

ORDINANCE NO. 1675

AN ORDINANCE REZONING PROPERTY OWNED BY ERIC BURCH AND LEIF SWANSON ON 1310, 1312, AND 1314 MCARTHUR ST. FROM R-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 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 by resolution; and

WHEREAS the Manchester Planning Commission, at its meeting November 21, 2022, considered the rezoning request that the property owned by Roman Fonseca and Alfonso Onate , described below, be rezoned from R-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 Roman Fonseca and Alfonso Onate at 1308 Hillsboro Blvd:

Commencing at a 1" Iron Pipe found being a point on the easterly boundary of Willow Drive (40' R/W) and the southwesterly corner of R. Howard (246/553); thence leaving Willow Drive and the corner of Howard and through land owned by L. Swanson & E. Burch, S 28°31'32" W a distance of 42.74 feet to a ½" Iron Rod set being the northerly most corner of the herein described tract and the Point of Beginning; thence S 07°17'15" E a distance of 57.47 feet to a ½" Iron Rod set; thence S 07°17'07" E a distance of 6.06 feet to a ½" Iron Rod set being the easterly most corner of the herein described tract; thence S 25°45'15" W a distance of 98.06 feet to a ½" Iron Rod set; thence S 25°45'15" W a distance of 87.31 feet to a ½" Iron Rod set being the southerly most corner of the herein described tract; thence N 17°29'39" E a distance of 82.30 feet to a ½" Iron rod set; thence N 17°29'39" E a distance of 98.92 feet to a ½" Iron Rod set; thence N 17°29'39" E a distance of 59.92 feet to the Point of Beginning and containing 0.07 Acres±[3,211 Sqft].

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 November 21, 2022.

PASSED FIRST READING: _____ December 6 _____, 2022

PASSED SECOND AND FINAL READING: _____ January 3 _____, 2023

Marilyn Howard, Mayor

Lisa Myers, Finance Director