

ORDINANCE NO. 1622

AN ORDINANCE ZONING THAT PROPERTY OWNED BY NEW ERA FARMS II, LLC RECENTLY ANNEXED INTO THE CITY BY RESOLUTIONS 14-2021 THROUGH 15-2021 AS C-3 COMMERCIAL

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 New Era Farms II, LLC, by Resolutions 14-2021 through 15-2021; 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 New Era Farms II, LLC, described below, be zoned C-2 Commercial; and

Whereas, after discussion, consideration of the use of nearby property and discussion about some uncertainty at the Planning Commission Meeting as to whether all areas near Interstate Highways must be zoned C-2 Commercial; the Board of Mayor and Aldermen believes it more appropriate to zone said property as C-3 Commercial.

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 C-3 Commercial to the following described property owned by New Era Farms II, LLC:

NEW ERA FARMS II, LLC

Lying and being in the 1st Civil District of Coffee County, Tennessee, and bounded and described as follows: Beginning at a metal pin located 40 feet from the center of the frontage road which runs adjacent to Interstate 24 and connects with U.S. Highway 41, said metal pin also constitutes the northwest corner of the property of the KOA Campground; thence north 23 deg. 44 min. west along the margin of the frontage road a distance of 597.23 feet to a stake; thence north 64 deg. 20 min., east 1770.21 feet to a stake; thence south 09 deg. 22.4 min. west 1027.51 feet to a stake; thence north 88 deg. 53.5 min. west 444.2 feet to a stake; thence south 75 deg. 15 min. west 527.53 feet to a stake; thence south 50 deg. 30 min. west 221.35 feet to the place of beginning, and containing 22.28 acres, more or less.

For source of title, see Book W339, page 289, 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 C-3 Commercial; 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 contrary to the recommendation of the Manchester Regional Planning Commission as set forth in its meeting March 15, 2021.

PASSED FIRST READING: _____ June 1 _____, 2021

PASSED SECOND AND FINAL READING: _____ July 6 _____, 2021

Marilyn Howard, Mayor

Bridget Anderson, Finance Director