

**ORDINANCE NO. 1634**

**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 CARL HOWARD PARKER AND WIFE, CYNTHIA JEAN PARKER, BE REZONED R-4 RESIDENTIAL FROM R-3 RESIDENTIAL**

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 rezone the following property owned by Carl Howard Parker and wife, Cynthia Jean Parker, R-4 Residential from R-3 Residential:

**Tract I:**

**The point of beginning being an iron rod (old) on the westside of Hills Chapel Road (public right of way) and the northeast corner of the Partin Property described in Deed Book 88, page 494, Register's Office for Coffee County, Tennessee; thence along the north line of the said Partin Property, North 85 deg. 49 min. 35 sec. West 349.78 feet to an iron pin (old); thence along the east line of Fox Creek Court Subdivision Plat Book 401A, North 03 deg. 39 min. 37 sec. East 249.89 feet to an iron pipe (old); thence along the north line of Allen Lewis, Deed Book 248, page 472, South 85 deg. 47 min. 45 sec. East 349.69 feet to an iron pipe (old) in the west line of Hills Chapel Road; thence with and along Hills Chapel Road, South 03 deg. 38 min. 18 sec. West 249.71 feet to the point of beginning. Being and containing 2.005 all as shown on a survey by David Hopkins Surveying Group, Drawing Number 2004-159-3, dated Map 18, 2004.**

**Tract II:**

**The point of beginning being a rebar (old) on the east side of Hills Chapel Road at the northwest corner of the Mayes & Lawson Property found in Deed Book 216, page 577; thence with and along Hills Chapel Road, North 03 deg. 39 min. 03 sec. East 264.86 feet to a rebar (old); thence with and along the south line of Brook Hollow Subdivision Plat Book 302A, South 85 deg. 51 min. 57 sec. East 1,058.04 feet to a rebar (old); thence along the west line of Thompson, James et ux, Deed Book 199, page 932, South 03 deg. 22 min. 00 sec. West 257.58 feet to an iron-pin (old); thence along the north line of the J. B. Fletcher Subdivision the following two calls, North 86 deg. 20 min. 53 sec. West 159.46 feet to a concrete monument found; thence North 86 deg. 19 min. 49 sec. West 399.86 feet to a concrete monument found; thence along the north line of the Mayes and Lawson Property the following calls to the point of beginning, North 86 deg. 09 min. 54 sec. West 125.00 feet to a rebar (old); thence South 03 deg. 33 min. 34 sec. West 31.02 feet to a rebar (old); thence North 86 deg. 09 min. 54 sec. West 151.00 feet to a rebar (old); thence North 03 deg. 45 min. 28 sec. East 30.92 feet to a rebar (old); thence North 86 deg. 09 min. 54 sec. West 224.07 feet to the point of beginning. Being and containing 6.465 acres all as shown on a survey by David Hopkins Surveying Group, Drawing Number 2004-159-3, dated May 18, 2004.**

**Being the same property described in Book W394, page 704, 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 rezone this property R-4 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 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 October 18, 2021.

PASSED FIRST READING: \_\_\_\_\_ November 2 \_\_\_\_\_, 2021

PASSED SECOND AND FINAL READING: \_\_\_\_\_ December 7 \_\_\_\_\_, 2021

\_\_\_\_\_  
Marilyn Howard, Mayor

\_\_\_\_\_  
Bridget Anderson, Finance Director