

ORDINANCE NO. 1641

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 ERIC BURCH AND LEIF SWANSON LOCATED ON WILLOW DRIVE 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 Eric Burch and Leif Swanson, R-4 Residential from R-3 Residential:

Beginning at a ½” iron rod set being a point on the westerly boundary of Willow Drive (50’ R/W), a point on the southerly boundary of L. Monteleone (280/691), the northeasterly corner of the herein described tract and also the point of beginning; thence leaving the southerly boundary of Monteleone and along the westerly, southerly and easterly boundaries of Willow Drive the following calls: with a curve to the right [an arc length of 33.56 feet, a radius of 25.00 feet, a chord bearing of S 59° 34’ 08” W and a chord length of 31.10 feet] to a ½” iron rod set and with a curve to the left [an arc length of 232.69 feet, a radius of 60.00 feet, a chord bearing of S 13° 04’ 12” E and a chord length of 111.96 feet] to a ½” iron rod set being a point on the easterly boundary of Willow Drive, a point on the westerly boundary of Lot 1 and the northeasterly corner of the herein described tract; thence leaving the easterly boundary of Willow Drive and along the westerly boundary of Lot 1, S 17° 29’ 39” W a distance of 59.92 feet to a ½” iron rod set being the southwesterly corner of Lot 1 and the northwesterly corner of Lot 2; thence leaving the corner of Lot 1 and along the westerly boundary of Lot 2, S 17° 13’ 29” W a distance of 98.92 feet to a ½” iron rod set being the southwesterly corner of Lot 2 and the northwesterly corner of Lot 3; thence leaving the corner of Lot 2 and along the westerly boundary of Lot 3, S 17° 29’ 39” W a distance of 98.90 feet to a ½” iron rod set being the southwesterly corner of Lot 3 and the northwesterly corner of Lot 4; thence leaving the corner of Lot 3 and along the westerly boundary of Lot 4, S 17° 29’ 39” W a distance of 98.68 feet to a ½” iron rod set being the southwesterly corner of Lot 4, a point on the northerly boundary of L. Cleveland (255/224) and the southwesterly corner of the herein described tract; thence leaving the corner of Lot 4 and along the northerly boundary of Cleveland, S 88° 38’ 04” W a distance of 176.70 feet to a ½” iron rod set being the northwesterly corner of Cleveland, a point on the easterly boundary of 1324 McArthur St., LLC (400/326) and the southeasterly corner of the herein described tract; thence leaving the corner of Cleveland and along the easterly boundary of 1324 McArthur St., LLC, the following calls: N 17° 33’ 19” E a distance of 100.00 feet to a ½” iron rod found, N 17° 33’ 19” E a distance of 99.96 feet to a ½” iron rod found, N 17° 29’ 36” E a distance of 100.00 feet to a ½” iron rod set and N 17° 26’ 13” E a distance of 211.88 feet to a ¼” iron rod found being a point on the easterly boundary of 1334 McArthur St., LLC the southwesterly corner of Monteleone and the northwesterly corner of the herein described tract; thence leaving the easterly boundary of 1324 McArthur St., LLC and along the southerly margin of Monteleone, S 81° 40’ 55” E a distance of 132.82 feet to the point of beginning and containing 1.63 acres of land [71,007 sq. ft.] (more or less) according to a survey (Job #210149) of Best Land Surveying by John A Best (TN RLS #2444), 273 Haynes Hollow Road, Winchester, Tennessee, on 7 December 2021.

Being a portion of the property described in Deed Book 414, page 193; Deed Book 376, page 200 and Deed Book 409, page 384, Registrar’s Office of Coffee County.

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 January 20, 2022.

PASSED FIRST READING: _____ February 1 _____, 2022

PASSED SECOND AND FINAL READING: _____ March 1 _____, 2022

Marilyn Howard, Mayor

Bridget Anderson, Finance Director