

RESOLUTION NO. 08-2022

A RESOLUTION AMENDING THE PHYSICAL DEVELOPMENT PLAN OF THE CITY OF MANCHESTER APPLICABLE TO PROPERTY ON WILLOW DRIVE (BURCH/SWANSON)

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 January 20, 2022, the Planning Commission of the City of Manchester recommended an amendment to the plan to reclassify certain property owned by Eric J. Burch and Leif Swanson, described below, 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 March 1, 2022; 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 Eric J. Burch and Leif Swanson, described below as high density residential:

Beginning at a ½" iron rod set being a point on the westerly boundary of Willow Drive (50' R/W), a point on the southerly boundary of L. Monteleone (280/691), the

northeasterly corner of the herein described tract and also the point of beginning; thence leaving the southerly boundary of Monteleone and along the westerly, southerly and easterly boundaries of Willow Drive the following calls: with a curve to the right [an arc length of 33.56 feet, a radius of 25.00 feet, a chord bearing of S 59° 34' 08" W and a chord length of 31.10 feet] to a ½" iron rod set and with a curve to the left [an arc length of 232.69 feet, a radius of 60.00 feet, a chord bearing of S 13° 04' 12" E and a chord length of 111.96 feet] to a ½" iron rod set being a point on the easterly boundary of Willow Drive, a point on the westerly boundary of Lot 1 and the northeasterly corner of the herein described tract; thence leaving the easterly boundary of Willow Drive and along the westerly boundary of Lot 1, S 17° 29' 39" W a distance of 59.92 feet to a ½" iron rod set being the southwesterly corner of Lot 1 and the northwesterly corner of Lot 2; thence leaving the corner of Lot 1 and along the westerly boundary of Lot 2, S 17° 13' 29" W a distance of 98.92 feet to a ½" iron rod set being the southwesterly corner of Lot 2 and the northwesterly corner of Lot 3; thence leaving the corner of Lot 2 and along the westerly boundary of Lot 3, S 17° 29' 39" W a distance of 98.90 feet to a ½" iron rod set being the southwesterly corner of Lot 3 and the northwesterly corner of Lot 4; thence leaving the corner of Lot 3 and along the westerly boundary of Lot 4, S 17° 29' 39" W a distance of 98.68 feet to a ½" iron rod set being the southwesterly corner of Lot 4, a point on the northerly boundary of L. Cleveland (255/224) and the southwesterly corner of the herein described tract; thence leaving the corner of Lot 4 and along the northerly boundary of Cleveland, S 88° 38' 04" W a distance of 176.70 feet to a ½" iron rod set being the northwesterly corner of Cleveland, a point on the easterly boundary of 1324 McArthur St., LLC (400/326) and the southeasterly corner of the herein described tract; thence leaving the corner of Cleveland and along the easterly boundary of 1324 McArthur St., LLC, the following calls: N 17° 33' 19" E a distance of 100.00 feet to a ½" iron rod found, N 17° 33' 19" E a distance of 99.96 feet to a ½" iron rod found, N 17° 29' 36" E a distance of 100.00 feet to a ½" iron rod set and N 17° 26' 13" E a distance of 211.88 feet to a ¼" iron rod found being a point on the easterly boundary of 1334 McArthur St., LLC the southwesterly corner of Monteleone and the northwesterly corner of the herein described tract; thence leaving the easterly boundary of 1324 McArthur St., LLC and along the southerly margin of Monteleone, S 81° 40' 55" E a distance of 132.82 feet to the point of beginning and containing 1.63 acres of land [71,007 sq. ft.] (more or less) according to a survey (Job #210149) of Best Land Surveying by John A Best (TN RLS #2444), 273 Haynes Hollow Road, Winchester, Tennessee, on 7 December 2021.

Being a portion of the property described in Deed Book 414, page 193, Registrar's Office of Coffee County.

Passed by a majority vote this 1 day of March 2022.

Marilyn Howard, Mayor

ATTEST:

Bridget Anderson, Finance Director