

RESOLUTION NO. 27-2024

A RESOLUTION ADOPTING A PLAN OF SERVICES PRELIMINARY TO ANNEXATION OF THIRTEEN AND SIXTY-THREE/HUNDRETHS (13.63) ACRES OF PROPERTY OWNED BY J. J. MANCHESTER, LOCATED ON HOSPITALITY BLVD.

WHEREAS J. J. Manchester, LLC owns certain property located at Hospitality Blvd, which it has requested the City to annex, described as follows:

Map 085M, Group __, Parcel 020.00

Lying in the 1st Civil District of Coffee County, Tennessee, and being a portion of Map: 75, Parcel: 20, Property Assessor's Office of Coffee County, Tennessee, and being the major remaining portion of the property in WDB 272, page 471, ROCCT, and being generally bounded to the north by Haines and McConaughty, east by Stroop and Threet, south by the museum lot, Lot 3 (5.00 acres), and west by Goin, and being more particularly described as follows:

BEGINNING at a found iron pin at the northwest corner of the museum lot, in the east margin of Hospitality Blvd., and being 468.6 feet north of the north margin of Campground Road; thence with the east margin of Hospitality Blvd., an undeveloped 60-ft. right-of-way, North 21 deg. 13 min. 00 sec. East, 128.00 feet to a set iron pin; thence with a curve to the left, with a radius of 630 feet, an arc distance of 202.50 feet to a set iron pin; thence North 03 deg. 06 min. 00 sec. East, 631.47 feet to a set iron pin; thence North 86 deg. 54 min. 0 sec. West, 500.02 feet to an iron pin set at the northwest corner of said Lot 35(acres), and being in the east line of Goin; thence North 02 deg. 94 min. 3 sec. East, 593.86 feet to an iron pin found at Goin's northeast corner and being the northwest corner of the property herein described; thence South 85 deg. 5 min. 03 sec. East 772.16 feet to an iron pin found at the northwest corner of Stroop and Threet, and being the northeast corner of the property herein described; thence South 02 deg. 38 min. 49 sec. West, 1532.61 feet to a set iron pin at the northeast corner of said museum lot; thence North 86 deg. 54 min. 00 sec. West, 354.00 feet to the point of beginning, and containing 16.68 acres, more or less, according to that certain survey dated July 21, 2000, of Max Northcutt, TN RLS #1359, 213A North Spring Street, Manchester, TN 37355.

Being the same property conveyed to J.J. Manchester, LLC by Warranty Deed from the Industrial Board of Coffee County, Tennessee, Incorporated of record at Book: W276, Page: 979, Register's Office for Coffee County, Tennessee.

INCLUDED in the above description but excluded from this conveyance are the following:

1. Lot 6 (Map: 085, Parcel: 020.11) see WD Book 325, Page 923 ROCCT for description
2. Lot 7 (Map: 085, Parcel: 020.12) see WD Book 325, Page 923 ROCCT for description

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 Water and Sewer Department dated May 30, 2024; Police Department dated May 29, 2024; Manchester Fire-Rescue dated June 7, 2024; City of Manchester Street Department dated June 10, 2024; Finance Office dated July 3, 2024; Health and Codes Department dated May 29, 2024; Manchester City Schools dated June 4, 2024 and the Manchester Parks and Recreation Department dated June 5, 2024; and

WHEREAS the Plan of Services was studied by the Manchester Regional Planning Commission at its meeting June 17, 2024, and it generated its written report dated June , 2024, as required by T.C.A. 6-51-102, a copy of which is attached hereto; and

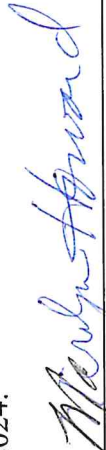
WHEREAS the Board of Mayor and Aldermen of the City of Manchester conducted a public hearing on both the Plan of Services and annexation on August 6, 2024.

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 Pam Riddle:

Resolved this 6 day of August, 2024.



Anthony Burrows, Finance Director



Marilyn Howard Mayor