

ORDINANCE NO. 1616

**AN ORDINANCE ZONING 0.54 ACRES OWNED BY LAFREDO RAMIREZ
RECENTLY ANNEXED INTO THE CITY AS R-2 RESIDENTIAL**

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 0.54 acres owned by Lafredo Ramirez, by resolution, pursuant to his request; 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, at its meeting March 15, 2021, recommended that the property owned by Lafredo Ramirez, described below, when annexed into the City, be zoned R-2 Residential.

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 classification of R-2 Residential to the following described property owned by Lafredo Ramirez:

Being all of Lot Number (7) in Block "A" and all of Lot Numbers Seven (7) through Fourteen (14), all inclusive, in Block "D" of the Jimmie Walker Subdivision according to a plat thereof recorded in Trust Deed Book 68, page 435, Register's Office of Coffee County, Tennessee, and being more particularly described as follows:

Beginning at a stake located in the southwesterly margin of Highway No. 41, 75 feet in a southeasterly direction from the southeast corner of the intersection of Highway No. 41 and an unnamed street, and running south 37 deg. 15 min. west 300 feet, more or less, to a stake located in the northeasterly margin of unnamed street; thence south 50 deg. 30 min east 100 feet to a stake; thence north 38 deg. 30 min. east 295 feet to a stake located in the southwesterly margin of Highway No. 41; thence north 54 deg. 30 min. west along the southwesterly margin of Highway No. 41, 107.3 feet to the point of beginning.

Included in the above described real property, but expressly excluded therefrom is the following tract or parcel of land bounded and described as follows, to wit:

Being Lots Numbers Seven (7), Nine (9), Eleven (11) and Thirteen (13) in Block “D” of the Jimmie Walker Subdivision according to a plat thereof on file in Plat Cabinet Envelope 59A in the Register’s Office of Coffee County, Tennessee, and forming one body of land having a north line of 101.75 feet, a south line of 100 feet, an east line of 75 feet, and a west line of 75 feet, and being bounded on the east and south by Jones, bounded on the west by Parsley, and bounded on the north by the remaining lands of Newton.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities; including but not limited to any and all matters on subdivision plat for Jimmie Walker Subdivision of record in Plat Cabinet Envelope 59A, Register’s Office of Coffee County, Tennessee.

For source of title, see Book W383, page 545, Register’s Office of Coffee County, Tennessee.

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 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 Regional Planning Commission obtained at its meeting March 15, 2021.

PASSED FIRST READING: _____ May 4, 2021

PASSED SECOND AND FINAL READING: _____ June 1, 2021

SIGNATURES ON FILE:

Marilyn Howard, Mayor

Bridget Anderson, Finance Director