

ORDINANCE NO. 1718

**AN ORDINANCE REZONING PROPERTY OWNED BY SWANSON DEVELOPMENTS, LP BETWEEN HWY 55 AND RAGSDALE ROAD, FROM R-1 TO R-3**

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-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 R-3 to the following described property owned by

Swanson Developments, LP between Hwy 55 and Ragsdale Road:

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, AND ARNOLD BOOK 318, PG. 381 ON THE EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF ARNOLD; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT FOR THE FOLLOWING CALLS:  
N 84°02'35" W FOR A DISTANCE OF 242.02' TO A POINT;  
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 254.90', A RADIUS OF 300.00', A CHORD BEARING OF N 59°42'06" W, AND A CHORD LENGTH OF 247.30', TO A POINT;  
THENCE, N 35°21'37" W FOR A DISTANCE OF 405.22' TO A POINT;  
THENCE, N 07°51'51" E FOR A DISTANCE OF 128.95' TO A POINT;  
THENCE, N 54°38'23" E FOR A DISTANCE OF 343.41' TO A POINT;  
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 222.83', A RADIUS OF 500.00', A CHORD BEARING OF N 67°24'26" E, AND A CHORD LENGTH OF 220.99', TO A POINT;  
THENCE, N 80°10'28" E FOR A DISTANCE OF 83.50' TO A POINT;  
THENCE, N 80°05'50" E FOR A DISTANCE OF 205.48' TO A POINT;  
THENCE, S 05°54'19" W FOR A DISTANCE OF 596.89' TO A POINT;  
THENCE, WITH THE WEST LINE OF ARNOLD S 05°57'25" W FOR A DISTANCE OF 349.49' TO THE POINT OF BEGINNING,  
HAVING AN AREA OF 506712.9 SQUARE FEET, 11.633 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-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 March 18, 2024.

PASSED FIRST READING: April 2, 2024

PASSED SECOND AND FINAL READING: May 7, 2024

  
Anthony Burrows, Finance Director

  
Marilyn Howard, Mayor