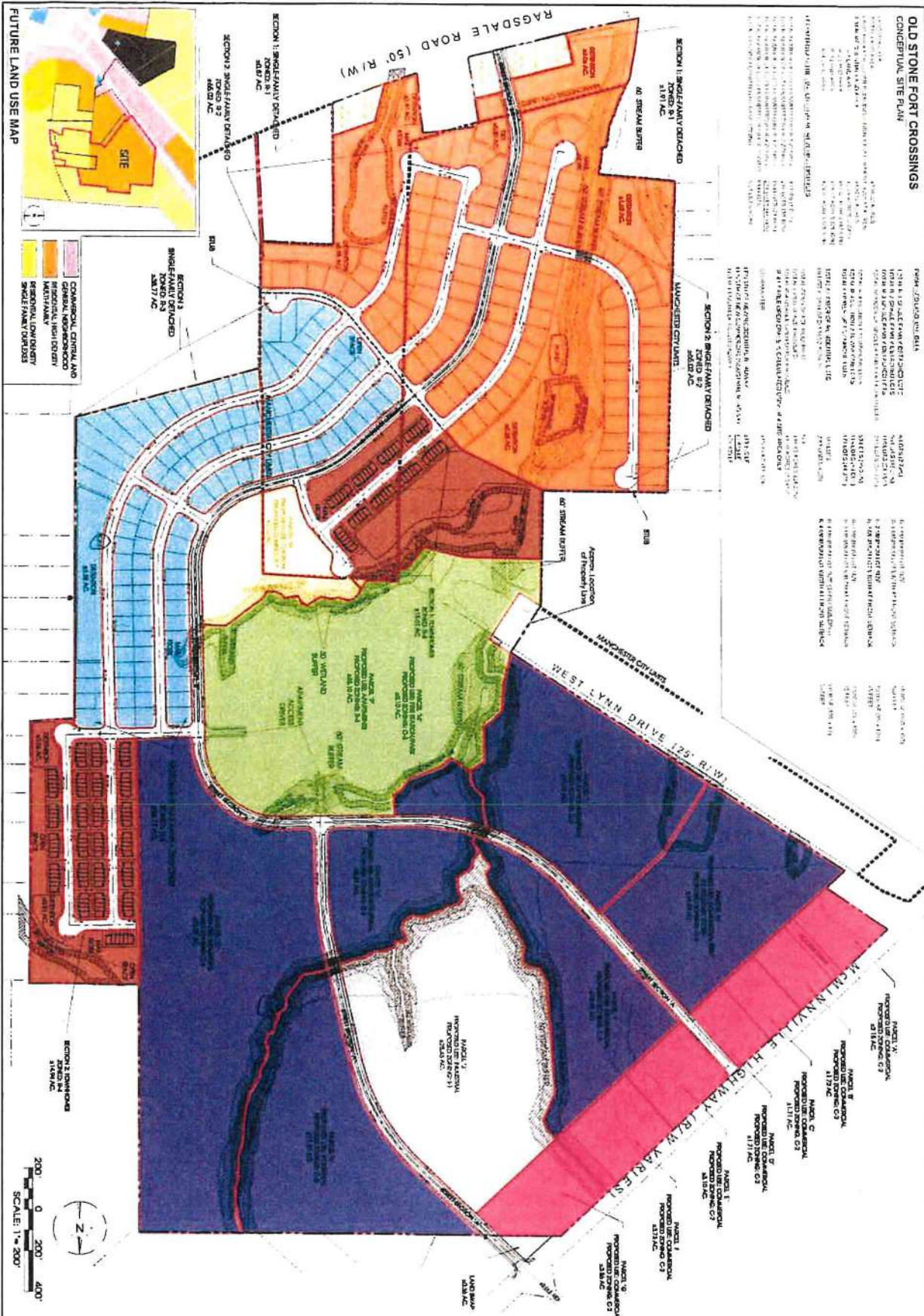
SECTION 6: SINGLE-FAMILY DETACHED
ZONED R-1
1.51 AC

SECTION 7: SINGLE-FAMILY DETACHED
ZONED R-1
1.51 AC

SECTION 8: SINGLE-FAMILY DETACHED
ZONED R-1
1.51 AC

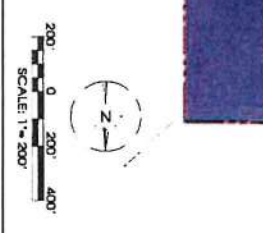
SECTION 9: SINGLE-FAMILY DETACHED
ZONED R-1
1.51 AC

SECTION 10: SINGLE-FAMILY DETACHED
ZONED R-1
1.51 AC



LEGEND:

- COMMERCIAL, CRITICAL AND GENERAL IMPROVEMENT
- RESIDENTIAL LOW-DENSITY
- RESIDENTIAL MEDIUM-DENSITY
- RESIDENTIAL HIGH-DENSITY
- RESIDENTIAL SINGLE-FAMILY DETACHED



DATE	11/11/2011
BY	J.M.S.
CHECKED BY	J.M.S.
SCALE	1" = 200'
TITLE	CONCEPT PLAN 'B'
PROJECT NO.	CP1.0

Old Stone Fort Crossings
Manchester, TN



SEC, Inc. SITE ENGINEERING CONSULTANTS
11111 W. WOODBRIDGE BLVD., SUITE 100
MEMPHIS, TN 38117
TEL: 901.752.1111
WWW.SECINC.COM

RESOLUTION NO. .

**A RESOLUTION AUTHORIZING A CONTRACT TO PURCHASE A
KNUCKLEBOOM TRUCK AND LOADER AT A TOTAL COST OF TWO HUNDRED
AND FIVE THOUSAND TWO HUNDRED SEVENTEEN AND 00/100 DOLLARS
(\$205,217.00) FOR USE BY THE STREET DEPARTMENT**

WHEREAS the City of Manchester Street Department needs new equipment for refuse and debris pick-up; and

WHEREAS the Street Department has determined that a KBF-20H Knuckleboom Loader and Truck Body will best serve the Department's needs; and

WHEREAS this equipment is available pursuant to the State of Tennessee Department of General Services contract making the purchase exempt from the City's bidding requirements; and

WHEREAS Code Section 5-703 (4) of the City of Manchester requires any obligation of the City on any contract in excess of \$35,000 be approved by resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester contract to purchase a KBF--20H Knuckleboom Loader and Truck Body at a cost of Two Hundred and Five Thousand, Two Hundred and Seventeen and 00/100 Dollars (\$205,217.00) from Stringfellow, a State of Tennessee Department of General Services contract vendor.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the purchases be funded from the _____ 2023/2024 budget.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Mayor be authorized to enter into the contract.

Resolved this _____ day of _____ 2024.

Marilyn Howard, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. _____

AN RESOLUTION TO AMEND RESOLUTION 32-2023 PROVIDING FOR FUNDING OF THE MANCHESTER CITY SCHOOL'S LAND PURCHASE OF UP TO 50% OF THE PURCHASE PRICE OF TWO MILLION, NINE HUNDRED AND THIRTY EIGHT, THOUSAND AND SIX HUNDRED DOLLARS AND 00/100 CENTS (\$2,938,600.00)

WHEREAS the City of Manchester operates a City school system for education of children resident of the City up to eighth grade; and

WHEREAS the City of Manchester is experiencing exponential growth in the school system population; and

WHEREAS the 84 acres owned by Batesville Manufacturing has been offered for sale to the Manchester City School system, which needs up to 70 acres for future expansion as projected; and

WHEREAS the following wording should replace any wording to the contrary in Resolution 30-2023 to correct any typographical errors: and

WHEREAS the Manchester City School system has requested the City of Manchester to pay for 50% of the purchase price of approximately TWO MILLION, NINE HUNDRED AND THIRTY EIGHT, THOUSAND and SIX HUNDRED dollars and 00/100 cents(\$2,938,600.00) over the next two budget cycles, in exchange for the use of approximately 14 acres as the City of Manchester sees fit, and

WHEREAS the Charter of the City of Manchester provides that this purchase of land is subject to the approval of the Board of Mayor and Aldermen and further provides that any borrowing for such project shall be by action of the Board of Mayor and Aldermen upon recommendation of the Board of Education; and

WHEREAS the Board of Education has recommended that this purchase and funding method is needed for future growth; and

WHEREAS T.C.A. 49-3-314 sets forth the apportionment of school funding between the State of Tennessee and Local Education Authorities; and

WHEREAS the Board of Education of the City of Manchester is able to fund One Million Four Hundred Sixty Nine Thousand Three Hundred and 00/100 Dollars (\$1,469,300.00) of the project from existing or expected funding over the next two budget cycles; and

WHEREAS the Board of Mayor and Aldermen will commit up to One Million Four Hundred, Sixty Nine Thousand and Three Hundred and 00/100 Dollars (\$1,469,300) to match the balance needed to complete the purchase of the land, described above, provided such funding qualifies for the expenditure exemptions for the maintenance of local funding requirement contained in T.C.A. 49-3-314(c)(2); and

WHEREAS funding for non-recurring expenditures is excluded from the “maintenance of local funding requirement” described in T.C.A. 49-3-314(c)(4), provided the exclusion of such funding is evidenced by written agreement with the Board of Education of the City of Manchester and such agreement is reviewed by the Tennessee Department of Education and it concurs that the expenditures are non-recurring; and

WHEREAS the Board of Education of the City of Manchester agrees that these expenditures are non-recurring and will execute the written agreement contemplated by T.C.A. 49-3-314 and obtain approval of the State of Tennessee Department of Education that these expenditures are non-recurring as a condition of receipt of the funding; and

WHEREAS Manchester Municipal Code 5-703(4) requires approval by resolution of any contract obligating the City in excess of \$35,000.

BE IT THEREFORE RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester will fund 50% of the purchase price of the land described above (approximately 84 acres) owned by Batesville Manufacturing and located at 175 Monogard Drive, Manchester, Tennessee, not to exceed One Million Four Hundred, Sixty Nine Thousand and Three Hundred Dollars (\$1,469,300.00), for the purchase of said land to be paid over the next two budget cycles, provided that, on or before that date, the Board of Education enters into a written agreement that the funds are needed for the purchase of the land described above; are non-recurring and that the State of Tennessee Board of Education has reviewed the agreement and concurs that the expenditures are non-recurring.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Mayor and Finance Director are authorized to execute the documents necessary to complete this agreement.

Resolved this _____ day of _____ 2024.

Mayor Marilyn Howard

Anthony Burrows, Finance Director

ORDINANCE NO. _____

AN ORDINANCE TO AMEND MANCHESTER MUNICIPAL CODE 2-303, MEETINGS AND ORGANIZATION OF THE TOURIST AND COMMUNITY DEVELOPMENT COMMISSION

WHEREAS Manchester Municipal Code 2-303 establishes the rules governing the meetings and organization of the Tourist and Community Development Commission for the conduct of the meetings of said Commission and

WHEREAS the Board of Mayor and Alderman feel it appropriate to further ensure the conduct of orderly and efficient meetings of said Commission; and;

WHEREAS the Board of Mayor and Aldermen believes that amending the code to include recent changes in the timing and notice of the Commission meetings is prudent for the efficiency of government.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Manchester Municipal Code 2-303 be amended as follows:

1. in the first paragraph, the meetings of the commission be changed by deleting” the fourth Monday of each month at 5:00 P.M.”; and adding in its place, “the second Monday of each month at 6 P.M.”
2. In the second paragraph, notice shall be changed by deleting “twenty-four (24) hours in advance”; and adding in its place “forty-eight (48) hours in advance”
3. In the third paragraph, the timing of election of officers shall be amended by deleting “June”; and adding in its place “September”

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage, the public welfare of the City of Manchester, Tennessee requiring it.

PASSED FIRST READING: _____ April 2 _____, 2024

PASSED SECOND AND FINAL READING: _____, 2024

Marilyn Howard, Mayor

Anthony Burrows, Finance Director

ORDINANCE NO. _____

**AN ORDINANCE REZONING PROPERTY OWNED BY JIM AND IOULIA
ROUVELAS ON ST. BEDES DRIVE, FROM R-1 TO C-3**

WHEREAS the City of Manchester has a currently enacted a Zoning Ordinance and a Zoning Map; and

WHEREAS, pursuant to Tennessee Law, since the zoning of real estate is accomplished by ordinance: it must be amended by ordinance rather than by resolution; and

WHEREAS the Manchester Planning Commission, at its meeting March 18, 2024, considered the amended rezoning request that the property owned by Jim and Ioulia Rouvelas described below, be rezoned from R-1 to C-3, and voted to send that request to the Board with a positive recommendation; and

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 6, Section 1 of the Manchester Municipal Code be, and it is hereby amended to apply the zoning classification of C-3 to the following described property owned by Jim and Ioulia Rouvelas on St. Bedes Drive:

BEING all of Lots Nos. 33 through 44 in Block "M" of the May Land Subdivision, a plat of which is recorded in Trust Deed Book 86, page 529, ROCCT. Also being the same property conveyed to Jim and Ioulia Rouvelas by Ilene Welborn et. al. by Warranty deed executed on 10-17-1980 and filed in WD Book 174, page 943, ROCCT.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled Zoning Map be amended to show this property as C-3; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with the positive recommendation of the Manchester Planning Commission obtained at its meeting on March 18, 2024.

PASSED FIRST READING: _____ April 2 _____, 2024

PASSED SECOND AND FINAL READING: _____, 2024

Marilyn Howard, Mayor

Anthony Burrows, Finance Director

CITY OF MANCHESTER, TENNESSEE

118027

DEPARTMENT OF HEALTH AND CODES

200 W. Fort Street

Manchester, TN 37355

931-723-1464

Email: gfrazier@cityofmanchestertn.com

REZONING APPLICATION

FEE: \$200

DATE: 2/21/24

MEETING DATE: 3/18/24

CASE #: 03-2024

TIME OF MEETING: 5:30 P.M.

LOCATION: CITY HALL MEETING ROOM

- APPROVAL *Positive to Bureau*
- DISAPPROVAL
- NO ACTION TAKEN

MANCHESTER PLANNING COMMISSION

Name of Property Owner: Jim and Julia Rowland

Address of Owner: 761 Doak Rd.

Home Phone: 931-212-4856 Work Phone: _____

I hereby request to the Planning Commission:

Rezoning R-1 to C-3

Intended Use: Business, mercantile or Assembly 2

Address of Property: St. Peter's Dr
520 McMinnville Hwy

Property Tax Map No: 076 Group: G Control Map: D Parcel No. 02800

Is this property in a Flood Hazard Area per FIRM Map No. 47031C0-
Map Revised: August 4, 2008.

Note: _____

I do hereby, certify that the information given above is accurate/correct to the best of my knowledge

Jim Rowland
Signature of Owner/Authorized Agent

- Rezoning instruction sheet received
- Site Plan checklist received



CITY OF MANCHESTER, TENNESSEE
BUILDING PERMIT
VAR,SPEC EXC,REZONING, ORD AMD

PERMIT #: 117026

DATE ISSUED: 2/21/2024

DESCRIPTION:	VAR,SPEC EXC,REZONING, ORD AMD	DEBRIS	
LOCATION: SUBDIVISION: LOT#	ST BEDES DRIVE	AFFDAVIT W/C TILE PERMIT	
OWNER NAME:	JIM & JULIA ROUVELAS	CONTRACTOR:	JIM & JULIA ROUVELAS
ADDRESS	761 DOAK RD	ADDRESS:	761 DOAK RD
CITY	MANCHESTER	CITY:	MANCHESTER
STATE	TN	ST:	TN
ZIP:	37355	ZIP:	37355
PHONE:		PHONE:	931-212-6856
		LICENSE:	
ELEC CONTRACTOR VALUATION:	\$ 0.00	PLB CONTRACTR SITE PLN ON FILE	
NO OF ELEVATORS:		HEIGHT:	
NO OF FLOORS:		BLDG LxW	
NO OF FAMILIES:		NUMBER ROOMS	
USE ZONE:R-1		NUM KITCHENS:	
ROOF:		FOUNDATION:	
EXTERIOR WALLS:		INTERIOR WALLS:	
SPRINKLERS:		NUMBER BATHS:	
STANDPIPES:		HEAT SOURCE:	
FIREPLACES:			
FRONT SETBACK:		REAR SETBACK:	
LEFT SETBACK:		RIGHT SETBACK:	
		TOTAL BLDG FEES	\$ 200.00

Remarks _____ Rezone from R-1 to C-3

If not approved, give reason: _____

Board of Zoning Appeals in case number _____ adopted _____

Application approved by _____

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Jim Rouvelas
 (SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) _____ DATE _____

Bethy Fisher 2/21/24
 (ZONING / BLDG CODE EXAMINER) _____ DATE _____ (BLDG INSPECTOR) _____ DATE _____



Zoning

C-2

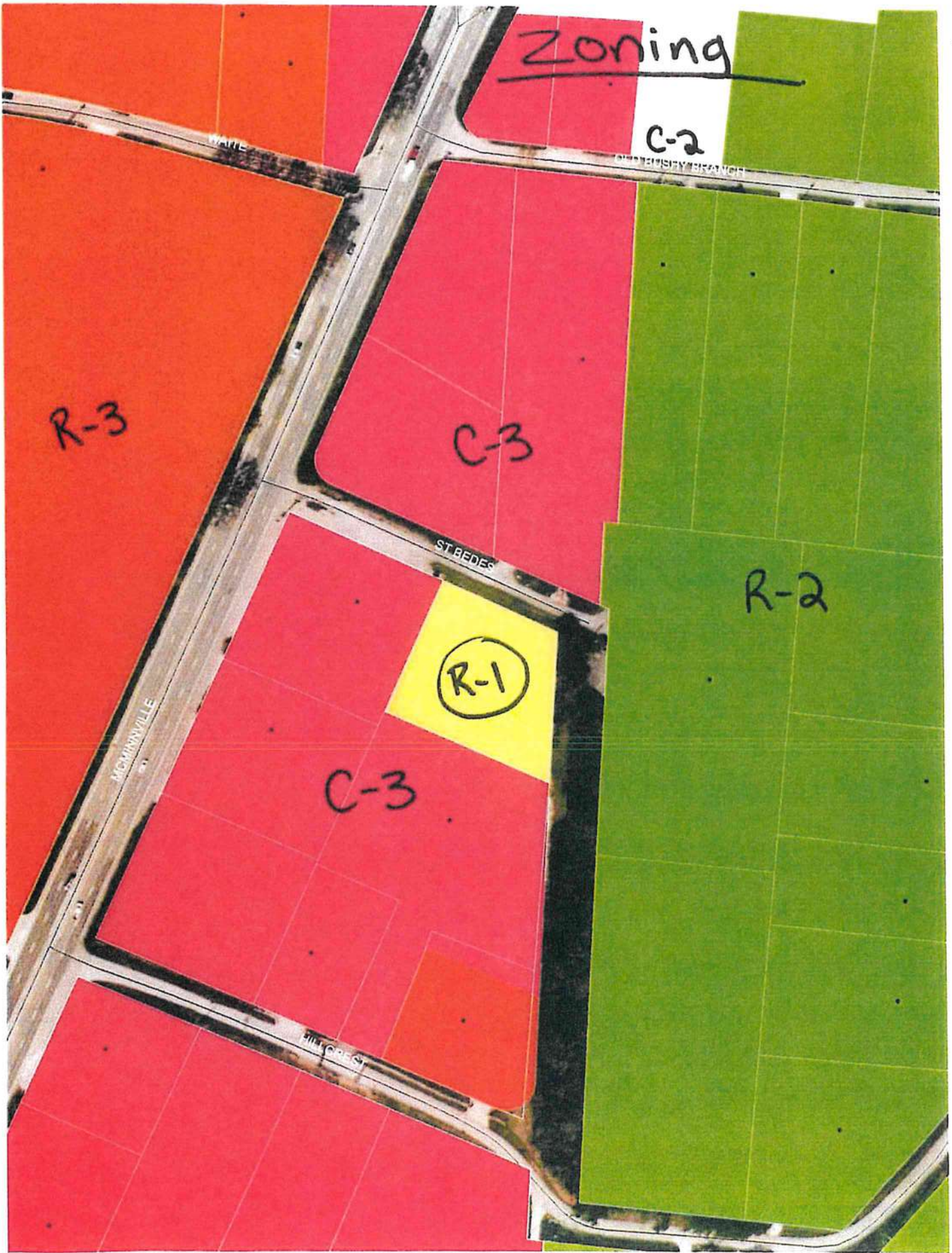
R-3

C-3

R-2

R-1

C-3



Land Use

Commercial

Rec.

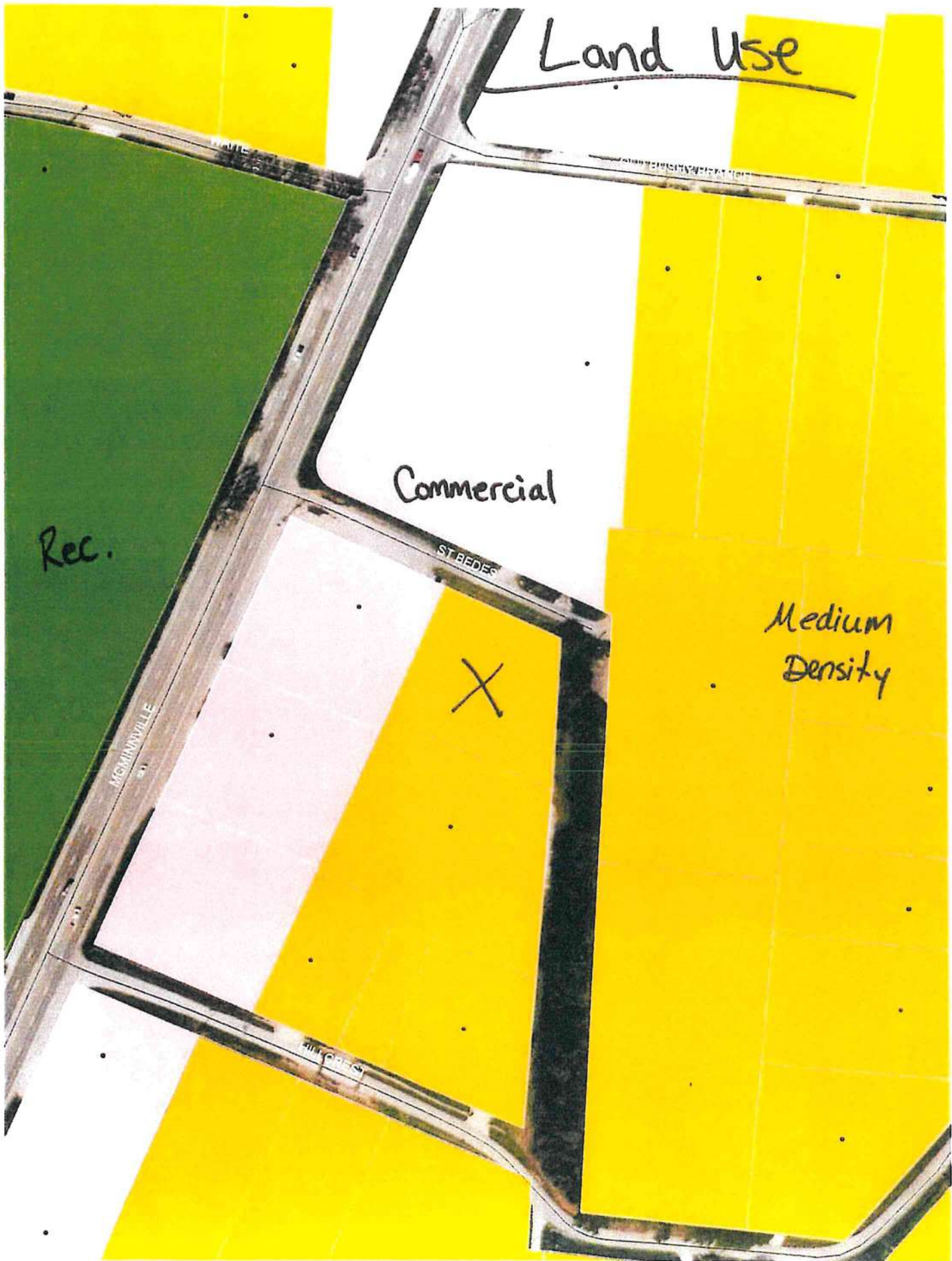
Medium
Density

X

MCMINVILLE

ST BEDES

HILL CREEK



ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY OWNED BY SWANSON DEVELOPMENTS, LP ON RAGSDALE ROAD, FROM R-1 TO R-2

WHEREAS the City of Manchester has a currently enacted a Zoning Ordinance and a Zoning Map; and

WHEREAS, pursuant to Tennessee Law, since the zoning of real estate is accomplished by ordinance: it must be amended by ordinance rather than by resolution; and

WHEREAS the Manchester Planning Commission, at its meeting March 18, 2024, considered the amended rezoning request that the property owned by Swanson Developments, LP, described below, be rezoned from R-1 to R-2, and voted to send that request to the Board with a positive recommendation; and

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 6, Section 1 of the Manchester Municipal Code be, and it is hereby amended to apply the zoning classification of R-2 to the following described property owned by Swanson Developments, LP on Ragsdale Road:

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE NORTH & WEST, JOHNSON BOOK 306, PG. 811 & ARNOLD BOOK 318, PG. 381 ON THE EAST, RAGSDALE ROAD ON THE SOUTH, AND NESTER BOOK 435, PG. 545 ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHERN RIGHT OF WAY OF RAGSDALE ROAD; THENCE, WITH THE EAST LINE OF NESTER N 00°33'03" W FOR A DISTANCE OF 293.28' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 78°53'14" E FOR A DISTANCE OF 30.38' TO A POINT;
THENCE, N 06°37'45" E FOR A DISTANCE OF 496.75' TO A POINT;
THENCE, N 07°51'51" E FOR A DISTANCE OF 698.02' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 405.22' TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 254.90', A RADIUS OF 300.00', A CHORD BEARING OF S 59°42'06" E, AND A CHORD LENGTH OF 247.30', TO A POINT;
THENCE, S 84°02'35" E FOR A DISTANCE OF 242.02' TO A POINT;

THENCE, WITH THE WEST LINE OF ARNOLD S 05°57'25" W FOR A DISTANCE OF 255.46' TO AN IRON PIN;
THENCE, WITH THE LINES OF JOHNSON FOR THE FOLLOWING CALLS:
S 02°13'55" W FOR A DISTANCE OF 4.31' TO A POINT;
THENCE, N 82°14'47" W FOR A DISTANCE OF 355.26' TO A POINT;
THENCE, S 04°52'53" W FOR A DISTANCE OF 504.58' TO A POINT;
THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT FOR THE FOLLOWING CALLS:
S 75°40'36" W FOR A DISTANCE OF 251.52' TO A POINT;
THENCE, S 21°43'03" W FOR A DISTANCE OF 211.37' TO A POINT;
THENCE, WITH THE NORTHERN RIGHT OF WAY OF RAGSDALE ROAD FOR THE FOLLOWING CALLS:
S 75°40'36" W FOR A DISTANCE OF 104.58' TO A POINT;
THENCE, S 75°51'01" W FOR A DISTANCE OF 24.46' TO THE POINT OF BEGINNING, HAVING AN AREA OF 538102.7 SQUARE FEET, 12.353 ACRES +/-

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled Zoning Map be amended to show this property as R-2; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with the positive recommendation of the Manchester Planning Commission obtained at its meeting on March 18, 2024.

PASSED FIRST READING: _____ April 2 _____, 2024

PASSED SECOND AND FINAL READING: _____, 2024

Marilyn Howard, Mayor

Anthony Burrows, Finance Director

CITY OF MANCHESTER, TENNESSEE

DEPARTMENT OF HEALTH AND CODES

200 W. Fort Street

Manchester, TN 37355

931-723-1464

Email: gfrazier@cityofmanchestertn.com

REZONING APPLICATION

FEE: \$200

DATE: 2/27/24

MEETING DATE: 3/18/24

CASE #: 05/2024

TIME OF MEETING: 5:30 P.M.

LOCATION: CITY HALL MEETING ROOM

- APPROVAL *Positive*
- DISAPPROVAL
- NO ACTION TAKEN

MANCHESTER PLANNING COMMISSION

Name of Property Owner: Swanson Development, LP

Address of Owner: 1188 Park Avenue, Murfreesboro, TN 37129

Home Phone: _____ Work Phone: 615-896-0000

I hereby request to the Planning Commission:

Rezoning R-1 to R-1, R-2, R-3, R-4

Intended Use: Mixture of residential detached and attached single-family homes

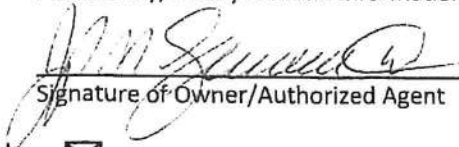
Address of Property: 2514 McMinnville Highway

Property Tax Map No: 67 Group: _____ Control Map: _____ Parcel No. A portion of 60.00 and all of 81.08

Is this property in a Flood Hazard Area per FIRM Map No. 47031C0-206C
Map Revised: August 4, 2008.

Note: This rezoning request is for the portions of the overall Old Stone Fort Crossings development that are currently within the City Limits and zoned R-1.

I do hereby, certify that the information given above is accurate/correct to the best of my knowledge


Signature of Owner/Authorized Agent

- Rezoning instruction sheet received
- Site Plan checklist received



CITY OF MANCHESTER, TENNESSEE
BUILDING PERMIT
VAR,SPEC EXC,REZONING, ORD AMD

PERMIT #: 117033

DATE ISSUED: 2/27/2024

DESCRIPTION: VAR,SPEC EXC,REZONING, ORD AMD
LOCATION: 2514 MCMINNVILLE HWY
SUBDIVISION:
LOT#

DEBRIS
AFFADAVIT W/C
TILE PERMIT

OWNER NAME: SWANSON DEVELOPMENT
ADDRESS: 1188 PARK PLACE
CITY: MURFREESBORO
STATE: TN
ZIP: 37129
PHONE: 615-896-0000

CONTRACTOR: SEC INC. % ROB MOLCHAN
ADDRESS: 850 MIDDLE TENNESSEE BLVD
CITY: MURFREESBORO
ST: TN
ZIP: 37129
PHONE: 615-956-1989
LICENSE:

ELEC CONTRACTOR VALUATION: \$ 0 00
NO OF ELEVATORS:
NO OF FLOORS:
NO OF FAMILIES:
USE ZONE:
ROOF:
EXTERIOR WALLS:
SPRINKLERS:
STANDPIPES:
FIREPLACES:

PLB CONTRACTR SITE PLN ON FILE
HEIGHT:
BLDG LxW
NUMBER ROOMS
NUM KITCHENS:
FOUNDATION:
INTERIOR WALLS:
NUMBER BATHS:
HEAT SOURCE:

FRONT SETBACK:
LEFT SETBACK:

REAR SETBACK:
RIGHT SETBACK:

TOTAL BLDG FEES \$ 200.00

Remarks REZONE FROM R-1 TO R-1, R-2, R-3, R-4
Map 67, a portion of 60.00 and all of 81.08

If not approved, give reason:

Board of Zoning Appeals in case number adopted

Application approved by

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of contractor/agent
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Signature of zoning examiner
(ZONING BLDG CODE EXAMINER) DATE
Signature of bldg inspector
(BLDG INSPECTOR) DATE

SEC, Inc.

SITE ENGINEERING CONSULTANTS

Engineering • Surveying • Land Planning
850 Middle Tennessee Blvd, Murfreesboro, TN 37129
www.sec-civil.com • 615-890-7901 • fax 615-895-2567

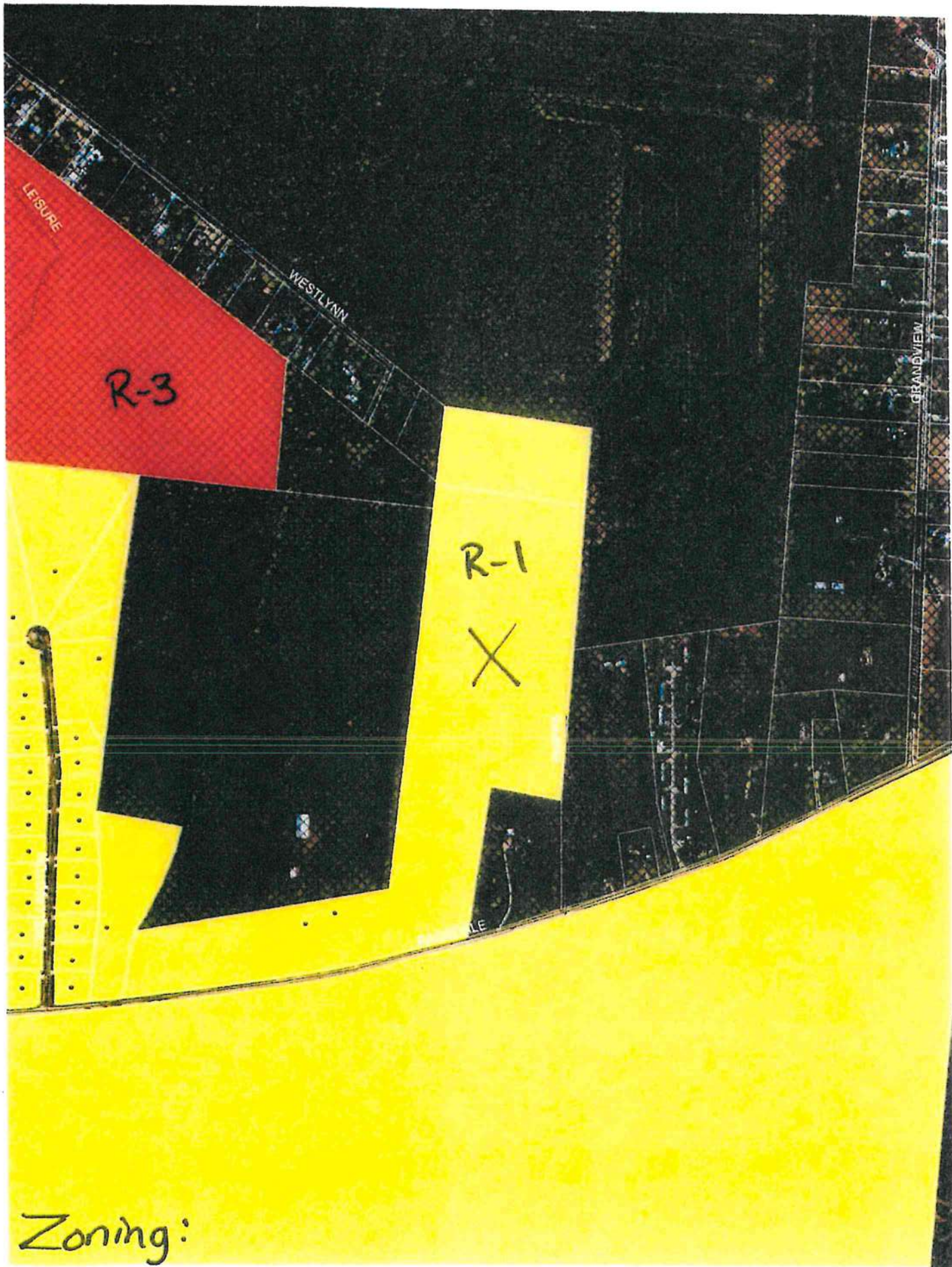
"D" CITY REZONE

**MAP 067 P/O PARCEL 60.00
SWANSON DEVELOPMENTS LP
BOOK 435 PG. 668 (R.O.C.C.,TN)
12.353 AC. +/-**

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE NORTH & WEST, JOHNSON BOOK 306, PG. 811 & ARNOLD BOOK 318, PG. 381 ON THE EAST, RAGSDALE ROAD ON THE SOUTH, AND NESTER BOOK 435, PG. 545 ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHERN RIGHT OF WAY OF RAGSDALE ROAD; THENCE, WITH THE EAST LINE OF NESTER N 00°33'03" W FOR A DISTANCE OF 293.28' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
N 78°53'14" E FOR A DISTANCE OF 30.38' TO A POINT;
THENCE, N 06°37'45" E FOR A DISTANCE OF 496.75' TO A POINT;
THENCE, N 07°51'51" E FOR A DISTANCE OF 698.02' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 405.22' TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 254.90', A RADIUS OF 300.00', A CHORD BEARING OF S 59°42'06" E, AND A CHORD LENGTH OF 247.30', TO A POINT;
THENCE, S 84°02'35" E FOR A DISTANCE OF 242.02' TO A POINT;
THENCE, WITH THE WEST LINE OF ARNOLD S 05°57'25" W FOR A DISTANCE OF 255.46' TO AN IRON PIN;
THENCE, WITH THE LINES OF JOHNSON FOR THE FOLLOWING CALLS:
S 02°13'55" W FOR A DISTANCE OF 4.31' TO A POINT;
THENCE, N 82°14'47" W FOR A DISTANCE OF 355.26' TO A POINT;
THENCE, S 04°52'53" W FOR A DISTANCE OF 504.58' TO A POINT;
THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT FOR THE FOLLOWING CALLS:
S 75°40'36" W FOR A DISTANCE OF 251.52' TO A POINT;
THENCE, S 21°43'03" W FOR A DISTANCE OF 211.37' TO A POINT;
THENCE, WITH THE NORTHERN RIGHT OF WAY OF RAGSDALE ROAD FOR THE FOLLOWING CALLS:
S 75°40'36" W FOR A DISTANCE OF 104.58' TO A POINT;
THENCE, S 75°51'01" W FOR A DISTANCE OF 24.46' TO THE POINT OF BEGINNING, HAVING AN AREA OF 538102.7 SQUARE FEET, 12.353 ACRES +/-



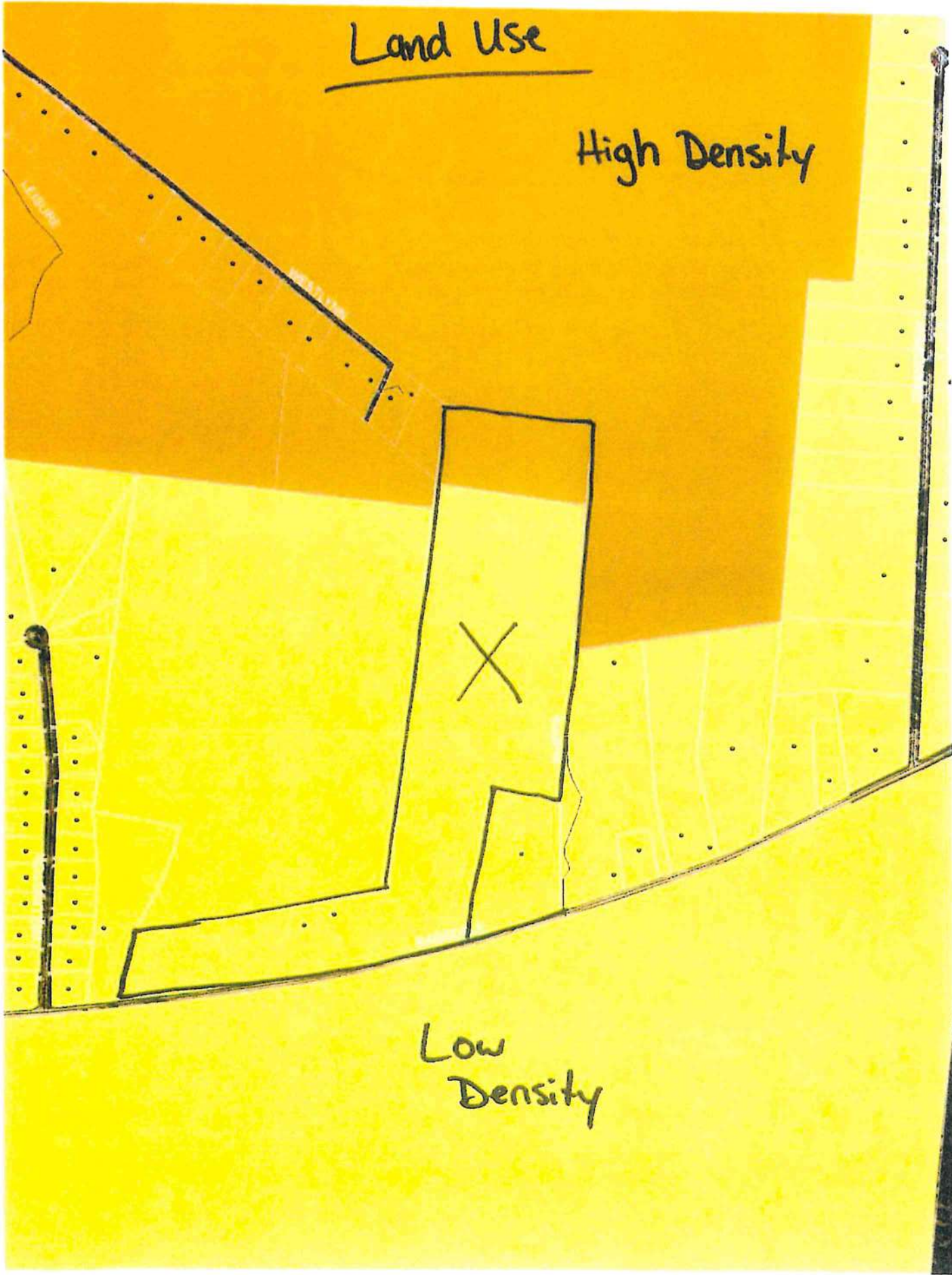


Zoning:

Land Use

High Density

Low Density



ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY OWNED BY SWANSON DEVELOPMENTS, LP BETWEEN HWY 55 AND RAGSDALE ROAD, FROM R-1 TO R-3

WHEREAS the City of Manchester has a currently enacted a Zoning Ordinance and a Zoning Map; and

WHEREAS, pursuant to Tennessee Law, since the zoning of real estate is accomplished by ordinance: it must be amended by ordinance rather than by resolution; and

WHEREAS the Manchester Planning Commission, at its meeting March 18, 2024, considered the amended rezoning request that the property owned by Swanson Developments, LP described below, be rezoned from R-1 to R-3, and voted to send that request to the Board with a positive recommendation; and

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 6, Section 1 of the Manchester Municipal Code be, and it is hereby amended to apply the zoning classification of R-3 to the following described property owned by Swanson Developments, LP between Hwy 55 and Ragsdale Road:

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, AND ARNOLD BOOK 318, PG. 381 ON THE EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF ARNOLD; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT FOR THE FOLLOWING CALLS:
N 84°02'35" W FOR A DISTANCE OF 242.02' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 254.90', A RADIUS OF 300.00', A CHORD BEARING OF N 59°42'06" W, AND A CHORD LENGTH OF 247.30', TO A POINT;
THENCE, N 35°21'37" W FOR A DISTANCE OF 405.22' TO A POINT;
THENCE, N 07°51'51" E FOR A DISTANCE OF 128.95' TO A POINT;
THENCE, N 54°38'23" E FOR A DISTANCE OF 343.41' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 222.83', A RADIUS OF 500.00', A CHORD BEARING OF N 67°24'26" E, AND A CHORD LENGTH OF 220.99', TO A POINT;

THENCE, N 80°10'28" E FOR A DISTANCE OF 83.50' TO A POINT;
THENCE, N 80°05'50" E FOR A DISTANCE OF 205.48' TO A POINT;
THENCE, S 05°54'19" W FOR A DISTANCE OF 596.89' TO A POINT;
THENCE, WITH THE WEST LINE OF ARNOLD S 05°57'25" W FOR A DISTANCE OF 349.49'
TO THE POINT OF BEGINNING,
HAVING AN AREA OF 506712.9 SQUARE FEET, 11.633 ACRES +/-

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled Zoning Map be amended to show this property as R-3; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with the positive recommendation of the Manchester Planning Commission obtained at its meeting on March 18, 2024.

PASSED FIRST READING: _____ April 2 _____, 2024

PASSED SECOND AND FINAL READING: _____, 2024

Marilyn Howard, Mayor

Anthony Burrows, Finance Director

CITY OF MANCHESTER, TENNESSEE

DEPARTMENT OF HEALTH AND CODES

200 W. Fort Street

Manchester, TN 37355

931-723-1464

Email: gfrazier@cityofmanchestertn.com

REZONING APPLICATION

FEE: \$200

DATE: 2/27/24

MEETING DATE: 3/18/24

CASE #: 05/2024

TIME OF MEETING: 5:30 P.M.

LOCATION: CITY HALL MEETING ROOM

- APPROVAL *Res. Com. 1/1/24*
- DISAPPROVAL
- NO ACTION TAKEN

MANCHESTER PLANNING COMMISSION

Name of Property Owner: Swanson Development, LP

Address of Owner: 1188 Park Avenue, Murfreesboro, TN 37129

Home Phone: _____ Work Phone: 615-896-0000

I hereby request to the Planning Commission:

Rezoning R-1 to R-1, R-2, R-3, R-4

Intended Use: Mixture of residential detached and attached single-family homes

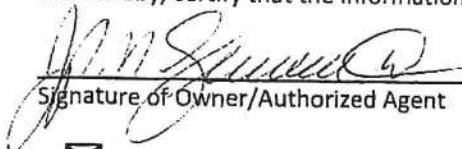
Address of Property: 2514 McMinnville Highway

Property Tax Map No: 67 Group: _____ Control Map: _____ Parcel No. A portion of 60.00 and all of 81.08

Is this property in a Flood Hazard Area per FIRM Map No. 47031C0-206C
Map Revised: August 4, 2008.

Note: This rezoning request is for the portions of the overall Old Stone Fort Crossings development that are currently within the City Limits and zoned R-1.

I do hereby, certify that the information given above is accurate/correct to the best of my knowledge



Signature of Owner/Authorized Agent

- Rezoning instruction sheet received
- Site Plan checklist received



CITY OF MANCHESTER, TENNESSEE
BUILDING PERMIT
VAR,SPEC EXC,REZONING, ORD AMD

PERMIT #: 117033

DATE ISSUED: 2/27/2024

DESCRIPTION: VAR,SPEC EXC,REZONING,
ORD AMD
 LOCATION: 2514 MCMINNVILLE HWY
 SUBDIVISION:
 LOT#

DEBRIS
 AFFADAVIT W/C
 TILE PERMIT

OWNER NAME: SWANSON DEVELOPMENT
 ADDRESS: 1188 PARK PLACE
 CITY: MURFREESBORO
 STATE: TN
 ZIP: 37129
 PHONE: 615-896-0000

CONTRACTOR: SEC INC. % ROB MOLCHAN
 ADDRESS: 850 MIDDLE TENNESSEE BLVD
 CITY: MURFREESBORO
 ST: TN
 ZIP: 37129
 PHONE: 615-956-1989
 LICENSE:

ELEC CONTRACTOR VALUATION: \$ 0 00
 NO OF ELEVATORS:
 NO OF FLOORS:
 NO OF FAMILIES:
 USE ZONE:
 ROOF:
 EXTERIOR WALLS:
 SPRINKLERS:
 STANDPIPES:
 FIREPLACES:

PLB CONTRACTR
 SITE PLN ON FILE
 HEIGHT:
 BLDG LxW
 NUMBER ROOMS
 NUM KITCHENS:
 FOUNDATION:
 INTERIOR WALLS:
 NUMBER BATHS:
 HEAT SOURCE:

FRONT SETBACK:
 LEFT SETBACK:

REAR SETBACK:
 RIGHT SETBACK:

TOTAL BLDG FEES \$ 200.00

Remarks REZONE FROM R-1 TO R-1, R-2, R-3, R-4
 Map 67, a portion of 60.00 and all of 81.08

If not approved, give reason: _____

Board of Zoning Appeals in case number _____ adopted _____

Application approved by _____

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Joe Swanson

 (SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Signature of Bldg Inspector 2/27/24

 (ZONING/BLDG CODE EXAMINER) DATE (BLDG INSPECTOR) DATE

SEC, Inc.

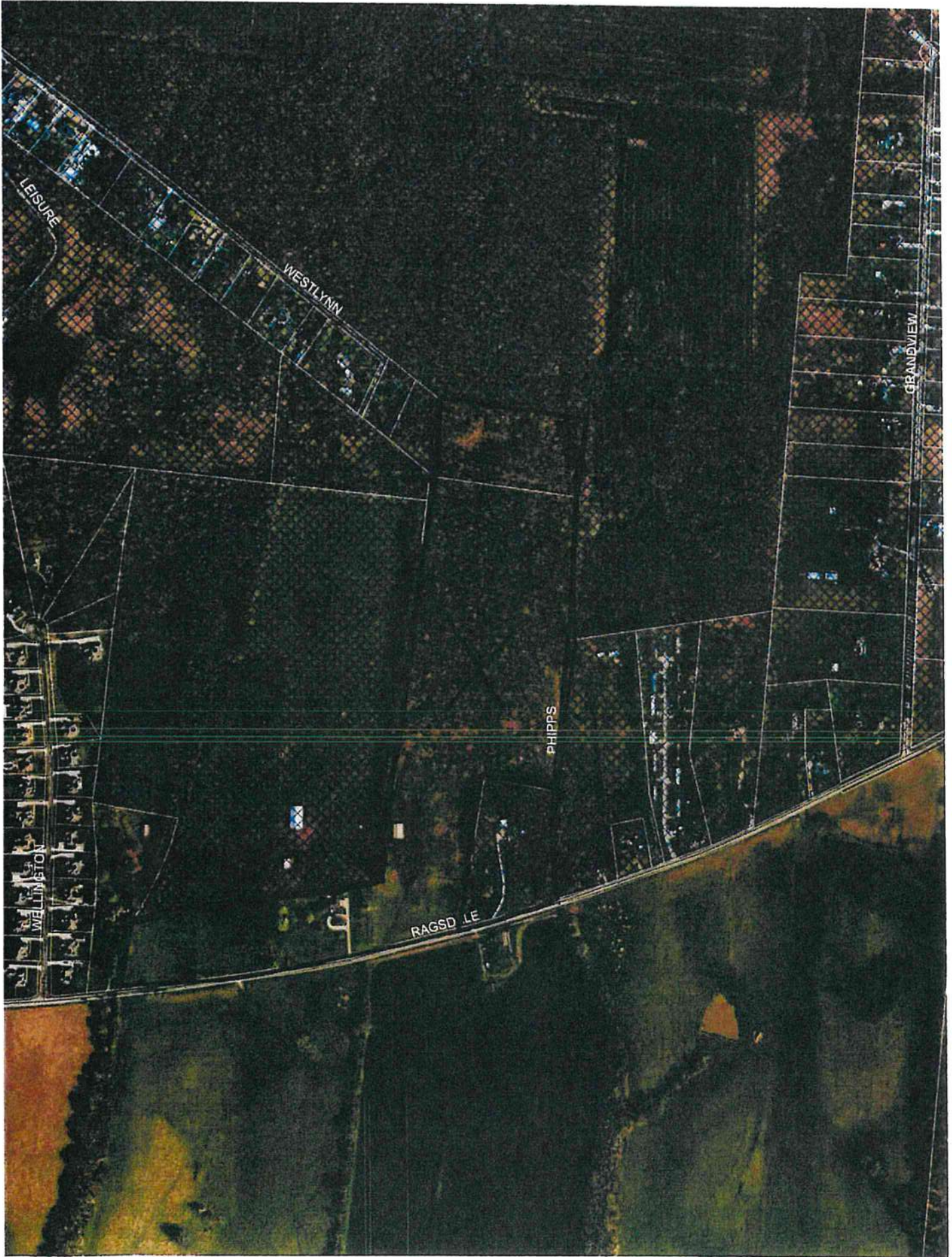
SITE ENGINEERING CONSULTANTS

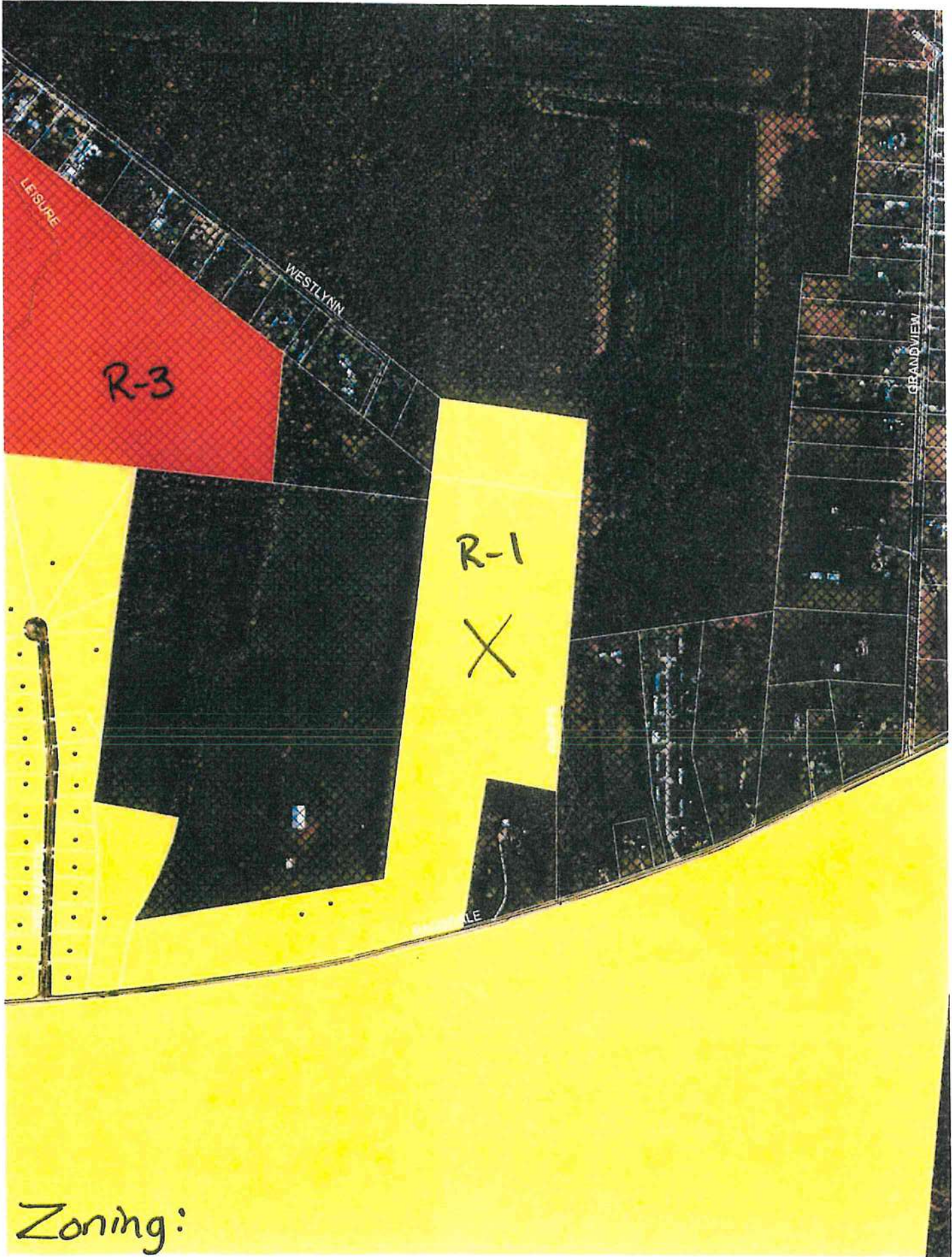
Engineering • Surveying • Land Planning
850 Middle Tennessee Blvd, Murfreesboro, TN 37129
www.sec-civil.com • 615-890-7901 • fax 615-895-2567

