

ORDINANCE NO. 1673

**AN ORDINANCE REZONING PROPERTY OWNED BY JOSH MOORE ON
MCARTHUR STREET CONTAINING TWO AND SIXTY EIGHT/HUNDREDTHS
(2.68) ACRES, FROM C-3 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 October 17, 2022,
considered the rezoning request that the property owned by Josh Moore, described below, be
rezoned from C-3 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
McArthur Street:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee,
generally bounded on the north by 1324 McArthur St. LLC (WDB. 400, pg.
326) and a 50-ft. right-of-way (WDB. 130, pg. 344), on the east by McArthur
Street (100-ft. R/W), on the south by Clower (WDB. 392, pg. 563), and on the
west by Tri-County Railroad (100-ft. R/W), and being more particularly
described as follows:

BEGINNING at a concrete monument in the west margin of McArthur Street,
being the southeast corner of the 50-ft. right-of-way reserved in WDB. 130, pg.
344 and the northeast corner of the property herein described; thence with the
margin of said road, S 24 14'19" W, 177.64 ft. to a ½-inch capped rebar set,
being the northeast corner of Clower and the southeast corner of the property
herein described; thence leaving the margin of said road and proceeding along
the north line of Clower, N 84 44'47" W, 675.40 ft. to a wood post in the east
margin of the Tri-County Railroad, being the northwest corner of Clower and the
southwest corner of the property herein described; thence leaving the margin of
said railroad, N 16 49'10" E, 154.99 ft. to a pipe found, being the southwest
corner of 1324 McArthur St. LLC and the northwest corner of the property
herein described; thence leaving the margin of said road and proceeding along
the south line of 1324 McArthur St. LLC, S 87 40'24" E, 377.81 ft. to a pipe
found at fence corner post, the southeast corner of 1324 McArthur St. LLC and
the southwest corner of the 50-ft. reserved right-of-way; thence proceeding along
the south line of said right-of-way, S 87 40'24" E, 312.76 ft. to a concrete
monument in the west margin of McArthur Street; thence S 27 49'02" E, 22.82
ft. to the POINT OF BEGINNING, containing 2.68 Acres, as surveyed by
Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway,
Manchester, TN 37355, Job #21C-098, dated 04/26/2021, and being the
property described in WDB. 409, pg. 674, 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 Planning Commission obtained at its meeting on October 17, 2022.

PASSED FIRST READING: _____ November 1 _____, 2022

PASSED SECOND AND FINAL READING: _____ December 6 _____, 2022

Marilyn Howard, Mayor

Lisa Myers, Finance Director
Bridget Anderson, Finance Director