

ORDINANCE NO. 1478

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 JEFFREY DALE RIDNER AND WIFE LINDSAY V. RIDNER BE REZONED AS R-3 RESIDENTIAL FROM C-1 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 Jeffrey Dale Ridner and wife, Lindsay V. Ridner, from C-1 Commercial to R-3 Residential:

A certain tract or parcel of land lying and being in the 1st Civil District of Coffee County, Tennessee, being bounded and described as follows:

Being in the City of Manchester, Tennessee, fronts 70 feet on the East Main Street and extends southerly between parallel lines a distance of 100 feet and is bounded on the north by East Main Street, on the east by Manchester Funeral property, on the south by Lot 201 East McLean Street, to date conveyed to Jeffrey Thomas Deadman, and on the west by Stella Huffman.

Included in the above described property, but excluded here from is the following tract of land that was conveyed to Manchester Funeral Home, LLC, of record in Book 282, page 419, Register's Office of Coffee County, Tennessee, and being more particularly described as follows: Commencing at a point on the southerly margin of East Main Street, said point being 440.73 feet west of the centerline of the Tri-County Railroad, and also being the northeast corner of the tract herein described: thence S 02 deg. 45 min. 21 sec. W 100.0 feet to a point; thence N 87 deg. 15 min. 00 sec. W 15.16 feet to a point; thence N 87 deg. 15 deg. W 2.50 feet to a point; thence N 02 deg. 56 min. 08 sec. E 30.50 feet to a point; thence S 87 deg. 15 min. E 2.5 feet to a point; thence N 02 deg. 56 min. 08 sec. E 69.50 feet to a point at the southerly margin of East Main Street; thence along East Main Street S 87 deg. 15 min. E 14.85 feet to the point of beginning, containing 0.04 acre, more or less, according to a survey of Max Northcutt and Associates, TN RLS #1359, 213 N. Spring St., Manchester, TN dated February 20, 2001.

Subject to Restrictive Covenants of record in Book 318, page 784, Register's Office of Coffee County, Tennessee.

Being that property described in Book W336, page 639, 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 R-3 Residential; 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 negative recommendation of the Manchester Regional Planning Commission.

PASSED FIRST READING: November 17, 2015

PASSED SECOND READING: December 8, 2015

PASSED THIRD AND FINAL READING: January 5, 2016

Signatures on the original in file