**"G" CITY REZONE
MAP 067 P/O PARCEL 60.00
SWANSON DEVELOPMENTS LP
BOOK 435 PG. 668 (R.O.C.C.,TN)
11.633 ACRES +/-**

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, AND ARNOLD BOOK 318, PG. 381 ON THE EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF ARNOLD; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT FOR THE FOLLOWING CALLS:
N 84°02'35" W FOR A DISTANCE OF 242.02' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 254.90', A RADIUS OF 300.00', A CHORD BEARING OF N 59°42'06" W, AND A CHORD LENGTH OF 247.30', TO A POINT;
THENCE, N 35°21'37" W FOR A DISTANCE OF 405.22' TO A POINT;
THENCE, N 07°51'51" E FOR A DISTANCE OF 128.95' TO A POINT;
THENCE, N 54°38'23" E FOR A DISTANCE OF 343.41' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 222.83', A RADIUS OF 500.00', A CHORD BEARING OF N 67°24'26" E, AND A CHORD LENGTH OF 220.99', TO A POINT;
THENCE, N 80°10'28" E FOR A DISTANCE OF 83.50' TO A POINT;
THENCE, N 80°05'50" E FOR A DISTANCE OF 205.48' TO A POINT;
THENCE, S 05°54'19" W FOR A DISTANCE OF 596.89' TO A POINT;
THENCE, WITH THE WEST LINE OF ARNOLD S 05°57'25" W FOR A DISTANCE OF 349.49' TO THE POINT OF BEGINNING, HAVING AN AREA OF 506712.9 SQUARE FEET, 11.633 ACRES +/-



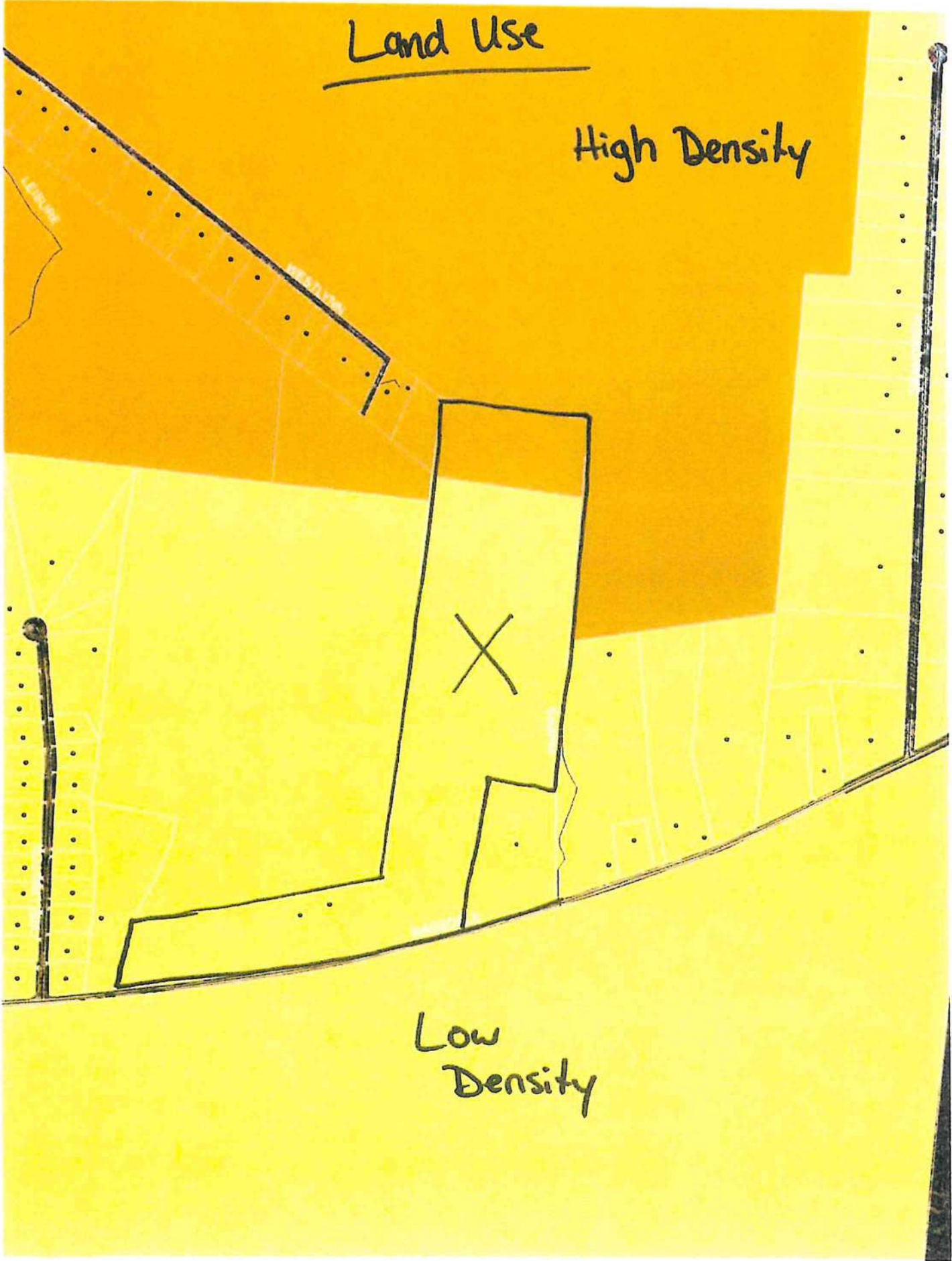


Zoning:

Land Use

High Density

Low Density



ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY OWNED BY SWANSON DEVELOPMENTS, LP BETWEEN HWY 55 AND RAGSDALE ROAD, FROM R-1 TO R-4

WHEREAS the City of Manchester has a currently enacted a Zoning Ordinance and a Zoning Map; and

WHEREAS, pursuant to Tennessee Law, since the zoning of real estate is accomplished by ordinance: it must be amended by ordinance rather than by resolution; and

WHEREAS the Manchester Planning Commission, at its meeting March 18, 2024, considered the amended rezoning request that the property owned by Swanson Developments, LP described below, be rezoned from R-1 to R-4, and voted to send that request to the Board with a positive recommendation; and

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 6, Section 1 of the Manchester Municipal Code be, and it is hereby amended to apply the zoning classification of R-4 to the following described property owned by Swanson Developments, LP between Hwy 55 and Ragsdale Road:

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT LP. FOR THE FOLLOWING CALLS:
N 07°51'51" E FOR A DISTANCE OF 373.69' TO A POINT;
THENCE, N 06°12'49" E FOR A DISTANCE OF 140.68' TO A POINT;
THENCE, N 06°16'02" E FOR A DISTANCE OF 316.22' TO A POINT;
THENCE, S 84°41'00" E FOR A DISTANCE OF 291.65' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 91.52', A RADIUS OF 56.00', A CHORD BEARING OF S 16°42'11" E, AND A CHORD LENGTH OF 81.67', TO A POINT;
THENCE WITH A REVERSE CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 57.14', A RADIUS OF 50.00', A CHORD BEARING OF S 02°37'22" E, AND A CHORD LENGTH OF 54.08', TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 133.25' TO A POINT;

THENCE WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 122.56', A RADIUS OF 275.00', A CHORD BEARING OF S 22°35'34" E, AND A CHORD LENGTH OF 121.55', TO A POINT;
THENCE, S 09°49'32" E FOR A DISTANCE OF 148.50' TO A POINT;
THENCE, S 80°10'28" W FOR A DISTANCE OF 83.50' TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 222.83', A RADIUS OF 500.00', A CHORD BEARING OF S 67°24'26" W, AND A CHORD LENGTH OF 220.99', TO A POINT;
THENCE, S 54°38'23" W FOR A DISTANCE OF 343.41' TO THE POINT OF BEGINNING, HAVING AN AREA OF 272507.2 SQUARE FEET, 6.256 ACRES +/-

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled Zoning Map be amended to show this property as R-4; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with the positive recommendation of the Manchester Planning Commission obtained at its meeting on March 18, 2024.

PASSED FIRST READING: _____ April 2 _____, 2024

PASSED SECOND AND FINAL READING: _____, 2024

Marilyn Howard, Mayor

Anthony Burrows, Finance Director

CITY OF MANCHESTER, TENNESSEE

DEPARTMENT OF HEALTH AND CODES

200 W. Fort Street

Manchester, TN 37355

931-723-1464

Email: gfrazier@cityofmanchestertn.com

REZONING APPLICATION

FEE: \$200

DATE: 2/27/24

MEETING DATE: 3/18/24

CASE #: 05/2024

TIME OF MEETING: 5:30 P.M.

LOCATION: CITY HALL MEETING ROOM

- APPROVAL *Positive*
- DISAPPROVAL *1/10*
- NO ACTION TAKEN

MANCHESTER PLANNING COMMISSION

Name of Property Owner: Swanson Development, LP

Address of Owner: 1188 Park Avenue, Murfreesboro, TN 37129

Home Phone: _____ Work Phone: 615-896-0000

I hereby request to the Planning Commission:

Rezoning R-1 to R-1, R-2, R-3, R-4

Intended Use: Mixture of residential detached and attached single-family homes

Address of Property: 2514 McMinnville Highway

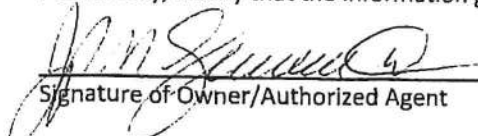
Property Tax Map No: 67 Group: _____ Control Map: _____ Parcel No. A portion of 60.00 and all of 81.08

Is this property in a Flood Hazard Area per FIRM Map No. 47031C0-206C _____

Map Revised: August 4, 2008.

Note: This rezoning request is for the portions of the overall Old Stone Fort Crossings development that are currently within the City Limits and zoned R-1.

I do hereby, certify that the information given above is accurate/correct to the best of my knowledge


Signature of Owner/Authorized Agent

- Rezoning instruction sheet received
- Site Plan checklist received



CITY OF MANCHESTER, TENNESSEE

BUILDING PERMIT

VAR,SPEC EXC,REZONING, ORD AMD

PERMIT #: 117033

DATE ISSUED: 2/27/2024

DESCRIPTION: VAR,SPEC EXC,REZONING,
ORD AMD

DEBRIS

LOCATION: 2514 MCMINNVILLE HWY
SUBDIVISION:
LOT#

AFFADAVIT W/C
TILE PERMIT

OWNER NAME: SWANSON DEVELOPMENT
ADDRESS: 1188 PARK PLACE
CITY: MURFREESBORO
STATE: TN
ZIP: 37129
PHONE: 615-896-0000

CONTRACTOR: SEC INC. % ROB MOLCHAN
ADDRESS: 850 MIDDLE TENNESSEE BLVD
CITY: MURFREESBORO
ST: TN
ZIP: 37129
PHONE: 615-956-1989
LICENSE:

ELEC CONTRACTOR VALUATION: \$ 0 00
NO OF ELEVATORS:
NO OF FLOORS:
NO OF FAMILIES:
USE ZONE:
ROOF:
EXTERIOR WALLS:
SPRINKLERS:
STANDPIPES:
FIREPLACES:

PLB CONTRACTR SITE PLN ON FILE
HEIGHT:
BLDG LxW
NUMBER ROOMS
NUM KITCHENS:
FOUNDATION:
INTERIOR WALLS:
NUMBER BATHS:
HEAT SOURCE:

FRONT SETBACK:
LEFT SETBACK:

REAR SETBACK:
RIGHT SETBACK:

TOTAL BLDG FEES \$ 200.00

Remarks REZONE FROM R-1 TO R-1, R-2, R-3, R-4
Map 67, a portion of 60.00 and all of 81.08

If not approved, give reason: _____

Board of Zoning Appeals in case number _____ adopted _____

Application approved by _____

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Antin by Joe Swanson
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) _____ DATE _____

Britney Fish 2/27/24
(ZONING / BLDG CODE EXAMINER) _____ DATE _____ (BLDG INSPECTOR) _____ DATE _____

SEC, Inc.

SITE ENGINEERING CONSULTANTS

Engineering • Surveying • Land Planning
850 Middle Tennessee Blvd, Murfreesboro, TN 37129
www.sec-civil.com • 615-890-7901 • fax 615-895-2567

"H" CITY REZONE

MAP 067 P/O PARCEL 60.00

MAP 067 PARCEL 81.08

SWANSON DEVELOPMENTS LP

BOOK 435 PG. 668 (R.O.C.C.,TN)

BOOK 435, PG. 675 (R.O.C.C.,TN)

6.256 AC. +/-

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT LP. FOR THE FOLLOWING CALLS:

N 07°51'51" E FOR A DISTANCE OF 373.69' TO A POINT;

THENCE, N 06°12'49" E FOR A DISTANCE OF 140.68' TO A POINT;

THENCE, N 06°16'02" E FOR A DISTANCE OF 316.22' TO A POINT;

THENCE, S 84°41'00" E FOR A DISTANCE OF 291.65' TO A POINT;

THENCE WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 91.52', A RADIUS OF 56.00', A CHORD BEARING OF S 16°42'11" E, AND A CHORD LENGTH OF 81.67', TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 57.14', A RADIUS OF 50.00', A CHORD BEARING OF S 02°37'22" E, AND A CHORD LENGTH OF 54.08', TO A POINT;

THENCE, S 35°21'37" E FOR A DISTANCE OF 133.25' TO A POINT;

THENCE WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 122.56', A RADIUS OF 275.00', A CHORD BEARING OF S 22°35'34" E, AND A CHORD LENGTH OF 121.55', TO A POINT;

THENCE, S 09°49'32" E FOR A DISTANCE OF 148.50' TO A POINT;

THENCE, S 80°10'28" W FOR A DISTANCE OF 83.50' TO A POINT;

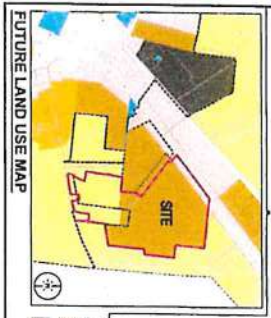
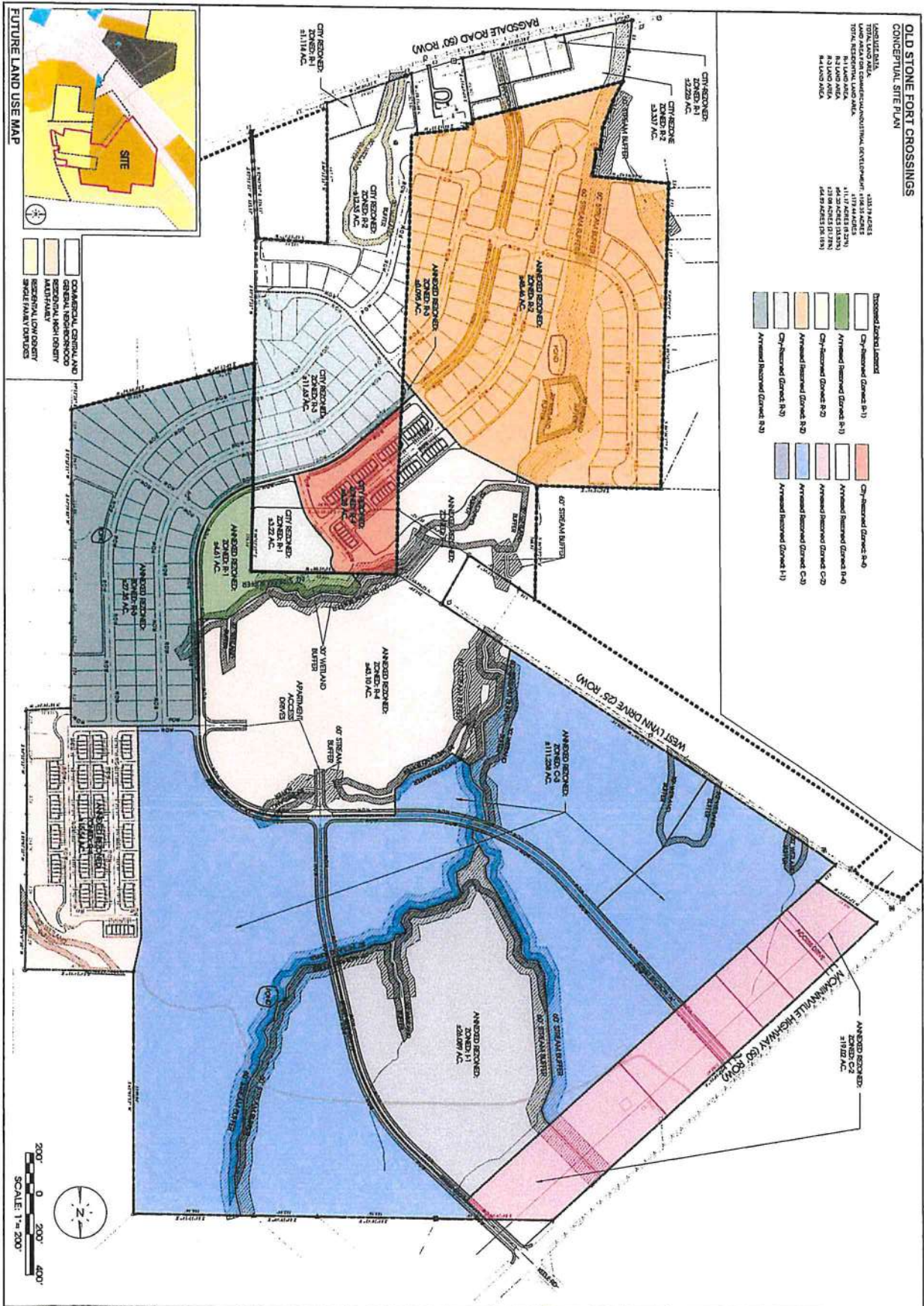
THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 222.83', A RADIUS OF 500.00', A CHORD BEARING OF S 67°24'26" W, AND A CHORD LENGTH OF 220.99', TO A POINT;

