

ORDINANCE NO. 1748

**AN ORDINANCE REZONING THAT PROPERTY OWNED BY RICHARD AGBIGOR,
ON GILLEY CIRCLE AND RECENTLY ANNEXED INTO THE CITY**

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 certain property owned by Richard Agbignor; and

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

Whereas, pursuant to Tennessee law, 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 Richard Agbignor be rezoned according to and as described below.

**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 from RS-1 to apply the zoning classification of R-4 to the following described properties owned by Richard Agbignor:

068-055.00

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the east by Frankenberg (WDB. 256 pg. 654) and North Coffee Heights S/D (TDB, 173. Pg. 58) on the south by Merriman WDB. 306. Pg. 458, on the west by Love (WDB. 381 pg. 309) and on the west and the north Gilley (WDB. 346. Pg. 851) and being more particularly described as follows:

BEGINNING at a rebar found being the northwest corner of a 50-ft, undeveloped right-of-way and the southwest corner of Lot 27 of North Coffee Heights located N 73°35'50" W. 276.65 ft from a rebar found in the west margin of Gilley Circle at the southeast corner of said Lot 27, aforesaid rebar found being in the east line of the property herein described: thence proceeding along the westerly terminus of said right-of-way and the west lines of Lots 16 through 12 of said subdivision the following calls: thence S 05°51'41" W. 140.48 ft to wood fence post: thence S 30° 12'00" W. 55.69ft to a rebar found: thence S 31°25'11" W. 148.89 ft. to a wood fence corner post: thence S 30°43'15" W. 142.69 ft. to a wood fence corner post: thence N 32°34'58" W. 25.79 ft. to an iron rod found at wood fence corner post in the west line of Lot 12: thence leaving said line and proceeding along the north line of Merriman. N 59°25'40" W. 332.35 ft. to a wood fence corner post in the east line of Love: thence along the east line of Love N 31°06'03" E. 78.43 ft. to a wood fence corner post, the northwest corner of Love: thence leaving Love and along the east line of Gilley, the following calls: thence N 30°51'10" E 319.13 ft. to a wood fence corner post: thence N 05°24'38" E 157.24 ft. to a word fence corner post: thence S 89° 11'14" E 254.14 ft. to a wood fence corner post, the northwest corner of Frankenberg: thence leaving Gilley and with the west line of Frankenberg the following calls: thence S 06°18'20" W 381.94 ft. to a wood fence corner post: thence S 79°26'32" E 110.70 ft. to an iron pipe found at fence corner post, the northwest corner of Lot 29; thence leaving Frankenberg and along the west lines of Lots 29-27 the following calls: thence S 05°17'35" W 151.28 ft. to a ½ inch capped rebar set: thence S 05°40'47" W 275.12 ft to a rebar found: thence S 05°43'52" W 149.96 ft. to the POINT OF BEGINNING containing 11.46 acres as surveyed by Northcutt and Associates Land Surveying, Inc. 409 Woodbury Highway, Manchester, Tn 37355 Job #18C-310 dated 12-27-2018 and being the property described in WDB 196 Page 133 ROCCTh.

**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 these properties zoned R-4 as described above; 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 obtained at its meeting April 21, 2025.

PASSED FIRST READING: _____ June 3 _____, 2025

PASSED SECOND AND FINAL READING: _____ August 5 _____, 2025



Anthony Burrows, Finance Director



Joey Hobbs, Mayor