

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN AGENDA
June 4th, 2024 @ 6:30 P.M.
City Hall Board Room
No Work Session

1. **INVOCATION:**

2. **PLEDGE TO THE FLAG**

3. **ROLL CALL**

4. **MINUTES**

- May 7th, 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 to approve a bid in the amount of Forty- Three Thousand Two Hundred Eighty-Seven and 20/100 Dollars (\$43,287.20) for rental of an Ice Rink and other accessories from Artificial Ice Events; sponsored by Alderman Hobbs.

Ordinances:

- a) 2nd 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. **(moved to 7-2-24 BOMA Meeting)**
- b) 2nd 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. **(moved to 7-2-24 BOMA Meeting)**
- c) 2nd reading of an ordinance rezoning property owned by Ronnie Randall on Belmont Drive from C-5 to R-3; sponsored by Vice Mayor Messick.
- d) 2nd reading of an ordinance to amend Manchester Municipal Code 18-201 relative to nonpayment of bills; sponsored by Vice Mayor Messick.
- e) 1st reading of an ordinance amending the budget ordinance for fiscal year 2023-24, Ordinance no. 1692; sponsored by Alderman Hobbs.

10. **OLD BUSINESS**

11. **NEW BUSINESS**

- Water Sewer Commission Recommendation Interim Pay MWSD Assistant Director Kevin Raney
- Summer Day Camp Assistant Job Description
- Wellness Attendant Job Description

12. **ITEMS FROM THE BOARD OF MAYOR AND ALDERMAN**

13. **ADJOURNMENT:** Beer Board to Follow

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6-27-24 BOMA Special Called Meeting

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
Meeting Minutes
May 7th, 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 French, Alderman Anderson, Alderman Bellamy, Alderman Hobbs, Vice Mayor Messick, Alderman Parsley, Attorney Johnson, Executive Administrative Assistant Keele, Finance Director Burrows, MWSD Director Miller, Parks/Rec Director Fox, Asst. Director Parks/Rec. Johnson, I.S. Director Smotherman, MPD Chief Sipe, MPD Assistant Chief Floied, 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 Pastor Dustin Welch and the pledge to the flag was spoken in unison. Mayor Howard called the meeting to order.

ROLL CALL:

Finance Director Burrows called the roll.

APPROVAL OF MINUTES: Alderman French made a motion to approve April 2, 2024 BOMA Meeting and BOMA Beer Board Minutes; and April 17, 2024 BOMA Special Call Meeting Minutes. The motion was seconded by Alderman Hobbs. The motion passed 6-0.

CORRESPONDENCE: none

COMMENTS FROM CITIZENS: City resident Peggy Gaultney discussed an issue she had at the Deadman Park restroom with a toilet paper dispenser. City residents Gheesling, asked to speak opposing the Swanson Development. Mayor Howard asked that any comments regarding the Swanson Development resolutions and ordinances be addressed during the Public Hearing.

COMMENTS FROM MAYOR: Mayor Howard thanked everyone for attending the meeting.

Safety Committee- Chief Sipe stated the next Safety Meeting would be May 13th. Chief Sipe discussed the new radar signs.

Finance Committee- Finance Director Burrows stated there would be a Special Called Finance Committee Meeting on 5-7-24.

Street Committee- Director Gannon stated next meeting would be May 9th.

Water /Sewer Commission- Director Perry stated next meeting would be 5-16-24 at 3 pm.

Recreation Commission- Director Fox discussed outdoor water slide project and refurbishments, and camera system installation. Director Fox stated the next meeting would be Thursday at noon.

Tourism Development Commission- Alderman Hobbs stated the meeting would be 5-13-24 at 6 pm.

Planning & Zoning Commission- Director Fiske stated the next meeting would be 5-20-24.

Information Systems Committee- Director Smotherman stated would meet on 5-20-24 @ 4:30 pm.

Historic Zoning Commission- Director Fiske stated they met last month and approved a COA.

RESOLUTIONS & 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. Alderman French made a motion to approve and seconded by Alderman Hobbs. Mayor Howard opened the floor to a public hearing. City residents Simonton, Gheesling, Gilliam, Mooningham, Jenkins, & County residents H.D. Crosslin, Farris, Mitchell, Taylor, spoke in opposition. SEC Engineering Firm Representative Rob Mochan spoke in favor of the resolution and developer Joe Swanson. Alderman Anderson discussed her concerns. Mayor Howard asked the developer if he was aware of the two chronic manhole overflows and that the megasite may not come. Developer Joe Swanson stated he is aware of

the issues. Mayor Howard called for the roll and the resolution passed 5-1 with Alderman Anderson voting nay.

- 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. Alderman French made a motion to approve and seconded by Vice Mayor Messick. Mayor Howard opened the floor to a public hearing. City resident Jones discussed the boards responsibility in tonight's outcome. City resident Gheesling discussed the need for a planner. County resident Anderson spoke in opposition. Alderman French asked that everyone look at the fact pattern, impact fees, tax rate certification, annexation facts, and traffic study. Alderman Anderson stated there seems to be a predetermined outcome and no one wants to ask questions before the vote. Mayor Howard called for the roll and the resolution passed 5-1 with Alderman Anderson voting nay.
- 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. Alderman French 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 6-0.
- 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. Alderman French 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 6-0.
- e) A resolution awarding the Health Care Insurance bids; sponsored by Alderman Hobbs. Alderman French made a motion to approve the bids that were recommended to the board and seconded by Alderman Parsley. Mayor Howard opened the floor to discussion and called for the roll. The resolution passed 6-0.

