

**ORDINANCE NO. 1749**

**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-1 to the following described properties owned by Richard Agbignor:

068C-B-068F-017.00-068C-B-068F-018.00 and 068C-B-068F-019.00

Being all of Lots No. 27, 28, and 29 with the Exclusion of the northerly 49 feet of Lot No 29 of the North Coffee Heights Subdivision, Plat No. 2 of record in Trust Deed Book 173 Page 58 A/K/A Plat Cabinet 233B. 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 these properties zoned R-1 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hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.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

  
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Anthony Burrows, Finance Director

  
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Joey Hobbs, Mayor

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