THENCE, S 54°38'23" W FOR A DISTANCE OF 343.41' TO THE POINT OF BEGINNING, HAVING AN AREA OF 272507.2 SQUARE FEET, 6.256 ACRES +/-

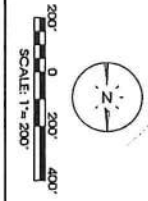
**OLD STONE FORT CROSSINGS
CONCEPTUAL SITE PLAN**

LAND USE DATA
TOTAL LAND AREA: 1,117.44 ACRES
TOTAL RESIDENTIAL LAND AREA: 1,117.44 ACRES
R-1 LAND AREA: 1,117.44 ACRES (100%)
R-2 LAND AREA: 0.00 ACRES (0%)
R-3 LAND AREA: 0.00 ACRES (0%)
R-4 LAND AREA: 0.00 ACRES (0%)

- Proposed Zoning District**
- City-Advanced District (A-1)
 - City-Advanced District (A-2)
 - City-Advanced District (A-3)
 - City-Advanced District (A-4)
 - City-Advanced District (A-5)
 - City-Advanced District (A-6)
 - City-Advanced District (A-7)
 - City-Advanced District (A-8)
 - City-Advanced District (A-9)
 - City-Advanced District (A-10)
 - City-Advanced District (A-11)
 - City-Advanced District (A-12)
 - City-Advanced District (A-13)
 - City-Advanced District (A-14)
 - City-Advanced District (A-15)
 - City-Advanced District (A-16)
 - City-Advanced District (A-17)
 - City-Advanced District (A-18)
 - City-Advanced District (A-19)
 - City-Advanced District (A-20)
 - City-Advanced District (A-21)
 - City-Advanced District (A-22)
 - City-Advanced District (A-23)
 - City-Advanced District (A-24)
 - City-Advanced District (A-25)
 - City-Advanced District (A-26)
 - City-Advanced District (A-27)
 - City-Advanced District (A-28)
 - City-Advanced District (A-29)
 - City-Advanced District (A-30)
 - City-Advanced District (A-31)
 - City-Advanced District (A-32)
 - City-Advanced District (A-33)
 - City-Advanced District (A-34)
 - City-Advanced District (A-35)
 - City-Advanced District (A-36)
 - City-Advanced District (A-37)
 - City-Advanced District (A-38)
 - City-Advanced District (A-39)
 - City-Advanced District (A-40)
 - City-Advanced District (A-41)
 - City-Advanced District (A-42)
 - City-Advanced District (A-43)
 - City-Advanced District (A-44)
 - City-Advanced District (A-45)
 - City-Advanced District (A-46)
 - City-Advanced District (A-47)
 - City-Advanced District (A-48)
 - City-Advanced District (A-49)
 - City-Advanced District (A-50)
 - City-Advanced District (A-51)
 - City-Advanced District (A-52)
 - City-Advanced District (A-53)
 - City-Advanced District (A-54)
 - City-Advanced District (A-55)
 - City-Advanced District (A-56)
 - City-Advanced District (A-57)
 - City-Advanced District (A-58)
 - City-Advanced District (A-59)
 - City-Advanced District (A-60)
 - City-Advanced District (A-61)
 - City-Advanced District (A-62)
 - City-Advanced District (A-63)
 - City-Advanced District (A-64)
 - City-Advanced District (A-65)
 - City-Advanced District (A-66)
 - City-Advanced District (A-67)
 - City-Advanced District (A-68)
 - City-Advanced District (A-69)
 - City-Advanced District (A-70)
 - City-Advanced District (A-71)
 - City-Advanced District (A-72)
 - City-Advanced District (A-73)
 - City-Advanced District (A-74)
 - City-Advanced District (A-75)
 - City-Advanced District (A-76)
 - City-Advanced District (A-77)
 - City-Advanced District (A-78)
 - City-Advanced District (A-79)
 - City-Advanced District (A-80)
 - City-Advanced District (A-81)
 - City-Advanced District (A-82)
 - City-Advanced District (A-83)
 - City-Advanced District (A-84)
 - City-Advanced District (A-85)
 - City-Advanced District (A-86)
 - City-Advanced District (A-87)
 - City-Advanced District (A-88)
 - City-Advanced District (A-89)
 - City-Advanced District (A-90)
 - City-Advanced District (A-91)
 - City-Advanced District (A-92)
 - City-Advanced District (A-93)
 - City-Advanced District (A-94)
 - City-Advanced District (A-95)
 - City-Advanced District (A-96)
 - City-Advanced District (A-97)
 - City-Advanced District (A-98)
 - City-Advanced District (A-99)
 - City-Advanced District (A-100)

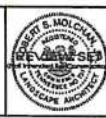


- Future Land Use Map**
- COMMERCIAL, CENTRAL AND GENERAL HIGH-GROWTH
 - GENERAL HIGH-GROWTH
 - RESIDENTIAL LOW-DENSITY
 - RESIDENTIAL MEDIUM-DENSITY
 - RESIDENTIAL HIGH-DENSITY
 - SHOULD FAULT ZONING



EX 1.0	DATE	23/3/20
	SCALE	1" = 200'
Zoning Exhibit		

Old Stone Fort Crossings
Manchester, TN



SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
810 MIDDLE TENNESSEE BOULEVARD • MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7900 • WWW.SEC-CIVIL.COM • FAX: (615) 890-2367
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF SEC, INC. © COPYRIGHT SEC, INC. 2020

This site as shown is based on information furnished to the engineer by the owner and is not intended to be a final construction drawing. It is not intended to be used for construction without the approval of the engineer. The engineer assumes no responsibility for any errors or omissions in this drawing and shall not be held liable for any such errors or omissions.

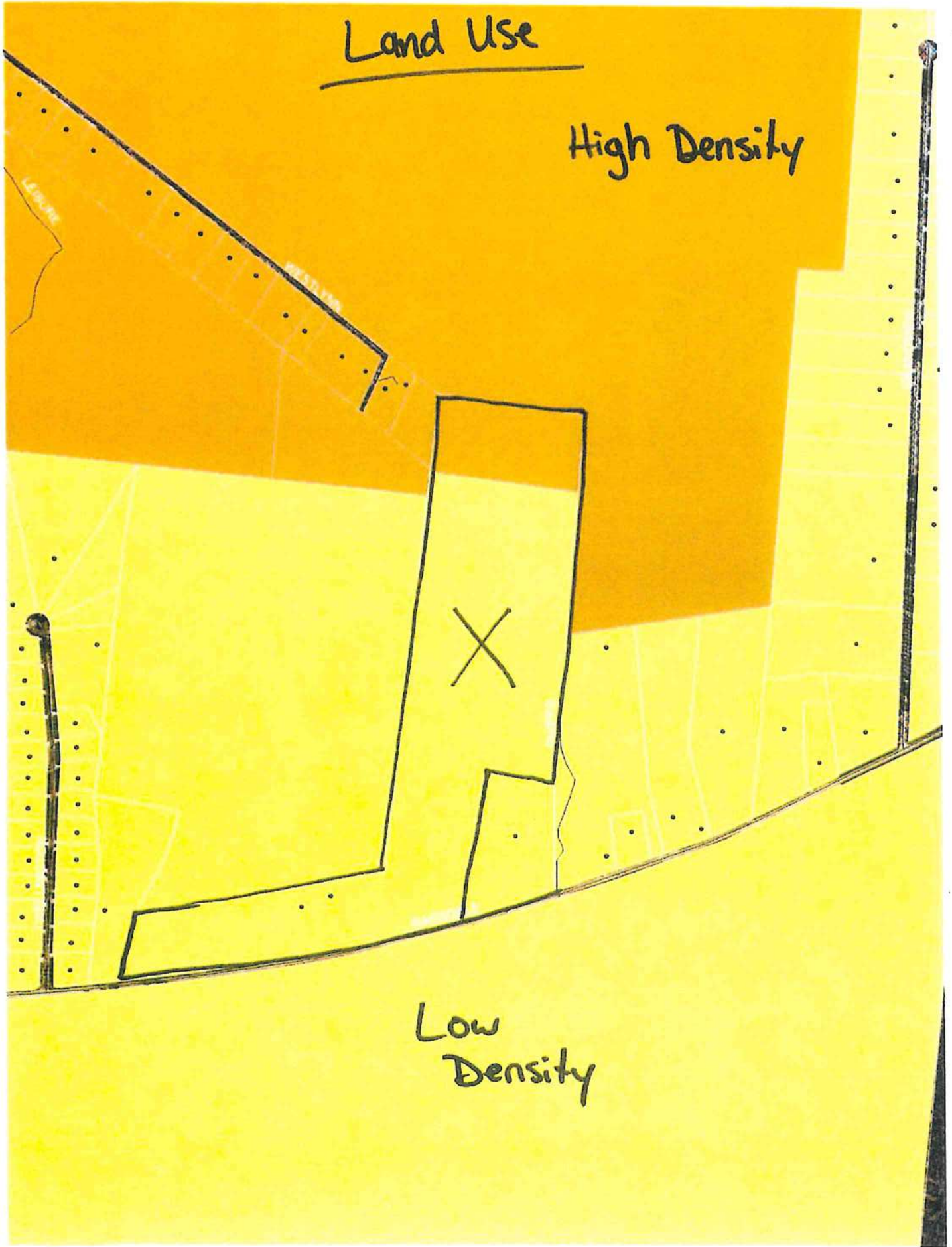




Land Use

High Density

Low Density



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PHYSICAL DEVELOPMENT PLAN OF THE CITY OF MANCHESTER APPLICABLE TO PROPERTY AT 2514 MCMINNVILLE HIGHWAY (SWANSON DEVELOPMENT, LP)

WHEREAS, the Board of Mayor and Aldermen of the City of Manchester, Tennessee adopted a Physical Development Plan as contemplated by T.C.A. 13-4-202; and

WHEREAS, on March 18, 2024, the Planning Commission of the City of Manchester recommended an amendment to the plan to reclassify certain property owned by Swanson Development, LP, located at 2514 McMinnville Highway and described in the attached, from its current usage to Commercial and Light Industrial per the attached; and

WHEREAS this constitutes the Planning Commission's initiation of an amendment to the general plan as contemplated by T.C.A. 13-4-202(b)(1)(A); and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester gave notice in a newspaper of general circulation in the City that it would hold a public hearing to address an amendment to the Physical Development Plan to incorporate the changes as identified above; and the attached, and

WHEREAS the Board of Mayor and Aldermen held a public hearing on this change in the Physical Development Plan on June 4, 2024; and

WHEREAS, after considering the statements made at the public hearing, the Board of Mayor and Aldermen believes this change to be in the best interest of the City.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the current Land Use Plan (Physical Development Plan) be updated as amended and attached hereto;

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after

its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with the positive recommendation of the Manchester Regional Planning Commission obtained at its meeting April 15, 2024.

PASSED FIRST READING: _____, 2024

PASSED SECOND AND FINAL READING: _____, 2024

Marilyn Howard, Mayor

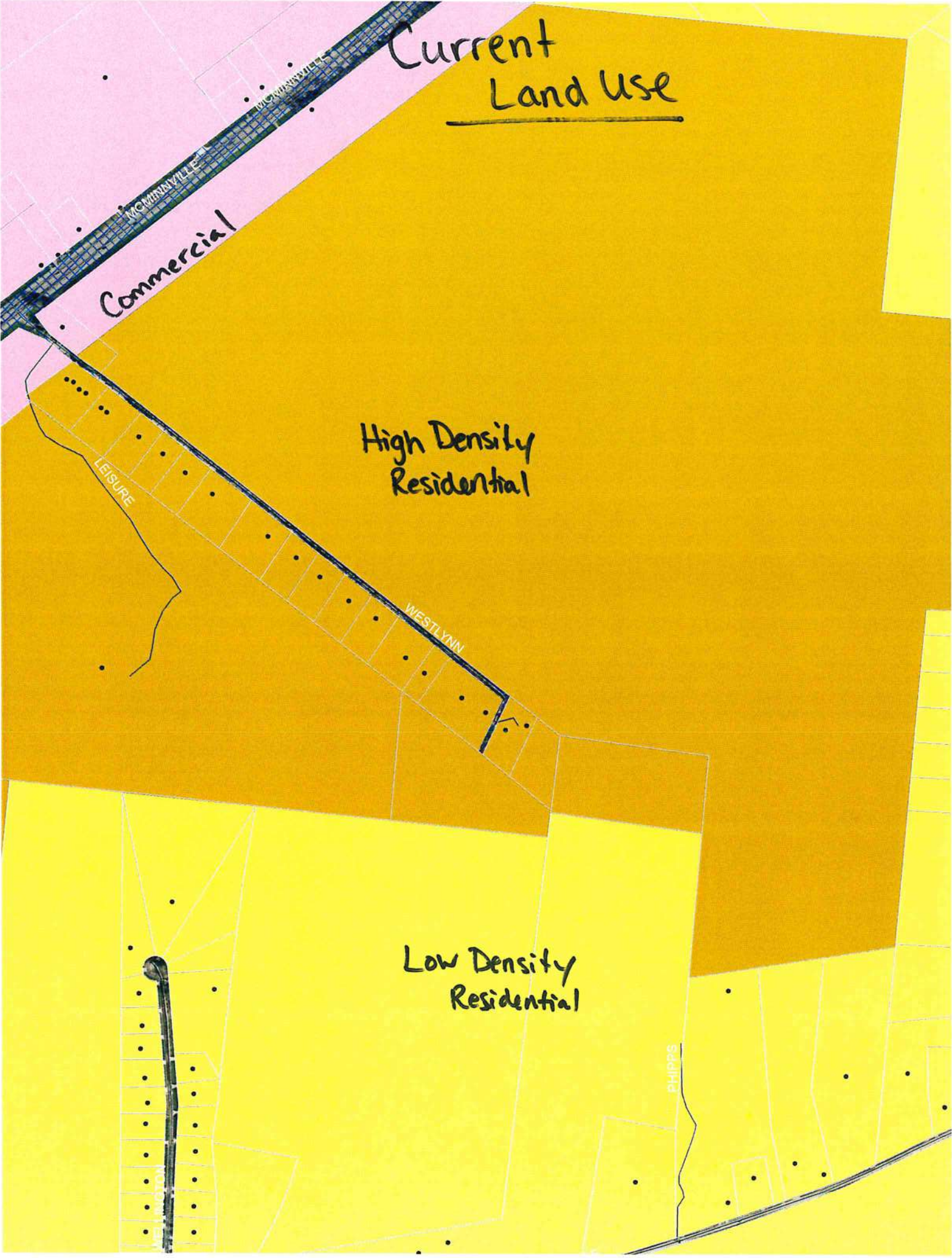
ATTEST: _____
Anthony Burrows, Finance Director

Current Land Use

Commercial

High Density Residential

Low Density Residential





- FUTURE LAND USE MAP LEGEND**
- Residential Low Density Single Family Duplexes
 - Residential Medium Density Single Family Duplexes
 - Residential High Density Multi-Family
 - Commercial, Central and General Neighborhood
 - Industrial Light

SEC, Inc. SITE ENGINEERING CONSULTANTS
 1000 BULLOCK AVENUE, SUITE 100, McMINNVILLE, OR 97128
 PHONE: 503-435-2222 FAX: 503-435-2222
 WWW.SEC-INC.COM



Old Stone Fort Crossings Proposed Future Land Use Map Amendment



ORDINANCE NO. _____

AN ORDINANCE REZONING THAT PROPERTY OWNED BY SWANSON DEVELOPMENTS, LP, ON 2514 MCMINNVILLE HIGHWAY AND RECENTLY ANNEXED INTO THE CITY

Whereas, prior to 2012, cities were empowered to annex territory by ordinance; and

Whereas the Tennessee General Assembly revised the annexation statutes, which now provide that annexation by written consent be accomplished by resolution; and

Whereas the City of Manchester recently annexed certain property owned by Swanson Developments, LP; and

Whereas the City of Manchester has a currently-enacted Zoning Ordinance and Zoning Map; and

Whereas, pursuant to Tennessee law, since the zoning of real estate is accomplished by ordinance; it must be amended by ordinance rather than resolution; and

Whereas the Manchester Planning Commission recommended that the property owned by Swanson Development be rezoned according to and as described below.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 1 of the Manchester Municipal Code be, and it is, hereby amended to apply the zoning classifications as described below to the following described properties owned by Swanson Developments, LP:

“E” From RS-1 to R-2

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY GEM PROPERTIES TN. BOOK 429, PG. 124, SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE EAST & SOUTH, NESTER BOOK 435, PG. 545 ON THE SOUTH, AND FERRELL BOOK 344, PG. 340, & WELLINGTON SUBDIVISION PLAT BOOK 468A ON TH WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF FERRELL; THENCE, WITH SAID LINE FOR THE FOLLOWING CALLS:
N 32°07'08" E FOR A DISTANCE OF 106.76' TO A POINT;
THENCE, N 24°54'52" E FOR A DISTANCE OF 46.79' TO A POINT;
THENCE, N 27°23'36" E FOR A DISTANCE OF 95.85' TO A POINT;

THENCE, N 12°08'36" E FOR A DISTANCE OF 104.08' TO A POINT;
THENCE, S 89°46'45" E FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, N 05°29'58" E FOR A DISTANCE OF 43.14' TO A POINT;
THENCE, N 16°38'30" E FOR A DISTANCE OF 88.94' TO A POINT;
THENCE, N 80°05'02" W FOR A DISTANCE OF 380.19' TO A POINT;
THENCE, WITH THE EAST LINE OF WELLINGTON SUBDIVISION N 06°46'17" E FOR A DISTANCE OF 1479.79' TO AN IRON PIN; THENCE, WITH THE SOUTH LINE OF GEM PROPERTIES TN S 84°18'44" E FOR A DISTANCE OF 612.59' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT FOR THE FOLLOWING CALLS:
S 58°48'57" E FOR A DISTANCE OF 420.28' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 118.04' TO A POINT;
THENCE, N 54°38'23" E FOR A DISTANCE OF 4.60' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 318.97' TO A POINT;
THENCE, S 07°51'51" W FOR A DISTANCE OF 698.02' TO A POINT;
THENCE, S 06°37'45" W FOR A DISTANCE OF 496.75' TO A POINT;
THENCE, S 78°53'14" W FOR A DISTANCE OF 30.38' TO A POINT;
THENCE, WITH THE NORTH LINE OF NESTER FOR THE FOLLOWING CALLS:
S 88°12'33" W FOR A DISTANCE OF 249.87' TO A POINT;
THENCE, S 03°52'04" E FOR A DISTANCE OF 19.73' TO A POINT;
THENCE, S 86°52'09" W FOR A DISTANCE OF 29.84' TO A POINT;
THENCE, S 03°47'13" E FOR A DISTANCE OF 17.58' TO A POINT;
THENCE, WITH ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
S 80°15'47" W FOR A DISTANCE OF 168.17' TO A POINT;
THENCE, S 80°05'18" W FOR A DISTANCE OF 60.01' TO A POINT;
THENCE, S 80°16'56" W FOR A DISTANCE OF 547.07' TO POINT OF BEGINNING, HAVING AN AREA OF 2110932.6 SQUARE FEET, 48.460 ACRES +/-.