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. Vice Mayor Messick made a motion to approve and seconded by Alderman Hobbs. Mayor Howard opened he floor to discussion and called for the roll. The ordinance passed final reading 6-0.
- 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. Alderman French made a motion to approve and seconded by Vice Mayor Messick. Mayor Howard opened the floor to a public hearing. Vice Mayor Messick stated the rezoning was approved by the Planning and Zoning Commission. Mayor Howard called for the roll. The ordinance passed final reading 6-0.
- 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. Vice Mayor Messick made a motion to approve and seconded by Alderman French. Mayor Howard opened the floor to a public hearing and after no discussion called for the roll. The ordinance passed final reading 5-1 with Alderman Anderson voting nay.
- 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. Alderman French made a motion to approve and seconded by Alderman Hobbs. Mayor Howard opened the floor to a public hearing. City resident Simonton asked if the elected officials Conflict of Interest documents are available for view. Mayor Howard stated yes through the state. Mayor Howard called for the roll and the ordinance passed final reading 5-1 with Alderman Anderson voting nay.
- 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. Vice Mayor Messick made a motion to approve and seconded by Alderman Hobbs. Mayo Howard opened

the floor to a public hearing and called for the roll. The ordinance passed final reading 5-1 with Alderman Anderson voting nay.

- 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. 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 1st reading 5-1 with Alderman Anderson voting nay.
- 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. Alderman French made a motion to approve and seconded by Vice Mayor Messick. Mayor Howard opened the floor to discussion and after no discussion called for the roll. The ordinance passed 1st reading 5-1 with Alderman Anderson voting nay.
- 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. Alderman French made a motion to approve and seconded by Alderman Hobbs. Mayor Howard opened the floor to discussion and a discussion ensued. Vice Mayor Messick asked about the location and road frontage. Mayor Howard called for the roll. The ordinance passed 1st reading 4-3 with Mayor Howard breaking a tie and voting Yes. Alderman Anderson, Vice Mayor Messick, and Alderman Bellamy voting nay.
- i) 1st reading of an ordinance to amend Manchester Municipal Code 18-201 relative to nonpayment of bills; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman French. Mayor Howard opened the floor to discussion and called for the roll. The ordinance passed 1st reading 5-1 with Alderman Parsley voting nay.

OLD BUSINESS

NEW BUSINESS

- Beans Creek Winery Signage – Tourism Commission member Alderman Hobbs discussed the signage on the interstate to attract business, and that nonprofits must come in front of the board for approval. Vice Mayor Messick made a motion to approve and seconded by Alderman French. Mayor Howard called for the roll. The motion passed 6-0.
- Human Resource Job Description – Alderman French made a motion to approve and seconded by Alderman Hobbs. Alderman Hobbs asked if this would be a new position, and Mayor Howard stated the role needed to be clarified with a job description. Mayor Howard called for the roll and the motion passed 6-0.

COMMENTS FROM BOMA: Alderman French stated he appreciates people coming to debate but not making threats. Alderman Bellamy thanked the employees for working hard with little and things have not become broken overnight but the board is working hard to fix it. Alderman Hobbs welcomed Finance Director Burrows and MWSD Director Perry. Vice Mayor Messick challenged Alderman Bellamy to vote on the budget this year so everything can get fixed. Alderman Parsley welcomed Finance Director Burrows and MWSD Director Perry. Mayor Howard stated she appreciates every comment that was made tonight and it is the boards responsibility to review the information before they get to the meeting.

ADJOURNMENT:

- Being no further business to discuss, Mayor Howard asked for a motion to adjourn and Alderman French made the motion. The motion was seconded by Vice Mayor Messick. The motion to adjourn was passed 6-0. The meeting adjourned at 8:02 p.m.

SIGNATURES:

Mayor Marilyn Howard

Executive Administrative Assistant Keele

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A BID IN THE AMOUNT OF FORTY THREE THOUSAND TWO HUNDRED EIGHTY SEVEN AND 20/100 DOLLARS (\$43,287.20) FOR RENTAL OF AN ICE RINK AND OTHER ACCESSORIES FROM ARTIFICIAL ICE EVENTS

WHEREAS the City of Manchester solicited bids for the rental of an ice rink with other accessories; and

WHEREAS only one response was received and after consultation, the bid was reviewed by the Recreation Department and the Tourism Committee and they recommended acceptance of the proposal of Artificial Ice Events for a Twenty One (21) day lease of an ice rink and setup/take down as they believe this is in the best interest of the City as it is within the expected market price; and

WHEREAS Manchester Municipal 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester enter into a contract with Artificial Ice Events. for the lease of an ice rink with accessories for Twenty One (21) days for the price of Forty Three Thousand Two Hundred and Eighty Seven and 20/100 Dollars (\$43,287.20) to be paid 100% from a Tennessee tourism marketing grant as this is in the best interest of the City.

Resolved this _____ day of June 2024.

Marilyn Howard, Mayor

Anthony Burrows, Finance Director

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: _____ May 7 _____, 2024

PASSED SECOND AND FINAL READING: _____, 2024

Marilyn Howard, Mayor

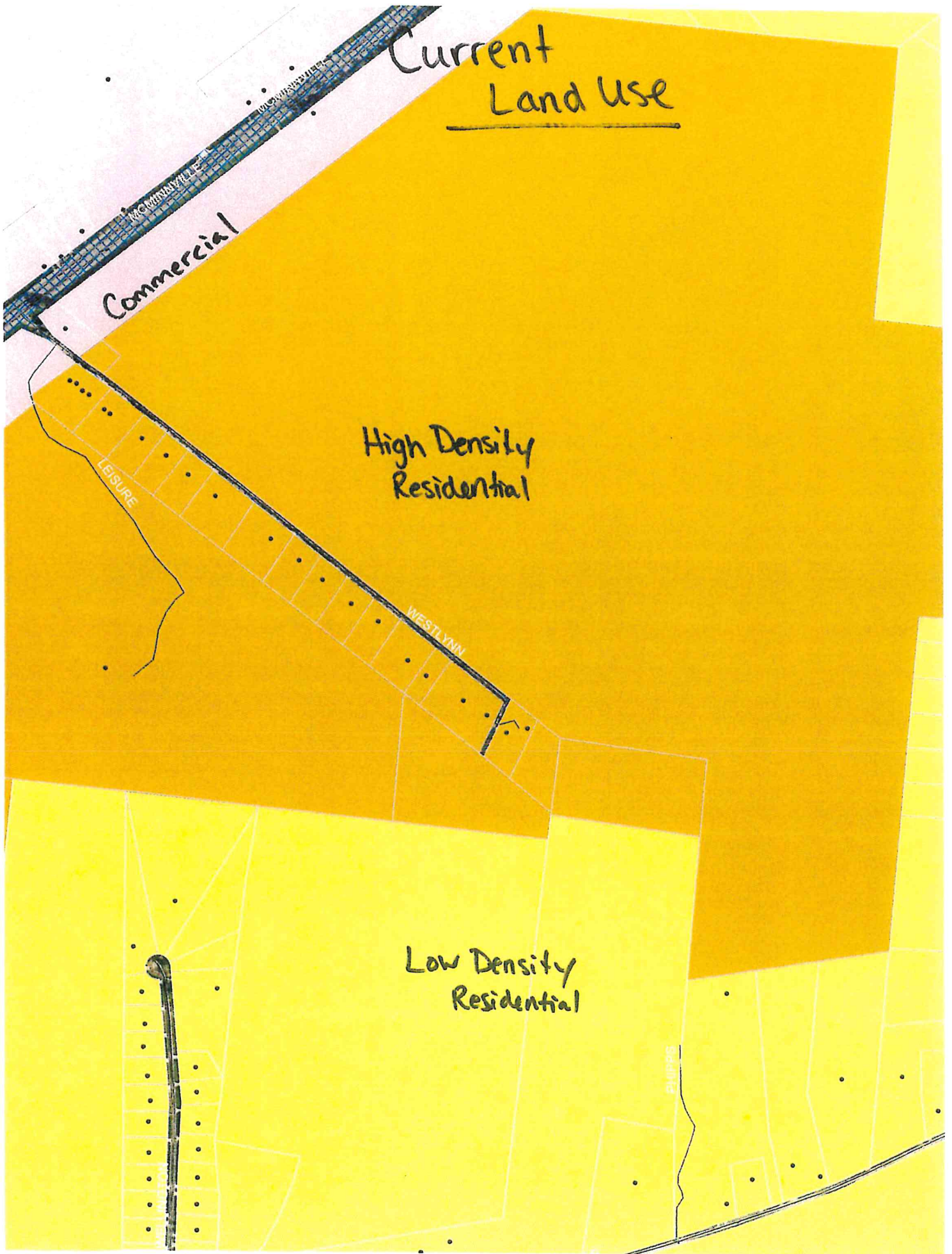
ATTEST: _____
Anthony Burrows, Finance Director

