

**ORDINANCE NO. 1647**

**AN ORDINANCE ZONING ELEVEN AND FIFTEEN ONE-HUNDREDTHS (11.15)  
ACRES OWNED BY LINDA CROSSLIN RECENTLY ANNEXED INTO THE CITY AS  
C-2 COMMERCIAL**

Whereas, prior to 2012, cities were empowered to annex territory by ordinance; and

Whereas the Tennessee General Assembly revised the annexation statutes, which now provide that annexation by written consent be accomplished by resolution; and

Whereas the City of Manchester recently annexed Eleven and Fifteen One-Hundredths (11.15) acres owned by Linda Crosslin, by resolution, pursuant to her request; and

Whereas the City of Manchester has a currently enacted Zoning Ordinance and Zoning Map; and

Whereas, pursuant to Tennessee law, since the zoning of real estate is accomplished by ordinance; it must be amended by ordinance rather than resolution; and

Whereas the Manchester Planning Commission, at its meeting February 21, 2022, considered the zoning request that the property owned by Linda Crosslin, described below, when annexed into the City, be zoned C-2 Commercial and voted to send that request to the Board with a positive; and

Whereas Code 14-604 requires the Board of Mayor and Aldermen to zone recently annexed property within one hundred twenty (120) days of annexation.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 1 of the Manchester Municipal Code be, and it is, hereby amended to apply the zoning classification of C-2 Commercial to the following described property owned by Linda Crosslin.:

**TRACT I:**

**Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by the McMinnville Highway (Hwy. 55, 105-ft. R/W), on the east by Crosslin (WDB. 149, pg. 189), on the south by Crosslin (WDB. 302, pg. 155, WDB. 310, pg. 201), and on the west by Smithey (WDB. 353, pg. 466), and being more particularly described as follows:**

**BEGINNING at a capped rebar found in the south margin of McMinnville Highway, being the northeast corner of Smithey and the northwest corner of the property herein described; thence proceeding along the margin of said road, N 52° 31' 07" E, 1073.41 ft. to a capped rebar found; thence leaving the margin of said road and proceeding along the west line of Crosslin (WDB. 149, pg. 189), S 39° 44' 23" E, 290.00 ft. to a pipe found; thence proceeding through the lands of the remaining Crosslin, S 52° 31' 07" W, 1146.92 ft. to a point in the east line of Smithey; thence along the east line of Smithey, N 25° 23' 21" W, 296.35 ft. to the POINT OF BEGINNING, containing 7.39 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355,**

Job # 21C-046, dated 07-16-2021, and being portions of the properties described in WDB. 302, pg. 155 & WDB. 310, pg. 201, ROCCTn.

**TRACT II:**

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by the McMinnville Highway (Hwy. 55, 105-ft. R/W), on the east by West Lynn Drive (25-ft. R/W), on the south by Nash (WDB. 358, pg. 449) and Crosslin (WDB. 302, pg. 155), and on the west by Crosslin (WDB. 149, pg. 189), and being more particularly described as follows:

**BEGINNING** at a concrete right-of-way monument located at the intersection of the south margin of McMinnville Highway and the west margin of West Lynn Drive, and being the northeast corner of the property herein described; thence proceeding along the margin of West Lynn Drive, the following calls: thence S 62° 18' 57" E, 135.10 ft.; thence S 52° 16' 24" E, 166.47 ft. to a concrete monument, the northeast corner of Nash; thence leaving the margin of West Lynn Drive and proceeding along the north line of Nash, S 52° 21' 33" W, 248.85 ft. to a concrete monument; thence proceeding along the north line of Crosslin (WDB. 302, pg. 155), S 52° 28' 42" W, 115.04 ft. to an iron pipe found, the southeast corner of Crosslin (WDB. 149, pg. 189); thence proceeding along the east line of Crosslin (WDB. 149, pg. 189), N 48° 41' 23" W, 287.72 ft. to a rebar found in the south margin of McMinnville Highway; thence proceeding along the margin of said road, N 52° 08' 33" E, 320.57 ft. to the POINT OF BEGINNING, containing 2.27 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 21C-046, dated 07-16-2021, and being the property described in WDB. 310, pg. 201, ROCCTn.

**TRACT III:**

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by the McMinnville Highway (Hwy. 55, 105-ft. R/W), on the east by Crosslin (WDB. 310, pg. 201), and on the south and the west by Crosslin (WDB. 302, pg. 155), and being more particularly described as follows:

**BEGINNING** at a rebar found in the south margin of McMinnville Highway, located S 52° 08' 33" W, 320.57 ft. from a concrete right-of-way monument found at the intersection of the south margin of said highway and the west margin of West Lynn Drive, aforesaid rebar being the northeast corner of the property herein described; thence leaving the margin of said road and proceeding along the west line of Crosslin (WDB. 310, pg. 201), S 48° 41' 23" E, 287.72 ft. to an iron pipe found in the north line of Crosslin (WDB. 302, pg. 155); thence proceeding along the north line of Crosslin (WDB. 302, pg. 155), the following calls: thence S 51° 24' 59" W, 249.76 ft. to an iron pipe found; thence N 39° 44' 23" W, 290.00 ft. to a capped rebar found in the south margin of McMinnville Highway; thence proceeding along the margin of said road, N 53° 16' 58" E, 205.23 ft. to the POINT OF BEGINNING, containing 1.49 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 21C-046, dated 07-16-2021, and being the property described in WDB. 149, pg. 189, 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 show this property as C-2 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 its publication and passage and public hearing, 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 obtained at its meeting February 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