"F" From RS-1 to R-3

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
N 35°21'37" W FOR A DISTANCE OF 93.97' TO A POINT; THENCE, N 54°38'23" E FOR A DISTANCE OF 88.32' TO A POINT;
THENCE, S 07°51'51" W FOR A DISTANCE OF 128.95' TO THE POINT OF BEGINNING, HAVING AN AREA OF 4149.3 SQUARE FEET, 0.095 ACRES +/-

"J" From RS-1 to R-3

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, AND LYNN DRIVE, GEM PROPERTIES BOOK 429, PG. 124, JACO BOOK 271, PG. 183, & KEHRER BOOK 357, PG. 808 ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN BEING THE NORTHWEST CORNER OF PIERCE BOOK 279, PG.310 ;
THENCE, WITH THE NORTH LINE OF PIERCE, TRIFF AND ARNOLD FOR THE FOLLOWING CALLS:
S 80°09'04" W FOR A DISTANCE OF 634.48' TO A POINT;
THENCE, S 80°13'30" W FOR A DISTANCE OF 293.74' TO A POINT;
THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
N 05°54'19" E FOR A DISTANCE OF 596.95' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 516.62', A RADIUS OF 400.00', A CHORD BEARING OF N 40°50'42" E, AND A CHORD LENGTH OF 481.45', TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 274.19' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 525.45' TO A POINT;
THENCE, S 86°09'17" E FOR A DISTANCE OF 627.54' TO A POINT;

THENCE, S 03°50'43" W FOR A DISTANCE OF 91.71' TO AN IRON PIN;
THENCE, WITH THE WEST LINE OF GRANDVIEW ESTATES FOR THE FOLLOWING CALLS:
S 05°59'18" W FOR A DISTANCE OF 107.26' TO AN IRON PIN;
THENCE, S 05°17'17" W FOR A DISTANCE OF 157.81' TO AN IRON PIN;
THENCE, S 05°14'42" W FOR A DISTANCE OF 156.96' TO AN IRON PIN;
THENCE, S 05°16'18" W FOR A DISTANCE OF 155.54' TO AN IRON PIN;
THENCE, S 04°47'51" W FOR A DISTANCE OF 153.19' TO AN IRON PIN;
THENCE, S 05°28'48" W FOR A DISTANCE OF 150.95' TO AN IRON PIN;
THENCE, S 04°59'03" W FOR A DISTANCE OF 224.39' TO AN IRON PIN;
THENCE, S 05°23'11" W FOR A DISTANCE OF 219.17' TO AN IRON PIN;
THENCE, S 05°23'46" W FOR A DISTANCE OF 144.83' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 1191404.4 SQUARE FEET, 27.351 ACRES

"K" From RS-1 to R-4

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, AND LYNN DRIVE, GEM PROPERTIES BOOK 429, PG. 124, JACO BOOK 271, PG. 183, & KEHRER BOOK 357, PG. 808 ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OT GEM PROPERTIES; THENCE, WITH SAID LINE N 06°13'22" E FOR A DISTANCE OF 560.01' TO A POINT; THENCE, WITH THE SOUTH LINE OF JACO & KEHRER RESPECTIVELY FOR THE FOLLOWING CALLS:
S 52°01'16" E FOR A DISTANCE OF 90.53' TO A POINT;
THENCE, S 51°53'46" E FOR A DISTANCE OF 299.98' TO A POINT;
THENCE, WITH THE EAST LINE OF KEHRER N 34°42'12" E FOR A DISTANCE OF 276.96' TO A POINT;
THENCE, WITH THE SOUTHERN RIGHT OF WAY OF WEST LYNN DRIVE N 52°05'00" W FOR A DISTANCE OF 405.23' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
N 16°32'43" E FOR A DISTANCE OF 130.61' TO A POINT;
THENCE, N 11°35'38" E FOR A DISTANCE OF 152.69' TO A POINT;
THENCE, N 48°13'41" E FOR A DISTANCE OF 53.59' TO A POINT;
THENCE, N 55°27'06" E FOR A DISTANCE OF 69.95' TO A POINT;
THENCE, N 03°40'57" E FOR A DISTANCE OF 37.22' TO A POINT;
THENCE, N 00°00'00" E FOR A DISTANCE OF 57.60' TO A POINT;
THENCE, N 04°01'58" E FOR A DISTANCE OF 66.89' TO A POINT;
THENCE, N 61°42'23" E FOR A DISTANCE OF 90.70' TO A POINT;
THENCE, S 52°12'31" E FOR A DISTANCE OF 106.73' TO A POINT;
THENCE, N 56°06'30" E FOR A DISTANCE OF 66.13' TO A POINT;
THENCE, N 73°16'36" E FOR A DISTANCE OF 86.08' TO A POINT;
THENCE, N 73°56'01" E FOR A DISTANCE OF 83.32' TO A POINT;
THENCE, N 42°59'34" E FOR A DISTANCE OF 67.33' TO A POINT;
THENCE, N 60°36'30" E FOR A DISTANCE OF 37.08' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 131.16' TO A POINT;
THENCE, S 86°09'17" E FOR A DISTANCE OF 556.18' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 628.32', A RADIUS OF 400.00', A CHORD BEARING OF S 41°09'17" E, AND A CHORD LENGTH OF 565.69', TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 575.45' TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 149.82' TO A POINT;
THENCE, S 57°27'24" W FOR A DISTANCE OF 117.52' TO A POINT;
THENCE, S 60°38'31" W FOR A DISTANCE OF 113.22' TO A POINT;
THENCE, S 31°30'44" W FOR A DISTANCE OF 23.90' TO A POINT;
THENCE, S 86°55'22" W FOR A DISTANCE OF 34.92' TO A POINT;
THENCE, N 69°08'44" W FOR A DISTANCE OF 25.00' TO A POINT;
THENCE, N 53°35'14" W FOR A DISTANCE OF 20.45' TO A POINT;
THENCE, N 34°13'51" W FOR A DISTANCE OF 12.83' TO A POINT;
THENCE, N 87°52'59" W FOR A DISTANCE OF 13.98' TO A POINT;

THENCE, S 83°57'20" W FOR A DISTANCE OF 51.85' TO A POINT;
THENCE, N 13°51'05" W FOR A DISTANCE OF 14.14' TO A POINT;
THENCE, N 30°39'02" W FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, N 61°03'40" W FOR A DISTANCE OF 29.44' TO A POINT;
THENCE, S 63°25'51" W FOR A DISTANCE OF 25.80' TO A POINT;
THENCE, S 70°37'53" W FOR A DISTANCE OF 55.06' TO A POINT;
THENCE, N 78°05'19" W FOR A DISTANCE OF 52.35' TO A POINT;
THENCE, S 88°27'07" W FOR A DISTANCE OF 28.30' TO A POINT;
THENCE, N 70°56'18" W FOR A DISTANCE OF 45.18' TO A POINT;
THENCE, S 87°36'48" W FOR A DISTANCE OF 27.85' TO A POINT;
THENCE, S 54°32'11" W FOR A DISTANCE OF 37.80' TO A POINT;
THENCE, S 35°49'01" W FOR A DISTANCE OF 26.52' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 76.49' TO A POINT;
THENCE, N 84°41'00" W FOR A DISTANCE OF 226.55' TO A POINT;
THENCE, S 06°16'02" W FOR A DISTANCE OF 316.22' TO A POINT;
THENCE, S 06°12'49" W FOR A DISTANCE OF 140.68' TO A POINT;
THENCE, S 07°51'51" W FOR A DISTANCE OF 373.69' TO A POINT;
THENCE, S 54°38'23" W FOR A DISTANCE OF 88.32 TO A POIN;
THENCE, N 35°21'37" W FOR A DISTANCE OF 225.00' TO A POINT;
THENCE, S 54°38'23" W FOR A DISTANCE OF 4.60' TO A POINT;
THENCE, N 35°21'37" W FOR A DISTANCE OF 118.04' TO A POINT;
THENCE, N 58°48'57" W FOR A DISTANCE OF 420.28' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 1877502 SQUARE FEET, 43.102 ACRES +/-

"L" From RS-1 to C-3

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, ENGLAND BOOK 265, PG. 838, LOWERY BOOK 388, PG. 136, BROWN BOOK 317, PG. 864, & CARROLL BOOK 352, PG. 169 ON THE NORTH, MITCHEL BOOK 391, PG. 341 ON THE EAST, SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE SOUTH, AND WEST LYNN DRIVE ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE SOUTHEAST CORNER OF FREDRICK; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 52°40'42" E FOR A DISTANCE OF 928.68' TO A POINT;
THENCE, N 52°41'24" E FOR A DISTANCE OF 869.34' TO A POINT;
THENCE, S 39°49'11" E FOR A DISTANCE OF 37.44' TO A POINT;
THENCE, S 12°05'41" E FOR A DISTANCE OF 50.76' TO A POINT;
THENCE, S 27°40'08" W FOR A DISTANCE OF 141.78' TO A POINT;
THENCE, S 01°01'39" W FOR A DISTANCE OF 535.29' TO A POINT;
THENCE, S 21°22'02" E FOR A DISTANCE OF 73.80' TO A POINT;
THENCE, S 81°16'40" E FOR A DISTANCE OF 53.90' TO A POINT;
THENCE, S 37°36'09" E FOR A DISTANCE OF 42.66' TO A POINT;
THENCE, S 08°19'21" W FOR A DISTANCE OF 69.90' TO A POINT;
THENCE, S 22°56'16" E FOR A DISTANCE OF 238.97' TO A POINT;
THENCE, S 29°21'28" E FOR A DISTANCE OF 112.79' TO A POINT;
THENCE, S 02°18'42" E FOR A DISTANCE OF 52.67' TO A POINT;
THENCE, S 40°07'25" W FOR A DISTANCE OF 31.91' TO A POINT;
THENCE, S 07°35'41" E FOR A DISTANCE OF 18.13' TO A POINT;
THENCE, S 43°02'38" E FOR A DISTANCE OF 30.44' TO A POINT;
THENCE, S 23°47'07" E FOR A DISTANCE OF 47.56' TO A POINT;
THENCE, N 40°05'36" E FOR A DISTANCE OF 53.12' TO A POINT;
THENCE, N 18°50'49" E FOR A DISTANCE OF 43.01' TO A POINT;
THENCE, N 58°06'58" E FOR A DISTANCE OF 43.47' TO A POINT;
THENCE, N 62°42'30" E FOR A DISTANCE OF 41.38' TO A POINT;
THENCE, N 02°47'09" E FOR A DISTANCE OF 37.03' TO A POINT;
THENCE, N 04°03'59" W FOR A DISTANCE OF 25.38' TO A POINT;

THENCE, N 18°42'42" W FOR A DISTANCE OF 39.21' TO A POINT;
THENCE, N 29°34'40" E FOR A DISTANCE OF 25.49' TO A POINT;
THENCE, N 73°56'24" E FOR A DISTANCE OF 41.14' TO A POINT;
THENCE, N 77°40'57" E FOR A DISTANCE OF 29.57' TO A POINT;
THENCE, N 52°35'41" E FOR A DISTANCE OF 21.04' TO A POINT;
THENCE, N 84°48'20" E FOR A DISTANCE OF 21.72' TO A POINT;
THENCE, N 77°01'42" E FOR A DISTANCE OF 87.06' TO A POINT;
THENCE, S 73°25'11" E FOR A DISTANCE OF 22.60' TO A POINT;
THENCE, S 78°27'55" E FOR A DISTANCE OF 29.96' TO A POINT;
THENCE, N 51°57'36" E FOR A DISTANCE OF 51.09' TO A POINT;
THENCE, N 25°27'48" E FOR A DISTANCE OF 35.73' TO A POINT;
THENCE, N 27°45'31" W FOR A DISTANCE OF 32.98' TO A POINT;
THENCE, N 04°23'55" W FOR A DISTANCE OF 20.03' TO A POINT;
THENCE, N 63°26'06" E FOR A DISTANCE OF 24.04' TO A POINT;
THENCE, S 82°55'09" E FOR A DISTANCE OF 26.26' TO A POINT;
THENCE, N 21°19'04" E FOR A DISTANCE OF 30.07' TO A POINT;
THENCE, N 75°34'13" E FOR A DISTANCE OF 56.21' TO A POINT;
THENCE, S 85°11'11" E FOR A DISTANCE OF 45.25' TO A POINT;
THENCE, N 64°40'33" E FOR A DISTANCE OF 59.07' TO A POINT;
THENCE, N 83°34'41" E FOR A DISTANCE OF 57.45' TO A POINT;
THENCE, N 78°27'06" E FOR A DISTANCE OF 100.67' TO A POINT;
THENCE, N 07°43'44" W FOR A DISTANCE OF 10.36' TO A POINT;
THENCE, N 07°43'44" W FOR A DISTANCE OF 434.90' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 598.01', A RADIUS OF 1000.00', A CHORD BEARING OF N 24°51'39" W, AND A CHORD LENGTH OF 589.14', TO A POINT;
THENCE, N 41°59'33" W FOR A DISTANCE OF 496.98' TO A POINT; THENCE, WITH THE SOUTH LINES OF ENGLAND, LOWERY, BROWN, & CARROLL RESPECTIVELY FOR THE FOLLOWING CALLS:
84°29'09" E FOR A DISTANCE OF 248.82' TO A POINT;
THENCE, S 84°28'42" E FOR A DISTANCE OF 583.56' TO A POINT;
THENCE, S 84°39'40" E FOR A DISTANCE OF 312.44' TO AN IRON PIN;
THENCE, S 84°37'54" E FOR A DISTANCE OF 586.36' TO AN IRON PIN;
THENCE, WITH THE WEST LINE OF MITCHELL S 05°01'53" W FOR A DISTANCE OF 1190.04' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
S 17°18'02" W FOR A DISTANCE OF 173.85' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 1038.00' TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 303.00' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 50.00' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 628.32', A RADIUS OF 400.00', A CHORD BEARING OF N 41°09'17" W, AND A CHORD LENGTH OF 565.69', TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 556.18' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 131.16' TO A POINT;
THENCE, S 60°36'30" W FOR A DISTANCE OF 37.08' TO A POINT;
THENCE, S 42°59'34" W FOR A DISTANCE OF 67.33' TO A POINT;
THENCE, S 73°56'01" W FOR A DISTANCE OF 83.32' TO A POINT;
THENCE, S 73°16'36" W FOR A DISTANCE OF 86.08' TO A POINT;
THENCE, S 56°06'30" W FOR A DISTANCE OF 66.13' TO A POINT;
THENCE, N 52°12'31" W FOR A DISTANCE OF 106.73' TO A POINT;
THENCE, S 61°42'23" W FOR A DISTANCE OF 90.70' TO A POINT;
THENCE, S 04°01'58" W FOR A DISTANCE OF 66.89' TO A POINT;
THENCE, S 00°00'00" W FOR A DISTANCE OF 57.60' TO A POINT;
THENCE, S 03°40'57" W FOR A DISTANCE OF 37.22' TO A POINT;
THENCE, S 55°27'06" W FOR A DISTANCE OF 69.95' TO A POINT;
THENCE, S 48°13'41" W FOR A DISTANCE OF 53.59' TO A POINT;
THENCE, S 11°35'38" W FOR A DISTANCE OF 152.69' TO A POINT;
THENCE, S 16°32'43" W FOR A DISTANCE OF 130.61' TO A POINT;

THENCE, WITH THE NORTHERN RIGHT OF WAY OF WEST LYNN DRIVE N 52°05'00" W FOR A DISTANCE OF 1922.94' TO AN IRON PIN; THENCE, WITH THE SOUTH LINE OF FREDRICK N 52°19'41" E FOR A DISTANCE OF 125.00' TO A THE POINT OF BEGINNING, HAVING AN AREA OF 4845517.3 SQUARE FEET, 111.238 ACRES+/-

"M" From RS-1 to R-4

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY MITCHELL BOOK 391, PG. 341 ON THE NORTH, GRANDVIEW ESTATES PLAT BOOK 65A ON THE EAST, ARNOLD BOOK 370, PG. 638 ON THE SOUTH, AND SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE NORTHERN LINE OF LOT 13;
THENCE, WITH SAID LINE N 88°20'20" W FOR A DISTANCE OF 215.35' TO AN IRON PIN;
THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT LP FOR THE FOLLOWING CALLS:
N 03°50'43" E FOR A DISTANCE OF 91.71' TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 324.54' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 1038.00' TO A POINT;
THENCE, N 17°18'02" E FOR A DISTANCE OF 173.85' TO A POINT;
THENCE, WITH THE SOUTH LINE OF MITCHELL S 84°14'41" E FOR A DISTANCE OF 528.78' TO A POINT; THENCE, WITH THE WEST LINE OF GRANDVIEW ESTATES FOR THE FOLLOWING CALLS:
S 06°07'30" W FOR A DISTANCE OF 318.27' TO A POINT;
THENCE, S 05°05'20" W FOR A DISTANCE OF 152.83' TO AN IRON PIN;
THENCE, S 05°07'23" W FOR A DISTANCE OF 294.79' TO AN IRON PIN;
THENCE, S 04°37'12" W FOR A DISTANCE OF 143.04' TO AN IRON PIN;
THENCE, S 04°31'13" W FOR A DISTANCE OF 278.21' TO AN IRON PIN;
THENCE, S 04°48'27" W FOR A DISTANCE OF 86.22' TO THE POINT OF BEGINNING, HAVING AN AREA OF 677009.3 SQUARE FEET, 15.542 ACRES +/-