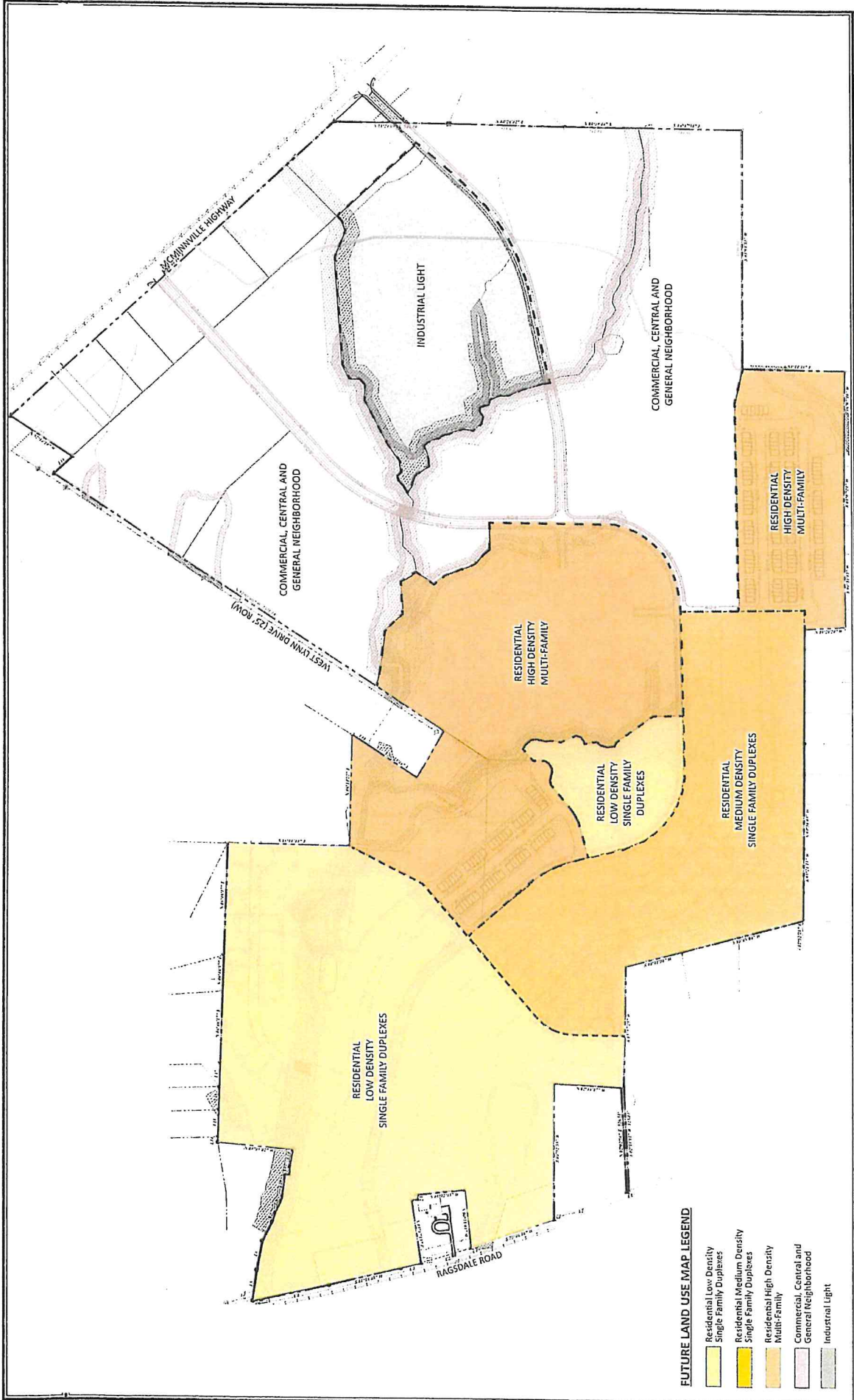
Current Land Use

Commercial

High Density Residential

Low Density Residential

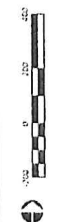




- FUTURE LAND USE MAP LEGEND**
- Residential Low Density Single Family Duplexes
 - Residential Low Density Single Family Duplexes
 - Residential Medium Density Single Family Duplexes
 - Residential High Density Multi-Family
 - Commercial, Central and General Neighborhood
 - Industrial Light

SEC, Inc. SITE ENGINEERING CONSULTANTS
 200 WEST MASSDALE ROAD
 WESTPORT, VERMONT 05671
 TEL: 802-895-2342 FAX: 802-895-2343

Swanson 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 OF 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" 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: _____ May 7 _____, 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 *Final*
- DISAPPROVAL *1/20/24*
- 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.

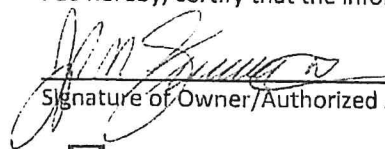
Address of Property: 2514 McMinnville Highway

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
 LOCATION: McMINNIVILLE HWY/RAGS
 SUBDIVISION: McMINNIVILLE
 HWY./RAGSDALE RD
 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 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

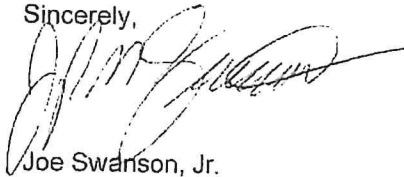
RE: Annexation Request
Property Located at 2514 McMinnville Highway
Manchester, TN 37355

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.

