

**ORDINANCE NO. 1637**

**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 JAMES RICKEY, CLOUSE, SR., 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 James Rickey Clouse, Sr., R-4 Residential from R-3 Residential:

**Tract I:**

**Being a certain tract or parcel of land located in the 1<sup>st</sup> (formerly 6<sup>th</sup>) Civil District of Coffee County, Tennessee, and in the City of Manchester, and being 50 feet off the west end of Lot Numbers Twenty-One (21) and Twenty-Two (22) of Block "C" of the Aydelott Addition according to a plat thereof recorded in Trust Deed Book 14, page 584, Register's Office of Coffee County, Tennessee, and said tract fronts 50 feet on the south side of West Coffee Street and runs southwardly with an alley a distance of 100 feet.**

**Being that property described in Book W416, pages 522 - 523, Register's Office of Coffee County, Tennessee.**

**Tract II:**

**Being in the City of Manchester, and beginning on a stake, the southwest corner of the intersection of West Coffee Street into Oakdale Street, running thence South 03 degrees West 75 feet to a stake; thence North 87 degrees West 150 feet; thence North 03 degrees East 75 feet to a stake in the south edge of said West Coffee Street; thence South 86 degrees East with the south edge of said West Coffee Street 150 feet to the beginning corner, being the shape of a parallelogram fronting 150 feet on the west Coffee Street and fronting on Oakdale Street for a distance of 75 feet; according to survey of Claude Ingram, County Surveyor of Coffee County, Tennessee, on the 29<sup>th</sup> day of July 1958 and including part of Lots Numbers Twenty-One (21) and Twenty-Two (22) in Block "C" of Aydelott's Addition to Manchester, a plat of said addition being of record in Trust Deed Book 18, page 398, Register's Office of Coffee County, Tennessee.**

**Being the same property described in Book W415, pages 996 - 997, 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 November 15, 2021.

PASSED FIRST READING: \_\_\_\_\_ December 7 \_\_\_\_\_, 2021

PASSED SECOND AND FINAL READING: \_\_\_\_\_ January 4 \_\_\_\_\_, 2022

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Marilyn Howard, Mayor

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Bridget Anderson, Finance Director