

ORDINANCE NO. 1683

**AN ORDINANCE REZONING PROPERTY OWNED BY I. A. HOWARD ET UX
MARILYN HOWARD ON HILLSBORO BLVD. AND BUCK ST. CONTAINING
THIRTY-NINE AND SIXTY-EIGHT /HUNDREDTHS (39.68) ACRES, FROM R-2M
AND C-3 TO R-2**

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 February 20, 2023, considered the rezoning request that the property owned by I. A. Howard and wife Marilyn Howard, described below, be rezoned from R-2M and C-3 to R-2 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-2 Residential to the following described property owned by I. A. Howard and wife Marilyn Howard on Hillsboro Blvd. and Buck St.:

Tract 1

Being a tract of land in the 1st Civil District of Coffee County, Tennessee, in the Town of Manchester, and being more particularly described as follows:

BEGINNING a metal fence post found at the mid-point of the southerly terminus of Buck Street, being the northwest corner of Pou and the northeast corner of the property herein described; thence leaving the terminus of said road and proceeding along the west line of Pou, which is staked with metal fence posts, S 32°01'55" W, 1774.87 ft. to a rebar found at a 60-inch twin oak in the north line of Greenbriar S/D. the southwest corner of Pou and the southeast corner of the property herein described; thence along the north line of Greenbriar, N 85°21'13" W, 305.90 ft. to an iron pipe found; thence along the north line of Thompson, N 85°46'55" W, 260.88 ft to a ½-inch capped rebar set; thence leaving said line of Thompson and proceeding along the east line of Chandler and east line of their 40-ft. right-of-way, the following calls: thence N 05°32'35" E, 62.79 ft. to a ½ inch capped rebar set; thence N 71°04'14" E, 31.23 ft. to a 1/2-inch capped rebar set; thence N 21°45'03" E, 42.49 ft. to a 1/2-inch capped rebar set; thence N 04°13'21" E, 556.68 ft. to a 1/2-inch capped rebar set; thence N 10°54'00" E, 66.42 ft. to a 1/2-inch capped rebar set; thence N 19°19'06" E, 23.68 ft. To a 1/2-inch capped rebar set in the south line of Adams (WDB. 367, pg. 833); thence leaving said line and proceeding around the Shady Acres S/D. the following calls: thence S 55°00'03" E, 193.06 ft. to an iron pipe found; thence S 22°45'36" E, 13.09 ft. to a 1/2-inch capped rebar set; thence S 33°13'58" W, 79.76 ft. to a wood fence post; thence S 56°46'02" E, 272.00 ft. to a rebar found at a wood fence corner post; thence N 32°32'10" E, 218.46 ft. to a 1/2-inch capped rebar set at a drain; thence N 32°22'39" E, 1270.20 ft. to a rebar found at a metal fence post, the southwest corner of Foster (WDB. 329, pg. 445); thence leaving Shady Acres and proceeding along the south line of said Foster, S 43°15'28" E, 150.19 ft. to a rebar found at the metal fence post; thence along the south line of Foster (WDB.

333, pg. 302), S 41°42'14" E, 150.16 ft. to a rebar found, the southwest corner of the southerly terminus of Buck Street; thence along the terminus of Buck Street, S 52°59'55" E, 24.96 ft. to the POINT OF BEGINNING, containing 18.24 acres, as surveyed by Northcutt & Associates Land Surveying, Inc., 1019 Hillsboro Boulevard, Manchester, TN 37355, Job # 15c-152, dated 09-21-2015.

Tract 2

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, in the Town of Manchester, and being more particularly described as follows:

BEGINNING at a 1/2-inch rebar found in the west margin of a 40-ft. private right-of-way, being the southwest corner of Moreau and the northeast corner of the property herein described; thence proceeding along the west margin of said right-of-way, the following calls: thence S 19°42'08" W, 45.07 ft. to a 1/2-inch capped rebar set; thence S 10°54'00" W, 71.52 ft. to a 1/2-inch capped rebar set; thence S 04°13'21" W, 553.18 ft. to a 1/2-inch capped rebar set; thence S 21°45'03" W, 27.17 ft. to a 1/2-inch capped rebar set; thence S 51°52'46" W, 22.65 ft. to a 1/2-inch capped rebar set in the east line of Chandler; thence proceeding around Chandler, the following calls: thence N 05°32'35" E, 143.51 ft. to a 1/2-inch capped rebar set; thence N 85°46'56" W, 206.98 ft. to a 1/2-inch capped rebar set in the east line of Brook Hollow S/D; thence proceeding along the east line of said subdivision, the following calls: thence N 05°32'54" E, 566.53 ft. to a rebar found at a metal fence post; thence N 06°25'58" E, 129.69 ft. to a rebar found at a 24-inch hacked oak, the southwest corner of Moreau; thence leaving said line and proceeding along the south line of Moreau, S 56°16'32" E, 265.22 ft. to the POINT OF BEGINNING, containing 3.33 acres, as surveyed by Northcutt & Associates Land Surveying, Inc., 1019 Hillsboro Boulevard, Manchester, Tn 37355, Job # 15c-152, dated 09-21-2015.

Being the same property conveyed to IA Howard and wife Marilyn Howard by Warranty Deed 385 Page 855, and Warranty Deed ROCCTn, also listed as Parcel 036.00, Property Tax Map 085G, Control Map B.

Tract 3

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, in the Town of Manchester, and being more particularly described as follows:

Being a portion of the property conveyed to I. A. Howard and wife Marilyn Howard by Warranty Deed 381 Page 152 ROCCTn, as depicted as a part of Lot 4, Plat P390B ROCCTn, also listed as Parcel 02 00, Property Tax Map 085F Control Map A.

Both parcels together totaling approximately 39.68 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-2 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 February 20, 2023.

PASSED FIRST READING: _____ March 7 _____, 2023

PASSED SECOND AND FINAL READING: _____ April 4 _____, 2023

Mark Messick, Vice Mayor

Lisa Myers, Finance Director