

ORDINANCE NO. 1497

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 BATESVILLE MANUFACTURING, INC. BE REZONED AS C-2 COMMERCIAL FROM I-2 INDUSTRIAL

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 Batesville Manufacturing, Inc. from I-2 Industrial to C-2 Commercial:

Beginning on a 5/8" capped rebar (new) in the north margin of Monogard Road (80 foot right of way), said rebar being located North 31° 05' 46" East, a distance of 329.29 feet from the mile 13 rail post of the L & N Railroad; thence leaving the north margin of Monogard Road and severing the lands of Batesville Manufacturing (Deed Book 267 – Page 103), North 38° 10' 50" West, a distance of 455.28 feet to a 5/8" capped rebar (new); thence continuing with a new line of Batesville Manufacturing and the south line of the City of Manchester (Deed Book 125 – Page 472), North 46° 45' 43" East, a distance of 471.32 feet to a 5/8" capped rebar (new); thence continuing with a new line of Batesville Manufacturing South 42° 01' 35" East, a distance of 376.12 feet to a 5/8" capped rebar (new); thence with another new line of Batesville Manufacturing, South 08° 44' 40" West, a distance of 137.30 feet to a metal post fence corner (old) in the north margin of Monogard Road; thence going with the north margin of Monogard Road, South 47° 47' 22" West, a distance of 395.39 feet to the point of beginning. Containing 5.01 acres more or less as surveyed by Michael R. Moore, TN RLS #2712 on August 3, 2016.

Being a portion of property conveyed unto Batesville Manufacturing of record in Deed Book 267 – Page 103 in the Register of Deeds office of Coffee County, Tennessee. Being located in the 1st Civil District of Coffee County, Tennessee.

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

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-2 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: August 16, 2016

PASSED SECOND READING: August 22, 2016

PASSED THIRD AND FINAL READING: September 6, 2016

Lonnie Norman, Mayor

Bridget Anderson, Finance Director