

ORDINANCE NO. 1649

**AN ORDINANCE ZONING ELEVEN AND THIRTY-EIGHT ONE-HUNDREDTHS
(11.38) ACRES OWNED BY LINDA CROSSLIN RECENTLY ANNEXED INTO THE
CITY AS R-4 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-4 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 surrounded by the remaining Crosslin (WDB. 149, pg. 189, WDB. 302, pg. 155, WDB. 310, pg. 201, & WDB. 318, pg. 912), and being more particularly described as follows:

BEGINNING at a point being the northeast corner of the property herein described; thence S 39° 44' 23" E, 600.47 ft.; thence S 52° 31' 07" W, 837.68 ft.; thence N 37° 28' 53" W, 600.00 ft.; thence N 52° 31' 07" E, 814.02 ft. to the POINT OF BEGINNING, containing 11.38 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-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 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