RESOLUTION NO. 18-2024

A RESOLUTION ADOPTING A PLAN OF SERVICES PRELIMINARY TO ANNEXATION OF THREE HUNDRED (300) +/- ACRES OF PROPERTY OWNED BY SWANSON DEVELOPMENTS, LP, LOCATED AT 2514 McMINNVILLE HWY

WHEREAS Swanson Developments, LP, owns a certain property located on 2514 McMinnville Hwy, which it has requested the City to annex and is currently located in the City's UGB, described as follows:

> A portion of Tax Map 67, Parcel 60.00 and all of Tax Map, Parcel 81.06 as recorded by Coffee County Registrar of Deeds, that currently remain outside the Manchester City Limits, consisting of approximately 300+/- acres

and

WHEREAS, prior to annexation, the City of Manchester is obligated by T.C.A. 6-51-102 to formulate a Plan of Services to this area; and

WHEREAS the Plan of Services is set forth in the attached documents generated by the Hillsville Utility District and Manchester Water and Sewer Department dated March 8, 2024; Police Department dated March 27, 2024; Manchester Fire-Rescue dated March 11, 2024; City of Manchester Street Department dated March 8, 2024; Finance Office dated February 26, 2024; Health and Codes Department dated February 26, 2024; Manchester City Schools dated March 7, 2024 and the Manchester Parks and Recreation Department dated March 8, 2024; and

WHEREAS the Plan of Services was studied by the Manchester Regional Planning Commission at its meeting March 18, 2024, and it generated its written report dated April 3, 2024, as required by T.C.A. 6-51-102, a copy of which is attached hereto; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester conducted a public hearing on both the Plan of Services and annexation on May 7, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Plan of Services attached hereto be adopted in conjunction with the annexation of the following described property owned by Swanson Development, LP:

> A portion of Tax Map 67, Parcel 60.00 and all of Tax Map, Parcel 81.06 as recorded by Coffee County Registrar of Deeds, consisting of approximately 300 acres +/- that currently remain outside the Manchester City Limits more particularly described as follows:

"E"
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"
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"
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"
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 POIN;
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"
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 589.14', 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"
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"

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"
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"
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 +/-

Resolved this 7 day of May, 2024.

Marilyn Howard Mayor

Anthony Burrows, Finance Director

HILLSVILLE UTILITY DISTRICT

PSWID #0000430
117 N Irwin St, Manchester, TN 37355 · 931-728-1242
www.hillsvilleud.com

Brittany Fisk
Community Planning and Zoning Director
City of Manchester
Health and Codes Department
[VIA EMAIL]

Re: **Old Stone Fort Crossings**
Hillsville Utility District
Plan of Service Letter

To Whom It May Concern:

This letter shall serve as acknowledgement of the proposed development. Hillsville Utility District intends to provide service to those areas within its service boundary. At this time there has been no study associated with upgrades necessary to ensure adequate service, but this can be arranged if additional information is provided by the developer. The developer is expected to bear the expense of upgrades necessary to serve the subject project.

Please let us know if you have any questions.

Sincerely,

Hillsville Utility District

Dustin Gallagher, General Manager

Cc: Nathaniel Green, P.E. – James C. Hailey & Co.

CITY OF
MANCHESTER
WATER & SEWER
736 W. HIGH STREET
MANCHESTER, TN 37355
WAREHOUSE (931) 728-1273 BILLING OFFICE (931) 728-7171

3/8/2024

Brittany Fiske

Director of Health and Codes

200 West Fort St.

Manchester, Tn 37355

Re: Plan of service for proposed annexation of property, 300+/- acres, Ragsdale rd. and McMinnville HWY.

Water: There is an 8" water main that runs along Ragsdale Rd.

Sewer: As shown on the attached map (in black) there is an 8" sewer main on Ragsdale rd.

