

**ORDINANCE NO. 1493**

**AN ORDINANCE ZONING 14.35 ACRES OWNED BY JAMES L. MASSINGILLE AND WIFE, PAMELA S. MASSINGILLE, RECENTLY ANNEXED INTO THE CITY AS R-3 RESIDENTIAL**

Whereas, prior to 2012, cities were empowered to annex territory by ordinance; and

Whereas the Tennessee General Assembly revised the annexation statutes, which now provide that annexation by written consent be accomplished by resolution; and

Whereas the City of Manchester recently annexed 14.35 acres owned by James L. Massingille and wife, Pamela S. Massingille, by resolution; and

Whereas the City of Manchester has a currently-enacted Zoning Ordinance and Zoning Map; and

Whereas, since the zoning of real estate is accomplished by ordinance; it must be amended by ordinance rather than resolution; and

Whereas the Manchester Planning Commission recommended that the property owned by James L. Massingille and wife, Pamela S. Massingille, recently annexed by the City of Manchester, be zoned R-3 Residential.

BE IT THEREFORE 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 apply the zoning classification of R-3 Residential to the following described property owned by James L. Massingille and wife, Pamela S. Massingille:

**Tract I:**

**Being in the form of a parallelogram 150 feet by 150 feet, and fronting on the west side of Old Highway 55 and running back westwardly between parallel lines a distance of 150 feet, and being bounded on the north and west by Tucker; bounded on the south by Smartt; and bounded on the east by Old Highway 55.**

**Being the same property conveyed to James L. Massingille and wife, Pamela S. Massingille, by deed of record in Book W322, page 665, Register's Office of Coffee County, Tennessee.**

**Tract II:**

**Beginning at a stake in the west margin of Old State Highway No. 55 (South Spring Street) at the northeast corner of the property of James Shelton; thence North 14 deg. 29 min. East along the west margin of said Highway 45.4 feet to a stake at the southeast corner of the property of Jimmy Nippers; thence North 85 deg. 53 min. West along Nippers' north line 206.2 feet to a stake at Nippers' corner; thence North 14 deg. 25 min. East along Nippers' west line 101.4 feet to a stake; thence along Bennett's south line North 86 deg. 50 min. West 340.3 feet, North 87 deg. 10 min. West 525.5 feet, North 86 deg. 58 min. West 197 feet, North 87 deg. 19 min. West 232.6 feet, and North 86 deg. 33 min. West 706.7 feet to a fence corner post in Parker's East line; thence**

South 05 deg. 10 in. West along Parker's East line 298.4 feet to a post at Hand's corner; thence South 86 deg. 44 min. East 238.7 feet to a stake; thence South 86 deg. 57 min. East 300 feet to a stake; thence South 86 deg. 58 min. East 150 feet to a stake; thence South 86 deg. 50 min. East 150.1 feet to a stake; thence South 86 deg. 54 min. East 493.3 feet to a stake; thence South 87 deg. 03 min. East 417.1 feet to a stake; thence South 87 deg. 26 min. East 255 feet to a post at Shelton's corner; thence North 13 deg. 08 min. East along Shelton's west line 150 feet to a stake at Shelton's corner; thence South 86 deg. 53 min. East 159.8 feet to the place of beginning, and containing 13.85 acres as surveyed by Richard M. Raper, TN. R.L.S. No. 1063, 102 Meadowbrook Lane, Tullahoma, TN 37388, in August, 1995.

Being the same property conveyed to James L. Massingille and wife, Pamela S. Massingille, by deed of record in Book W322, page 667, 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 positive recommendation of the Manchester Regional Planning Commission.

PASSED FIRST READING: June 21, 2016

PASSED SECOND READING: June 29, 2016

PASSED THIRD AND FINAL READING: July 5, 2016

Signatures on file