

ORDINANCE NO. 1639

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 C-3 COMMERCIAL 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., C-3 Commercial 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 and the east by the remaining property of Phillips (WDB. 92, pg. 90), on the east by Sadler (WDB. 295, pg. 453), and on the south by Interstate Drive (100-ft. R/W), and being more particularly described as follows:

BEGINNING at a 1 / 2-inch capped rebar set in the north margin of Interstate Drive, at the intersection with the east margin of an 80-ft. right-of-way accessing the DREMC substation property, the being the southwest corner of the property herein described; thence leaving the margin of Interstate Drive and proceeding along the east margin of said 80-ft. right-of-way, the following calls: thence N 13°18'48" E, 1548.13 ft.; thence N 13°17'50" E, 567.99 ft.; thence leaving the margin of said right-of-way and proceeding through the lands of Phillips, the following calls: thence S 76°42'10" E, 220.16 ft.; thence S 13°18'48" W, 1679.29 ft.; thence S 75°55'37" E, 434.83 ft. to a concrete monument found at the common corner of Batesville Manufacturing and Sadler; thence proceeding along the west line of Sadler, the following calls: thence S 14°12'52" W, 274.66 ft. to a 1 / 2-inch capped set; thence S 14°12'52" W, 281.76 ft. to a 1 / 2-inch capped rebar set in the north margin of Interstate Drive, being the southwest corner of Sadler and the southeast corner of the property herein described; thence proceeding along the margin of Interstate Drive, the following calls: thence N 64°59'03" W, 211.73 ft.; thence N 66°03'51" W, 446.36 ft. to the POINT OF BEGINNING, containing 15.90 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 C-3 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 October 18, 2021.

PASSED FIRST READING: _____ January 4th _____, 2021

PASSED SECOND AND FINAL READING: _____ February 1 _____, 2021

Marilyn Howard, Mayor

Bridget Anderson, Finance Director