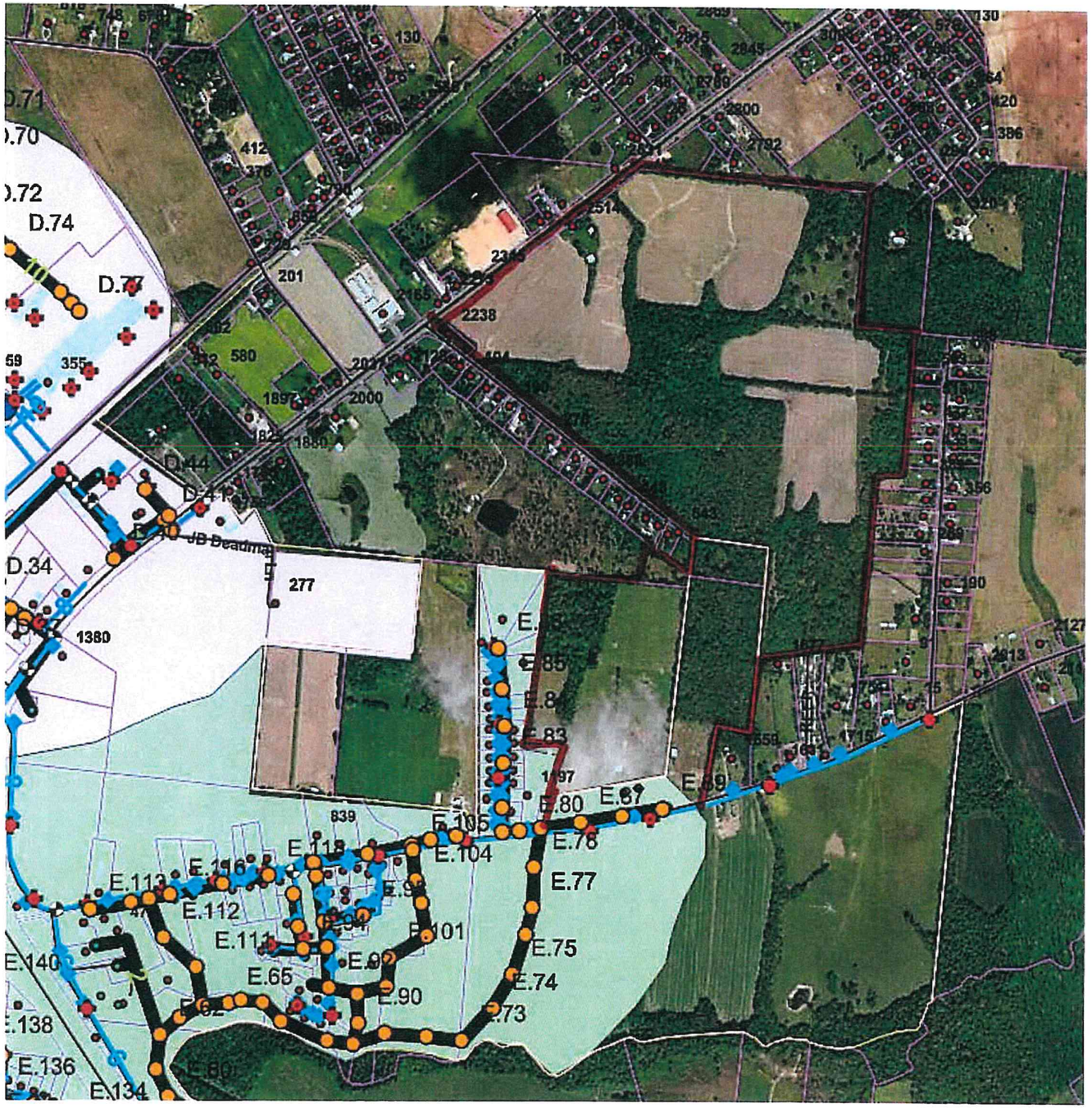
There is also an 8" sewer main on McMinnville HWY and a pumping station.

Any easements needed for a project would be the developer's responsibility. Prior to acceptance of any infrastructure, those easements would need to be conveyed to the City of Manchester Water & Sewer Department.

A map of the approximate location of the utilities has been attached for reference.

*Note: 1) No demand numbers were indicated for this annexation. It would be necessary for any developers to generate the demand for any proposed project and with the concurrence of the City Engineer, make the determination if the infrastructure is adequate. Any necessary upgrades to the infrastructure would be at the cost of the developer.

*Note 2) Every new connection to the sewer system requires state approval. Recently the response time from the State has been increased. Based on recent experience: it is not possible for the City to predict when the State may act on the approval request.



Joe

Swanson

Property.

1) Red is Land Area
2) Blue line is Water
3) Black line is Sewer.

200 West Fort St.
Manchester Tennessee 37355
931-728-2099
931-728-4673
931-723-1591 Fax

Manchester Police Department

March 27, 2024

To: Brittany Fiske

From: Adam Floied
Assistant Chief of Police

Ref: Plan of service Ragsdale Rd. & McMinnville Hwy.

This is a response to a Plan of Service request for property owned by Swanson Development, property between Ragsdale Road and McMinnville Hwy., Manchester, TN. Manchester Police Department is not capable of providing police services to this location with our current staff / equipment. There is a concern with the growing population, of both neighborhood developments and apartment complex development that we will need to increase our patrol staff and fleet to be able to provide adequate police services to the increasing population. The addition of this property could impact our patrol staff call volume and responsibilities.

Respectfully,

Adam Floied
Assistant Chief of Police

MANCHESTER FIRE-RESCUE
1509 Hillsboro Blvd
Manchester, TN 37355
Phone 931-728-2999
George J. Chambers III, Fire Chief
gchambers@cityofmanchestertn.com

11 Mar2024

REPLY TO
ATTN OF: Community Development and Zoning Director

SUBJECT: Plan of Service for Proposed Annexation of Swanson Development, approx. 300 Acres Ragsdale Rd/McMinnville Hwy

Manchester Fire-Rescue would provide automatic fire protection services for this property when annexed into the City of Manchester. This includes fire response, hazardous materials response, preplanning fire inspection services and fire prevention and safety training. Biggest concern may be adequate water pressure for the number of hydrants that will be required for this project. Currently the flow on Ragsdale Rd is around 1200 GPM at 20 PSI and McMinnville Hwy the City hydrant near the Koss Center is around 2300 GPM at 20 PSI, but I do not know the flow for the Hillsville fire hydrants on McMinnville Hwy. That development may require some sort of storage tank to meet the anticipated fire demand for this project.

For any questions concerning this please feel free to contact Manchester Fire-Rescue at 931-728-2999 or email to gchambers@cityofmanchestertn.com.

GEORGE J. CHAMBERS III
Chief, Manchester Fire-Rescue

PLAN OF SERVICE

CITY OF MANCHESTER, STREET DEPARTMENT

Proposed Annexation of a portion of property located between Ragsdale Rd and McMinnville Hwy (300+/- acres) owned by Swanson Development

March 8, 2024

1. Provide Sanitation Service (Contracted presently through Republic Services)
2. Provide pickup service of Brush and Junk (old appliances, furniture etc…)
3. Provide Leaf Service to the annexed property
4. Provide signs for street names, stop signs, speed limit etc. (If Applicable)
5. Provide clearing of storm drains as necessary. (If located on City Property)
6. Provide animal control in this area.
7. Remove litter and debris from road shoulders as needed. (If on City Property)
8. Mow road shoulders as needed. (If on City Property)
9. More employees will be needed to provide these services
10. More equipment will be needed to provide these services
11. Approved City Street access is required
12. Any city street improvements will be at the developer's expense
13. Maintain roadway (once roadway meets city standards).

THESE SERVICES WOULD BE PROVIDED AS SOON AS THERE IS FINAL BOARD APPROVAL. IT COULD TAKE UP TO ONE WEEK FOR REPUBLIC SERVICES TO GET CARTS DELIVERED TO RESIDENTIAL CUSTOMERS.

CITY OF MANCHESTER
FINANCE OFFICE
200 W. FORT STREET
MANCHESTER, TENNESSEE 37355

3-STAR COMMUNITY
Award Recipient for Economic Preparedness

MEMORANDUM

TO: Brittany Fiske

FROM: Lisa Myers

DATE: February 26, 2024

SUBJECT: 23326_Rezoning Swanson Development

The Finance Department's Plan of Service will be for the property taxes. The Finance Department will accept payment of these property tax payments through all means available and authorized by the City of Manchester.

If you need additional information, please let me know.

TELEPHONE (931) 728-4652 / FAX (931) 728-8244

CITY OF MANCHESTER
HEALTH AND CODES DEPARTMENT
200 W. Fort Street
Manchester, Tennessee 37355
931-723-1464

3-STAR COMMUNITY
Award Recipient for Economic Preparedness

February 26, 2024

Re: Plan of service for the proposed annexation of parcels of land located in the City of Manchester Urban Growth Boundary. The description of the property is as follows: The parcels are located between Ragsdale Road and McMinnville Hwy. and contain approximately 300+/- acres. The parcel is largely identified as tax map 067, control map 067, parcel 060.00, but also includes smaller parcels identified as tax map 067, control map 067, parcels 081.08 & 081.06. Please note a portion of the parcels are already within the city limits. I have attached more than one vicinity map for your reference. The requested zones include C-2 Highway Service District Commercial, C-3 General Commercial, I-1 Light Industrial, R-1 &R-2 Low-Density Residential, R-3 Medium Density Residential, and R-4 High-Density Residential.

