

ORDINANCE NO. 1717

AN ORDINANCE REZONING PROPERTY OWNED BY SWANSON DEVELOPMENTS, LP ON RAGSDALE ROAD, FROM R-1 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 March 18, 2024, considered the amended rezoning request that the property owned by Swanson Developments, LP, described below, be rezoned from R-1 to R-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 R-2 to the following described property owned by

Swanson Developments, LP on Ragsdale Road:

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE NORTH & WEST, JOHNSON BOOK 306, PG. 811 & ARNOLD BOOK 318, PG. 381 ON THE EAST, RAGSDALE ROAD ON THE SOUTH, AND NESTER BOOK 435, PG. 545 ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHERN RIGHT OF WAY OF RAGSDALE ROAD; THENCE, WITH THE EAST LINE OF NESTER N 00°33'03" W FOR A DISTANCE OF 293.28' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
N 78°53'14" E FOR A DISTANCE OF 30.38' TO A POINT;
THENCE, N 06°37'45" E FOR A DISTANCE OF 496.75' TO A POINT;
THENCE, N 07°51'51" E FOR A DISTANCE OF 698.02' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 405.22' TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 254.90', A RADIUS OF 300.00', A CHORD BEARING OF S 59°42'06" E, AND A CHORD LENGTH OF 247.30', TO A POINT;
THENCE, S 84°02'35" E FOR A DISTANCE OF 242.02' TO A POINT;
THENCE, WITH THE WEST LINE OF ARNOLD S 05°57'25" W FOR A DISTANCE OF 255.46' TO AN IRON PIN;
THENCE, WITH THE LINES OF JOHNSON FOR THE FOLLOWING CALLS:
S 02°13'55" W FOR A DISTANCE OF 4.31' TO A POINT;
THENCE, N 82°14'47" W FOR A DISTANCE OF 355.26' TO A POINT;
THENCE, S 04°52'53" W FOR A DISTANCE OF 504.58' TO A POINT;
THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT FOR THE FOLLOWING CALLS:
S 75°40'36" W FOR A DISTANCE OF 251.52' TO A POINT;
THENCE, S 21°43'03" W FOR A DISTANCE OF 211.37' TO A POINT;
THENCE, WITH THE NORTHERN RIGHT OF WAY OF RAGSDALE ROAD FOR THE FOLLOWING CALLS:
S 75°40'36" W FOR A DISTANCE OF 104.58' TO A POINT;
THENCE, S 75°51'01" W FOR A DISTANCE OF 24.46' TO THE POINT OF BEGINNING, HAVING AN AREA OF 538102.7 SQUARE FEET, 12.353 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; 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 March 18, 2024.

PASSED FIRST READING: April 2, 2024

PASSED SECOND AND FINAL READING: May 7, 2024


Anthony Butrows, Finance Director


Marilyn Howard, Mayor