"N" From RS-1 to I-1

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
N 52°39'52" E FOR A DISTANCE OF 533.28' TO A POINT;
THENCE, N 48°00'27" E FOR A DISTANCE OF 30.00' TO A POINT;
THENCE, S 41°59'33" E FOR A DISTANCE OF 364.64' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 598.01', A RADIUS OF 1000.00', A CHORD BEARING OF S 24°51'39" E, AND A CHORD LENGTH OF 589.14', TO A POINT;
THENCE, S 07°43'44" E FOR A DISTANCE OF 445.25' TO A POINT;
THENCE, S 78°27'06" W FOR A DISTANCE OF 100.67' TO A POINT;
THENCE, S 83°34'41" W FOR A DISTANCE OF 57.45' TO A POINT;
THENCE, S 64°40'33" W FOR A DISTANCE OF 59.07' TO A POINT;
THENCE, N 85°11'11" W FOR A DISTANCE OF 45.25' TO A POINT;
THENCE, S 75°34'13" W FOR A DISTANCE OF 56.21' TO A POINT;
THENCE, S 21°19'04" W FOR A DISTANCE OF 30.07' TO A POINT;
THENCE, N 82°55'09" W FOR A DISTANCE OF 26.26' TO A POINT;
THENCE, S 63°26'06" W FOR A DISTANCE OF 24.04' TO A POINT;
THENCE, S 04°23'55" E FOR A DISTANCE OF 20.03' TO A POINT;
THENCE, S 27°45'31" E FOR A DISTANCE OF 32.98' TO A POINT;
THENCE, S 25°27'48" W FOR A DISTANCE OF 35.73' TO A POINT;
THENCE, S 51°57'36" W FOR A DISTANCE OF 51.09' TO A POINT;
THENCE, N 78°27'55" W FOR A DISTANCE OF 29.96' TO A POINT;
THENCE, N 73°25'11" W FOR A DISTANCE OF 22.60' TO A POINT;

THENCE, S 77°01'42" W FOR A DISTANCE OF 87.06' TO A POINT;
THENCE, S 84°48'20" W FOR A DISTANCE OF 21.72' TO A POINT;
THENCE, S 52°35'41" W FOR A DISTANCE OF 21.04' TO A POINT;
THENCE, S 77°40'57" W FOR A DISTANCE OF 29.57' TO A POINT;
THENCE, S 73°56'24" W FOR A DISTANCE OF 41.14' TO A POINT;
THENCE, S 29°34'40" W FOR A DISTANCE OF 25.49' TO A POINT;
THENCE, S 18°42'42" E FOR A DISTANCE OF 39.21' TO A POINT;
THENCE, S 04°03'59" E FOR A DISTANCE OF 25.38' TO A POINT;
THENCE, S 02°47'09" W FOR A DISTANCE OF 37.03' TO A POINT;
THENCE, S 62°42'30" W FOR A DISTANCE OF 41.38' TO A POINT;
THENCE, S 58°06'58" W FOR A DISTANCE OF 43.47' TO A POINT;
THENCE, S 18°50'49" W FOR A DISTANCE OF 43.01' TO A POINT;
THENCE, S 40°05'36" W FOR A DISTANCE OF 53.12' TO A POINT;
THENCE, N 23°47'07" W FOR A DISTANCE OF 47.56' TO A POINT;
THENCE, N 43°02'38" W FOR A DISTANCE OF 30.44' TO A POINT;
THENCE, N 07°35'41" W FOR A DISTANCE OF 18.13' TO A POINT;
THENCE, N 40°07'25" E FOR A DISTANCE OF 31.91' TO A POINT;
THENCE, N 02°18'42" W FOR A DISTANCE OF 52.67' TO A POINT;
THENCE, N 29°21'28" W FOR A DISTANCE OF 112.79' TO A POINT;
THENCE, N 22°56'16" W FOR A DISTANCE OF 238.97' TO A POINT;
THENCE, N 08°19'21" E FOR A DISTANCE OF 69.90' TO A POINT;
THENCE, N 37°36'09" W FOR A DISTANCE OF 42.66' TO A POINT;
THENCE, N 81°16'40" W FOR A DISTANCE OF 53.90' TO A POINT;
THENCE, N 21°22'02" W FOR A DISTANCE OF 73.80' TO A POINT;
THENCE, N 01°01'39" E FOR A DISTANCE OF 535.29' TO A POINT;
THENCE, N 27°40'08" E FOR A DISTANCE OF 141.78' TO A POINT;
THENCE, N 12°05'41" W FOR A DISTANCE OF 50.76' TO A POINT;
THENCE, N 39°49'11" W FOR A DISTANCE OF 37.44' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 1136443.3 SQUARE FEET, 26.089 ACRES +/-

"O" From RS-1 to C-2

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY McMINNVILLE HIGHWAY ON THE NORTH, ENGLAND BOOK 265, PG. 838 ON THE EAST, SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE SOUTH, AND FREDRICK BOOK 427, PG. 109 ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE SOUTHEAST CORNER OF FREDRICK ; THENCE, WITH THE EAST LINE OF FREDRICK N 52°10'19" W FOR A DISTANCE OF 365.33' TO AN IRON PIN; THENCE, WITH THE SOUTHERN RIGHT OF WAY OF McMINNVILLE HIGHWAY N 52°30'36" E FOR A DISTANCE OF 2201.05' TO AN IRON PIN; THENCE, WITH THE SOUTH LINE OF ENGLAND S 84°29'09" E FOR A DISTANCE OF 331.37' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

S 41°59'33" E FOR A DISTANCE OF 132.34' TO A POINT;
THENCE, S 48°00'27" W FOR A DISTANCE OF 30.00' TO A POINT;
THENCE, S 52°39'52" W FOR A DISTANCE OF 533.28' TO A POINT;
THENCE, S 52°41'24" W FOR A DISTANCE OF 869.34' TO A POINT;
THENCE, S 52°40'42" W FOR A DISTANCE OF 928.66' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 828681.0 SQUARE FEET, 19.024 ACRES +/-

"P" From RS-1 to R-1

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 84°41'00" W FOR A DISTANCE OF 427.83' TO A POINT;
THENCE, N 84°41'00" W FOR A DISTANCE OF 65.10' TO A POINT;
THENCE, N 35°21'37" W FOR A DISTANCE OF 76.49' TO A POINT;
THENCE, N 35°49'31" E FOR A DISTANCE OF 26.50' TO A POINT;
THENCE, N 54°31'19" E FOR A DISTANCE OF 37.79' TO A POINT;
THENCE, N 87°36'48" E FOR A DISTANCE OF 27.87' TO A POINT;
THENCE, S 70°57'43" E FOR A DISTANCE OF 45.18' TO A POINT;
THENCE, N 88°27'07" E FOR A DISTANCE OF 28.30' TO A POINT;
THENCE, S 77°51'02" E FOR A DISTANCE OF 51.99' TO A POINT;
THENCE, N 70°38'44" E FOR A DISTANCE OF 55.47' TO A POINT;
THENCE, N 63°22'41" E FOR A DISTANCE OF 25.82' TO A POINT;
THENCE, S 60°59'18" E FOR A DISTANCE OF 29.45' TO A POINT;
THENCE, S 30°39'02" E FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, S 13°53'53" E FOR A DISTANCE OF 14.13' TO A POINT;
THENCE, N 83°57'20" E FOR A DISTANCE OF 51.85' TO A POINT;
THENCE, S 87°52'59" E FOR A DISTANCE OF 13.98' TO A POINT;
THENCE, S 34°13'51" E FOR A DISTANCE OF 12.83' TO A POINT;
THENCE, S 53°38'19" E FOR A DISTANCE OF 20.52' TO A POINT;
THENCE, S 69°11'19" E FOR A DISTANCE OF 24.94' TO A POINT;
THENCE, N 86°55'22" E FOR A DISTANCE OF 34.92' TO A POINT;
THENCE, N 31°31'27" E FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, N 60°38'11" E FOR A DISTANCE OF 113.24' TO A POINT;
THENCE, N 57°27'24" E FOR A DISTANCE OF 117.52' TO A POINT;
THENCE, S 86°09'17" E FOR A DISTANCE OF 149.82' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 274.19' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 518.03', A RADIUS OF 400.00', A
CHORD BEARING OF S 40°56'48" W, AND A CHORD LENGTH OF 482.58', TO A POINT;
THENCE, N 06°41'43" E FOR A DISTANCE OF 427.63' TO A THE POINT OF BEGINNING,
HAVING AN AREA OF 200856 SQUARE FEET, 4.611 ACRES +/-

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF
THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the
Manchester Municipal Code entitled "Zoning Map" be amended to show these properties as
described above; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF
THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after
its publication and passage and public hearing, the public welfare of the City of Manchester,
Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with the positive recommendation of the Manchester Regional Planning Commission obtained at its meeting March 18, 2024.

PASSED FIRST READING: _____, 2024

PASSED SECOND AND FINAL READING: _____, 2024

Marilyn Howard, Mayor

Anthony Burrows, Finance Director

CITY OF MANCHESTER, TENNESSEE

DEPARTMENT OF HEALTH AND CODES

200 W. Fort Street

Manchester, TN 37355

931-723-1464

Email: gfrazier@cityofmanchestertn.com

REZONING APPLICATION

FEE: \$200

DATE: 2/27/24

MEETING DATE: 3/18/24

CASE #: 04-2024

TIME OF MEETING: 5:30 P.M.

LOCATION: CITY HALL MEETING ROOM

- APPROVAL *Positive*
- DISAPPROVAL *Info*
- NO ACTION TAKEN

MANCHESTER PLANNING COMMISSION

Name of Property Owner: Swanson Development, LP

Address of Owner: 1188 Park Avenue, Murfreesboro, TN 37129

Home Phone: _____ Work Phone: 615-896-0000

I hereby request to the Planning Commission:

Rezoning UGB to R-1, R-2, R-3, R-4, C-2, C-3, I-1

Intended Use: Mixture of residential detached and attached single-family homes, that also includes properties zoned for commercial and industrial land uses.

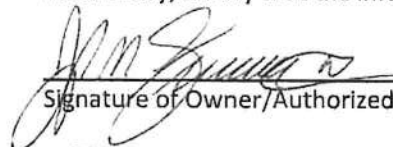
Address of Property: 2514 McMinnville Highway

Property Tax Map No: 67 Group: _____ Control Map: _____ Parcel No. A portion of 60.00 and all of 81.06

Is this property in a Flood Hazard Area per FIRM Map No. 47031C0-120C and 206C
Map Revised: August 4, 2008.

Note: This annexation and rezoning request is for the portions of the overall Old Stone Fort Crossings development that are currently within the city's UGB.

I do hereby, certify that the information given above is accurate/correct to the best of my knowledge



Signature of Owner/Authorized Agent

- Rezoning instruction sheet received
- Site Plan checklist received



CITY OF MANCHESTER, TENNESSEE

BUILDING PERMIT

VAR,SPEC EXC,REZONING, ORD AMD

PERMIT #: 117031

DATE ISSUED: 2/26/2024

DESCRIPTION:	VAR,SPEC EXC,REZONING, ORD AMD	DEBRIS
LOCATION:	McMINNVILLE HWY/RAGS	AFFDAVIT W/C
SUBDIVISION:	McMINNIVLLE HWY./RAGSDALE RD	TILE PERMIT
LOT#		
OWNER NAME:	SWANSON DEVELOPMENT	CONTRACTOR:
ADDRESS	1188 PARK PLACE	SEC. INC. % ROB MOLCHAN
CITY	MURFREESBORO	ADDRESS:
STATE	TN	850 MIDDLE TENNESSEE BLVD
ZIP:	37129	CITY:
PHONE:	615-896-0000	MURFREESBORO
		ST:
		TN
		ZIP:
		37129
		PHONE:
		615-956-1989
		LICENSE:

ELEC CONTRACTOR VALUATION:	\$ 0.00	PLB CONTRACTR SITE PLN ON FILE
NO OF ELEVATORS:		HEIGHT:
NO OF FLOORS:		BLDG LxW
NO OF FAMILIES:		NUMBER ROOMS
USE ZONE:		NUM KITCHENS:
ROOF:		FOUNDATION:
EXTERIOR WALLS:		INTERIOR WALLS:
SPRINKLERS:		NUMBER BATHS:
STANDPIPES:		HEAT SOURCE:
FIREPLACES:		

FRONT SETBACK: _____ REAR SETBACK: _____
LEFT SETBACK: _____ RIGHT SETBACK: _____

TOTAL BLDG FEES \$ 200.00

Remarks ANNEXATION 300 +/-ACRES TO BE ZONED R-1, R-2, R-3, R-4 C-2, C-3, I-1

If not approved, give reason: _____

Board of Zoning Appeals in case number _____ adopted _____

Application approved by _____

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

[Signature] 2/27/24
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

[Signature] 2/27/24 _____
(ZONING/BLDG CODE EXAMINER) DATE (BLDG INSPECTOR) DATE

February 23, 2024

Brittany Fiske
City of Manchester, TN – Health & Codes Department
200 W. Fort Street
Manchester, TN 37355

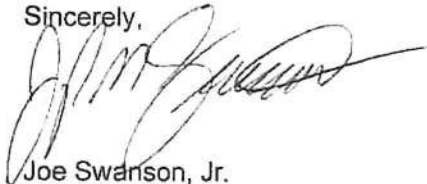
RE: Annexation Request
Property Located at 2514 McMinnville Highway
Manchester, TN 37355

Dear Brittany,

This letter is to formally request for annexation of my property into the City of Manchester, TN. My property is located at 2514 McMinnville Highway. The property is identified as a portion of Parcel 60.00 and all of Parcel 81.06 of Tax Map 67 as recorded by Coffee County Registers of Deeds. The remaining portion of Parcel 60.00 and Parcel 81.08 of my property are already within the City's Limits. This request would bring all properties that I own together within the city limits of Manchester.

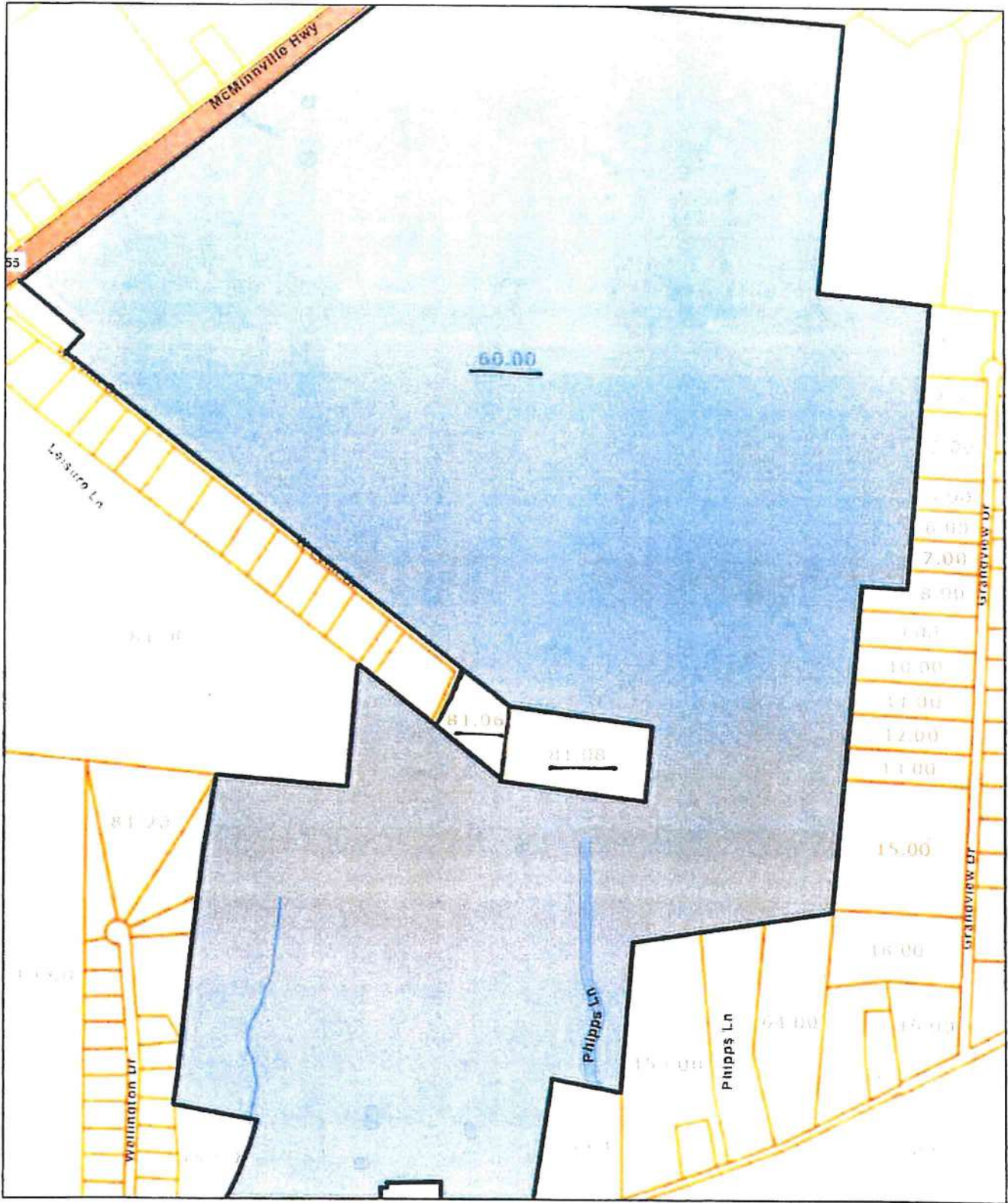
If you have any questions or if I may be of further assistance, I can be contacted by phone at 615-896-0000. My email address is joejr@swansoncompanies.com.

Sincerely,



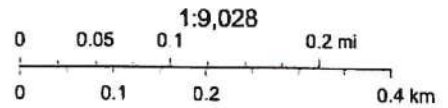
Joe Swanson, Jr.
Property Owner at 2514 McMinnville Highway
Swanson Developments, LP

Coffee County - Parcel: 067 060.00



Date: February 23, 2024

County: Coffee
Owner: SWANSON DEVELOPMENTS LP
Address: MCMINNVILLE HWY 2514
Parcel Number: 067 060.00
Deeded Acreage: 0
Calculated Acreage: 298.43

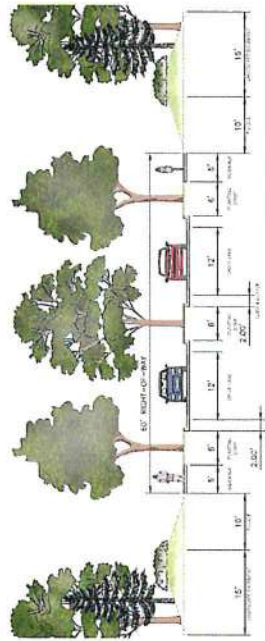


Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA USFWS, State of Tennessee, Comptroller of the Treasury

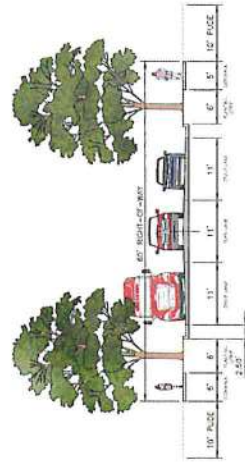


FUTURE LAND USE MAP

- Legend:
- Commercial, Central and General Neighborhood
 - Residential High Density
 - Multi-Family
 - Residential Low Density Single Family Duplexes



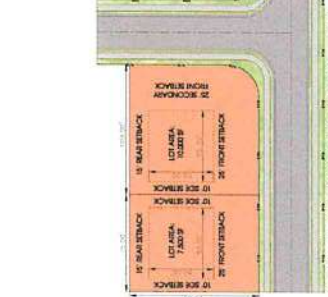
ROADWAY SECTION STREET 'A'
(RESIDENTIAL AREAS)



ROADWAY SECTION STREET 'B'
(COMMERCIAL/INDUSTRIAL AREAS)



- Proposed Zoning Legend:
- R-1 (Large Lot Residential)
 - R-2 (Low-Density Residential)
 - R-3 (Medium-Density Residential)
 - R-4 (High-Density Residential)
 - C-2 (Highway Service)
 - C-3 (General Commercial)
 - I-1 (Light Industrial)



(R-2) 75-FT WIDE TYPICAL LOT DIAGRAM
N.T.S.
7,500 SF MINIMUM LOTS SIZE
35% MAXIMUM LOT COVERAGE
35-FT MAX. BUILDING HEIGHT (3-STORIES MAX.)



(R-1) 100-FT WIDE TYPICAL LOT DIAGRAM
N.T.S.
15,000 SF MINIMUM LOTS SIZE
30% MAXIMUM LOT COVERAGE
35-FT MAXIMUM BUILDING HEIGHT (3-STORIES MAX.)



(R-3) 75-FT WIDE TYPICAL LOT DIAGRAM
N.T.S.
7,500 SF MINIMUM LOTS SIZE
35% MAXIMUM LOT COVERAGE
35-FT MAX. BUILDING HEIGHT (3-STORIES MAX.)



(R-4) MULTI-FAMILY DWELLING LOT DIAGRAM
N.T.S.
5,000 SF MINIMUM LOTS SIZE
3,000 SF PER FAMILY
50% MAXIMUM LOT COVERAGE

ORDINANCE NO. _____

**AN ORDINANCE REZONING PROPERTY OWNED BY RONNIE RANDALL ON
BELMONT DRIVE FROM C-5 TO R-3**

WHEREAS the City of Manchester has a currently enacted Zoning Ordinance and Zoning Map; and

WHEREAS, pursuant to Tennessee Law, since the zoning of real estate is accomplished by ordinance: it must be amended by ordinance rather than by resolution; and

WHEREAS the Manchester Planning Commission, at its meeting April 15, 2024, considered the rezoning request that the property owned by Ronnie Randall, described below, be rezoned from C-5 to R-3 Medium Density Residential, and voted to send that request to the Board with a positive recommendation; and

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 6, Section 1 of the Manchester Municipal Code be, and it is hereby amended to apply the zoning classification of R-3 Medium Density Residential to the following described property owned by Ronnie Randall at Belmont Drive:

In the below description, but excluded from this rezoning is all of the property labeled as Lot 1 (approx. 1.54 acres), in a plat filed at Plat Book 956B, page 0.

A certain tract or parcel of land lying in the First (1st) Civil District of Coffee County, Tennessee, also known as Parcel 18.00, Property Tax Map 085H, Control Map B, bounded and described as follows, to-wit:

Beginning at an iron pin set at the common intersection of Belmont Drive (50' R.O.W.) and Oak Drive at the Northeast corner of the tract herein described. Then from the POINT OF BEGINNING, leaving the intersection of Belmont Drive and Oak Drive, along the westerly margin of Belmont Drive South 7 degrees 30 minutes 01 seconds West 1694.05 feet to a found axle; thence along the northerly boundary line of the Howard Tract (D.B. 327, p.941; ROCCT) and the southerly boundary line of the tract herein described North 82 degrees 36 minutes 59 seconds West 557.67 feet to an iron pin found; thence along the westerly boundary line of the tract herein described North 07 degrees 00 minutes 00 seconds East 1174.85 feet to an iron pin set; thence North 71 degrees 15 minutes 00 seconds West 160.51 feet to an iron pin set; thence along the easterly margin of McArthur Street/TN Hwy. 55 North 25 degrees 38 minutes 52 seconds East 156.92 feet to an iron pin set; thence South 87 degrees 22

minutes 59 seconds East 436.48 feet to an iron pin set; thence North 2 degrees 37 minutes 01 seconds East 268.04 feet to an iron pin set; thence along the southerly margin of Oak Drive North 88 degrees 03 minutes 19 seconds East 126.51 feet to an iron pin set; thence along the southerly margin of Oak Drive South 87 degrees 22 minutes 59 seconds East 36.85 feet to the point of beginning. Said tract containing 20.0824 acres more or less according to a survey by J. Bryant ABT, TN RLS No. 3000, dated September 17, 2015 and revised on March 31, 2016.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled Zoning Map be amended to show this property as R-3 Medium Density Residential; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with the positive recommendation of the Manchester Planning Commission obtained at its meeting on April 15, 2024.

PASSED FIRST READING: _____, 2024

PASSED SECOND AND FINAL READING: _____, 2024

Marilyn Howard, Mayor

Anthony Burrows, Finance Director



CITY OF MANCHESTER, TENNESSEE
BUILDING PERMIT
VAR,SPEC EXC,REZONING, ORD AMD

PERMIT #: 117076

DATE ISSUED: 3/28/2024

DESCRIPTION: VAR,SPEC EXC,REZONING,
ORD AMD
 LOCATION: BELMONT DR.
 SUBDIVISION:
 LOT#

DEBRIS
 AFFADAVIT W/C
 TILE PERMIT

OWNER NAME: RONNIE RANDALL
 ADDRESS: 296 CAMBRIDGE LN
 CITY: MANCHESTER
 STATE: TN
 ZIP: 37355
 PHONE:

CONTRACTOR: RONNIE RANDALL
 ADDRESS: 296 CAMBRIDGE LN
 CITY: MANCHESTER
 ST: TN
 ZIP: 37355
 PHONE: 931-728-9500
 LICENSE:

ELEC CONTRACTOR VALUATION: \$ 0.00
 NO OF ELEVATORS:
 NO OF FLOORS:
 NO OF FAMILIES:
 USE ZONE:C-5 TO R-3
 ROOF:
 EXTERIOR WALLS:
 SPRINKLERS:
 STANDPIPES:
 FIREPLACES:

PLB CONTRACTR SITE PLN ON FILE
 HEIGHT:
 BLDG LxW
 NUMBER ROOMS
 NUM KITCHENS:
 FOUNDATION:
 INTERIOR WALLS:
 NUMBER BATHS:
 HEAT SOURCE:

FRONT SETBACK:
 LEFT SETBACK:

REAR SETBACK:
 RIGHT SETBACK:

TOTAL BLDG FEES \$ 200.00

Remarks _____ REZONING _____

If not approved, give reason: _____

Board of Zoning Appeals in case number _____ adopted _____

Application approved by _____

NOTICE
 THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Mandy Bell 3/28/24
 (SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Keith Licheant 3/28/24
 (ZONING/BLDG CODE EXAMINER) DATE

 (BLDG INSPECTOR) DATE

CITY OF MANCHESTER, TENNESSEE

DEPARTMENT OF HEALTH AND CODES

200 W. Fort Street

Manchester, TN 37355

931-723-1464

Email: gfrazier@cityofmanchestertn.com

REZONING APPLICATION

FEE: \$200

DATE: 3/28/24

MEETING DATE: 4/15/24

CASE #: 06-2024

TIME OF MEETING: 5:30 P.M.

LOCATION: CITY HALL MEETING ROOM

- APPROVAL *Positive to Belmont*
 DISAPPROVAL
 NO ACTION TAKEN

MANCHESTER PLANNING COMMISSION

Name of Property Owner: Ronnie Randall

Address of Owner: 296 Cambridge Ln. Manchester, TN 37355

Home Phone: _____ Work Phone: 931-728-9500

I hereby request to the Planning Commission:

Rezoning C-5 to R-3

Intended Use: Residential

Address of Property: 01 Belmont Dr. Manchester, TN 37355

Property Tax Map No: 0854 Group: _____ Control Map: B Parcel No. 018.00

Is this property in a Flood Hazard Area per FIRM Map No. 47031C0- 204C

Map Revised: August 4, 2008.

Note: 18.48 AC

I do hereby, certify that the information given above is accurate/correct to the best of my knowledge

Signature of Owner/Authorized Agent

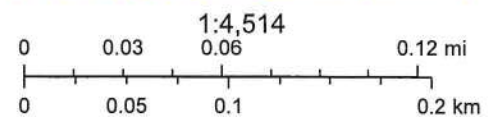
- Rezoning instruction sheet received
 Site Plan checklist received

1/1/24



Date: April 18, 2024

County: Coffee
 Owner: RANDALL RONNIE L
 Address: BELMONT DR
 Parcel Number: 085H B 018.00
 Deeded Acreage: 18.49
 Calculated Acreage: 0
 Date of TDOT Imagery: 2022
 Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Coffee Parcels

Manchester City Limit



Manchester Zoning



Coffee UGB



Land Use

Medium Density Residential

Commercial



ORDINANCE NO _____

**AN ORDINANCE TO AMEND MANCHESTER MUNICIPAL CODE 18-201
RELATIVE TO NONPAYMENT OF BILLS**

WHEREAS Manchester Municipal Code 18-201 currently sets the number of days before someone's water can be cut-off for nonpayment; and

WHEREAS, at the recommendation of the Manchester Water and Sewer Commission, the Board of Mayor and Aldermen of the City of Manchester believes it to be in the best interest of the City to decrease the number of days from forty-five (45) to twenty-five (25) days after due date before someone's water can be cut-off for nonpayment.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Manchester Municipal Code 18-201 be amended to decrease the number of days from forty-five (45) days to twenty-five (25) days after due date before someone's water can be cut-off for nonpayment, and

BE IT FURTHER ORDAINED that this ordinance shall take effect on and after its publication, passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

PASSED FIRST READING:

PASSED SECOND AND FINAL READING:

Marilyn Howard, Mayor

Anthony Burrows, Finance Director

Organization: BEANS CREEK WINERY
Contact Name: JIMMY DAUZE Position: MANAGING PARTNER
Email: jimmy@hemisphereswine.com Phone Number: 615-456-9037

Request Type

Organization Type: Government Related Non-Profit Profit Other: _____
Request Type: Marketing Sponsorship Infrastructure (Gov. Only) Public Art Installment
Request Amount: \$ 2,000⁰⁰ Is this a competitive request? Yes No
Any amount above \$4,000 will need to be submitted for budgeting process February - March)

Title of Event: _____ Type of Event: _____
Start Date: MAY 2024 End Date: MAY 2025
Summary usage: BILLBOARD ON I-24 EAST BOUND NEAR MANCHESTER

Qualifiers (Excludes Infrastructure & Art)	3 Points	2 Points	1 Point	Point Total
Anticipated Attendance: _____	500+	200+	100+	_____
Anticipated Room Nights: _____	100+	50+	25+	_____
Number of Days of Event: _____	3+ Days	2+ Days	1 Day	_____
Number of Tickets Sold: _____	500+	100+	50+	_____
Type of Event: _____	Regional <small>(50% or more non-local)</small>			_____
Host Type: _____		Gov	Non-P	_____
			Point Total	_____

13+ Points	10+ Points	9 or Fewer Points
Up to \$4,000	Up to \$3,000	Up to \$2,000

Public Art Consideration Guide

76% to 100% of Budget: Up to \$2,000	75% of Budget: Up to \$3,500	49% or less: Up to \$4,000
---	---------------------------------	-------------------------------

Grant Amount Rewarded: \$ _____ Vote Count: _____ Date: _____

City of Manchester
Job Description

Job Title: Human Resources Manager

Department: BOMA

Reports to: Mayor

FLSA Status: Exempt

Prepared by: Mayor

Prepared Date: 03/2023

Approved By:

Approved Date:

PURPOSE: This position is responsible for managing the employee life cycle, hire to retire. Inclusive of the development, coordination and administration of all aspects of the City's human resources functions. Responsibilities to include maintaining the City's personnel system; administering the health and worker's compensation insurance programs; assisting employees; promoting workplace safety; developing training programs; providing general support within the Human Resources Department; performs other work as required.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

The following duties are normal for this job. These are not to be construed as exclusive or all-inclusive. Other duties may be required and assigned.

- Manages employee life cycle to include facilitation of hiring process and all separation processes
- Maintains the City's personnel records relative to salary and personal data
- Administers the City's health, workers' compensation insurance, employee benefits and retirement programs
- Maintains the Classification-Compensation Plan including the continuous update of classification and salary data
- Maintains current information on State and Federal employment-related regulations and reports developments to the City's Mayor
- Reviewing performance evaluations and other reports
- Implements the City's directives concerning overall personnel policy
- Prepares administrative and special reports
- Conducts general employee orientations for new hires, along with all onboarding paperwork and government compliance
- Working with Departments to establish Training Programs
- Recording and investigating complaints when needed
- Participating in interviews when needed
- Provide recruiting assistance and candidate screening and assessment
- Develop recruitment policies and strategies
- Schedules pre-employment post-offer physical exams and drug screens

- Manages random drug screen procedure for all safety related employees
- Submit monthly and annual reports to the Department of Labor; and other State and Federal Agencies
- Review all Unemployment claims
- Prepares and/or generates a variety of detailed and specialized reports, letters, memoranda, forms and other documents via computer
- Answers the telephone; provides information; takes and relays messages and/or directs calls to appropriate personnel; returns calls as necessary
- Responds to routine requests for information from officials, directors, employees, and members of the staff, the public or other individuals
- Uses knowledge of various software programs to operate a computer in an effective and efficient manner
- Maintains a comprehensive, current knowledge and awareness of laws and regulations pertaining to all aspects of public personnel administration; attends workshops and training sessions as appropriate

REQUIRED KNOWLEDGE AND ABILITIES

- Knowledge of the standard principles, practices, methods, techniques and terminology of public personnel administration
- Knowledge of local government organization and procedures
- Knowledge of the various governmental reporting forms required for employees
- Knowledge of modern office practices, procedures, and equipment
- Knowledge of the requirements for worker's compensation injuries
- Knowledge of the overall requirements of the personnel functions
- Knowledge of federal and state statutes applicable to personnel administration
- Demonstrates proficiency in organizational operations management and change management processes.
- Ability to organize and direct the City's personnel program
- Ability to formulate administrative and special reports
- Ability to evaluate situations and make decisions
- Ability to express ideas clearly, concisely, and convincingly
- Ability to comprehend, interpret, and apply departmental rules and regulations, procedures, and related information
- Ability to communicate effectively and interact with supervisors, other employees, members of the general public and all other groups involved in the activities of the department
- Ability to assemble information and make written reports and documents in a concise, clear and effective manner
- Ability to use independent judgment, and is able to work with little direct supervision when necessary
- Mathematical ability to handle required calculators using percentages and decimals

- Ability to read, understand, and interpret financial reports and related materials

MINIMUM TRAINING AND EXPERIENCE REQUIRED TO PERFORM ESSENTIAL JOB FUNCTIONS

- Experience in professional personnel administration, preferable in municipal government or graduation from an accredited college or university with major course work in personnel or business administration
- Certification or 4 years' experience as Human Resource Specialist
- Possess a valid operator's license

(ADA) MINIMUM QUALIFICATIONS OR STANDARD REQUIRED TO PERFORM ESSENTIAL JOB FUNCTIONS

ADA REQUIREMENTS

Physical Requirements: Task involve some physical effort i.e., some standing and walking, or frequent light lifting (5-10 lb.); manual dexterity in the use of fingers, limbs, or body in the operation of shop and office equipment; may involve extended periods of sitting at a typewriter or keyboard.

Environmental Requirements: Task is regularly performed without exposure to adverse environmental conditions (e.g., dirt, cold, rain, fumes).

Sensory Requirements: Task requires sound perception and discrimination; task requires visual perception and discrimination; task requires oral communications ability.

Reasonable Accommodation(s): Reasonable accommodation(s) if needed will be provided for the employee to perform the required job with adequate strength, dexterity, coordination and visual acuity and in a manner that does not pose a direct threat to the health or safety of the employee or others in the workplace.

Note: The City of Manchester is an Equal Opportunity Employer. In compliance with the American with Disabilities Act (ADA), the City may provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer. This job description does not constitute an employment agreement between the City of Manchester and the employee and is subject to change by the employer as the needs of the City and requirements of the job change.

City of Manchester: 03/2023