

ORDINANCE NO. 1681

AN ORDINANCE REZONING A PORTION OF PROPERTY OWNED BY COMMON JOHN BREWING CO. AT 210 WOODBURY HIGHWAY FROM R-3 TO C-3

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 January 19, 2023, considered the rezoning request that the property owned by Common John Brewing Co., described below, be rezoned from R-3 to C-3, 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 C-3 to the following described property owned by Common John Brewing Co. at 210 Woodbury Highway:

BEGINNING at a 1/2inch-capped rebar set in the east margin of an abandoned portion of North Woodland Street, located S 07° 11'46" W, 76.04 ft. from a rebar found at the southwest corner of the Common John Brewing Co., and being the southwest corner of the property herein described: thence proceeding along the margin of said abandoned right-of-way, the following calls: thence N 06°22'23" E, 49.59 ft. to a concrete right-of-way monument; thence N 08°43'55" E, 26.47 ft. to a rebar found, the southwest corner of the Common John Brewing Co.; thence leaving said right-of-way and proceeding along the former property line between the Crosslin Estate and the Common John Brewing Co. property, the following calls: thence N 87°42'01" E. 322.58 ft. to a chainlink fence corner post; thence N 16°21'49" W, 109.20 ft. to a point in fence; thence N 16°32'49" W, 198.20 ft. to a chainlink fence corner post in the south line of the Char-El Apartment & Realty Corporation; thence proceeding along the south line of Char-El, S 80°00'27" E, 133.22 ft. to a wood fence corner post; thence leaving said line of Char-El and proceeding along the new severance line, as per this survey, between the remaining Crosslin Estate and the property herein described, the following calls: thence S 80°00'27" E, 116.78 ft. to a 1/2 inch capped rebar set; thence S 17°37'36" W, 340.34 ft. to a 1/2 inch capped rebar set; thence S 87°42'01" W, 388.70 ft. ; to the POINT OF BEGINNING, containing 1.70 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, TN,

37355, Job # 22C-448, dated 10-14-2022, and being a portion of the property described in WDB.
364, pg. 110, 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 C-3; 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 January 19, 2023.

PASSED FIRST READING: _____ February 7 _____, 2023

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

Marilyn Howard, Mayor

Lisa Myers, Finance Director