

ORDINANCE NO. 1646

**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 DONALD PARKER LOCATED ON INTERSTATE DRIVE BE REZONED R-4 RESIDENTIAL FROM C-3 COMMERCIAL**

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 Donald Parker, R-4 Residential from C-3 Commercial:

**Beginning at a ½-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 ½-inch capped set; thence S 14° 12' 52" W, 281.76 ft. to a ½-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.**

**For source of title, see Book W419, p. 15, 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 March 21, 2022.

PASSED FIRST READING: \_\_\_\_\_ April 5 \_\_\_\_\_, 2022

PASSED SECOND AND FINAL READING: \_\_\_\_\_ May 3 \_\_\_\_\_, 2022

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Marilyn Howard, Mayor

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Bridget Anderson, Finance Director