

ORDINANCE NO. 1723

AN ORDINANCE REZONING THAT PROPERTY OWNED BY SWANSON DEVELOPMENTS, LP, ON 2514 MCMINNVILLE HIGHWAY AND RECENTLY ANNEXED INTO THE CITY

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 Swanson Developments, LP; and

Whereas the City of Manchester has a currently-enacted Zoning Ordinance and 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 resolution; and

Whereas the Manchester Planning Commission recommended that the property owned by Swanson Development be rezoned according to and as described below.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 1 of the Manchester Municipal Code be, and it is, hereby amended to apply the zoning classifications as described below to the following described properties owned by Swanson Developments, LP:

“E” From RS-1 to R-2
A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY GEM PROPERTIES TN. BOOK 429, PG. 124, SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE EAST & SOUTH, NESTER BOOK 435, PG. 545 ON THE SOUTH, AND FERRELL BOOK 344, PG. 340, & WELLINGTON SUBDIVISION PLAT BOOK 468A ON TH WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF FERRELL; THENCE, WITH SAID LINE FOR THE FOLLOWING CALLS: N 32°07'08" E FOR A DISTANCE OF 106.76' TO A POINT;
THENCE, N 24°54'52" E FOR A DISTANCE OF 46.79' TO A POINT;
THENCE, N 27°23'36" E FOR A DISTANCE OF 95.85' TO A POINT;
THENCE, N 12°08'36" E FOR A DISTANCE OF 104.08' TO A POINT;
THENCE, S 89°46'45" E FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, N 05°29'58" E FOR A DISTANCE OF 43.14' TO A POINT;
THENCE, N 16°38'30" E FOR A DISTANCE OF 88.94' TO A POINT;
THENCE, N 80°05'02" W FOR A DISTANCE OF 380.19' TO A POINT;
THENCE, WITH THE EAST LINE OF WELLINGTON SUBDIVISION N 06°46'17" E FOR A DISTANCE OF 1479.79' TO AN IRON PIN; THENCE, WITH THE SOUTH LINE OF GEM PROPERTIES TN S 84°18'44" E FOR A DISTANCE OF 612.59' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT FOR THE FOLLOWING CALLS:
S 58°48'57" E FOR A DISTANCE OF 420.28' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 118.04' TO A POINT;
THENCE, N 54°38'23" E FOR A DISTANCE OF 4.60' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 318.97' TO A POINT;
THENCE, S 07°51'51" W FOR A DISTANCE OF 698.02' TO A POINT;
THENCE, S 06°37'45" W FOR A DISTANCE OF 496.75' TO A POINT;
THENCE, S 78°53'14" W FOR A DISTANCE OF 30.38' TO A POINT;
THENCE, WITH THE NORTH LINE OF NESTER FOR THE FOLLOWING CALLS:

S 88°12'33" W FOR A DISTANCE OF 249.87' TO A POINT;
THENCE, S 03°52'04" E FOR A DISTANCE OF 19.73' TO A POINT;
THENCE, S 86°52'09" W FOR A DISTANCE OF 29.84' TO A POINT;
THENCE, S 03°47'13" E FOR A DISTANCE OF 17.58' TO A POINT;
THENCE, WITH ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
S 80°15'47" W FOR A DISTANCE OF 168.17' TO A POINT;
THENCE, S 80°05'18" W FOR A DISTANCE OF 60.01' TO A POINT;
THENCE, S 80°16'56" W FOR A DISTANCE OF 547.07' TO POINT OF BEGINNING, HAVING AN AREA OF 2110932.6
SQUARE FEET, 48.460 ACRES +/-.

"F" From RS-1 to R-3

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 DEVELOPMENTS LP FOR THE FOLLOWING
CALLS:

N 35°21'37" W FOR A DISTANCE OF 93.97' TO A POINT; THENCE, N 54°38'23" E FOR A DISTANCE OF 88.32' TO A POINT;
THENCE, S 07°51'51" W FOR A DISTANCE OF 128.95' TO THE POINT OF BEGINNING, HAVING AN AREA OF 4149.3
SQUARE FEET, 0.095 ACRES +/-.