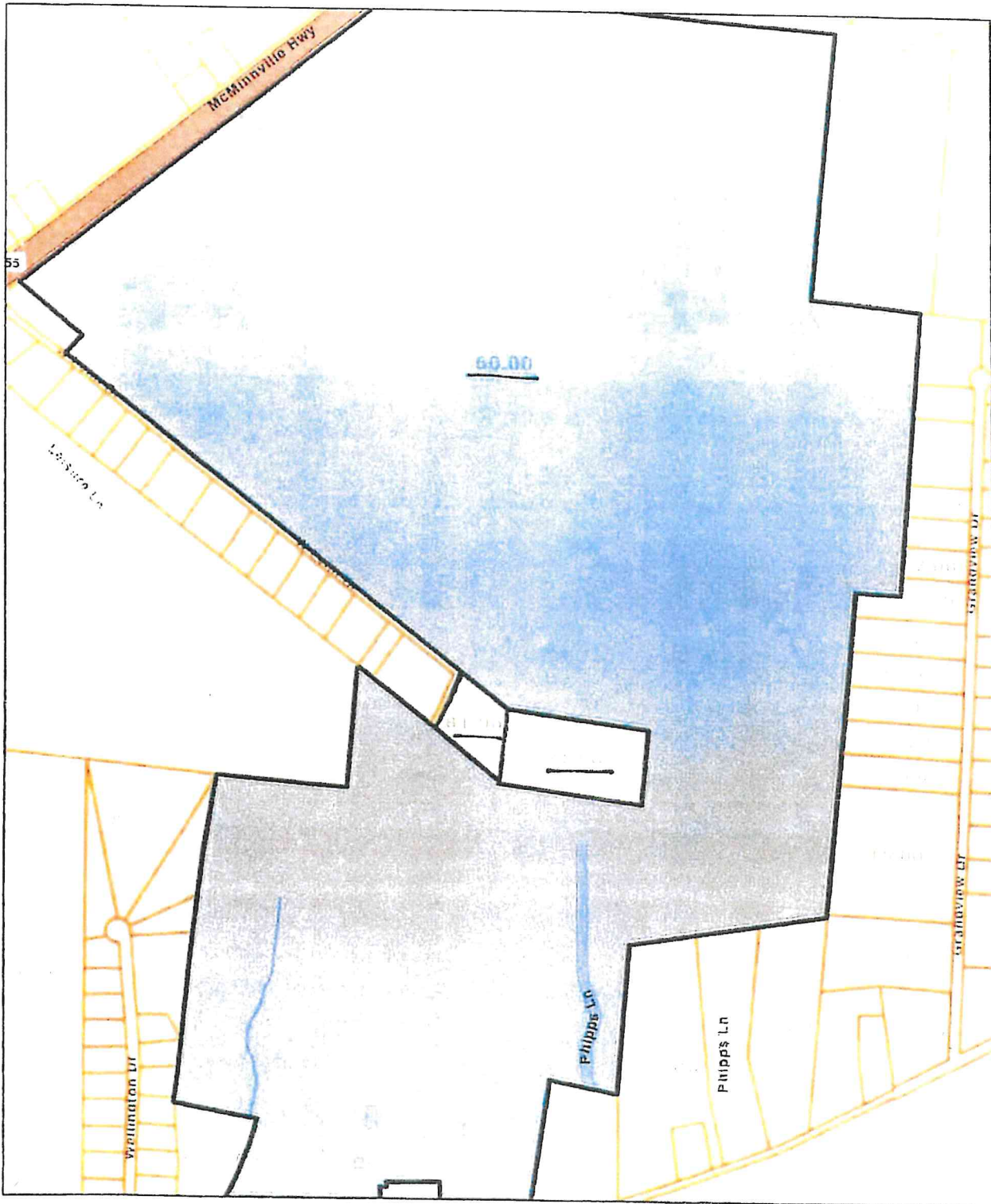
Sincerely,



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

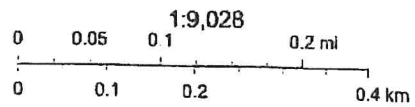


Coffee County - Parcel: 067 060.00



Date: February 23, 2024

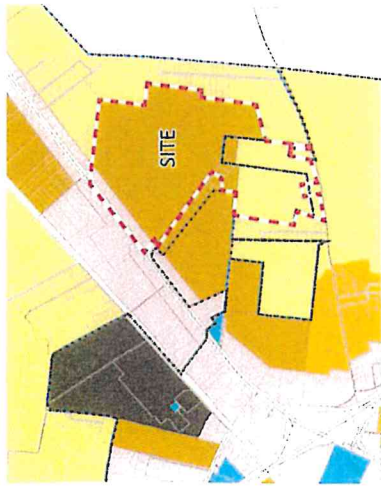
County: Coffee
Owner: SWANSON DEVELOPMENTS LP
Address: MCMINNIVILLE HWY 2514
Parcel Number: 067 060.00
Deeded Acreage: 0
Calculated Acreage: 298.43



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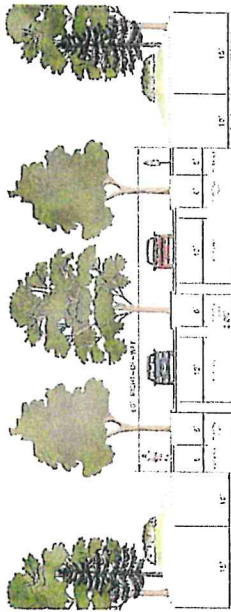


Land Use Data:	Proposed Residential Land Use Data:
Existing Zoning:	
TOTAL LAND AREA:	6 LOTS (2,795')
TOTAL AREA FOR COMMERCIAL/INDUSTRIAL DEVELOPMENT:	11 LOTS (5,163')
TOTAL LAND AREA:	31 LOTS (16,164')
R-1 LAND AREA:	TOTAL NUMBER OF SINGLE-FAMILY DETACHED LOTS: 215 LOTS (85,702')
R-2 LAND AREA:	TOTAL R-1 SECTION 1 TOWNHOME LOTS: 53 LOTS (18,591')
R-3 LAND AREA:	TOTAL R-1 SECTION 2 TOWNHOME LOTS: 118 LOTS (39,014')
R-4 TOWNHOME LAND AREA:	TOTAL R-1 SECTION 3 TOWNHOME LOTS: 172 LOTS (64,306')
R-4 APARTMENT LAND AREA:	TOTAL NUMBER OF RESIDENTIAL LOTS: 386 LOTS
	DENSITY: 386 LOTS / 179.44 ACRES
	2.15 UNITS/ACRE
PERMITTED DENSITIES BASED ON BRIGHT ZONING DISTRICTS:	
TOTAL NUMBER OF LOTS PERMITTED BY R-1 ZONING:	10 LOTS (1,934')
TOTAL NUMBER OF LOTS PERMITTED BY R-2 ZONING:	280 LOTS (94,166')
TOTAL NUMBER OF LOTS PERMITTED BY R-3 ZONING:	237 LOTS (83,913')
TOTAL NUMBER OF LOTS PERMITTED BY R-4 ZONING (TOWNHOMES):	472 LOTS
TOTAL NUMBER OF LOTS PERMITTED BY R-4 ZONING (APARTMENTS):	UNINDOM
TOTAL NUMBER OF LOTS PERMITTED BY BASE ZONING:	589 LOTS
TOTAL DENSITY PERMITTED BY BASE ZONING:	3.51 LOTS/ACRES
LENGTH OF NEW RESIDENTIAL ROADWAY:	±15,820 LF
LENGTH OF NEW COMMERCIAL/INDUSTRIAL ROADWAY:	±56,435 SF
TOTAL LENGTH OF NEW ROADWAY:	±72,255 LF
R-1 MINIMUM LOT WIDTH AT FRONT SETBACK:	15,000 SF (107' x 150')
R-2 MINIMUM LOT WIDTH AT FRONT SETBACK:	10,000 SF (85' x 120')
R-3 MINIMUM LOT WIDTH AT FRONT SETBACK:	7,500 SF (75' x 100')
R-4 MINIMUM LOT WIDTH AT FRONT SETBACK:	5,000 SF (5,000 SF/FAMILY)
	50 FEET
TOTAL OPEN SPACE REQUIRED:	N/A
TOTAL OPEN SPACE PROVIDED:	±16.06 ACRES (33,071')
*APARTMENTS OPEN SPACE DETERMINED AT SITE PLAN LEVEL.	
STORMWATER:	±16.06 AC (8,555')

