

ORDINANCE NO. 1648

**AN ORDINANCE ZONING SIXTY AND FIFTY-FOUR ONE-HUNDREDTHS (60.54)
ACRES OWNED BY LINDA CROSSLIN RECENTLY ANNEXED INTO THE CITY AS
R-3 RESIDENTIAL**

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 Sixty and Fifty-Four One-Hundredths (60.54) 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 R-3 Residential 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.:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the northwest by the remaining Crosslin (WDB. 149, pg. 189, WDB. 302, pg. 155, WDB. 310, pg. 201, & WDB. 318, pg. 912), on the north by Nash (WDB. 358, pg. 449), Wright (WDB. 301, pg. 628), Floyd (WDB. 342, pg. 242), Elsworth (WDB. 401, pg. 204), Harrell (WDB. 374, pg. 330), Pinegar (WDB. 301, pg. 581), Yates (WDB. 217, pg. 931), Harris (WDB. 273, pg. 719), Carroll (WDB. 313, pg. 549), Briggs (WDB. 306, pg. 452), and Keener (WDB. 198, pg. 897), on the east by Nester (WDB. 371, pg. 393), and on the south by Nester (WDB. 232, pg. 816), Woods (WDB. 354, pg. 418), Gillen (WDB. 151, pg. 783), and Yoon (WDB. 317, pg. 738), and being more particularly described as follows:

BEGINNING at a concrete monument at the westernmost corner of Nash and the northern-most corner of the property herein described; thence with the southwest line of Nash, S 51° 27' 54" E , 208.06 ft. to a concrete monument; thence continuing with the southwest line of Nash and with the southwest lines of Wright, Floyd, and Elsworth, S 51° 34' 21" E , 632.02 ft. to an iron pipe found, being the southernmost corner of Elsworth and the westernmost corner of Harrell; thence with the southwest line of Harrell, the following calls: thence S 52°00'17" E , 149.73 ft. to an iron pipe found; thence S 51° 57' 44" E , 75.09 ft. to a metal fence post, being the southernmost corner of Harrell and the westernmost corner of Pinegar; thence with the southwest lines of Pinegar and Yates, S 52° 09' 15" E , 369.50 ft. to an iron pipe found, being the southernmost corner of Yates and the westernmost corner of Harris; thence with the southwest line of Harris, S 51° 56' 44" E , 149.52 ft. to an iron pipe found, being the southernmost corner of Harris and the westernmost corner of Carroll; thence with the southwest line of Carroll, S 51° 58' 59" E , 149.89 ft. to a rebar found, being the southernmost corner of Carroll and the westernmost corner of Briggs; thence with the southwest line of Briggs, S 52° 02' 59" E , 150.03 ft. to a wood fence post, being the southernmost corner of Briggs and the westernmost corner of Keener; thence with the southwest line of Keener, S 52° 01' 25" E , 210.24 ft. to a capped rebar found, being the southernmost corner of Keener, the northwest corner of Nester (WDB. 371, pg. 393), and the northeast corner of the property herein described; thence with the west line of Nester (WDB. 371, pg. 393), S 06° 13' 22" W , 560.01 ft. to a capped rebar found in the north line of Nester (WDB. 232, pg. 816), being the southwest corner of Nester (WDB. 371, pg. 393) and the southeast corner of the property herein described; thence with the north line of Nester (WDB. 232, p g. 816), N 84° 18' 44" W , 612.88 ft. to an iron pipe found, being the northwest corner of Nester (WDB. 232, pg. 816) and the northeast corner of Woods; thence with the north line of Woods, N 84° 13' 55" W , 578.97 ft. to an iron pipe found, being the northwest corner of Woods and the northeast corner of Gillen; thence with the north line of Gillen, N 84° 31' 45" W , 506.43 ft. to a wood fence corner post; thence proceeding along the north and east lines of Yoon, the following calls: thence N 84° 55' 30" W , 767.31 ft. to a wood fence corner post; thence N 25° 23' 21" W , 765.52 ft.; thence leaving said line of Yoon and proceeding through the lands of Crosslin, the following calls: thence N 52° 31' 07" E , 332.90 ft.; thence S 37°28'53" E , 600.00 ft.; thence N 52°31'07" E , 837.68 ft.; thence N 39°44'23" W , 600.47 ft. to a pipe found, the south corner of the Crosslin house lot (WDB. 149, pg. 189); thence along the south line of said lot N 51° 24' 59" E , 249.76 ft. to a pipe found; thence proceeding along the south line of Crosslin (WDB. 318, pg. 912), N 52° 28' 42" E , 115.04 ft. to the POINT OF BEGINNING, containing 60.54 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.

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 R-3 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 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

Marilyn Howard, Mayor

Bridget Anderson, Finance Director