

ORDINANCE NO. 1679

AN ORDINANCE REZONING THAT PROPERTY OWNED BY JAN HAMMONDS ET. AL. ON 196 AND 230 CAMPGROUND ROAD AND RECENTLY ANNEXED INTO THE CITY AS C-2 COMMERCIAL

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 certain property owned by Jan Hammonds et. al.; 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 recommended that the property owned by Jan Hammonds et. al., described below, be rezoned from RS-1 to C-2 Commercial.

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 Jan Hammonds et. al.:

BEGINNING at a stake in the North margin of U.S. Highway No. 41 at Thomas Edward O’Kelley’s southeast corner; thence North 04 deg. 10 min. East, 1,836.6 feet to a stake in Vickers’ line; thence along Vickers’ line South 87 deg. East 285 feet to a stake; thence along Mrs. O’Kelley’s West line South 05 deg. West 1,922 feet to an iron pin in the North margin of U.S. Highway No. 41 North 68 deg. 10 min. West 270 feet to the place of beginning, containing 11.54 Acres as surveyed by W.C. Ingram, on the 20th day of July, 1961.

However, there is excluded from this conveyance 2.38 acres, which were taken by condemnation proceedings by the State of Tenn. of record in the Circuit Court Clerk’s Offices of Coffee County, Tennessee.

Being the same property inherited by Jan Hammonds et. al. And previously conveyed to John Hannah by deed dated June 19, 1978 and of record in Deed Book 165, page 127 and by deed dated December 7, 1985 and of record in Deed Book 249, Page 801 in the Register’s Office of Coffee County, Tennessee.

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 C-2 Commercial; 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 November 21, 2022.

PASSED FIRST READING: _____ January 3 _____, 2023

PASSED SECOND AND FINAL READING: _____ February 7 _____, 2023

Marilyn Howard, Mayor

Lisa Myers, Finance Director