

ORDINANCE NO. 1627

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 DOUG POPE AND WIFE, RITA POPE, BE ASSIGNED A ZONING CLASSIFICATION OF C-2 COMMERCIAL

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 C-2 Commercial to portion of the following property owned by Doug Pope and wife, Rita Pope, recently-annexed into the City:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by the remaining Meredith property (262-185), on the east by Kimberly Lane (40-ft. R/W), on the south by Highway 41 (120-ft. R/W), and on the west by K & L Investments (270-805) and Little (263-40), and being more particularly described in a survey by Northcutt Surveying, Inc., Job #07C-114, dated 12-06-2007, as follows:

Beginning at an iron pin set in the west margin of Kimberly Lane, said pin being located approximately 893 ft. from the observed centerline intersection of Kimberly Lane and Highway 41, said pin being the northeast corner of the property herein described; thence along the margin of Kimberly Lane, the following calls: thence S 03-30-07 W, 731.40 ft. to an iron pin set; thence S 38-08-20 W, 9.44 ft. to a concrete monument; thence S 16-51-47 W, 61.04 ft. to a concrete monument; thence S 20-20-55 W, 17.48 ft. to a concrete monument in the north margin of Highway 41, said monument being the southeast corner of the property herein described; thence along the north margin of Highway 41, N 68-16-47 W, 313.27 ft. to a corner post, said post being the southeast corner of Little property and the southwest corner of the property herein described; thence leaving the margin of Highway 41 and along the east line of Little property, N 03-26-00 E, 321.79 ft. to an iron pin found in the east line of K & L Investments property, said pin being the northeast corner of Little property; thence along the east line of K & L Investments property, N 03-26-00 E, 396.86 ft. to an iron pin set, said pin being the northwest corner of the property herein described; thence leaving K & L Investments property and proceeding along the new severance line between the remaining Meredith property and the subject property, S 86-15-58 E, 322.97 ft. to the point of beginning, containing 5.68 acres and being the southerly portion of the property herein described in WDB. 272, pg. 185, ROCCTn. (should be Book 77, page, 472).

For source of title, see Book W409, page 466, 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 C-2 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 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