

**ORDINANCE NO. 1551**

**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 I. A. HOWARD AND WIFE, MARILYN HOWARD, BE REZONED AS R-2M RESIDENTIAL FROM R-2 RESIDENTIAL**

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 I. A. Howard and wife, Marilyn Howard, from R-2 Residential to R-2M Residential:

**Parcel 1:**

**Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by Buck Street (50 ft. right-of-way) and Tracts 8, 9, & 10 of Sections II & III of the John Frank Womack Subdivision (TDB. 133, pg. 2), on the east by the Little Duck River, on the south by Fletcher, and on the west by Tract 6 of Sections II & III of the John Frank Womack Subdivision, and being more particularly described as follows:**

**BEGINNING at a point in the center of the southerly terminus Buck Street, being the northeast corner of Tract 6 of Sections II & III of the John Frank Womack Subdivision and the northwest corner of the property herein described; thence along the southerly terminus of said road, S 44°15' E, 25.0 ft. to a point, being the southeast corner of the southerly terminus of Buck Street and the southwest corner of Tract 8 of said subdivision; thence with the south line of Tracts 8, 9, & 10 of said subdivision, S 44°15' E, 410.0 ft. to a point in the center of the Little Duck River, being the southeast corner of said Tract 10 and the northeast corner of the property herein described; thence along the center of said river, the following calls: thence S 27°30' W, 218.0 ft.; thence N 68°45' W, 49.0 ft.; thence S 27°00' W, 162.0 ft.; thence S 06°00' W, 89.0 ft.; thence S 08°00' E, 106.0 ft.; thence S 51°30' E, 168.0 ft.; thence S 45°00' E, 185.0 ft.; thence S 69°35' E, 93.0 ft.; thence S 75°30'00" E, 92.00 ft.; thence S 19°45' E, 63.7 ft.; thence S 09°45' E, 68.0 ft.; thence S 22°15' W, 143.0 ft.; thence S 15°30' W, 133.0 ft.; thence S 04°10' W, 110.0 ft. to a point in the center of the Little Duck River, being the southeast corner of the property herein described; thence leaving the center of said river and with the north line of Fletcher, N 87°30' W, 1406.4 ft. to a stake, being the southeast corner of said Tract 6 and the southwest corner of the property herein described; thence leaving Fletcher and with the east line of said Tract 6, N 29°45' E, 1775.4 ft. to the POINT OF BEGINNING, containing 35.76 Acres, and being all of Tract 7 of Sections II and III of the John Frank Womack Subdivision, of record in Trust Deed Book 133, pg. 2, ROCCTn.**

For source of title, see Book W381, page 152, Register's Office of Coffee County, Tennessee.

Parcel 2:

Tract 1:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, in the Town of Manchester, generally bounded on the north by Foster (WDB 329, page 445), Foster (WDB 333, page 302), and Buck Street (50-ft. R/W), on the east by Pou (WDB 323, page 346), on the south by Greenbriar S/D (Plat Cab. Env. 228A) and Thompson (WDB 199, page 932), and on the west by Chandler (WDB 368, page 550) and a 40-ft. private right-of-way accessing the Chandler property, and Shady Acres S/D (TDB 85, page 599), and being more particularly described as follows:

BEGINNING at a metal fence post found at the mid-point of the southerly terminus of Buck Street, being the northwest corner of Pou and the northeast corner of the property herein described; thence leaving the terminus of said road and proceeding along the west line of Pou, which is staked with metal fence posts, S 32° 01' 55" W, 1774.87 ft. to a rebar found at a 60-inch twin oak in the north line of Greenbriar S/D, the southwest corner of Pou and the southeast corner of the property herein described; thence along the north line of Greenbriar, N 85° 21' 13" W, 305.90 ft. to an iron pipe found; thence along the north line of Thompson, N 85° 46' 55" W, 260.88 ft. to a ½ inch capped rebar set; thence leaving said line of Thompson and proceeding along the east line of Chandler and the east line of their 40-ft. right-of-way, the following calls: thence N 05° 32' 35" E, 62.79 ft. to a ½ inch capped rebar set; thence N 71° 04' 14" E, 31.23 ft. to a ½-inch capped rebar set; thence N 47° 31' 26" E, 35.60 ft. to a ½-inch capped rebar set; thence N 21° 45' 03" E, 42.49 ft. to a ½-inch capped rebar set; thence N 04° 13' 21" E, 556.68 ft. to a ½-inch capped rebar set; thence N 10° 54' 00" E, 66.42 ft. to a ½-inch capped rebar set; thence N 19° 19' 06" E, 23.68 ft. to a ½-inch capped rebar set in the south line of Adams (WDB 367, page 833); thence leaving said line and proceeding around the Shady Acres S/D, the following calls: thence S 55° 00' 03" E, 193.06 ft. to an iron pipe found; thence S 22° 45' 36" E, 13.09 ft. to a ½-inch capped rebar set; thence S 33° 13' 58" W, 79.76 ft. to a wood fence post; thence S 56° 46' 02" E, 272.00 ft. to a rebar found at a wood fence corner post; thence N 32° 32' 10" E, 218.46 ft. to a ½-inch capped rebar set at a drain; thence N 32° 22' 39" E, 1270.20 ft. to a rebar found at a metal fence post, the southwest corner of Foster (WDB 329, page 445); thence leaving Shady Acres and proceeding along the south line of said Foster, S 43° 15' 28" E, 150.19 ft. to a rebar found at a metal fence post; thence along the south line of Foster (WDB 333, page 302), S 41° 42' 14" E, 150.16 ft. to a rebar found, the southwest corner of the southerly terminus of Buck Street; thence along the terminus of Buck Street, S 52° 59' 55" E, 24.96 ft. to the point of beginning, containing 18.24 acres, as surveyed by Northcutt & Associates Land Surveying, Inc., 1019 Hillsboro Boulevard, Manchester, Tn 37355, Job #15C-152, dated 09-21-2015, and being a portion of the property described in WDB 230, page 718, ROCCTn.