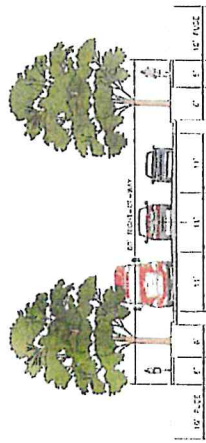


FUTURE LAND USE MAP

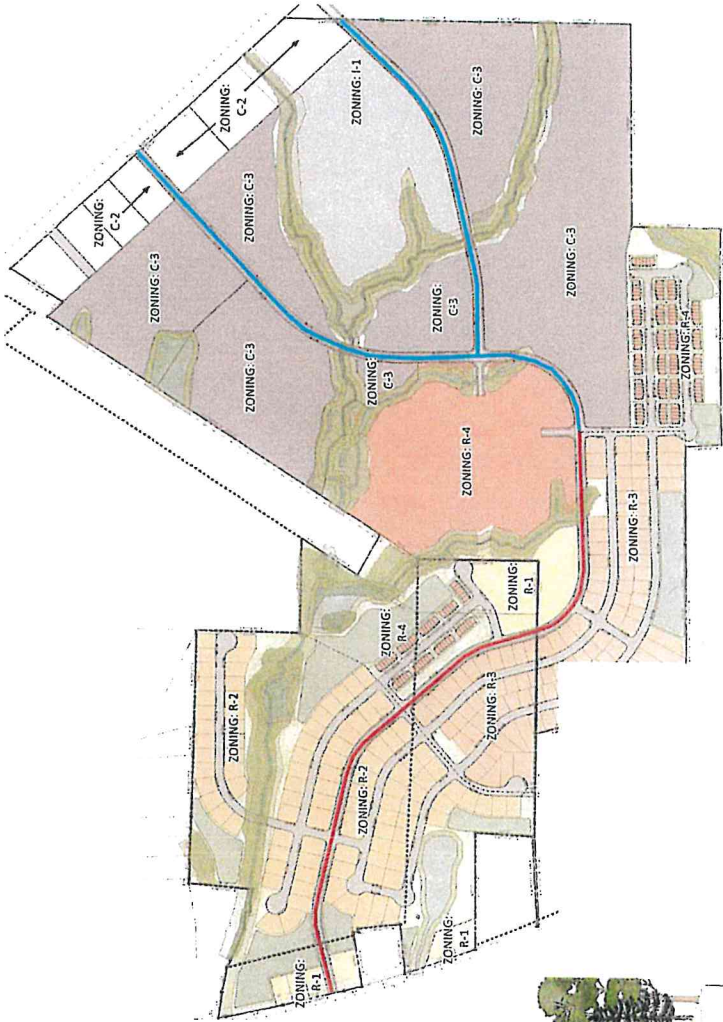
- Legend:
- Commercial, Central and General Neighborhood
 - Residential High Density Multi-Family
 - Residential Low Density Single Family Duplexes



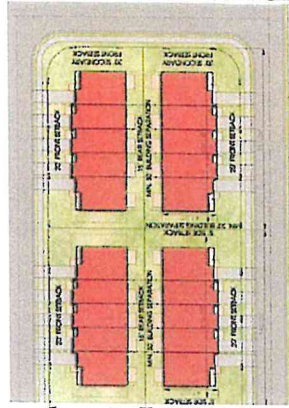
ROADWAY SECTION STREET 'A'
[RESIDENTIAL AREAS] SCALE 1:10



ROADWAY SECTION STREET 'B'
[COMMERCIAL/INDUSTRIAL AREAS] SCALE 1:10



- 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)



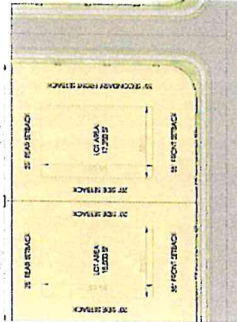
[R-4] MULTI-FAMILY DWELLING LOT DIAGRAM N.T.S.
5,000 SF MINIMUM LOTS SIZE
3,000 SF PER FAMILY
50% MAXIMUM LOT COVERAGE



[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-2] 85-FT WIDE TYPICAL LOT DIAGRAM N.T.S.
10,000 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.)

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 (aprox. 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: _____ May 7 _____, 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

Justin Liche 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: 2/28/24

MEETING DATE: 4/15/24

CASE #: 06-2024

TIME OF MEETING: 5:30 P.M.

LOCATION: CITY HALL MEETING ROOM

- APPROVAL *Proposed to be used*
- DISAPPROVAL
- NO ACTION TAKEN

MANCHESTER PLANNING COMMISSION

Name of Property Owner: Rennie 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

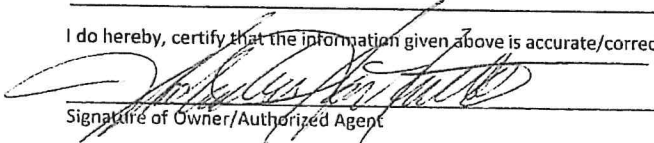
Address of Property: 0 Belmont Dr. Manchester, TN 37355

Property Tax Map No: 085 H 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

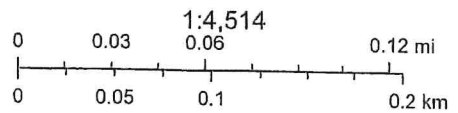
- Rezoning instruction sheet received
- Site Plan checklist received

