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ORDINANCE NO. 1728 A.K.

**AN ORDINANCE REZONING PROPERTY OWNED J. J. MANCHESTER, LLC, ON
HOSPITALITY BLVD. AND RECENTLY ANNEXED INTO THE CITY, FROM RS-1
TO C-2**

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 J. J.
Manchester, LLC; 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 June 17, 2024,
considered the rezoning request that the property owned by J. J. Manchester, LLC, described
below, be rezoned from RS-1 to C-2, 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-2 to the following described property owned by J. J. Manchester, LLC on
Hospitality Blvd.:

Map 085M, Group __, Parcel 020.00

Lying in the 1st Civil District of Coffee County, Tennessee, and being a portion of Map: 75,
Parcel: 20, Property Assessor's Office of Coffee County, Tennessee, and being the major
remaining portion of the property in WDB 272, page 471, ROCCT, and being generally bounded
to the north by Haines and McConaughty, east by Stroop and Threet, south by the museum lot,
Lot 3 (5.00 acres), and west by Goin, and being more particularly described as follows:

BEGINNING at a found iron pin at the northwest corner of the museum lot, in the east margin of
Hospitality Blvd., and being 468.6 feet north of the north margin of Campground Road; thence
with the east margin of Hospitality Blvd., an undeveloped 60-ft. right-of-way, North 21 deg. 13
min. 00 sec. East, 128.00 feet to a set iron pin; thence with a curve to the left, with a radius of
630 feet, an arc distance of 202.50 feet to a set iron pin; thence North 03 deg. 06 min. 00 sec.
East, 631.47 feet to a set iron pin; thence North 86 deg. 54 min. 0 sec. West, 500.02 feet to an
iron pin set at the northwest corner of said Lot 35(acres), and being in the east line of Goin;
thence North 02 deg. 94 min. 3 sec. East, 593.86 feet to an iron pin found at Goin's northeast
corner and being the northwest corner of the property herein described; thence South 85 deg. 5
min. 03 sec. East 772.16 feet to an iron pin found at the northwest corner of Stroop and Threet,
and being the northeast corner of the property herein described; thence South 02 deg. 38 min. 49
sec. West, 1532.61 feet to a set iron pin at the northeast corner of said museum lot; thence North
86 deg. 54 min. 00 sec. West, 354.00 feet to the point of beginning, and containing 16.68 acres,

more or less, according to that certain survey dated July 21, 2000, of Max Northcutt, TN RLS #1359, 213A North Spring Street, Manchester, TN 37355.

Being the same property conveyed to J.J. Manchester, LLC by Warranty Deed from the Industrial Board of Coffee County, Tennessee, Incorporated of record at Book: W276, Page: 979, Register's Office for Coffee County, Tennessee.

INCLUDED in the above description but excluded from this conveyance are the following:

1. Lot 6 (Map: 085, Parcel: 020.11) see WD Book 325, Page 923 ROCCT for description
2. Lot 7 (Map: 085, Parcel: 020.12) see WD Book 325, Page 923 ROCCT for description

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, Highway Service District; 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.

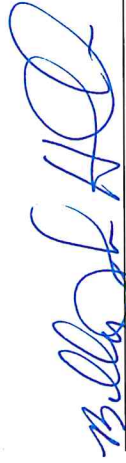
This ordinance is presented and passed with the positive recommendation of the Manchester Planning Commission obtained at its meeting on June 17, 2024.

PASSED FIRST READING: _____ August 6 _____, 2024

PASSED SECOND AND FINAL READING: _____ November 19 _____, 2024



Anthony Burrows, Finance Director



Joey Hobbs, Mayor