

ORDINANCE NO. 1638

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 J. O. PHILLIPS, JR., BE REZONED R-4 RESIDENTIAL FROM I-1 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 rezone the following property owned by J. O. Phillips, Jr., R-4 Residential from I-1 Industrial:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the west by Duck River Electric Membership Corporation (DREMC) (WDB. 373, pg. 264), on the north by Kiviniemi (WDB. 350, pg. 664), on the east by Batesville Manufacturing (WDB. 267, pg. 103), and on the south and the west by the remaining property of Phillips (WDB. 92, pg. 90), and being more particularly described as follows:

BEGINNING at a concrete monument found in the east line of Phillips, being the northwest corner of Sadler (WDB. 295, pg. 453) and the southwest corner of Batesville Manufacturing, and being the southeast corner of the property herein described; thence proceeding through the lands of Phillips, the following calls: thence N 75°55'37" W, 434.83 ft.; thence N 13°18'48" E, 1679.29 ft.; thence N 76°42'10" W, 220.16 ft. to the northeast corner of the northerly terminus of an 80-ft. right-of-way accessing the DREMC substation property; thence proceeding along the northerly terminus of said right-of-way, N 38°05'01" W, passing through a 1 / 2-inch capped rebar set on line at a 14-inch ash fence corner at 3.07 ft. for a total of 102.39 ft. to a 1 / 2-inch capped rebar set in the east line of DREMC; thence along the east line of DREMC, N 13°17'50" E, 306.32 ft. to a pipe found in the south line of Kiviniemi, the northeast corner of DREMC and the northwest corner of the property herein described; thence proceeding along the south line of Kiviniemi, S 78°54'20" E, 768.33 ft. to a cross-tie fence corner post in the west line of Batesville Manufacturing, being the southeast corner of Kiviniemi and the northeast corner of the property herein described; thence proceeding along the west line of Batesville, S 14°12'42" W, 2085.20 ft. to the POINT OF BEGINNING, containing 24.00 Acres, as surveyed by Northcutt & Associates Land Surveying, 409 Woodbury Highway, Manchester, Tn 37355, Job # 21C-386, dated 12-07-2021, and being a portion of the property described in WDB. 92, pg. 90, ROCCTn.

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: _____ January 4 , 2022

Marilyn Howard, Mayor

Bridget Anderson, Finance Director