

ORDINANCE NO. 1626

AN ORDINANCE AMENDING TITLE 14, CHAPTER 6, SECTIONS 1 AND 2 OF THE MANCHESTER MUNICIPAL CODE, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF MANCHESTER, TENNESSEE, TO AMEND THAT ORDINANCE AND ZONING MAP TO PROVIDE THAT REAL ESTATE OWNED BY EVANS LUMBER COMPANY, LLC BE ASSIGNED A ZONING CLASSIFICATION OF I-1 LIGHT INDUSTRIAL

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that, pursuant to Manchester Municipal Code 14-604, Title 14, Chapter 6, Section 1 of the Manchester Municipal Code be, and it is, hereby amended to assign the zoning classification to I-1 Light Industrial to the following property owned by Evans Lumber Company, LLC recently-annexed into the City:

A tract of land lying and being in the First (formerly Sixth) Civil District of Coffee County, Tennessee, and being more particularly described as follows:

Beginning at a concrete marker located in the northerly margin of Old Tullahoma-Manchester Highway, said concrete marker also being the northeast corner of Joe Campbell, Jr.'s property pursuant to data taken from the office notes and survey of Campbell property by county surveyor dated December 28, 1965, and running North 02 degrees 35 minutes East along said Campbell property 1,537.7 feet to a government marker; South 87 degrees 05 minutes East 632.8 feet to a point located in a northerly margin of Old Tullahoma-Manchester Highway; thence South 25 deg. 00 minutes West along northerly margin along Old Tullahoma-Manchester Highway 1.659 feet, same being point of beginning, according to a survey by Alton C. Morris dated January 25, 1967, and containing 11.178 acres.

Included in the above, but expressly excluded here from, is the following tract: Beginning at a point located in the westerly margin of the Old Tullahoma-Manchester Highway, said point of beginning being a new iron pin located 195.5 feet in a southwesterly direction along the westerly margin of the Old Tullahoma Highway from an iron pin at Johnson's northeast corner; thence with the present southerly margin of Johnson property North 82 deg. 25 min. West 318.0 feet to a 12-inch black oak at the end of a fence; thence with the fence North 82 deg. 25 min. West 265.25 feet to a concrete monument in fence line; thence with the line of Campbell in a southerly direction 100.0 feet to a point; thence in an easterly direction to the westerly margin of the Old Tullahoma-Manchester Highway 100.0 feet to the point of beginning and being the same property conveyed to Herbert L. Johnson by deed from William E. Thomas of record in Deed Book 208, page 155, Register's Office of Coffee County, Tennessee.

For source of title, see Book W368, page 553, 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 assign this property a zoning classification of I-1 Light Industrial; 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 public hearing, passage and publication, 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, which was obtained at its meeting of June 21, 2021.

PASSED FIRST READING: _____ August 3 _____, 2021

PASSED SECOND AND FINAL READING: _____ September 7 _____, 2021

Marilyn Howard, Mayor

Bridget Anderson, Finance Director