

ORDINANCE NO. 1750

AN ORDINANCE REZONING PROPERTY OWNED BY LARRY AND SUE BANKS ON SPRING STREET FROM R-3 TO R-4

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 by resolution; and

WHEREAS the Manchester Planning Commission, at its meeting on July 21, 2025, considered the rezoning request that the property owned by Larry and Sue Banks, described below, be rezoned from R-3 to R-4 High-Density Residential, and voted to send that request to the Board with a positive recommendation; and

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 6, Section 1 of the Manchester Municipal Code be, and it is hereby amended to apply the zoning classification of R-4 High-Density Residential to the following described property owned by Sue Banks located on Spring Street:

BEGINNING at a set iron pin in corner in drive at edge of walk on West side of South Spring Street, said point being most northerly corner of previously owned Riddle property and southerly corner of McCoin property; thence South 05° 30' West 212.11 feet to corner of walk; thence South 47° 40.4' West 24.42 feet to edge of walk at Coffee Street; thence North 84° 52.2' West 337.69 feet to set iron rod at edge of walk on west fence line; thence North 04° 46' East 474.47 feet with old fence line to an existing corner post; thence South 83° 54.8' East 150.0 feet to set iron rod in old fence line; thence South 03° 03.6' East 235.0 feet with old fence line to set iron rod corner on old fence line; thence South 85° 14.5' East 74.39 feet to set iron pin; thence South 81° 27.5 East 125.93 feet to the point of beginning, as surveyed by R.N. Kanter on May 7 and 13, 1983, dated May 17, 1983.

Being the same property conveyed to R.I. Riddle and wife, Lillie Riddle by warranty deeds of record in Deed Book 52, page 539; Deed Book 54, page 131; Deed Book 55, page 203 and Deed Book 183, page 532, all in the Register's Office of Coffee County, Tennessee.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN 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-4 High-Density Residential; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN 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 Planning Commission obtained at its meeting on July 21, 2025.

PASSED FIRST READING: _____ August 5 _____, 2025

PASSED SECOND AND FINAL READING: _____ September 2 _____, 2025



Anthony Burreys, Finance Director



Joey Hobbs, Mayor