

**RESOLUTION NO. 01-2022**

**A RESOLUTION AMENDING THE PHYSICAL DEVELOPMENT PLAN OF THE CITY OF MANCHESTER (INTERSTATE DRIVE – PHILLIPS)**

WHEREAS, on September 21, 2015, the Board of Mayor and Aldermen of the City of Manchester, Tennessee adopted a Physical Development Plan as contemplated by T.C.A. 13-4-202; and

WHEREAS, on October 18, 2021, the Planning Commission of the City of Manchester recommended an amendment to the plan to reclassify a certain property owned by J. O. Phillips, Jr., described in Book Warranty Deed Book 89, page 90, Register's Office of Coffee County, Tennessee, from commercial to high density residential; and

WHEREAS this constitutes the Planning Commission's initiation of an amendment to the general plan as contemplated by T.C.A. 13-4-202(b)(1)(A); and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester gave notice in a newspaper of general circulation in the City that it would hold a public hearing to address an amendment to the Physical Development Plan to incorporate the change from commercial to high density residential as identified above; and

WHEREAS the Board of Mayor and Aldermen held a public hearing on this change in the Physical Development Plan on November 2, 2021; and

WHEREAS, after considering the statements made at the public hearing, the Board of Mayor and Aldermen believes this change to be in the best interest of the City.

BE IT THEREFORE RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Physical Development Plan of the City of Manchester be and it is amended to reclassify the property owned by J. O. Phillips, Jr., described below as high density residential:

**Being a tract of land lying in the 1<sup>st</sup> Civil District of Coffee County, Tennessee, generally bounded on the west by Duck River Electric Membership Corporation (DREMC) (WDB. 373, pg. 264), on the north by Kiviniemi (WDB. 350, pg. 664), on the east by Batesville Manufacturing (WDB. 267, pg. 103), and on the south and the west by the remaining property of Phillips (WDB. 92, pg. 90), and being more particularly described as follows:**

**BEGINNING at a concrete monument found in the east line of Phillips, being the northwest corner of Sadler (WDB. 295, pg. 453) and the southwest corner of Batesville Manufacturing, and being the southeast corner of the property herein described; thence proceeding through the lands of Phillips, the following calls: thence N 75°55'37" W, 434.83 ft.; thence N 13°18'48" E, 1679.29 ft.; thence N 76°42'10" W, 220.16 ft. to the northeast corner of the northerly terminus of an 80-ft. right-of-way accessing the DREMC substation property; thence proceeding along the northerly terminus of said right-of-way, N 38°05'01" W, passing through a 1 / 2-inch capped rebar set on line at a 14-inch ash fence corner at 3.07 ft. for a total of 102.39 ft. to a 1 / 2-inch capped rebar set in the east line of DREMC; thence along**

the east line of DREMC, N 13°17'50" E, 306.32 ft. to a pipe found in the south line of Kiviniemi, the northeast corner of DREMC and the northwest corner of the property herein described; thence proceeding along the south line of Kiviniemi, S 78°54'20" E, 768.33 ft. to a cross-tie fence corner post in the west line of Batesville Manufacturing, being the southeast corner of Kiviniemi and the northeast corner of the property herein described; thence proceeding along the west line of Batesville, S 14°12'42" W, 2085.20 ft. to the POINT OF BEGINNING, containing 24.00 Acres, as surveyed by Northcutt & Associates Land Surveying, 409 Woodbury Highway, Manchester, Tn 37355, Job # 21C-386, dated 12-07-2021, and being a portion of the property described in WDB. 92, pg. 90, ROCCTn.

Passed by a majority vote this 4 day of \_\_\_\_\_ January, 2022.

\_\_\_\_\_  
Marilyn Howard, Mayor

ATTEST: \_\_\_\_\_  
Bridget Anderson, Finance Director