"J" From RS-1 to R-3

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 LYNN DRIVE, GEM PROPERTIES BOOK 429, PG.
124, JACO BOOK 271, PG. 183, & KEHRER BOOK 357, PG. 808 ON THE WEST, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN BEING THE NORTHWEST CORNER OF PIERCE BOOK 279, PG.310 ;
THENCE, WITH THE NORTH LINE OF PIERCE, TRIFF AND ARNOLD FOR THE FOLLOWING CALLS:

S 80°09'04" W FOR A DISTANCE OF 634.48' TO A POINT;

THENCE, S 80°13'30" W FOR A DISTANCE OF 293.74' TO A POINT;

THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 05°54'19" E FOR A DISTANCE OF 596.95' TO A POINT;

THENCE, WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 516.62', A RADIUS OF 400.00', A CHORD
BEARING OF N 40°50'42" E, AND A CHORD LENGTH OF 481.45', TO A POINT;

THENCE, N 03°50'43" E FOR A DISTANCE OF 274.19' TO A POINT;

THENCE, N 03°50'43" E FOR A DISTANCE OF 525.45' TO A POINT;

THENCE, S 86°09'17" E FOR A DISTANCE OF 627.54' TO A POINT;

THENCE, S 03°50'43" W FOR A DISTANCE OF 91.71' TO AN IRON PIN;

THENCE, WITH THE WEST LINE OF GRANDVIEW ESTATES FOR THE FOLLOWING CALLS:

S 05°59'18" W FOR A DISTANCE OF 107.26' TO AN IRON PIN;

THENCE, S 05°17'17" W FOR A DISTANCE OF 157.81' TO AN IRON PIN;

THENCE, S 05°14'42" W FOR A DISTANCE OF 156.96' TO AN IRON PIN;

THENCE, S 05°16'18" W FOR A DISTANCE OF 155.54' TO AN IRON PIN;

THENCE, S 04°47'51" W FOR A DISTANCE OF 153.19' TO AN IRON PIN;

THENCE, S 05°28'48" W FOR A DISTANCE OF 150.95' TO AN IRON PIN;

THENCE, S 04°59'03" W FOR A DISTANCE OF 224.39' TO AN IRON PIN;

THENCE, S 05°23'11" W FOR A DISTANCE OF 219.17' TO AN IRON PIN;

THENCE, S 05°23'46" W FOR A DISTANCE OF 144.83' TO THE POINT OF BEGINNING,

HAVING AN AREA OF 1191404.4 SQUARE FEET, 27.351 ACRES

"K" From RS-1 to R-4

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 LYNN DRIVE, GEM PROPERTIES BOOK 429, PG.
124, JACO BOOK 271, PG. 183, & KEHRER BOOK 357, PG. 808 ON THE WEST, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OT GEM PROPERTIES; THENCE, WITH SAID LINE N 06°13'22" E FOR A
DISTANCE OF 560.01' TO A POINT; THENCE, WITH THE SOUTH LINE OF JACO & KEHRER RESPECTIVELY FOR THE
FOLLOWING CALLS:

S 52°01'16" E FOR A DISTANCE OF 90.53' TO A POINT;

THENCE, S 51°53'46" E FOR A DISTANCE OF 299.98' TO A POINT;

THENCE, WITH THE EAST LINE OF KEHRER N 34°42'12" E FOR A DISTANCE OF 276.96' TO A POINT;

THENCE, WITH THE SOUTHERN RIGHT OF WAY OF WEST LYNN DRIVE N 52°05'00" W FOR A DISTANCE OF 405.23' TO

A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 16°32'43" E FOR A DISTANCE OF 130.61' TO A POINT;

THENCE, N 11°35'38" E FOR A DISTANCE OF 152.69' TO A POINT;

THENCE, N 48°13'41" E FOR A DISTANCE OF 53.59' TO A POINT;

THENCE, N 55°27'06" E FOR A DISTANCE OF 69.95' TO A POINT;

THENCE, N 03°40'57" E FOR A DISTANCE OF 37.22' TO A POINT;

THENCE, N 00°00'00" E FOR A DISTANCE OF 57.60' TO A POINT;

THENCE, N 04°01'58" E FOR A DISTANCE OF 66.89' TO A POINT;
THENCE, N 61°42'23" E FOR A DISTANCE OF 90.70' TO A POINT;
THENCE, S 52°12'31" E FOR A DISTANCE OF 106.73' TO A POINT;
THENCE, N 56°06'30" E FOR A DISTANCE OF 66.13' TO A POINT;
THENCE, N 73°16'36" E FOR A DISTANCE OF 86.08' TO A POINT;
THENCE, N 73°56'01" E FOR A DISTANCE OF 83.32' TO A POINT;
THENCE, N 42°59'34" E FOR A DISTANCE OF 67.33' TO A POINT;
THENCE, N 60°36'30" E FOR A DISTANCE OF 37.08' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 131.16' TO A POINT;
THENCE, S 86°09'17" E FOR A DISTANCE OF 556.18' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 628.32', A RADIUS OF 400.00', A CHORD BEARING OF S 41°09'17" E, AND A CHORD LENGTH OF 565.69', TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 575.45' TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 149.82' TO A POINT;
THENCE, S 57°27'24" W FOR A DISTANCE OF 117.52' TO A POINT;
THENCE, S 60°38'31" W FOR A DISTANCE OF 113.22' TO A POINT;
THENCE, S 31°30'44" W FOR A DISTANCE OF 23.90' TO A POINT;
THENCE, S 86°55'22" W FOR A DISTANCE OF 34.92' TO A POINT;
THENCE, N 69°08'44" W FOR A DISTANCE OF 25.00' TO A POINT;
THENCE, N 53°35'14" W FOR A DISTANCE OF 20.45' TO A POINT;
THENCE, N 34°13'51" W FOR A DISTANCE OF 12.83' TO A POINT;
THENCE, N 87°52'59" W FOR A DISTANCE OF 13.98' TO A POINT;
THENCE, S 83°57'20" W FOR A DISTANCE OF 51.85' TO A POINT;
THENCE, N 13°51'05" W FOR A DISTANCE OF 14.14' TO A POINT;
THENCE, N 30°39'02" W FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, N 61°03'40" W FOR A DISTANCE OF 29.44' TO A POINT;
THENCE, S 63°25'51" W FOR A DISTANCE OF 25.80' TO A POINT;
THENCE, S 70°37'53" W FOR A DISTANCE OF 55.06' TO A POINT;
THENCE, N 78°05'19" W FOR A DISTANCE OF 52.35' TO A POINT;
THENCE, S 88°27'07" W FOR A DISTANCE OF 28.30' TO A POINT;
THENCE, N 70°56'18" W FOR A DISTANCE OF 45.18' TO A POINT;
THENCE, S 87°36'48" W FOR A DISTANCE OF 27.85' TO A POINT;
THENCE, S 54°32'11" W FOR A DISTANCE OF 37.80' TO A POINT;
THENCE, S 35°49'01" W FOR A DISTANCE OF 26.52' TO A POINT;
THENCE, S 35°21'37" E FOR A DISTANCE OF 76.49' TO A POINT;
THENCE, N 84°41'00" W FOR A DISTANCE OF 226.55' TO A POINT;
THENCE, S 06°16'02" W FOR A DISTANCE OF 316.22' TO A POINT;
THENCE, S 06°12'49" W FOR A DISTANCE OF 140.68' TO A POINT;
THENCE, S 07°51'51" W FOR A DISTANCE OF 373.69' TO A POINT;
THENCE, S 54°38'23" W FOR A DISTANCE OF 88.32' TO A POINT;
THENCE, N 35°21'37" W FOR A DISTANCE OF 225.00' TO A POINT;
THENCE, S 54°38'23" W FOR A DISTANCE OF 4.60' TO A POINT;
THENCE, N 35°21'37" W FOR A DISTANCE OF 118.04' TO A POINT;
THENCE, N 58°48'57" W FOR A DISTANCE OF 420.28' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 1877502 SQUARE FEET, 43.102 ACRES +/-

"L" From RS-1 to C-3

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, ENGLAND BOOK 265, PG. 838, LOWERY BOOK 388, PG. 136, BROWN BOOK 317, PG. 864, & CARROLL BOOK 352, PG. 169 ON THE NORTH, MITCHEL BOOK 391, PG. 341 ON THE EAST, SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE SOUTH, AND WEST LYNN DRIVE ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE SOUTHEAST CORNER OF FREDRICK; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 52°40'42" E FOR A DISTANCE OF 928.68' TO A POINT;
THENCE, N 52°41'24" E FOR A DISTANCE OF 869.34' TO A POINT;
THENCE, S 39°49'11" E FOR A DISTANCE OF 37.44' TO A POINT;
THENCE, S 12°05'41" E FOR A DISTANCE OF 50.76' TO A POINT;
THENCE, S 27°40'08" W FOR A DISTANCE OF 141.78' TO A POINT;
THENCE, S 01°01'39" W FOR A DISTANCE OF 535.29' TO A POINT;
THENCE, S 21°22'02" E FOR A DISTANCE OF 73.80' TO A POINT;
THENCE, S 81°16'40" E FOR A DISTANCE OF 53.90' TO A POINT;
THENCE, S 37°36'09" E FOR A DISTANCE OF 42.66' TO A POINT;
THENCE, S 08°19'21" W FOR A DISTANCE OF 69.90' TO A POINT;
THENCE, S 22°56'16" E FOR A DISTANCE OF 238.97' TO A POINT;
THENCE, S 29°21'28" E FOR A DISTANCE OF 112.79' TO A POINT;
THENCE, S 02°18'42" E FOR A DISTANCE OF 52.67' TO A POINT;
THENCE, S 40°07'25" W FOR A DISTANCE OF 31.91' TO A POINT;
THENCE, S 07°35'41" E FOR A DISTANCE OF 18.13' TO A POINT;
THENCE, S 43°02'38" E FOR A DISTANCE OF 30.44' TO A POINT;
THENCE, S 23°47'07" E FOR A DISTANCE OF 47.56' TO A POINT;
THENCE, N 40°05'36" E FOR A DISTANCE OF 53.12' TO A POINT;
THENCE, N 18°50'49" E FOR A DISTANCE OF 43.01' TO A POINT;

THENCE, N 58°06'58" E FOR A DISTANCE OF 43.47' TO A POINT;
THENCE, N 62°42'30" E FOR A DISTANCE OF 41.38' TO A POINT;
THENCE, N 02°47'09" E FOR A DISTANCE OF 37.03' TO A POINT;
THENCE, N 04°03'59" W FOR A DISTANCE OF 25.38' TO A POINT;
THENCE, N 18°42'42" W FOR A DISTANCE OF 39.21' TO A POINT;
THENCE, N 29°34'40" E FOR A DISTANCE OF 25.49' TO A POINT;
THENCE, N 73°56'24" E FOR A DISTANCE OF 41.14' TO A POINT;
THENCE, N 77°40'57" E FOR A DISTANCE OF 29.57' TO A POINT;
THENCE, N 52°35'41" E FOR A DISTANCE OF 21.04' TO A POINT;
THENCE, N 84°48'20" E FOR A DISTANCE OF 21.72' TO A POINT;
THENCE, N 77°01'42" E FOR A DISTANCE OF 87.06' TO A POINT;
THENCE, S 73°25'11" E FOR A DISTANCE OF 22.60' TO A POINT;
THENCE, S 78°27'55" E FOR A DISTANCE OF 29.96' TO A POINT;
THENCE, N 51°57'36" E FOR A DISTANCE OF 51.09' TO A POINT;
THENCE, N 25°27'48" E FOR A DISTANCE OF 35.73' TO A POINT;
THENCE, N 27°45'31" W FOR A DISTANCE OF 32.98' TO A POINT;
THENCE, N 04°23'55" W FOR A DISTANCE OF 20.03' TO A POINT;
THENCE, N 63°26'06" E FOR A DISTANCE OF 24.04' TO A POINT;
THENCE, S 82°55'09" E FOR A DISTANCE OF 26.26' TO A POINT;
THENCE, N 21°19'04" E FOR A DISTANCE OF 30.07' TO A POINT;
THENCE, N 75°34'13" E FOR A DISTANCE OF 56.21' TO A POINT;
THENCE, S 85°11'11" E FOR A DISTANCE OF 45.25' TO A POINT;
THENCE, N 64°40'33" E FOR A DISTANCE OF 59.07' TO A POINT;
THENCE, N 83°34'41" E FOR A DISTANCE OF 57.45' TO A POINT;
THENCE, N 78°27'06" E FOR A DISTANCE OF 100.67' TO A POINT;
THENCE, N 07°43'44" W FOR A DISTANCE OF 10.36' TO A POINT;
THENCE, N 07°43'44" W FOR A DISTANCE OF 434.90' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 598.01', A RADIUS OF 1000.00', A CHORD BEARING OF N 24°51'39" W, AND A CHORD LENGTH OF 588.14', TO A POINT;
THENCE, N 41°59'33" W FOR A DISTANCE OF 496.98' TO A POINT; THENCE, WITH THE SOUTH LINES OF ENGLAND, LOWERY, BROWN, & CARROLL RESPECTIVELY FOR THE FOLLOWING CALLS:
84°29'09" E FOR A DISTANCE OF 248.82' TO A POINT;
THENCE, S 84°28'42" E FOR A DISTANCE OF 583.56' TO A POINT;
THENCE, S 84°39'40" E FOR A DISTANCE OF 312.44' TO AN IRON PIN;
THENCE, S 84°37'54" E FOR A DISTANCE OF 586.36' TO AN IRON PIN;
THENCE, WITH THE WEST LINE OF MITCHELL S 05°01'53" W FOR A DISTANCE OF 1190.04' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
S 17°18'02" W FOR A DISTANCE OF 173.85' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 1038.00' TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 303.00' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 50.00' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 628.32', A RADIUS OF 400.00', A CHORD BEARING OF N 41°09'17" W, AND A CHORD LENGTH OF 565.69'; TO A POINT;
THENCE, N 86°09'17" W FOR A DISTANCE OF 556.18' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 131.16' TO A POINT;
THENCE, S 60°36'30" W FOR A DISTANCE OF 37.08' TO A POINT;
THENCE, S 42°59'34" W FOR A DISTANCE OF 67.33' TO A POINT;
THENCE, S 73°56'01" W FOR A DISTANCE OF 83.32' TO A POINT;
THENCE, S 73°16'36" W FOR A DISTANCE OF 86.08' TO A POINT;
THENCE, S 56°06'30" W FOR A DISTANCE OF 66.13' TO A POINT;
THENCE, N 52°12'31" W FOR A DISTANCE OF 106.73' TO A POINT;
THENCE, S 61°42'23" W FOR A DISTANCE OF 90.70' TO A POINT;
THENCE, S 04°01'58" W FOR A DISTANCE OF 66.89' TO A POINT;
THENCE, S 00°00'00" W FOR A DISTANCE OF 57.60' TO A POINT;
THENCE, S 03°40'57" W FOR A DISTANCE OF 37.22' TO A POINT;
THENCE, S 55°27'06" W FOR A DISTANCE OF 69.95' TO A POINT;
THENCE, S 48°13'41" W FOR A DISTANCE OF 53.59' TO A POINT;
THENCE, S 11°35'38" W FOR A DISTANCE OF 152.69' TO A POINT;
THENCE, S 16°32'43" W FOR A DISTANCE OF 130.61' TO A POINT;
THENCE, WITH THE NORTHERN RIGHT OF WAY OF WEST LYNN DRIVE N 52°05'00" W FOR A DISTANCE OF 1922.94' TO AN IRON PIN; THENCE, WITH THE SOUTH LINE OF FREDRICK N 52°19'41" E FOR A DISTANCE OF 125.00' TO A THE POINT OF BEGINNING, HAVING AN AREA OF 4845517.3 SQUARE FEET, 111.238 ACRES+/-

"M" From RS-1 to R-4

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY MITCHELL BOOK 391, PG. 341 ON THE NORTH, GRANDVIEW ESTATES PLAT BOOK 65A ON THE EAST, ARNOLD BOOK 370, PG. 638 ON THE SOUTH, AND SWANSON DEVELOPMENTS LP BOOK 435, PG. 668, ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE NORTHERN LINE OF LOT 13;
THENCE, WITH SAID LINE N 88°20'20" W FOR A DISTANCE OF 215.35' TO AN IRON PIN;
THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENT LP FOR THE FOLLOWING CALLS:
N 03°50'43" E FOR A DISTANCE OF 91.71' TO A POINT;

THENCE, N 86°09'17" W FOR A DISTANCE OF 324.54' TO A POINT;
THENCE, N 03°50'43" E FOR A DISTANCE OF 1038.00' TO A POINT;
THENCE, N 17°18'02" E FOR A DISTANCE OF 173.85' TO A POINT;
THENCE, WITH THE SOUTH LINE OF MITCHELL S 84°14'41" E FOR A DISTANCE OF 528.78' TO A POINT; THENCE, WITH
THE WEST LINE OF GRANDVIEW ESTATES FOR THE FOLLOWING CALLS:
S 06°07'30" W FOR A DISTANCE OF 318.27' TO A POINT;
THENCE, S 05°05'20" W FOR A DISTANCE OF 152.83' TO AN IRON PIN;
THENCE, S 05°07'23" W FOR A DISTANCE OF 294.79' TO AN IRON PIN;
THENCE, S 04°37'12" W FOR A DISTANCE OF 143.04' TO AN IRON PIN;
THENCE, S 04°31'13" W FOR A DISTANCE OF 278.21' TO AN IRON PIN;
THENCE, S 04°48'27" W FOR A DISTANCE OF 86.22' TO THE POINT OF BEGINNING, HAVING AN AREA OF 677009.3
SQUARE FEET, 15.542 ACRES +/-

"N" From RS-1 to I-1

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, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING
CALLS:

