

**ORDINANCE NO. 1751**

**AN ORDINANCE REZONING PROPERTY OWNED BY TREVOR TAYLOR ON  
STROUD DRIVE FROM C-3 TO R-3**

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 Trevor Taylor, described below, be rezoned from C-3 to R-3 Medium-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-3 Medium-Density Residential to the following described property owned by Trevor Taylor located on Stroud Drive:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the northeast by Stroud Drive (30-ft. R/W), on the southeast by Sitz Drive (30-ft. R/W), on the southwest by Taylor, Lot 1 (WDB. 317, pg. 619), and on the northwest by Yulo (WDB. 432, pg. 95), and being more particularly described as follows:

BEGINNING at a rebar found at the intersection of the southwest margin of Stroud Drive and the northwest margin of Sitz Drive, being the easternmost corner of the property herein described; thence proceeding along said margin of Sitz Drive, S 47°41'08" W, 88.21 ft. to a 1 / 2-inch capped rebar set, being the new easternmost corner of Lot 1 and the southernmost corner of the property herein described; thence leaving the margin of said road and proceeding along the new severance line, as per this survey, between Lot 1 and the property herein described, N 43°34'58" W, 200.02 ft. to a 1 / 2-inch capped rebar set in the southeast line of Yulo, being the new northernmost corner of Lot 1 and the westernmost corner of the property herein described; thence proceeding along the southeast line of Yulo, N 47°43'51" E, 91.85 ft. to a 1 / 2-inch capped rebar set in the southwest margin of Stroud Drive, being the easternmost corner of Yulo and the northernmost corner of the property herein described; thence proceeding along the margin of said road, S 42°32'21" E, 199.90 ft. to the POINT OF BEGINNING, containing 0.41 Acre, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 25C-019, dated 01-29-2025, and being a portion of the property described in WDB. 317, pg. 619, ROCCTn.

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-3 Medium-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

  
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Anthony Petrows, Finance Director

  
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Joey Hobbs, Mayor