

ORDINANCE NO. 1474

AN ORDINANCE AMENDING TITLE 14, CHAPTER 6, SECTIONS 1 AND 2 OF THE MANCHESTER MUNICIPAL CODE, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF MANCHESTER, TENNESSEE, TO AMEND THAT ORDINANCE AND ZONING MAP TO PROVIDE THAT REAL ESTATE OWNED BY MCARTHUR 23, LLC BE REZONED AS C-3 COMMERCIAL FROM C-5 COMMERCIAL

BE IT 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 to change the zoning classification of the following described property owned by McArthur 23, LLC from C-5 Commercial to C-3 Commercial:

Situate in the City of Manchester, the first civil district of Coffee County, the middle grand division of the State of Tennessee and being a part of Tract One (part of Tract 21 of Scherer's Subdivision as recorded in Trust Book 31, page 483) and Tract Two (all of Block "D" of the A. W. Daniel Subdivision, as recorded in Trust Book 61, page 119) of the lands of McArthur 23, LLC as recorded in Deed Book W332, page 169 of the Coffee County Register Of Deeds Office, located in Manchester, Tennessee and being more particularly described as follows:

Beginning at a point for reference at the centerline intersection of McArthur Street (TN HWY-55) and Oak Drive; thence along the centerline of Oak Drive, South 87° 22' 59" East, a distance of 43.70 feet to a point; thence leaving said centerline of Oak Drive and through the right-of-way of Oak Drive, South 02° 37' 01" West, a distance of 25.00 feet to a point on the original southerly right-of-way line of Oak Drive and the northwesterly corner of a tract of land for right-of-way purposes to the State of Tennessee, as recorded in Deed Book 177, page 681, as shown on T.D.O.T. Highway Project 16009-2218-04; thence along said original southerly right-of-way line of Oak Drive and the norhterly line of the lands of the State of Tennessee, South 87° 22' 59" East, a distance of 188.00 feet to a set iron pin and cap on the northeasterly corner of said State of Tennessee parcel and the true point of beginning; thence leaving said lands of the State of Tennessee and continuing along said southerly line of Oak Drive, South 87° 22' 59" East, a distance of 126.00 feet to a set iron pin and cap; thence leaving said southerly right-of-way line of Oak Drive and along a line through the lands of the aforementioned McArthur 23, LLC tract the following two (2) courses:

- 1. South 02° 37' 01" West, a distance of 288.12 feet to a set iron pin and cap;**
- 2. North 87° 22' 59" West, a distance of 436.48 feet to a set iron pin and cap on the easterly right-of-way line of the aforementioned McArthur Street (TN HWY-55);**

Thence along said easterly right-of-way line of McArthur Street (TN HWY-55), North 25° 38' 52" East, a distance of 286.00 feet to a set iron pin and cap on the southerly line of the right-of-way line of Oak Drive and the aforementioned State of Tennessee parcel; thence along said right-of-way line of Oak Drive and the southerly line of the lands of the State of Tennessee, North 85° 27' 55" East, a distance of 200.15 feet to the true point of beginning, containing 2.428 acres of land and being a portion of the lands as described in Exhibit A of the Certified Title Commitment No. 1513801CTN, as prepared by Fidelity National Title Insurance Company.

Being a portion of that property conveyed to McArthur 23, LLC by deed of record in Book W332, page 169, Register's Office of Coffee County, Tennessee.

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 this property as C-3 Commercial; 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.

PASSED FIRST READING: October 6, 2015

PASSED SECOND READING: October 20, 2015

PASSED THIRD AND FINAL READING: November 3, 2015

Signatures:

On the original in the file.