

ORDINANCE NO. 1731

**AN ORDINANCE REZONING PROPERTY OWNED BY RONNIE RANDALL ON
BELMONT DRIVE FROM C-5 TO R-3**

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 by resolution; and

WHEREAS the Manchester Planning Commission, at its meeting April 15, 2024, considered the rezoning request that the property owned by Ronnie Randall, described below, be rezoned from C-5 to R-3 Medium Density Residential, 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 Medium Density Residential to the following described property owned by Ronnie Randall at Belmont Drive:

In the below description, but excluded from this rezoning is all of the property labeled as Lot 1 (aprox. 1.54 acres), in a plat filed at Plat Book 956B, page 0.

A certain tract or parcel of land lying in the First (1st) Civil District of Coffee County, Tennessee, also known as Parcel 18.00, Property Tax Map 085H, Control Map B, bounded and described as follows, to-wit:

Beginning at an iron pin set at the common intersection of Belmont Drive (50' R.O.W.) and Oak Drive at the Northeast corner of the tract herein described. Then from the POINT OF BEGINNING, leaving the intersection of Belmont Drive and Oak Drive, along the westerly margin of Belmont Drive South 7 degrees 30 minutes 01 seconds West 1694.05 feet to a found axle; thence along the northerly boundary line of the Howard Tract (D.B. 327, p.941; ROCCT) and the southerly boundary line of the tract herein described North 82 degrees 36 minutes 59 seconds West 557.67 feet to an iron pin found; thence along the westerly boundary line of the tract herein described North 07 degrees 00 minutes 00 seconds East 1174.85 feet to an iron pin set; thence North 71 degrees 15 minutes 00 seconds West 160.51 feet to an iron pin set; thence along the easterly margin of McArthur Street/TN Hwy. 55 North 25 degrees 38 minutes 52 seconds East 156.92 feet to an iron pin set; thence South 87 degrees 22 minutes 59 seconds East 436.48 feet to an iron pin set; thence North 2 degrees 37 minutes 01 seconds East 268.04 feet to an iron pin set; thence along the southerly margin of Oak Drive North 88 degrees 03 minutes 19 seconds East 126.51 feet to an iron pin set; thence along the southerly margin of Oak Drive South 87 degrees 22 minutes 59 seconds East 36.85 feet to the point of beginning. Said tract containing 20.0824 acres more or less according to a survey by J. Bryant ABT, TN RLS No. 3000, dated September 17, 2015 and revised on March 31, 2016.

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 Medium Density Residential; 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.

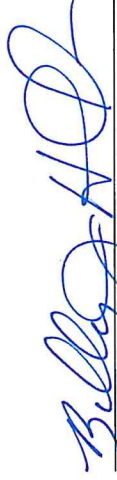
This ordinance is presented and passed with the positive recommendation of the Manchester Planning Commission obtained at its meeting on April 15, 2024.

PASSED FIRST READING: May 7, 2024

PASSED SECOND (DUE TO FAILING 2ND READING ON 6-4-24): January 7, 2025

PASSED THIRD AND FINAL READING: February 4, 2025


Anthony Burrows, Finance Director


Joey Hobbs, Mayor