N 52°39'52" E FOR A DISTANCE OF 533.28' TO A POINT;
THENCE, N 48°00'27" E FOR A DISTANCE OF 30.00' TO A POINT;
THENCE, S 41°59'33" E FOR A DISTANCE OF 364.64' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 598.01', A RADIUS OF 1000.00', A
CHORD BEARING OF S 24°51'39" E, AND A CHORD LENGTH OF 589.14', TO A POINT;
THENCE, S 07°43'44" E FOR A DISTANCE OF 445.25' TO A POINT;
THENCE, S 78°27'06" W FOR A DISTANCE OF 100.67' TO A POINT;
THENCE, S 83°34'41" W FOR A DISTANCE OF 57.45' TO A POINT;
THENCE, S 64°40'33" W FOR A DISTANCE OF 59.07' TO A POINT;
THENCE, N 85°11'11" W FOR A DISTANCE OF 45.25' TO A POINT;
THENCE, S 75°34'13" W FOR A DISTANCE OF 56.21' TO A POINT;
THENCE, S 21°19'04" W FOR A DISTANCE OF 30.07' TO A POINT;
THENCE, N 82°55'09" W FOR A DISTANCE OF 26.26' TO A POINT;
THENCE, S 63°26'06" W FOR A DISTANCE OF 24.04' TO A POINT;
THENCE, S 04°23'55" E FOR A DISTANCE OF 20.03' TO A POINT;
THENCE, S 27°45'31" E FOR A DISTANCE OF 32.98' TO A POINT;
THENCE, S 25°27'48" W FOR A DISTANCE OF 35.73' TO A POINT;
THENCE, S 51°57'36" W FOR A DISTANCE OF 51.09' TO A POINT;
THENCE, N 78°27'55" W FOR A DISTANCE OF 29.96' TO A POINT;
THENCE, N 73°25'11" W FOR A DISTANCE OF 22.60' TO A POINT;
THENCE, S 77°01'42" W FOR A DISTANCE OF 87.06' TO A POINT;
THENCE, S 84°48'20" W FOR A DISTANCE OF 21.72' TO A POINT;
THENCE, S 52°35'41" W FOR A DISTANCE OF 21.04' TO A POINT;
THENCE, S 77°40'57" W FOR A DISTANCE OF 29.57' TO A POINT;
THENCE, S 73°56'24" W FOR A DISTANCE OF 41.14' TO A POINT;
THENCE, S 29°34'40" W FOR A DISTANCE OF 25.49' TO A POINT;
THENCE, S 18°42'42" E FOR A DISTANCE OF 39.21' TO A POINT;
THENCE, S 04°03'59" E FOR A DISTANCE OF 25.38' TO A POINT;
THENCE, S 02°47'09" W FOR A DISTANCE OF 37.03' TO A POINT;
THENCE, S 62°42'30" W FOR A DISTANCE OF 41.38' TO A POINT;
THENCE, S 58°06'58" W FOR A DISTANCE OF 43.47' TO A POINT;
THENCE, S 18°50'49" W FOR A DISTANCE OF 43.01' TO A POINT;
THENCE, S 40°05'36" W FOR A DISTANCE OF 53.12' TO A POINT;
THENCE, N 23°47'07" W FOR A DISTANCE OF 47.56' TO A POINT;
THENCE, N 43°02'38" W FOR A DISTANCE OF 30.44' TO A POINT;
THENCE, N 07°35'41" W FOR A DISTANCE OF 18.13' TO A POINT;
THENCE, N 40°07'25" E FOR A DISTANCE OF 31.91' TO A POINT;
THENCE, N 02°18'42" W FOR A DISTANCE OF 52.67' TO A POINT;
THENCE, N 29°21'28" W FOR A DISTANCE OF 112.79' TO A POINT;
THENCE, N 22°56'16" W FOR A DISTANCE OF 238.97' TO A POINT;
THENCE, N 08°19'21" E FOR A DISTANCE OF 69.90' TO A POINT;
THENCE, N 37°36'09" W FOR A DISTANCE OF 42.66' TO A POINT;
THENCE, N 81°16'40" W FOR A DISTANCE OF 53.90' TO A POINT;
THENCE, N 21°22'02" W FOR A DISTANCE OF 73.80' TO A POINT;
THENCE, N 01°01'39" E FOR A DISTANCE OF 535.29' TO A POINT;
THENCE, N 27°40'08" E FOR A DISTANCE OF 141.78' TO A POINT;
THENCE, N 12°05'41" W FOR A DISTANCE OF 50.76' TO A POINT;
THENCE, N 39°49'11" W FOR A DISTANCE OF 37.44' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 1136443.3 SQUARE FEET, 26.089 ACRES +/-