The Planning and Zoning jurisdiction of the city will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

Any inspection services now provided by the City (building, mechanical, plumbing) will begin in the annexed area on the effective date of annexation.

Sincerely,

Brittany Fiske
Community Development and Zoning Director

Manchester City Schools

Dr. Joey Vaughn, Director
215 E Fort Street
Manchester, TN 37355
Office: (931)728-2316 Fax (931)728-7075

"Every Child Matters"

March 7, 2024

Ms. Brittany Fiske
Community Development and Zoning Director
200 W. Fort Street
Manchester, TN 37355

RE: Plan of Service – Proposed Annexation of Property Owned by Swanson Development

Ms. Fiske:

If the property being annexed is developed residential, below are the needs to support the Plan of Service.

- Until plans for potential development are submitted, it will be impossible to predict the number of schools needed.
- Manchester City Schools will need to construct new school buildings.
- We will need three (3) years to plan for such growth in order to construct a new school.

We will do our best to serve and accommodate these new families with the assistance of the Mayor and Aldermen in the future.

Kindly,

Joey Vaughn

Joey Vaughn, EdD
Director of Schools

557 N. Woodland St.
Manchester, TN 37355
Office: (931) 728-0273
Cell: (931) 952-9043
Email: ajfox@cityofmanchestertn.com

Brittany Fiske
Community Development and Zoning Director
200 W. Fort St.
Manchester, TN 37355

March 8, 2024

Re: Plan of Service for Swanson Development – Parcel Identified as Tax Map 067, Control Map 067, Parcel 060.00, 081.08, and 081.06

Dear Community Development and Zoning Director Fiske,

The Parks and Recreation Department will provide the same level of service to the owner of this property. We provide services to both city residents and rural residents. Any citizen who lives on the property would receive a discounted city resident rate for the recreation center.

As the City of Manchester continues to grow, I would like to bring to your attention that the recommended standard of available park land to residents by the National Parks and Recreation Association is 10 acres per 1,000 residents. Considering the United States Census Bureau population estimate from July 1, 2022, the population of the city exceeds the amount of current park acreage. We are serving an estimated 13,020 residents with 109 acres of park land.

Sincerely,

A.J. Fox
Parks and Recreation Director

CITY OF MANCHESTER
HEALTH AND CODES DEPARTMENT
200 W. Fort Street
Manchester, Tennessee 37355
931-723-1464

3-STAR COMMUNITY
Award Recipient for Economic Preparedness

April 3, 2024

Board of Mayor and Aldermen
City of Manchester
200 West Fort Street.
Manchester, TN 37355

Re: Swanson Development Annexation Request
McMinnville Hwy/Ragsdale Rd. (Approximately 300 acres)

Ladies and Gentlemen:

Pursuant to T.C.A. § 6-51-102(b)(4), the Manchester Regional Planning Commission (the "Planning Commission") issues this written report after study of the plan of services (the "Plan of Services") for the property currently owned by Swanson Development LP described as Map 067, Parcel 060.00. The Planning Commission believes that the Plan of Services adequately addresses the scope of services identified in T.C.A. § 6-51-102 as well as the timing of the services. Manchester City Schools stated that they are near capacity. The school system has commenced a three (3) year process to plan for construction of new school buildings by gaining approval for the purchase of property needed for such construction. The developer will be responsible for providing adequate water and sewer infrastructure as well as TDEC approval and any easements to the development. Police and Public Works stated they will require additional staff and equipment upon development. Parks and Recreation continues to express the need for additional park land.

Following the aforementioned study at its duly called meeting on March 18, 2024, the Planning Commission voted to recommend approval of the Plan of Services.

Sincerely,

MANCHESTER REGIONAL PLANNING COMMISSION

By: _____
MARK A. WILLIAMS, CHAIRMAN

MAW/mt

Cc: Brittany Fiske, Community Development and Zoning Director