

ORDINANCE NO. 1667

AN ORDINANCE REZONING PROPERTY OWNED BY JOSH MOORE ON INTERSTATE DRIVE CONTAINING EIGHT AND FORTY-NINE/HUNDREDTHS (8.49) ACRES, FROM C-2 TO R-4

WHEREAS, prior to 2012, cities were empowered to annex territory by ordinance; and
WHEREAS the City of Manchester has a currently enacted a Zoning Ordinance and a 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 by resolution; and

WHEREAS the Manchester Planning Commission, at its meeting September 19, 2022, considered the rezoning request that the property owned by Josh Moore, described below, be rezoned from C-2 to R-4 Residential, and voted to send that request to the Board with a positive recommendation; and

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 6, Section 1 of the Manchester Municipal Code be, and it is hereby amended to apply the zoning classification of R-4 Residential to the following described property owned by Josh Moore on Interstate Drive:

Being the same property conveyed at Warranty Deed Book 421, page 870:

Beginning at an iron pin in the north margin of Interstate Drive, said pin being the southwest corner of the Patel property and the southeast corner of the property herein described; thence proceeding along the margin of said road, North 46 degrees 29'00" West, a distance of 58.00 feet to a computed point; thence leaving the margin on said road and proceeding along the east line of the remaining Southcoast, LLC property, North 12 degrees 53'31" East, a distance of 1437.90 feet to a computed point in the south line of the Bryan property; thence, proceeding along said line, South 85 degrees 42'29" East, a distance of 402.39 feet to an iron pin found; thence, leaving said line and proceeding along the west line of the L.P. Kook Group, South 12 degrees 55'17" West, a distance of 879.91 feet to an iron pin found; thence proceeding along the north line of the Burch property and around the Patel property, North 77 degrees 06'30" West, a distance of 347.41 feet to an iron pin found; thence South 12 degrees 53'31" West, a distance of 647.56 feet to the POINT OF BEGINNING, containing 8.49 acres.

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 Planning Commission obtained at its meeting on September 19, 2022.

PASSED FIRST READING: _____ October 4 _____, 2022

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

Marilyn Howard, Mayor

Bridget Anderson, Finance Director