

ORDINANCE NO. 1730

**AN ORDINANCE REZONING THAT PROPERTY OWNED BY DONALD PARKER,
ON SISSOM LANE 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 Donald
Parker; 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
Donald Parker 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 from RS-1 to apply the zoning
classification of R-4 to the following described properties owned by Donald Parker:

Map: 67 Parcel: Portion of 36.05

BEGINNING at a pipe found in a root at a metal fence post in the southwest corner of the southerly terminus of Sissom Lane; thence proceeding along the south margin of the southerly terminus of said road and the south line of Paradox Enterprises, LLC S 81°00'27" E, 195.33 ft. to a capped rebar found at a painted metal fence post in the west line of Batesville Manufacturing, being the southeast corner of Paradox Enterprises LLC and the northeast corner of the property herein described; thence proceeding along the west line of Batesville Manufacturing, S 06°59'07" W, 304.55 ft. to a painted cross-tie fence post, being the northeast corner of Parker and the southeast corner of the property herein described; thence leaving the west line of Batesville Manufacturing and proceeding along the north line of Parker, N 78°54'20" W, 768.33 ft. to a pipe found at a painted metal fence post; thence proceeding along the north line of DREMC, N 79°41'36" W, 417.09 ft. to a concrete monument at a cross-tie fence post, being the southeast corner of Norton and the southwest corner of the property herein described; thence leaving the north line of DREMC and proceeding along the east line of Norton, N 05°50'26" E, 512.60 ft. to a capped rebar found at a painted metal fence post, being the new southwest corner of the remaining Kiviniemi and the northwest corner of the property herein described; thence leaving the east line of Norton and proceeding along the new severance line, as per this survey, between the remaining Kiviniemi and the property herein described, S 66°20'46" E, 157.73 ft. to a capped rebar found at a planted stone and a painted metal fence post, being the new southeast corner of the remaining Kiviniemi thence proceeding along the south line of Gulgata, S 66°26'12" E, 758.68 ft. to a pipe found at a metal fence post; thence proceeding along the south lines of Gulgata and Paradox Enterprises LLC, S 81°10'35" E, 119.89 ft. to a pipe found at a metal fence post in the west margin of Sissom Lane; thence proceeding along the west margin of said road, S 08°10'30" W, 14.78 ft. to the POINT OF BEGINNING, containing 10.37 Acres as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, TN, 37355, Job # 24C-237, dated 07-15-2024, and being a portion of the property described in WDB. 420, pg. 312, ROCCTN.

**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 zoned R-4 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.

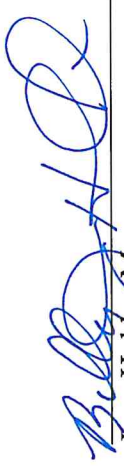
This ordinance is presented and passed with the positive recommendation of the Manchester Regional Planning Commission obtained at its meeting August 19, 2024.

PASSED FIRST READING: _____ January 7 _____, 2025

PASSED SECOND AND FINAL READING: _____ February 4 _____, 2025



Anthony Burrows, Finance Director



Joey Hobbs, Mayor