"O" From RS-1 to C-2

A PARCEL OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY McMINNVILLE HIGHWAY ON THE NORTH, ENGLAND BOOK 265, PG. 838 ON THE EAST, SWANSON DEVELOPMENTS LP BOOK 435, PG. 668 ON THE SOUTH, AND FREDRICK BOOK 427, PG. 109 ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE SOUTHEAST CORNER OF FREDRICK ; THENCE, WITH THE EAST LINE OF FREDRICK N 52°10'19" W FOR A DISTANCE OF 365.33' TO AN IRON PIN; THENCE, WITH THE SOUTHERN RIGHT OF WAY OF McMINNVILLE HIGHWAY N 52°30'36" E FOR A DISTANCE OF 2201.05' TO AN IRON PIN; THENCE, WITH THE SOUTH LINE OF ENGLAND S 84°29'09" E FOR A DISTANCE OF 331.37' TO A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:
S 41°59'33" E FOR A DISTANCE OF 132.34' TO A POINT;
THENCE, S 48°00'27" W FOR A DISTANCE OF 30.00' TO A POINT;
THENCE, S 52°39'52" W FOR A DISTANCE OF 533.28' TO A POINT;
THENCE, S 52°41'24" W FOR A DISTANCE OF 869.34' TO A POINT;
THENCE, S 52°40'42" W FOR A DISTANCE OF 928.66' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 828681.0 SQUARE FEET, 19.024 ACRES +/-

"P" From RS-1 to R-1

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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT; THENCE, ACROSS THE LANDS OF SWANSON DEVELOPMENTS LP FOR THE FOLLOWING CALLS:

N 84°41'00" W FOR A DISTANCE OF 427.83' TO A POINT;
THENCE, N 84°41'00" W FOR A DISTANCE OF 65.10' TO A POINT;
THENCE, N 35°21'37" W FOR A DISTANCE OF 76.49' TO A POINT;
THENCE, N 35°49'31" E FOR A DISTANCE OF 26.50' TO A POINT;
THENCE, N 54°31'19" E FOR A DISTANCE OF 37.79' TO A POINT;
THENCE, N 87°36'48" E FOR A DISTANCE OF 27.87' TO A POINT;
THENCE, S 70°57'43" E FOR A DISTANCE OF 45.18' TO A POINT;
THENCE, N 88°27'07" E FOR A DISTANCE OF 28.30' TO A POINT;
THENCE, S 77°51'02" E FOR A DISTANCE OF 51.99' TO A POINT;
THENCE, N 70°38'44" E FOR A DISTANCE OF 55.47' TO A POINT;
THENCE, N 63°22'41" E FOR A DISTANCE OF 25.82' TO A POINT;
THENCE, S 60°59'18" E FOR A DISTANCE OF 29.45' TO A POINT;
THENCE, S 30°39'02" E FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, S 13°53'53" E FOR A DISTANCE OF 14.13' TO A POINT;
THENCE, N 83°57'20" E FOR A DISTANCE OF 51.85' TO A POINT;
THENCE, S 87°52'59" E FOR A DISTANCE OF 13.98' TO A POINT;
THENCE, S 34°13'51" E FOR A DISTANCE OF 12.83' TO A POINT;
THENCE, S 53°38'19" E FOR A DISTANCE OF 20.52' TO A POINT;
THENCE, S 69°11'19" E FOR A DISTANCE OF 24.94' TO A POINT;
THENCE, N 86°55'22" E FOR A DISTANCE OF 34.92' TO A POINT;
THENCE, N 31°31'27" E FOR A DISTANCE OF 23.86' TO A POINT;
THENCE, N 60°38'11" E FOR A DISTANCE OF 113.24' TO A POINT;
THENCE, N 57°27'24" E FOR A DISTANCE OF 117.52' TO A POINT;
THENCE, S 86°09'17" E FOR A DISTANCE OF 149.82' TO A POINT;
THENCE, S 03°50'43" W FOR A DISTANCE OF 274.19' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 518.03', A RADIUS OF 400.00', A CHORD BEARING OF S 40°56'48" W, AND A CHORD LENGTH OF 482.58', TO A POINT;
THENCE, N 06°41'43" E FOR A DISTANCE OF 427.63' TO A THE POINT OF BEGINNING,
HAVING AN AREA OF 200856 SQUARE FEET, 4.611 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 these properties as described above; 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 Regional Planning Commission obtained at its meeting March 18, 2024.

PASSED FIRST READING: May 7, 2024

PASSED SECOND AND FINAL READING: July 2, 2024



Marilyn Howard, Mayor

ATTEST:



Anthony Burrows, Finance Director