

ORDINANCE NO. 1719

AN ORDINANCE REZONING PROPERTY OWNED BY SWANSON DEVELOPMENTS, LP BETWEEN HWY 55 AND RAGSDALE ROAD, FROM R-1 TO R-4

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-4, 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-4 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT LP. FOR THE FOLLOWING CALLS:
N 07°51'51" E FOR A DISTANCE OF 373.69' TO A POINT;
THENCE, N 06°12'49" E FOR A DISTANCE OF 140.68' TO A POINT;
THENCE, N 06°16'02" E FOR A DISTANCE OF 316.22' TO A POINT;
THENCE, S 84°41'00" E FOR A DISTANCE OF 291.65' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 91.52', A RADIUS OF 56.00', A CHORD BEARING OF S 16°42'11" E, AND A CHORD LENGTH OF 81.67', TO A POINT;
THENCE WITH A REVERSE CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 57.14', A RADIUS OF 50.00', A CHORD BEARING OF S 02°37'22" E, AND A CHORD LENGTH OF 54.08', TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 133.25' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 122.56', A RADIUS OF 275.00', A CHORD BEARING OF S 22°35'34" E, AND A CHORD LENGTH OF 121.55', TO A POINT;
THENCE, S 09°49'32" E FOR A DISTANCE OF 148.50' TO A POINT;
THENCE, S 80°10'28" W FOR A DISTANCE OF 83.50' TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 222.83', A RADIUS OF 500.00', A CHORD BEARING OF S 67°24'26" W, AND A CHORD LENGTH OF 220.99', TO A POINT;
THENCE, S 54°38'23" W FOR A DISTANCE OF 343.41' TO THE POINT OF BEGINNING, HAVING AN AREA OF 272507.2 SQUARE FEET, 6.256 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-4; 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