Handwritten mark



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



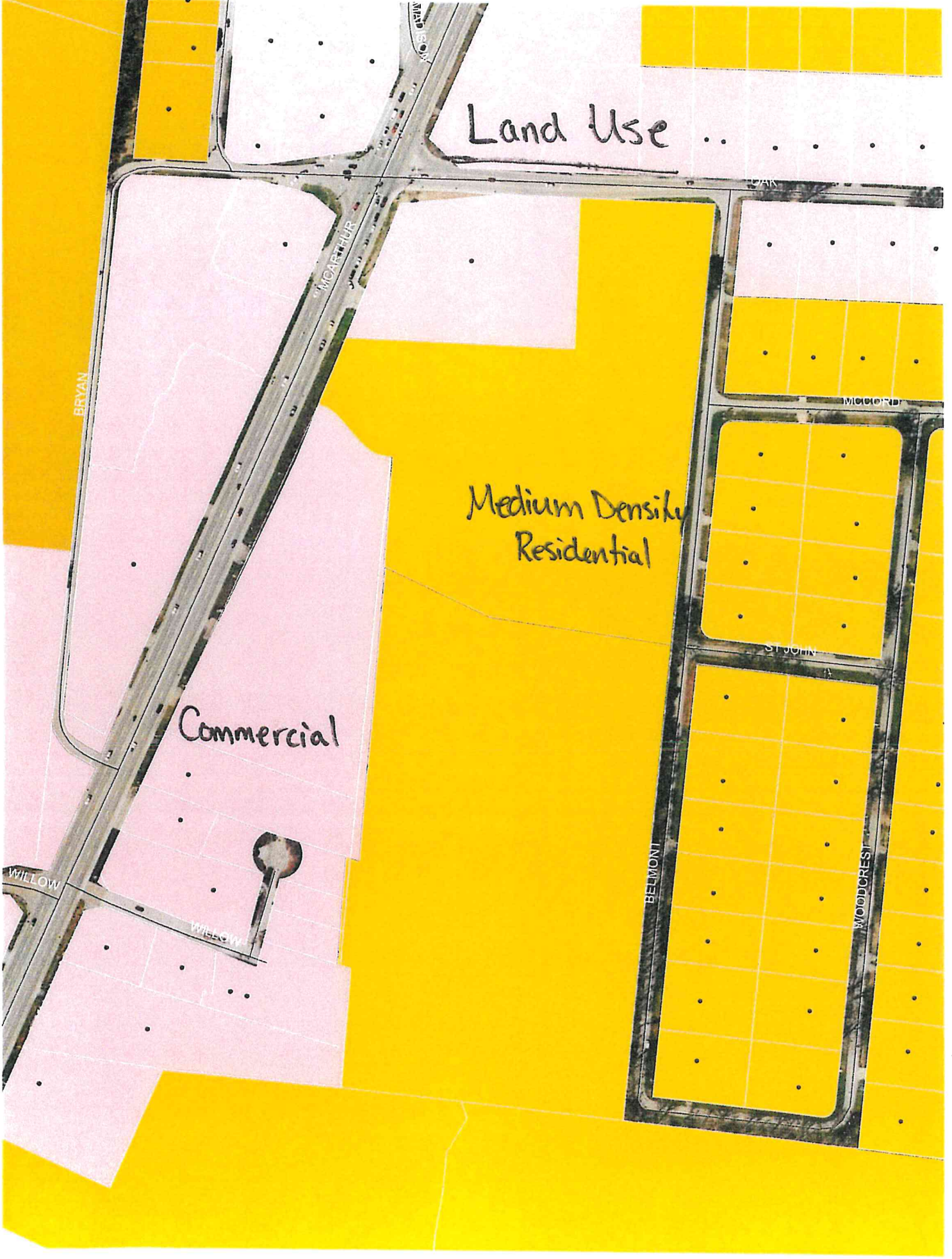
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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

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:

May 7, 2024

PASSED SECOND AND FINAL READING:

Marilyn Howard, Mayor

Anthony Burrows, Finance Director

ORDINANCE NO. _____
AN ORDINANCE AMENDING THE BUDGET ORDINANCE
FOR FISCAL YEAR 2023-24, ORDINANCE NO. 1692

Be it ordained by the Board of Mayor and Aldermen of the City of Manchester, Tennessee, that the Budget Ordinance for Fiscal Year 2023-2024, Ordinance No. 1692, be amended as follows:

SECTION 1. The appropriation(s) for the department(s) in the fund(s) is (are) changed as follows:

Appropriation	Original	New
<u>General Fund</u>		
General Government & Buildings	1,068,637	1,090,848
Planning and Zoning	379,140	371,540
Public Works – Streets	3,396,991	3,602,208
<u>Capital Fund</u>		
Land	1,447,000	2,581,664
<u>Water & Sewer Fund</u>		
Expenses	14,556,619	16,595,400

SECTION 3. Unless indicated in Section 1 above, to the extent required by the new appropriation, funds shall be drawn from the Fund Balance(s) of the Fund(s) as of June 30, 2024.

SECTION 4. A detailed, line-item financial plan shall be prepared in support of this amendment. The financial plan shall be used as guidance and generally followed in the implementation of this amendment.

SECTION 5. This Ordinance shall take effect from and after its publication, passage and public hearing.

1st Reading _____.
2nd Reading _____.

Marilyn Howard, Mayor

Attest:

City of Manchester

Job Description

Job Title: Day Camp Assistant (Seasonal)

Department: Parks and Recreation

Reports to: Activities Coordinator

FLSA: Non Exempt

Prepared By: Katie West, Activities Coordinator

Prepared Date: May 2, 2024

Approved by:

Approved Date:

SUMMARY: Assists with implementing Summer Day Camp curriculum with the direction of the Activities Coordinator. Implements the Summer Day Camp program and follows all policy developed for the operation of the camp. They are directly responsible for the safety and daily activities performed at summer day camp.

ESSENTIAL DUTIES AND RESPONSIBILITIES: Includes the following however other duties may be assigned as needed:

- Daily supervision of Summer Day Camp Counselors and Summer Day Camp children.
- Communicates the rules concerning safety, conduct, and respecting the rights of others that the campers and counselors must follow.
- Assists the Activities Coordinator in planning and executing structured programming for Summer Day Camp on a week to week basis.
- Assistance in cleaning of Summer Day Camp areas and organization of supplies.
- Handle disciplinary situations with children as needed with the Activities Coordinator and being able to relay progress reports to parents.
- Relay payment information to parents.
- Assists in the disciplinary procedures of Summer Day Camp counselors with the Activities Coordinator.

SUPERVISORY RESPONSIBILITY: Will oversee and give direction to day camp counselors.

QUALIFICATIONS: To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of knowledge, skill, and/or ability

required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

EDUCATION and/or EXPERIENCE:

Must be age 18 and older.

Preference is given to those who have graduated from high school, college, and/or who have experience working with children in a professional setting.

LANGUAGE SKILLS: Must be able to communicate effectively with both children and adults and articulate clearly the goals of the program and staff.

MATHEMATICAL SKILLS: Must be able to compute basic math equations referring to Summer Day Camp payments, splitting groups of children, and/or supplies needed for Summer Day Camp activities.

REASONING ABILITY: Ability to apply common sense understanding to carry out instructions to both counselors and campers, as well as the ability to understand from all parties involved with Summer Day Camp.

CERTIFICATES, LICENSES, REGISTRATIONS:

Must have a valid Driver's License.

CPR and First Aid certifications preferred.

PHYSICAL DEMANDS: The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. **Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.**

While performing the duties of this job, the employee is regularly required to stand, walk, use hands and fingers, handle or feel, reach with hands and arms, climb or balance, stoop, kneel, crouch, crawl, talk or hear, taste and smell, and lift or move up to 50lbs. The employee is occasionally required to sit and write. Specific vision abilities require by this job include close vision, distance vision, color vision, peripheral vision, depth vision, and ability to adjust focus.

WORK ENVIRONMENT: The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. **Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.**

While performing the duties of this job, the employee is regularly exposed to outside weather conditions. The employee is frequently exposed to wet and/or humid conditions, fumes or airborne particles, and extreme heat.

City of Manchester

Job Description

Job Title: Wellness Attendant

Department: Parks and Recreation

Reports to: Wellness Manager or Parks and Recreation Director, Asst. Director

Prepared by: Justin Bryan

Prepared Date: 05/06/2024

Summary

The position is under the direction of the Wellness Manager of the Parks and Recreation Department. These duties include: on how to use equipment, and answering questions. Ensure the fitness areas remain clean and organized; organize dumbbells, weight plates, and bars. Disinfect and clean equipment. Actively supervise the wellness areas, enforce policy and procedures of the wellness room, indoor track, spin room, and aerobics room. Instructing guests on how to properly use equipment and answer questions.

Essential Duties and Responsibilities

- Demonstrate or explain how to perform various exercises and routines to minimize injuries and improve fitness.
- Observe guests performing exercises to ensure that they are using correct technique and correct improper techniques to minimize injuries.
- Provide options during workouts to help guests feel successful.
- Monitor guests progress and adapt programs as needed.
- Reporting and resolving complaints, and ensuring rules and regulations are enforced.
- Maintains proper working order of wellness equipment by submitting work orders for repairs.

Qualifications

To Perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Fitness experience preferred.
- One-year related work experience is preferred.

- Supervisory Responsibility
- CPR and AED
- Must be age 16 and older

Mathematical Skills

Ability to add, subtract, multiply, and divide in all units of measure, using whole numbers, common fractions, and decimals. Ability to compute rate, ratio, and percent.

Reasoning ability

Ability to apply common sense understanding to carry out instructions furnished in written, oral, or diagram form. Ability to deal with problems involving several concrete variables in standardized situations.

PHYSICAL DEMANDS: The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Must be able to stand and/or sit for long periods of time
- Must be able to routinely lift 50 pounds
- Intermittently sitting, standing, stopping, kneeling, and walking is required

WORK ENVIRONMENT: The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Will have to work and/or communicate with the public in a polite, courteous, professional, and reasoned manner
- Maybe exposed to infectious diseases and/or blood-borne pathogens.
- Evening, weekend, and holiday hours may be required

City of Manchester
Board of Mayor and Alderman
Beer Board Agenda
June 4, 2024

Immediately Following the Mayor and Aldermen Board Meeting

Call the Meeting to Order:

Citizen Comments:

Application(s):

1. Name of Business: Sleep Inn & Suites, Business Address: 84 Relco Drive, Manchester, TN 37355; Previous Name of Business: n/a; Name and Address of Property Owner: Umang Patel, 7140 Smokey Hill Rd., Antioch, TN 37013; Name of Applicant: Umang Patel, 7140 Smokey Hill Rd., Antioch, TN 37013; Application is for on-premises consumption only.

Adjournment:

City of Manchester Beer Permit Application

ALL INFORMATION MUST BE FILLED IN BY APPLICANT FOR APPROVAL

ORIGINAL

COPY

The applicant certifies and affirms that no person, firm, corporation or association having at least a 5% ownership interest in the business or any person to be employed in the distribution or sale of beer has been convicted of any violation of the laws against possession, sale, manufacture or transportation of beer or other alcoholic beverages or any crimes involving moral turpitude within the past ten years, and agrees to abide by the ordinances of the City of Manchester, Tennessee and the State of Tennessee regulation the possession, sale, manufacture or transportation of beer or other alcoholic beverages and agrees that compliance with the law is a condition of the license. State law requires the permit to be held by the owner of the business.

The State of Tennessee requires all beer permit holders to furnish us with a copy of the sales and use tax "Certificate of Registration" form #13-002-0104.

Name of Business Sleep Inn + Suites Manchester Phone # _____
(Please provide copy of Business License.)

Business Address 84 Kelco Drive Manchester TN 37355

Previous Name of Business _____

Name and Address of Property Owner Umang Patel _____
(If property is being leased, a copy of the lease agreement will need to be submitted with this application.)

Names, addresses and phone numbers of any persons, firms, corporations or associations having any ownership interest in the business.

N/A

Applicant's representative's name and address to receive annual tax notices or any other communication from the Beer Board. 84 Kelco Drive Manchester TN 37355

Applicant is seeking a permit to engage in the business of
 On-premises consumption _____ Retail
 Off-premises consumption _____ Wholesale
 On and Off-premises consumption _____ Manufacturing

BACKGROUND CHECK INFORMATION (Attach copy of Photo ID)

Name of Applicant Umang Patel Company Title Owner

Applicant's Address _____ Phone # _____

Applicant's Date of Birth _____ Applicant's Social Security # _____

All addresses of Applicant in the last 5 years _____

Submitted this the 14th day of May 20 24.

I certify that the information provided herein is true and correct to the best of my knowledge.
Applicant Signature [Signature]