Tract 2:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, in the Town of Manchester, generally bounded on the north by Moreau (WDB 296, page 91), on the east by a 40-ft private right-of-way and Chandler (WDB 368, page 550), and on the west by Brook Hollow S/D (Plat Cab. Env. 572B), and being more particularly described as follows:

Beginning at a ½-inch rebar found in the west margin of a 40-ft private right-of-way, being the southeast corner of Moreau and the northeast corner of the property herein described; thence proceeding along the west margin of said right-of-way, the following calls: thence S 19°42'08" W, 45.07 ft. to a ½-inch capped rebar set; thence S 10° 54' 00" W, 71.52 ft. to a ½-inch capped rebar set; thence S 04° 13' 21" W, 553.18 ft. to a ½-inch capped rebar set; thence S 21°45'03" W, 27.17 ft. to a ½-inch capped rebar set; thence S 51°52'46" W, 22.65 ft. to a ½-inch capped rebar set in the east line of Chandler; thence proceeding around Chandler, the following calls: thence N 05°32'35" E, 143.51 ft. to a ½-inch capped rebar set; thence N 85°46'56" W, 206.98 ft. to a ½-inch capped rebar set in the east line of Brook Hollow S/D; thence proceeding along the east line of said subdivision, the following calls: thence N 05° 32' 54" E, 566.53 ft. to a rebar found at a metal fence post; thence N 06°25'58" E, 129.69 ft. to a rebar found at a 24-inch hacked oak, the southwest corner of Moreau; thence leaving said line and proceeding along the south line of Moreau, S 56°16'32" E, 265.22 ft. to the point of beginning, containing 3.33 acres, as surveyed by Northcutt & Associates Land Surveying, Inc., 1019 Hillsboro Boulevard, Manchester, Tn 37355, Job #15C-152, dated 09-21-2015, and being a portion of the property described in WDB 230, page 718, ROCCTn.

Included in the above description of Parcel 2, Tract 1; but, excluded from this rezoning ordinance, is the following described land:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by Foster (WDB. 329, pg. 445 & WDB. 333, pg. 302) and Buck Street (50 ft. right-of-way), on the east by Howard (WDB. 381, pg. 152), on the south by the remaining Howard (WDB. 385, pg. 855), and on the west by Wrights Stillwood Subdivision (Plat Cabinet Envelope 557B), and being more particularly described as follows:

BEGINNING at a metal fence post at the mid-point of the southerly terminus of Buck Street, being the northwest corner of Howard (WDB. 381, pg. 152) and the northeast corner of the property herein described; thence leaving the terminus of said road and with the west line of Howard (WDB. 381, pg. 152), S 32°01'55" W, 216.80 ft.; thence leaving Howard (WDB. 381, pg. 152) and proceeding through Howard (WDB. 385, pg. 855), N 57°58'05" W, 316.08 ft. to a chain link fence post, being the southeast corner of Wrights Stillwood Subdivision and the southwest corner of the property herein described; thence with the east line of said subdivision, N 32°22'39" E, 299.16 ft. to a rebar found, being the northeast corner of Wrights Stillwood Subdivision, the southwest corner of Foster (WDB. 329, pg. 445), and the northwest corner of the property herein described; thence with the south line of Foster (WDB 329, pg. 445), S 43°15'28" E, 150.19 ft. to a rebar found, being the southeast corner of Foster (WDB. 329, pg. 445) and the southwest corner of Foster (WDB. 333, pg. 302); thence with the south line of Foster (WDB. 333, pg. 302), S 41°42'14" E, 150.16 ft. to a rebar found, being the southeast corner of Foster (WDB. 333, pg. 302) and the southwest corner of the southerly terminus of Buck Street;

**thence along the southerly terminus of Buck Street, S 52°59'55" E, 24.96 ft. to the POINT OF BEGINNING, containing 1.86 Acres, as surveyed by Northcutt & Associates Land Surveying, 1019 Hillsboro Boulevard, Manchester, Tn 37355, Job #15C-152, dated 09-21-2015, and being a portion of the property described in WDB. 385, pg. 855, ROCCTn.**

**For source of title, see Book W385, page 855, 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-2M 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: \_\_\_\_\_ April 3, 2018

PASSED SECOND AND FINAL READING: \_\_\_\_\_ May 1, 2018

Signatures on file: