

**CITY OF MANCHESTER  
BOARD OF MAYOR AND ALDERMEN  
AGENDA  
FEBRUARY 3, 2026, at 6:30 pm  
City Hall Board Room  
No Work Session**

**1. ROLL CALL:**

**2. INVOCATION:**

**3. PLEDGE TO THE FLAG**

**4. APPROVAL OF AGENDA**

**5. MINUTES**

- 1-6-26 BOMA Meeting Minutes and BOMA Beer Board Meeting Minutes

**6. COMMENTS FROM CITIZENS**

**7. COMMENTS FROM MAYOR**

**8. COMMITTEE AND COMMISSION REPORTS**

- \*Safety \*Finance \*Street \*Water & Sewer \*Recreation \*Tourism \*Planning & Zoning
- \*Historic Zoning

**9. RESOLUTIONS AND ORDINANCES**

**Resolutions:**

- a) A resolution to authorize an application for a Tennessee Emergency Management Agency Grant; sponsored by Vice Mayor Messick.
- b) A resolution authorizing the purchase of a 4-ton trailer mount pavement resurfacing compact machine with accessories at a price of Fifty-One Thousand Three Hundred and Thirty-Three Dollars and 90/100 Dollars (\$51,333.90) for use of the Street Department of the City of Manchester; sponsored by Vice Mayor Messick.
- c) A resolution adopting a Plan of Services preliminary to annexation of One Hundred Eight and 17/100 (108.17) acres of property owned by I.A. and Marilyn Howard located at New Bushy Branch Road; sponsored by Vice Mayor Messick.
- d) A resolution annexing One Hundred Eight and 17/100 (108.17) acres of property owned by I.A. Howard and Marilyn Howard, located at New Bushy Branch Road; sponsored by Vice Mayor Messick.

**Ordinances:**

- a) 2<sup>nd</sup> reading of an ordinance rezoning property owned by Doyle Lewis Jr. on Highland Dr., from R-3 to C-3; sponsored by Vice Mayor Messick.
- b) 1<sup>st</sup> reading of an ordinance to deannex property (1.07 acres) owned by Evans Lumber, previously annexed into the City; sponsored by Vice Mayor Messick.
- c) 1<sup>st</sup> reading of an ordinance rezoning property owned by I.A. and Marilyn Howard, on New Bushy Branch Road to R-3 and recently annexed into the City; sponsored by Vice Mayor Messick.

**10. OLD BUSINESS**

- a) 1<sup>st</sup> reading of an ordinance zoning Twelve and 44/100 (12.44) acres owned by Curl Properties, LLC located at 1409 Oakdale Street recently annexed into the City, as R-4 Residential; sponsored by Vice Mayor Messick.

**11. NEW BUSINESS**

- Policy & Procedures resident(s) appointments – Mayoral Appointment
- Water & Sewer Commission appointments – Mayoral Appointment w/Board Confirmation
- Planning & Zoning Commission appointment – Mayoral Appointment
- Historic Zoning Commission appointment (Planning & Zoning Commission)

- Property Maintenance Inspector Job Description

**12. ITEMS FROM THE BOARD OF MAYOR AND ALDERMAN**

**13. ADJOURNMENT:** Beer Board to follow.

[www.cityofmanchestertn.com](http://www.cityofmanchestertn.com)

LIVE STREAMING <https://www.youtube.com/@CityOfManchesterTennessee>

**CITY OF MANCHESTER**  
**BOARD OF MAYOR AND ALDERMEN**  
**Meeting Minutes**  
**January 6, 2026, @ 6:30 pm**  
**City Hall Board Room**

The Board of Mayor and Aldermen met in regular session at 6:30 p.m. in the Board Room at Manchester City Hall. The meeting was presided over by Mayor Hobbs. Present for the meeting were Mayor Hobbs, City Attorney Johnson, Vice Mayor Messick, Alderman French, Alderman Parsley, Alderman Crosslin, Alderman Threet, Executive Administrative Assistant Keele, Senior Accountant Kelley Weber, MWSD Interim Director Foley, Parks/Rec. Director Fox, I.S. Technician Cody Rogers, MPD Assistant Chief Floied, MFD Chief Chambers, City Engineer Adam Carter, and Community Development & Zoning Director Brittany Fiske. Meeting opened with a prayer by Pastor Petty, and the pledge to the flag was spoken in unison. Absent was Alderman Anderson and Finance Director Burrows. Mayor Hobbs called the meeting to order.

**ROLL CALL:**

Called via open meetings. Alderman Anderson absent.

**MOTION TO APPROVE AGENDA:** Alderman French made a motion to remove ordinance a and Tourism Director Job description, and seconded by Alderman Crosslin. The motion passed 5-0.

**APPROVAL OF MINUTES:** Alderman Crosslin made a motion to approve the 12-2-26 BOMA Meeting Minutes and BOMA Beer Board Meeting Minutes. Seconded by Alderman French and the motion passed 5-0.

**CORRESPONDENCE:** none

**COMMENTS FROM CITIZENS:** none

**COMMENTS FROM MAYOR:** Mayor Hobbs welcomed everyone

**Safety Committee-** MFD Chief Chambers discussed his December report. Interim MPD Chief Floied discussed his December report. Director Fiske discussed her December safety report. Mayor Hobbs thanked all that helped with the warming center.

**Finance Committee-** Senior Accountant Weber discussed their departments December report. Next Finance Committee meeting is 1-20-26.

**Street Committee-** Director Gannon passed out a December report to the BOMA. Next meeting will be 1-8-26

**Water /Sewer Commission-** Interim Director Foley discussed the MWSD December report. Next meeting will be 1-8-26.

**Recreation Commission-**Director Fox discussed December events and upcoming events. Next meeting will be 1-14-26

**Tourism-** Director Fox discussed the Ice-Skating Rink attendance. Next meeting will be 1-12-26.

**Planning & Zoning Commission-** Director Fiske stated next meeting would be 1-20-26 and there are 8 items on the agenda.

**Historic Zoning Commission-**Director Fiske stated the January meeting has been canceled and the next meeting will be 2-5-26.

**Resolutions:**

- a) A resolution authorizing the purchase of a new 2025 E-One Rescue Pumper at a price of Eight Hundred Fifty Thousand Nine Hundred Dollars and 00/100 Dollars (\$850,900.00) for use of the Fire Department of the City of Manchester; sponsored by Alderman Parsley. Alderman French made a motion to approve and seconded by Vice Mayor Messick. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 5-0.

- b) A resolution to authorize the expenditure of up to Forty-Six Thousand and 00/100 Dollars (\$46,000.00) in total for an Information Technology capability addition provided by Visual Edge IT; sponsored by Alderman Crosslin. Alderman Parsley made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 5-0.
- c) A resolution naming the sidewalk along Hills Chapel Road to "Wehofer Walk"; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 5-0.

**Ordinances:**

- a) 2<sup>nd</sup> reading of an ordinance to amend Manchester Municipal Code 2-301 ET. SEQ., to create a Department of Tourism and Advisory Board; sponsored by Mayor Hobbs. Removed under approval of agenda.
- b) 1<sup>st</sup> reading of an ordinance rezoning property owned by Doyle Lewis Jr. on Highland Dr., from R-3 to C-3; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Alderman Parsley. Mayor Hobbs opened the floor to discussion and called for the roll. The ordinance passed first reading 5-0.

**OLD BUSINESS-** Interim Directors- Mayor Hobbs stated there was a motion on the floor by Vice Mayor Messick to remove the interim titles of MWSD Interim Director Foley and MPD Interim Chief of Police Adam Floied at the 12-2-26 BOMA meeting and seconded by Alderman French. Mayor Hobbs opened the floor to discussion and called for the roll. The motion passed 5-0.

**NEW BUSINESS**

- Tourism Director Job Description – Removed from Agenda under Approval of Agenda.
- BOMA appointments to Water/Sewer Commission – Mayor Hobbs discussed appointing Alderman Parsley and Vice Mayor Messick to the Water/Sewer Commission making the commission a 7-member board. Alderman French made the motion and seconded by Alderman Crosslin. Mayor Hobbs called for the roll. The motion passed 5-0.
- Policy & Procedures Committee appointments – Mayor Hobbs discussed the ordinance passed 12-2-26 forming the committee Vice Mayor Messick made a motion to approve and seconded by Alderman Parsley. Alderman Crosslin and Alderman French were appointed to the Policy & Procedures Committee. Mayor Hobbs discussed the makeup of the committee and called for the roll. The motion passed 5-0.

**COMMENTS FROM BOMA:**

Mayor Hobbs asked if anyone had any comments. Alderman Crosslin thanked the MPD for the hard work on the Angel Tree and the warming center. Alderman French and Alderman Parsley congratulated Police Chief Floied and MWSD Director Foley. Mayor Hobbs thanked Director Foley and Police Chief Floied as Interim Directors.

**ADJOURNMENT:**

- Being no further business to discuss, Mayor Hobbs asked for a motion to adjourn and Alderman Crosslin made the motion. The motion was seconded by Alderman French. The motion to adjourn was passed 5-0. The meeting adjourned at 7:01 p.m.

**SIGNATURES:**

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**Mayor Joey Hobbs**

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**Executive Administrative Assistant Keele**

**City of Manchester**  
**Board of Mayor and Alderman**  
**Beer Board Minutes**  
**January 6, 2026**

Immediately Following the Mayor and Aldermen Board Meeting

Mayor Hobbs called the meeting to order

**Application(s):**

1. Name of Business: Walgreens; Business Address: 806 McArthur St, Manchester, TN 37355; Previous Name of Business: N/A; Name of Owners: Walgreens 108 Wilmot Rd. Deerfield IL 60015; Name and Address of Property Owner: same as owner; Name of Applicant: **Matthew Page** Woodbury TN 37190: Application is for Off-premises consumption and retail. Assistant Police Chief Floied stated the applicant has met all requirements and is favorable for permit. Alderman French made a motion to approve and seconded by Vice Mayor Messick. Mayor Hobbs opened the floor to discussion and called for the roll. The motion to approve the application passed 6-0.
  
- **Adjournment:** Being no further business to discuss, Mayor Hobbs asked for a motion to adjourn and Alderman French made the motion. The motion was seconded by Vice Mayor Messick. The motion to adjourn was passed 6-0. The meeting adjourned at 7:06 p.m.

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Mayor Joey Hobbs

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Exec. Administrative Assistant Keele

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION TO AUTHORIZE AN APPLICATION FOR A TENNESSEE  
EMERGENCY MANAGEMENT AGENCY GRANT**

WHEREAS the City of Manchester recognizes the need to replace certain water, sewer and transportation infrastructure to increase floodplain and stream restoration to enhance flood control; and

WHEREAS the City of Manchester wishes to implement an initiative to replace said infrastructure to help restore floodplain areas and streams for better flood control; and

WHEREAS there will be Tennessee Military Department, Tennessee Emergency Management Agency, Floodplain and Stream Restoration Grant funds available to fund some of the cost of this initiative; and

WHEREAS the City of Manchester wishes to apply for said grant funds; and

WHEREAS Manchester Municipal Code 5-703(4) requires any possible obligation exceeding \$35,000 be approved by resolution; and

WHEREAS the City of Manchester's portion of the 75/25 match is expected not to exceed SEVEN HUNDRED THOUSAND DOLLARS (\$700,000.00).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester apply for a Tennessee Emergency Management Agency Floodplain and Stream Restoration Grant, with the City's obligation expected to not exceed SEVEN HUNDRED THOUSAND DOLLARS (\$700,000.00); and

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that any resolution inconsistent herewith,

including, but not limited to, any resolution restricting spending be amended to allow payment of any City obligation under this resolution.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Mayor and Finance Director are authorized to execute the necessary documents to apply and contract for this grant.

Resolved this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Joey Hobbs, Mayor

\_\_\_\_\_  
Anthony Burrows, Finance Director

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE PURCHASE OF A 4-TON TRAILER MOUNT  
“HOTBOX” WITH ACCESORIES AT A PRICE OF FIFTY-ONE THOUSAND THREE  
HUNDRED AND THIRTY-THREE DOLLARS AND 90/100 DOLLARS (\$51,333.90) FOR  
USE OF THE STREET DEPARTMENT OF THE CITY OF MANCHESTER**

WHEREAS, the City of Manchester Street Department needs a trailer with a mounted  
“hotbox” for paving jobs and repairs; and

WHEREAS, the Street Department has determined that a 4-ton Trailer mounted “Hotbox”  
with accessories, available from Sourcewell, will best serve the department’s needs; and

WHEREAS, the city street department has sufficient funds in its account to purchase this  
equipment, and

WHEREAS, this equipment is available pursuant to the Government Cooperative  
Purchasing Authority exception making the purchase exempt from the City’s normal bidding  
requirements; and

WHEREAS, Code Section 5-703 (4) of the City of Manchester requires any obligation of  
the City on any contract of \$35,000 be approved by resolution; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND  
ALDERMEN OF THE CITY OF MANCHESTER,** that the City of Manchester purchase the  
4-ton Trailer mounted “Hotbox” with accessories available from Sourcewell for FIFTY-ONE  
THOUSAND THREE HUNDRED AND THIRTY THREE DOLLARS AND NINETY CENTS  
(\$51,333.90) through a Government Cooperative Purchasing Authority (Sourcewell).

**RESOLVED THIS \_\_\_\_th DAY OF FEBRUARY 2026.**

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Joey Hobbs, Mayor

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Anthony Burrows, Finance Director



**SOURCEWELL CONTRACT  
#050625-CFC**

**BBBQ76602**

6165 W. Detroit St.  
Chandler, AZ 85226  
(602) 276-0406 (800) 528-8242  
FAX: (480) 940-0313

**Date Quoted** 1/13/2026  
**Expiration Date** 2/27/2026

<b>Quote To:</b>	Account Code:	<b>Ship To:</b>	Account Code:
<b>City of Manchester, TN</b>		City of Manchester, TN	
<b>George Gannon</b>		1210 Oakdale Street	
1210 Oakdale Street		Manchester, TN 37355	
Manchester, TN 37355		United States of America	
United States of America			
<b>Phone:</b> 931-728-6903			
<b>Fax:</b>		George Gannon	
<b>Email:</b> ggannon@cityofmanchestertn.com		931-728-6903	ggannon@cityofmanchestertn.com

<b>Project Title:</b>	
<b>Start Date:</b>	1/13/2026
<b>Effective Dates:</b>	1/13/2026 TO 2/27/2026
<b>Terms:</b>	50% DEPOSIT - BALANCE AT
<b>F.O.B.:</b>	PPD- ADD FREIGHT
<b>Ship Via:</b>	Truck/Common Carrier
<b>Sales Group:</b>	SRC- SOURCEWELL
<b>Quoted By:</b>	Walker Burchfield
<b>Sales Office:</b>	460- Walker Burchfield
<b>Estimated Time to Ship After Receipt of Order:</b>	
<b>Customer:</b>	City of Manchester, TN
<b>Project Title:</b>	
Quote Number	BBBQ76602
Date	01-13-26

**SALES TAX EXEMPT CERTIFICATE MUST BE PROVIDED AT THE TIME OF ORDER OR SALES TAX WILL BE ADDED TO YOUR ORDER**

Part #	Description	Unit	Qty.	Contract Price	Ext. Price
KM-8000TEDD-SRC	4 Ton Trailer Mount - Electric Brake - Diesel - Dump	EA	1	\$32,188.5000	\$32,188.5000
KM-HOISTELECTRIC-SRC	Loading Hoist/Winch and Davit - 12V Powered-Remote	EA	1	\$3,537.0000	\$3,537.0000
KM-SOLVENTTANK-SRC	7 Gallon Utility Solvent Tank - Mounted on Trailer	EA	1	\$477.0000	\$477.0000
KM300098-MA01	TOOL RACK - FOUR POSITION RACK, 8000	EA	1	\$475.0000	\$475.0000
KM-UTILITYHANDTORCHLP-SRC	Hand Torch Propane Supplied by Hot Box - 25ft Retractable Hose Reel	EA	1	\$1,899.0000	\$1,899.0000
KM-FENDERSTROBES-SRC	(2) 4" Fender Mounted Strobe Lights (1 Strobe per side)	EA	1	\$832.5000	\$832.5000
KM-30GALTACKTANK-SRC	30 Gallon Heated Tack Tank 10,000 BTU Propane Burner	EA	1	\$4,698.0000	\$4,698.0000
KM-SPRAYTACKTANK-SRC	3/4 Roper Pump, Spray Wand & 5.5 HP Honda Engine	EA	1	\$4,603.5000	\$4,603.5000
KM-PLATECOMPACTOR-SRC	24" x 28" Mounting Basket for Plate Compactor	EA	1	\$378.2500	\$378.2500
KM-30LBPROPANE-SRC	30 Lb. Propane Cylinder (Price Per Cylinder)	EA	1	\$120.1500	\$120.1500
Battery	Secondary Supplemental Battery To Support Trailer Options	ea	1	\$625.0000	\$625.0000
6008224	FREIGHT CHARGE	EA	1	\$1,500.0000	\$1,500.0000

<b>Customer:</b>	<b>City of Manchester, TN</b>	Quote Number	BBBQ76602
<b>Project Title:</b>		Date	01-13-26

**SALES TAX EXEMPT CERTIFICATE MUST BE PROVIDED AT THE TIME OF ORDER OR SALES TAX WILL BE ADDED TO YOUR ORDER**

Part #	Description	Unit	Qty.	Contract Price	Ext. Price
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<b>Sales Tax</b>	\$0.00
<b>Shipping</b>	\$0.00
<b>Contract Total</b>	\$51,333.9000

**COMMENTS:**

Sales contact: Walker Burchfield / walker.burchfield@crafco.com

Order Contact: Customer Service / 800-528-8242 / customerservice@crafco.com

Price does not include tax.

All material not purchased before expiration of quote will be requoted based on next available date of production.

Equipment is subject to availability.

Equipment requires 50% non-refundable deposit at the time of order, balance will be paid in full at pick up. Acceptable forms of payment are Bank Check or Wire Transfer.

The shipping for the equipment and will be \$1,500 and will be included at the time of purchase.

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**NOTE:**

**WARNING:**

Products on this quote may be labeled in accordance with California Proposition 65.

For Terms and Conditions of purchases go to: <https://crafco.com/Terms-of-Sale.pdf> <https://crafco.com/Terms.pdf>

Quantities may be limited at Crafco's discretion.

Pricing and availability are subject to change without notice.

Pricing does not include applicable taxes. Tax exemption forms must be on file prior to invoicing. Unpaid sales tax will be reported to State and Local tax authorities. Extension is net after terms.

**FOB DEFINITIONS:**

PPA- Delivered; freight included.

PPD- Delivered; freight separate.

**Pavement Preservation Products Restocking Policy**

**RETURN POLICY**

Crafco will only accept the return of products that have been authorized in writing in advance, and proof of purchase is required. Not all purchases are returnable. This is a Return Policy for non-warranty claims. Refer to the product data sheet for information about warranty and claims for warranty reimbursement.

All returns are subject to restocking fees.

All products returned must be in the original packaging and be in good and salable condition.

Crafco reserves the right to charge repackaging fees in addition to restocking fees.

The customer is responsible for all shipping costs of returned products.

Request information on the acceptability for returns for any specific product when ordering.

**Nonreturnable Products**

Not all products are returnable. Products that have a shelf life or are considered made to order, or special order may not be returned.

No used parts may be returned and any part or product that is non-standard or obsolete is not returnable.

Product	Return Status
Athletic Surfacing Products, Cure & Commercial Liquids, Equipment, Geocomposites, Paint, Sealcoat, and Silicone	Non-Returnable

**Restocking Fees**

All returnable products have a restocking fee if returned.

Product	Restocking Fee
Parts	15% of part purchase price
All Other Products	25% of product purchase price

**How to Return an Item**

1. To obtain authorization contact your customer service representative.
2. A written authorization will be faxed or emailed to you.
3. A copy of the Return Authorization must accompany the material being returned.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ADOPTING A PLAN OF SERVICES PRELIMINARY TO ANNEXATION OF ONE HUNDRED EIGHT AND 17/100 (108.17) ACRES OF PROPERTY OWNED BY I. A. AND MARILYN HOWARD LOCATED AT NEW BUSHY BRANCH ROAD**

WHEREAS I. A. Howard and Marilyn Howard, own certain property located at New Bushy Branch Road, which they have requested the City to annex, described as follows:

Tax Map 076 Parcel 059.11

108.17 Acres

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by Wolf Creek, Patel (WDB. 307, pg. 112), Stewart (WDB. 328, pg. 297), Brown (WDB. 307, pg. 559), Turner (WDB. 307, pg. 82), Brown (WDB. 391, pg. 770), Corlew (WDB. 405, pg. 188), Gillen (WDB. 307, pg. 76), and Powers (WDB. 394, pg. 586), on the east by New Era Farms LLC (WDB. 413, pg. 111), on the south by New Bushy Branch Road (50-ft. R/W) and the remaining McAllister (WDB. 357, pg. 992), and on the west by Sain Construction (WDB. 415, pg. 39) and Wolf Creek, and being more particularly described as follows:

BEGINNING at a capped rebar found in a gravel drive in the northeast margin of a curve of New Bushy Branch Road at the intersection of said margin and the west line of New Era Farms LLC, being the southeast corner of the property herein described; thence proceeding along the north margin of said road, the following calls: thence with a curve turning to the left with a delta angle of 40°32'02", a radius of 181.04 ft., an arc length of 128.08 ft., a chord bearing of N 62°24'02" W, and a chord length of 125.42 ft.; thence N 82°40'03" W, 79.70 ft.; thence N 83°27'29" W, 306.70 ft.; thence N 82°54'47" W, 137.16 ft.; thence with a curve turning to the left with a delta angle of 10°03'39", a radius of 1955.89 ft., an arc length of 343.44 ft., a chord bearing of N 87°56'36" W, and a chord length of 343.00 ft.; thence S 87°01'35" W, 285.43 ft.; thence S 86°18'44" W, 149.45 ft.; thence S 86°10'35" W, 850.26 ft.; thence S 85°42'44" W, 355.41 ft.; thence S 85°33'29" W, 411.00 ft.; thence with a curve turning to the right with a delta angle of 33°31'41", a radius of 373.82 ft., an arc length of 218.75 ft., a chord bearing of N 77°40'40" W, and a chord length of 215.65 ft.; thence N 60°54'49" W, 35.20 ft.; thence with a curve turning to the left with a delta angle of 13°04'03", a radius of 853.99 ft., an arc length of 194.77 ft., a chord bearing of N 67°26'51" W, and a chord length of 194.35 ft.; thence N 73°58'52" W, 28.45 ft. to a point; thence leaving the margin of said road and proceeding around a 1.75-acre outparcel to be retained by McAllister, the following calls: thence N 06°36'42" E, 228.21 ft. to a 1 / 2-inch capped rebar set; thence N 01°37'55" W, 76.16 ft. to a rebar found; thence N 60°15'40" W, 76.92 ft. to a 1 / 2-inch capped rebar set; thence N 49°57'10" W, 213.60 ft. to a 1 / 2-inch capped rebar set; thence S 45°14'10" W, 64.78 ft. to a 1 / 2-inch capped rebar set; thence S 24°32'17" E, 147.65 ft. to a 1 / 2-inch capped rebar set; thence S 03°28'55" E, 241.02 ft. to a 1 / 2-inch capped rebar set in the north margin of New Bushy Branch Road; thence proceeding along the margin of said road, N 73°54'52" W, 27.36 ft. to a point

at the intersection of the centerline of Wolf Creek and the north margin of said road, being the southeast corner of Sain Construction Co and the southwest corner of the property herein described; thence proceeding along the east line of Sain Construction Co, the south lines of Patel, Stewart, Brown, Turner, Brown, Corlew, Gillen, and Powers, and the center of said creek with its meanders, more or less, the following calls: thence N 17°04'26" W, 95.72 ft.; thence N 15°13'49" W, 57.23 ft.; thence N 18°33'18" W, 100.62 ft.; thence N 16°02'59" W, 46.60 ft.; thence N 15°57'02" W, 117.54 ft.; thence N 59°06'57" W, 19.03 ft.; thence N 66°01'34" W, 59.35 ft.; thence N 81°44'14" W, 101.83 ft.; thence N 70°41'30" W, 150.27 ft.; thence N 52°42'43" W, 165.48 ft.; thence N 16°05'34" W, 63.56 ft.; thence N 64°21'58" W, 66.91 ft.; thence N 56°23'50" W, 76.17 ft.; thence N 46°42'00" W, 99.01 ft.; thence N 31°42'37" W, 49.77 ft.; thence N 14°42'11" W, 80.91 ft.; thence N 05°13'15" E, 55.69 ft.; thence N 30°13'35" E, 89.66 ft.; thence N 34°32'13" E, 119.87 ft.; thence N 49°51'49" E, 131.90 ft.; thence N 71°19'15" E, 115.91 ft.; thence N 72°02'24" E, 112.82 ft.; thence N 61°30'31" E, 119.84 ft.; thence N 85°02'02" E, 65.52 ft.; thence S 82°08'24" E, 145.35 ft.; thence S 75°34'01" E, 180.92 ft.; thence S 75°43'58" E, 146.73 ft.; thence S 72°40'39" E, 106.68 ft.; thence S 76°51'30" E, 87.92 ft.; thence S 70°38'02" E, 101.85 ft.; thence S 79°11'33" E, 106.07 ft.; thence S 65°49'03" E, 61.76 ft.; thence S 36°35'21" E, 58.36 ft.; thence S 18°46'08" E, 62.24 ft.; thence S 07°11'38" E, 93.84 ft.; thence S 25°16'23" E, 65.47 ft.; thence S 47°21'42" E, 62.98 ft.; thence S 79°10'15" E, 104.82 ft.; thence N 82°08'58" E, 75.39 ft.; thence N 74°36'42" E, 44.28 ft.; thence N 70°55'04" E, 55.94 ft.; thence N 62°00'09" E, 26.67 ft.; thence N 77°33'12" E, 29.11 ft.; thence N 60°56'19" E, 82.57 ft.; thence N 08°59'43" W, 69.86 ft.; thence N 46°18'03" E, 152.78 ft.; thence N 89°54'58" E, 126.36 ft.; thence S 82°00'25" E, 101.77 ft.; thence S 66°02'14" E, 142.78 ft.; thence N 88°10'55" E, 102.76 ft.; thence N 72°58'06" E, 68.26 ft.; thence N 45°10'10" E, 167.85 ft.; thence N 63°55'00" E, 62.78 ft.; thence S 89°48'10" E, 75.55 ft.; thence S 63°33'25" E, 113.63 ft.; thence N 84°42'21" E, 64.59 ft.; thence S 52°50'54" E, 72.67 ft.; thence S 76°39'02" E, 38.43 ft.; thence N 77°52'39" E, 56.04 ft.; thence S 42°49'43" E, 129.34 ft.; thence S 44°40'11" E, 161.20 ft.; thence S 63°12'34" E, 52.73 ft.; thence N 54°23'24" E, 154.74 ft.; thence N 59°26'25" E, 134.94 ft.; thence N 52°14'40" E, 86.74 ft.; thence N 64°19'09" E, 136.19 ft.; thence N 67°55'49" E, 209.04 ft. to a point, being the northwest corner of New Era Farms LLC and the northeast corner of the property herein described; thence leaving the south line of Powers and the centerline of Wolf Creek and proceeding along the west line of New Era Farms LLC, the following calls: thence S 15°01'15" E, 31.36 ft. to a pipe found on the bank; thence S 15°00'49" E, 1387.59 ft. to a rebar found at a wood fence corner post; thence S 14°53'05" E, 47.54 ft. to the POINT OF BEGINNING, containing 108.17 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 24C-147, dated 05-31-2024, and being a portion of the property described in WDB. 357, pg. 992, ROCCTn.

and

WHEREAS, prior to annexation, the City of Manchester is obligated by T.C.A. 6-51-102 to formulate a Plan of Services to this area; and

WHEREAS the Plan of Services is set forth in the attached documents generated by the City of Manchester Public Works Department dated November 6, 2025, Hillsville Utility, undated; Police Department dated October 28, 2025; Manchester Fire-Rescue dated October 6, 2025; Finance Office dated October 27, 2025; Health and Codes Department dated September 4, 2025; Manchester City Schools dated November 6, 2025 and the Manchester Parks and Recreation Department dated October 2, 2025; and

WHEREAS the Plan of Services was studied by the Manchester Regional Planning Commission at its meeting November 17, 2025, and it generated its written report dated November 20, 2025, as required by T.C.A. 6-51-102, a copy of which is attached hereto; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester conducted a public hearing on both the Plan of Services and annexation on February 3, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Plan of Services attached hereto be adopted in conjunction with the annexation of the following described property owned by I. A. and Marilyn Howard:

Tax Map 076 Parcel 059.11

108.17 Acres

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by Wolf Creek, Patel (WDB. 307, pg. 112), Stewart (WDB. 328, pg. 297), Brown (WDB. 307, pg. 559), Turner (WDB. 307, pg. 82), Brown (WDB. 391, pg. 770), Corlew (WDB. 405, pg. 188), Gillen (WDB. 307, pg. 76), and Powers (WDB. 394, pg. 586), on the east by New Era Farms LLC (WDB. 413, pg. 111), on the south by New Bushy Branch Road (50-ft. R/W) and the remaining McAllister (WDB. 357, pg. 992), and on the west by Sain Construction (WDB. 415, pg. 39) and Wolf Creek, and being more particularly described as follows:

BEGINNING at a capped rebar found in a gravel drive in the northeast margin of a curve of New Bushy Branch Road at the intersection of said margin and the west line of New Era Farms LLC, being the southeast corner of the property herein described;

thence proceeding along the north margin of said road, the following calls: thence with a curve turning to the left with a delta angle of  $40^{\circ}32'02''$ , a radius of 181.04 ft., an arc length of 128.08 ft., a chord bearing of  $N 62^{\circ}24'02'' W$ , and a chord length of 125.42 ft.; thence  $N 82^{\circ}40'03'' W$ , 79.70 ft.; thence  $N 83^{\circ}27'29'' W$ , 306.70 ft.; thence  $N 82^{\circ}54'47'' W$ , 137.16 ft.; thence with a curve turning to the left with a delta angle of  $10^{\circ}03'39''$ , a radius of 1955.89 ft., an arc length of 343.44 ft., a chord bearing of  $N 87^{\circ}56'36'' W$ , and a chord length of 343.00 ft.; thence  $S 87^{\circ}01'35'' W$ , 285.43 ft.; thence  $S 86^{\circ}18'44'' W$ , 149.45 ft.; thence  $S 86^{\circ}10'35'' W$ , 850.26 ft.; thence  $S 85^{\circ}42'44'' W$ , 355.41 ft.; thence  $S 85^{\circ}33'29'' W$ , 411.00 ft.; thence with a curve turning to the right with a delta angle of  $33^{\circ}31'41''$ , a radius of 373.82 ft., an arc length of 218.75 ft., a chord bearing of  $N 77^{\circ}40'40'' W$ , and a chord length of 215.65 ft.; thence  $N 60^{\circ}54'49'' W$ , 35.20 ft.; thence with a curve turning to the left with a delta angle of  $13^{\circ}04'03''$ , a radius of 853.99 ft., an arc length of 194.77 ft., a chord bearing of  $N 67^{\circ}26'51'' W$ , and a chord length of 194.35 ft.; thence  $N 73^{\circ}58'52'' W$ , 28.45 ft. to a point; thence leaving the margin of said road and proceeding around a 1.75-acre outparcel to be retained by McAllister, the following calls: thence  $N 06^{\circ}36'42'' E$ , 228.21 ft. to a 1 / 2-inch capped rebar set; thence  $N 01^{\circ}37'55'' W$ , 76.16 ft. to a rebar found; thence  $N 60^{\circ}15'40'' W$ , 76.92 ft. to a 1 / 2-inch capped rebar set; thence  $N 49^{\circ}57'10'' W$ , 213.60 ft. to a 1 / 2-inch capped rebar set; thence  $S 45^{\circ}14'10'' W$ , 64.78 ft. to a 1 / 2-inch capped rebar set; thence  $S 24^{\circ}32'17'' E$ , 147.65 ft. to a 1 / 2-inch capped rebar set; thence  $S 03^{\circ}28'55'' E$ , 241.02 ft. to a 1 / 2-inch capped rebar set in the north margin of New Bushy Branch Road; thence proceeding along the margin of said road,  $N 73^{\circ}54'52'' W$ , 27.36 ft. to a point at the intersection of the centerline of Wolf Creek and the north margin of said road, being the southeast corner of Sain Construction Co and the southwest corner of the property herein described; thence proceeding along the east line of Sain Construction Co, the south lines of Patel, Stewart, Brown, Turner, Brown, Corlew, Gillen, and Powers, and the center of said creek with its meanders, more or less, the following calls: thence  $N 17^{\circ}04'26'' W$ , 95.72 ft.; thence  $N 15^{\circ}13'49'' W$ , 57.23 ft.; thence  $N 18^{\circ}33'18'' W$ , 100.62 ft.; thence  $N 16^{\circ}02'59'' W$ , 46.60 ft.; thence  $N 15^{\circ}57'02'' W$ , 117.54 ft.; thence  $N 59^{\circ}06'57'' W$ , 19.03 ft.; thence  $N 66^{\circ}01'34'' W$ , 59.35 ft.; thence  $N 81^{\circ}44'14'' W$ , 101.83 ft.; thence  $N 70^{\circ}41'30'' W$ , 150.27 ft.; thence  $N 52^{\circ}42'43'' W$ , 165.48 ft.; thence  $N 16^{\circ}05'34'' W$ , 63.56 ft.; thence  $N 64^{\circ}21'58'' W$ , 66.91 ft.; thence  $N 56^{\circ}23'50'' W$ , 76.17 ft.; thence  $N 46^{\circ}42'00'' W$ , 99.01 ft.; thence  $N 31^{\circ}42'37'' W$ , 49.77 ft.; thence  $N 14^{\circ}42'11'' W$ , 80.91 ft.; thence  $N 05^{\circ}13'15'' E$ , 55.69 ft.; thence  $N 30^{\circ}13'35'' E$ , 89.66 ft.; thence  $N 34^{\circ}32'13'' E$ , 119.87 ft.; thence  $N 49^{\circ}51'49'' E$ , 131.90 ft.; thence  $N 71^{\circ}19'15'' E$ , 115.91 ft.; thence  $N 72^{\circ}02'24'' E$ , 112.82 ft.; thence  $N 61^{\circ}30'31'' E$ , 119.84 ft.; thence  $N 85^{\circ}02'02'' E$ , 65.52 ft.; thence  $S 82^{\circ}08'24'' E$ , 145.35 ft.; thence  $S 75^{\circ}34'01'' E$ , 180.92 ft.; thence  $S 75^{\circ}43'58'' E$ , 146.73 ft.; thence  $S 72^{\circ}40'39'' E$ , 106.68 ft.; thence  $S 76^{\circ}51'30'' E$ , 87.92 ft.; thence  $S 70^{\circ}38'02'' E$ , 101.85 ft.; thence  $S 79^{\circ}11'33'' E$ , 106.07 ft.; thence  $S 65^{\circ}49'03'' E$ , 61.76 ft.; thence  $S 36^{\circ}35'21'' E$ , 58.36 ft.; thence  $S 18^{\circ}46'08'' E$ , 62.24 ft.; thence  $S 07^{\circ}11'38'' E$ , 93.84 ft.; thence  $S 25^{\circ}16'23'' E$ , 65.47 ft.; thence  $S 47^{\circ}21'42'' E$ , 62.98 ft.; thence  $S 79^{\circ}10'15'' E$ , 104.82 ft.; thence  $N 82^{\circ}08'58'' E$ , 75.39 ft.; thence  $N 74^{\circ}36'42'' E$ , 44.28 ft.; thence  $N 70^{\circ}55'04'' E$ , 55.94 ft.; thence  $N 62^{\circ}00'09'' E$ , 26.67 ft.; thence  $N 77^{\circ}33'12'' E$ , 29.11 ft.; thence  $N 60^{\circ}56'19'' E$ , 82.57 ft.; thence  $N 08^{\circ}59'43'' W$ , 69.86 ft.; thence  $N 46^{\circ}18'03'' E$ , 152.78 ft.; thence  $N 89^{\circ}54'58'' E$ , 126.36 ft.; thence  $S 82^{\circ}00'25'' E$ , 101.77 ft.; thence  $S 66^{\circ}02'14'' E$ , 142.78 ft.; thence  $N 88^{\circ}10'55'' E$ , 102.76 ft.; thence  $N 72^{\circ}58'06'' E$ , 68.26 ft.; thence  $N 45^{\circ}10'10'' E$ ,

167.85 ft.; thence N 63°55'00" E, 62.78 ft.; thence S 89°48'10" E, 75.55 ft.; thence S 63°33'25" E, 113.63 ft.; thence N 84°42'21" E, 64.59 ft.; thence S 52°50'54" E, 72.67 ft.; thence S 76°39'02" E, 38.43 ft.; thence N 77°52'39" E, 56.04 ft.; thence S 42°49'43" E, 129.34 ft.; thence S 44°40'11" E, 161.20 ft.; thence S 63°12'34" E, 52.73 ft.; thence N 54°23'24" E, 154.74 ft.; thence N 59°26'25" E, 134.94 ft.; thence N 52°14'40" E, 86.74 ft.; thence N 64°19'09" E, 136.19 ft.; thence N 67°55'49" E, 209.04 ft. to a point, being the northwest corner of New Era Farms LLC and the northeast corner of the property herein described; thence leaving the south line of Powers and the centerline of Wolf Creek and proceeding along the west line of New Era Farms LLC, the following calls: thence S 15°01'15" E, 31.36 ft. to a pipe found on the bank; thence S 15°00'49" E, 1387.59 ft. to a rebar found at a wood fence corner post; thence S 14°53'05" E, 47.54 ft. to the POINT OF BEGINNING, containing 108.17 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 24C-147, dated 05-31-2024, and being a portion of the property described in WDB. 357, pg. 992, ROCCTn.

Resolved this \_\_\_\_\_ day of February 2026.

\_\_\_\_\_  
Joey Hobbs Mayor

\_\_\_\_\_  
Anthony Burrows, Finance Director

New Bushy Branch Road Annexation  
Plans of Service





# HILLSVILLE UTILITY DISTRICT

PSWID #0000430

117 N Irwin St, Manchester, TN 37355 · 931-728-1242

[www.hillsvilleud.com](http://www.hillsvilleud.com)

Brittany Fisk  
Community Planning and Zoning Director  
City of Manchester  
Health and Codes Department  
**[VIA EMAIL]**

Re: **Map: 076 Parcel: 059.11**  
**New Bushy Branch Road**  
**108.2 Acres - Howard**

## **Plan of Service Letter**

To Whom It May Concern:

This letter serves as Hillsville Utility District's acknowledgment of the proposed annexation and development of the 108.2-acre tract referenced above.

The subject property lies within the Hillsville Utility District service boundary. Hillsville intends to provide water service to this development; however, because the District purchases its water from the City of Manchester, service to this specific location requires a new connection to the City's infrastructure.

Therefore, this Plan of Service is contingent upon the City of Manchester Water and Sewer Department granting approval for Hillsville Utility District to install a new master meter and tap (anticipated to be a 6-inch meter) to service this project. This information has been sent to Mr. Lonnie Foley of the water department and we are just awaiting an "Okay".

At this time, there has been no study associated with upgrades necessary to ensure adequate service, but this can be arranged if additional information is provided by the developer. The developer is expected to bear the expense of any upgrades, taps, or metering necessary to serve the subject project.

Please let us know if you have any questions.

Sincerely,

**Hillsville Utility District**

Dustin Gallagher, General Manager

Cc: Nathaniel Green, P.E. – James C. Hailey & Co.



# Manchester City Schools

Dr. Joey Vaughn, Director

800 Parks Street

Manchester, TN 37355

Office: (931)728-2316 Fax (931)728-7075

*"Every Child Matters"*

November 6, 2025

Ms. Brittany Fiske  
Community Development and Zoning Director  
200 W. Fort Street  
Manchester, TN 37355

## **RE: Plan of Service - Property Owned by Allan and Marilyn Howard**

Dear Ms. Fiske:

If the property being annexed (New Bushy Branch Road approximately 108.2 acres) is developed residential, below are the needs to support the Plan of Service.

- The property is zoned for College Street Elementary and Westwood Middle.
- Currently WMS is at capacity with over 500 students.
- CSE has an enrollment of 588 and would have limited space for growth.
- If the development has a large number of school age children, we will need three (3) years to plan for such growth in order to construct a new school.

We will do our best to serve and accommodate these new families with the assistance of the Mayor and Aldermen in the future.

Sincerely,

Dr. Joey Vaughn  
Director of Schools

JV:cd

# PLAN OF SERVICE

## *City of Manchester Public Works Department*

The City of Manchester Public Works would be able to provide the following services upon annexation of the 108.2 acres of vacant parcel on New Bushy Branch Rd, owned by Allan and Marilyn Howard.

1. Provide Sanitation Service (Contracted presently through Republic Services)
2. Provide pickup service of Brush and Junk
3. Provide Leaf Service to the annexed property
4. Provide signs for street names, stop signs, speed limit etc. (If Applicable)
5. Provide clearing of storm drains as necessary. (located on City Property)
6. Provide animal control in this area.
7. Remove litter and debris from road shoulders as needed. (on City Property)
8. Mow road shoulders as needed. (on City Property)
9. Maintain roadway (once roadway meets city standards)

THESE SERVICES WOULD BE PROVIDED AS SOON AS THERE IS FINAL BOARD APPROVAL. IT COULD TAKE UP TO ONE WEEK FOR REPUBLIC SERVICES TO GET CARTS DELIVERED TO RESIDENTIAL CUSTOMERS.



**CITY OF MANCHESTER**  
HEALTH AND CODES DEPARTMENT  
107 Hillsboro Blvd.  
Manchester, Tennessee 37355  
931-723-1464



September 4, 2025

Re: Plan of service for the proposed annexation of property owned by Allan and Marilyn Howard located on New Bushy Branch Rd., Map 076, parcel 059.01. This property contains approximately 108.2 acres.

Planning, Zoning and Inspection Services:

The Planning and Zoning jurisdiction of the city will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

Any inspection services now provided by the City (Building, mechanical, plumbing, gas, housing, etc.) will begin in the annexed area on the effective date of annexation.

Sincerely,

A handwritten signature in cursive script that reads "Brittany Fiske".

Brittany Fiske  
Community Development and Zoning Director

.....

200 West Fort St.  
Manchester Tennessee 37355  
931-728-2099  
931-728-4673  
931-723-1591 Fax

# Manchester Police Department

October 28, 2025

To: Brittany Fiske

From: Adam Floied  
Assistant Chief of Police

Ref: Plan of service for New Bushy Branch Road

This is a response to a Plan of Service request for property owned by Allan and Marilyn Howard, property located on New Bushy Branch Road (tax map 076 parcel 059.11), Manchester, TN, of approximately 108.2 acres. Manchester Police patrol, response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation. The present level of police services throughout the city will be adequate to provide the same services to the newly annexed area.

Respectfully,

Adam Floied  
Assistant Chief of Police

.....



**City of Manchester**  
**Finance Office**  
**200 W. Fort Street**  
**Manchester, Tennessee 37355**

October 27, 2025

To: Brittany Fiske

From: Anthony Burrows

Re: Plan of Service for the annexation of 108.2 acres of property located at New Bushy Branch Road, tax map 076, Parcel 059.11, owned by Allan and Marilyn Howard.

The Finance Department's Plan of Service will be for the collection of property taxes and any other taxes or fees associated with this property. The Finance Department will accept payment of these property tax payments coordinated through the City Tax Office and authorized by the City of Manchester.

If you have any questions or need additional information, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Anthony Burrows". The signature is written in a cursive style with a long, sweeping underline.

Anthony Burrows  
Finance Director



## **MANCHESTER FIRE - RESCUE**

1509 Hillsboro Blvd  
Manchester, TN 37355  
Phone 931-728-2999  
*George J. Chambers III, Chief*

---

6 Oct 2025

REPLY TO  
ATTN OF: Community Development and Zoning Director

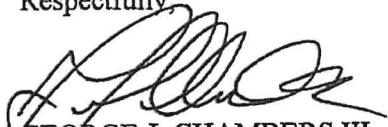
FROM: Manchester Fire-Rescue, Chief Chambers

SUBJECT: Plan of Service for Annexation of property on New Bushy Branch Rd with approximately 108.2 acres into the City Limits

Manchester Fire-Rescue can provide fire protection services to this area when annexed into the City of Manchester. Should the land be used for something in the future, then there may be other requirements associated with the new proposed land use.

For any questions, feel free to contact me at the Fire Department at 728-2999.

Respectfully

  
GEORGE J. CHAMBERS III  
Chief, Manchester Fire-Rescue



557 N. Woodland St.  
Manchester, TN 37355  
Office: (931) 728-0273  
Cell: (931) 952-9043  
Email: [ajfox@cityofmanchestertn.gov](mailto:ajfox@cityofmanchestertn.gov)

---

Brittany Fiske  
Community Development and Zoning Director  
200 W. Fort St.  
Manchester, TN 37355

October 2, 2025

Re: Plan of Service for Property Owned by Allan and Marilyn Howard – Parcel Identified as  
Tax Map 076, Parcel 059.11 – Located on New Bushy Branch Road – Approximately 108.2  
Acres

Dear Community Development and Zoning Director Fiske,

The Parks and Recreation Department will deliver the same level of service to the owner of this property as provided to other city property owners/residents.

Sincerely,

A handwritten signature in black ink that reads "A.J. Fox".

A.J. Fox  
Parks and Recreation Director



736 W. HIGH STREET  
MANCHESTER, TN 37355

WAREHOUSE (931) 728-1273

BILLING OFFICE (931) 728-7171

November 06, 2025

Brittany Fiske  
Director of Health & Codes  
200 W. Fort Street  
Manchester, TN 37355

***Re: Plan of Service for Proposed Annexation of Property Owned by Allan and Marilyn Howard.***

Ms. Fiske,

**Water**

There is a 12" water main that runs along Powers Rd that ends across the road near the southwest corner of the property.

**Sewer**

Sewer is not directly available for the property. There is an 8" gravity main that is on the opposite side of New Brushy Branch Rd from the property that ends approximately 315' southwest of the property at manhole SMH-1370

Any easements needed for a project would be the developer's responsibility. Prior to acceptance of any infrastructure, those easements would need to be conveyed to the City of Manchester Water & Sewer Department.

A map of the approximate location of the utilities has been attached for reference.

**\*\* Note: 1)** No demand numbers were indicated for this annexation. It would be necessary for any developers to generate the demand for any proposed project and with the concurrence of the City Engineer, make the determination if the infrastructure is adequate. Any necessary upgrades to the infrastructure would be at the cost of the developer.

**\*\* Note: 2)** Every new connection to the sewer system requires state approval. Recently the response time from the State has been increased. Based on recent experience; it is not possible for the City to predict when the State

may act on an approval request. The City is under and Agreed Order with the Tennessee Department of Environment and Conservation (TDEC) due to the existing condition of some portions of the system. There is an area of concern directly downstream of this proposed property annexation; therefore, TDEC will be reviewing closely the design plans as well as the proposed sewer volume submitted for approval to TDEC by your firm. MWSD will provide any requested information to TDEC as they review your design plan including recent sewer rehabilitation efforts in the area to help support your submittal; however, MWSD cannot give a commitment that TDEC will approve connection of the proposed development.



**CITY OF MANCHESTER**  
CODES DEPARTMENT  
107 Hillsboro Blvd.  
Manchester, Tennessee 37355  
931-723-1464



January 21, 2026

Board of Mayor and Aldermen  
City of Manchester  
200 West Fort St.  
Manchester, TN 37355

Re: New Bushy Branch Rd. Annexation Request  
(Approximately 108.2 acres)

Ladies and Gentlemen:

Pursuant to T.C.A. § 6-51-102(b)(4), the Manchester Regional Planning Commission (the "Planning Commission") issues this written report after study of the proposed plan of services (the "Plan of Services") for the property currently owned by I.A. and Marilyn Howard described in Warranty Deed Book W441 page 783-784, in the Register's Office of Coffee County, Tennessee. The Planning Commission believes that the Plan of Services adequately addresses the scope of services identified in T.C.A. § 6-51-102 as well as the timing of the services. Police, Public Works, Parks and Recreation, and Fire stated they can serve the property upon annexation. Being in the urban growth boundary, planning services are currently being provided. Manchester City Schools stated they are near capacity. The school system indicates that it will need 3 years to plan for construction of new school buildings utilizing recently purchased property for such construction. Water is available in the area from Hillsville Utility District. Sewer lines are also in the area. The developer will be responsible for providing adequate water and sewer infrastructure as well as appropriate approvals from both TDEC and Manchester Water & Sewer. The developer will also have to provide any required easements to the property. All other departments will provide services as well.

Following the aforementioned study at its duly called meeting on January 20, 2026, the Planning Commission voted to recommend approval of the Plan of Services, annexation and R-3 zoning of the property.

Sincerely,

MARK A. WILLIAMS, CHAIRMAN  
MANCHESTER PLANNING COMMISSION

MAW/mt

Cc: Brittany Fiske, Community Development and Zoning Director



# CITY OF MANCHESTER

CODES DEPARTMENT  
107 Hillsboro Blvd.  
Manchester, Tennessee 37355  
931-723-1464

3-STAR COMMUNITY



November 20, 2025

Board of Mayor and Aldermen  
City of Manchester  
200 West Fort St.  
Manchester, TN 37355

Re: New Bushy Branch Rd. Annexation Request  
(Approximately 108.2 acres)

Ladies and Gentlemen:

Pursuant to T.C.A. § 6-51-102(b)(4), the Manchester Regional Planning Commission (the "Planning Commission") issues this written report after study of the proposed plan of services (the "Plan of Services") for the property currently owned by I.A. Howard and wife, Marilyn Howard described in Warranty Deed Book W441 page 783-784, in the Register's Office of Coffee County, Tennessee. The Planning Commission believes that the Plan of Services adequately addresses the scope of services identified in T.C.A. § 6-51-102 as well as the timing of the services. Police, Public Works, Parks and Recreation, and Fire stated they can serve the property upon annexation. Being in the urban growth boundary, planning services are currently being provided. Manchester City Schools stated they are near capacity. The school system will need three (3) years to plan for construction of new school buildings utilizing recently purchased property for such construction. Water and Sewer lines are in the area. The developer will be responsible for providing adequate water and sewer infrastructure as well as TDEC approval and any easements to the property. All other departments will provide services as well.

Following the aforementioned study at its duly called meeting on November 17, 2025, the Planning Commission voted to recommend approval of the Plan of Services, annexation and R-3 zoning of the property.

Sincerely,

MARK A. WILLIAMS, CHAIRMAN  
MANCHESTER REGIONAL PLANNING  
COMMISSION

MAW/mt

Cc: Brittany Fiske, Community Development and Zoning Director

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ANNEXING ONE HUNDRED EIGHT AND 17/100 (108.17) ACRES OF PROPERTY OWNED BY I. A. HOWARD AND MARILYN HOWARD, LOCATED AT NEW BUSHY BRANCH ROAD**

WHEREAS I. A. and Marilyn Howard own certain property located on New Bushy Branch Road, which they have requested in writing that the City annex, described as follows:

Tax Map 076 Parcel 059.01

108.17 Acres

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by Wolf Creek, Patel (WDB. 307, pg. 112), Stewart (WDB. 328, pg. 297), Brown (WDB. 307, pg. 559), Turner (WDB. 307, pg. 82), Brown (WDB. 391, pg. 770), Corlew (WDB. 405, pg. 188), Gillen (WDB. 307, pg. 76), and Powers (WDB. 394, pg. 586), on the east by New Era Farms LLC (WDB. 413, pg. 111), on the south by New Bushy Branch Road (50-ft. R/W) and the remaining McAllister (WDB. 357, pg. 992), and on the west by Sain Construction (WDB. 415, pg. 39) and Wolf Creek, and being more particularly described as follows:

BEGINNING at a capped rebar found in a gravel drive in the northeast margin of a curve of New Bushy Branch Road at the intersection of said margin and the west line of New Era Farms LLC, being the southeast corner of the property herein described; thence proceeding along the north margin of said road, the following calls: thence with a curve turning to the left with a delta angle of 40°32'02", a radius of 181.04 ft., an arc length of 128.08 ft., a chord bearing of N 62°24'02" W, and a chord length of 125.42 ft.; thence N 82°40'03" W, 79.70 ft.; thence N 83°27'29" W, 306.70 ft.; thence N 82°54'47" W, 137.16 ft.; thence with a curve turning to the left with a delta angle of 10°03'39", a radius of 1955.89 ft., an arc length of 343.44 ft., a chord bearing of N 87°56'36" W, and a chord length of 343.00 ft.; thence S 87°01'35" W, 285.43 ft.; thence S 86°18'44" W, 149.45 ft.; thence S 86°10'35" W, 850.26 ft.; thence S 85°42'44" W, 355.41 ft.; thence S 85°33'29" W, 411.00 ft.; thence with a curve turning to the right with a delta angle of 33°31'41", a radius of 373.82 ft., an arc length of 218.75 ft., a chord bearing of N 77°40'40" W, and a chord length of 215.65 ft.; thence N 60°54'49" W, 35.20 ft.; thence with a curve turning to the left with a delta angle of 13°04'03", a radius of 853.99 ft., an arc length of 194.77 ft., a chord bearing of N 67°26'51" W, and a chord length of 194.35 ft.; thence N 73°58'52" W, 28.45 ft. to a point; thence leaving the margin of said road and proceeding around a 1.75-acre outparcel to be retained by McAllister, the following calls: thence N 06°36'42" E, 228.21 ft. to a 1 / 2-inch capped rebar set; thence N 01°37'55" W, 76.16 ft. to a rebar found; thence N 60°15'40" W, 76.92 ft. to a 1 / 2-inch capped rebar set; thence N 49°57'10" W, 213.60 ft. to a 1 / 2-inch capped rebar set; thence S 45°14'10" W, 64.78 ft. to a 1 / 2-inch capped rebar set; thence S 24°32'17" E, 147.65 ft. to a 1 / 2-inch capped rebar set; thence S 03°28'55" E, 241.02

ft. to a 1 / 2-inch capped rebar set in the north margin of New Bushy Branch Road; thence proceeding along the margin of said road, N 73°54'52" W, 27.36 ft. to a point at the intersection of the centerline of Wolf Creek and the north margin of said road, being the southeast corner of Sain Construction Co and the southwest corner of the property herein described; thence proceeding along the east line of Sain Construction Co, the south lines of Patel, Stewart, Brown, Turner, Brown, Corlew, Gillen, and Powers, and the center of said creek with its meanders, more or less, the following calls: thence N 17°04'26" W, 95.72 ft.; thence N 15°13'49" W, 57.23 ft.; thence N 18°33'18" W, 100.62 ft.; thence N 16°02'59" W, 46.60 ft.; thence N 15°57'02" W, 117.54 ft.; thence N 59°06'57" W, 19.03 ft.; thence N 66°01'34" W, 59.35 ft.; thence N 81°44'14" W, 101.83 ft.; thence N 70°41'30" W, 150.27 ft.; thence N 52°42'43" W, 165.48 ft.; thence N 16°05'34" W, 63.56 ft.; thence N 64°21'58" W, 66.91 ft.; thence N 56°23'50" W, 76.17 ft.; thence N 46°42'00" W, 99.01 ft.; thence N 31°42'37" W, 49.77 ft.; thence N 14°42'11" W, 80.91 ft.; thence N 05°13'15" E, 55.69 ft.; thence N 30°13'35" E, 89.66 ft.; thence N 34°32'13" E, 119.87 ft.; thence N 49°51'49" E, 131.90 ft.; thence N 71°19'15" E, 115.91 ft.; thence N 72°02'24" E, 112.82 ft.; thence N 61°30'31" E, 119.84 ft.; thence N 85°02'02" E, 65.52 ft.; thence S 82°08'24" E, 145.35 ft.; thence S 75°34'01" E, 180.92 ft.; thence S 75°43'58" E, 146.73 ft.; thence S 72°40'39" E, 106.68 ft.; thence S 76°51'30" E, 87.92 ft.; thence S 70°38'02" E, 101.85 ft.; thence S 79°11'33" E, 106.07 ft.; thence S 65°49'03" E, 61.76 ft.; thence S 36°35'21" E, 58.36 ft.; thence S 18°46'08" E, 62.24 ft.; thence S 07°11'38" E, 93.84 ft.; thence S 25°16'23" E, 65.47 ft.; thence S 47°21'42" E, 62.98 ft.; thence S 79°10'15" E, 104.82 ft.; thence N 82°08'58" E, 75.39 ft.; thence N 74°36'42" E, 44.28 ft.; thence N 70°55'04" E, 55.94 ft.; thence N 62°00'09" E, 26.67 ft.; thence N 77°33'12" E, 29.11 ft.; thence N 60°56'19" E, 82.57 ft.; thence N 08°59'43" W, 69.86 ft.; thence N 46°18'03" E, 152.78 ft.; thence N 89°54'58" E, 126.36 ft.; thence S 82°00'25" E, 101.77 ft.; thence S 66°02'14" E, 142.78 ft.; thence N 88°10'55" E, 102.76 ft.; thence N 72°58'06" E, 68.26 ft.; thence N 45°10'10" E, 167.85 ft.; thence N 63°55'00" E, 62.78 ft.; thence S 89°48'10" E, 75.55 ft.; thence S 63°33'25" E, 113.63 ft.; thence N 84°42'21" E, 64.59 ft.; thence S 52°50'54" E, 72.67 ft.; thence S 76°39'02" E, 38.43 ft.; thence N 77°52'39" E, 56.04 ft.; thence S 42°49'43" E, 129.34 ft.; thence S 44°40'11" E, 161.20 ft.; thence S 63°12'34" E, 52.73 ft.; thence N 54°23'24" E, 154.74 ft.; thence N 59°26'25" E, 134.94 ft.; thence N 52°14'40" E, 86.74 ft.; thence N 64°19'09" E, 136.19 ft.; thence N 67°55'49" E, 209.04 ft. to a point, being the northwest corner of New Era Farms LLC and the northeast corner of the property herein described; thence leaving the south line of Powers and the centerline of Wolf Creek and proceeding along the west line of New Era Farms LLC, the following calls: thence S 15°01'15" E, 31.36 ft. to a pipe found on the bank; thence S 15°00'49" E, 1387.59 ft. to a rebar found at a wood fence corner post; thence S 14°53'05" E, 47.54 ft. to the POINT OF BEGINNING, containing 108.17 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 24C-147, dated 05-31-2024, and being a portion of the property described in WDB. 357, pg. 992, ROCCTn.

and

WHEREAS, as a condition of annexation, the City of Manchester is obligated by T.C.A. 6-51-102 to formulate a Plan of Services to this area; and

WHEREAS, by separate Resolution, the Board of Mayor and Aldermen adopted a Plan of Services preliminary to annexation of the hereafter described property; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester conducted a public hearing on the annexation on February 3, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that, pursuant to the written request of the owners, I. A. Howard and Marilyn Howard, the following property owned by the Howards, be and is annexed into the City of Manchester:

Tax Map 076 Parcel 059.01

108.17 Acres

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by Wolf Creek, Patel (WDB. 307, pg. 112), Stewart (WDB. 328, pg. 297), Brown (WDB. 307, pg. 559), Turner (WDB. 307, pg. 82), Brown (WDB. 391, pg. 770), Corlew (WDB. 405, pg. 188), Gillen (WDB. 307, pg. 76), and Powers (WDB. 394, pg. 586), on the east by New Era Farms LLC (WDB. 413, pg. 111), on the south by New Bushy Branch Road (50-ft. R/W) and the remaining McAllister (WDB. 357, pg. 992), and on the west by Sain Construction (WDB. 415, pg. 39) and Wolf Creek, and being more particularly described as follows:

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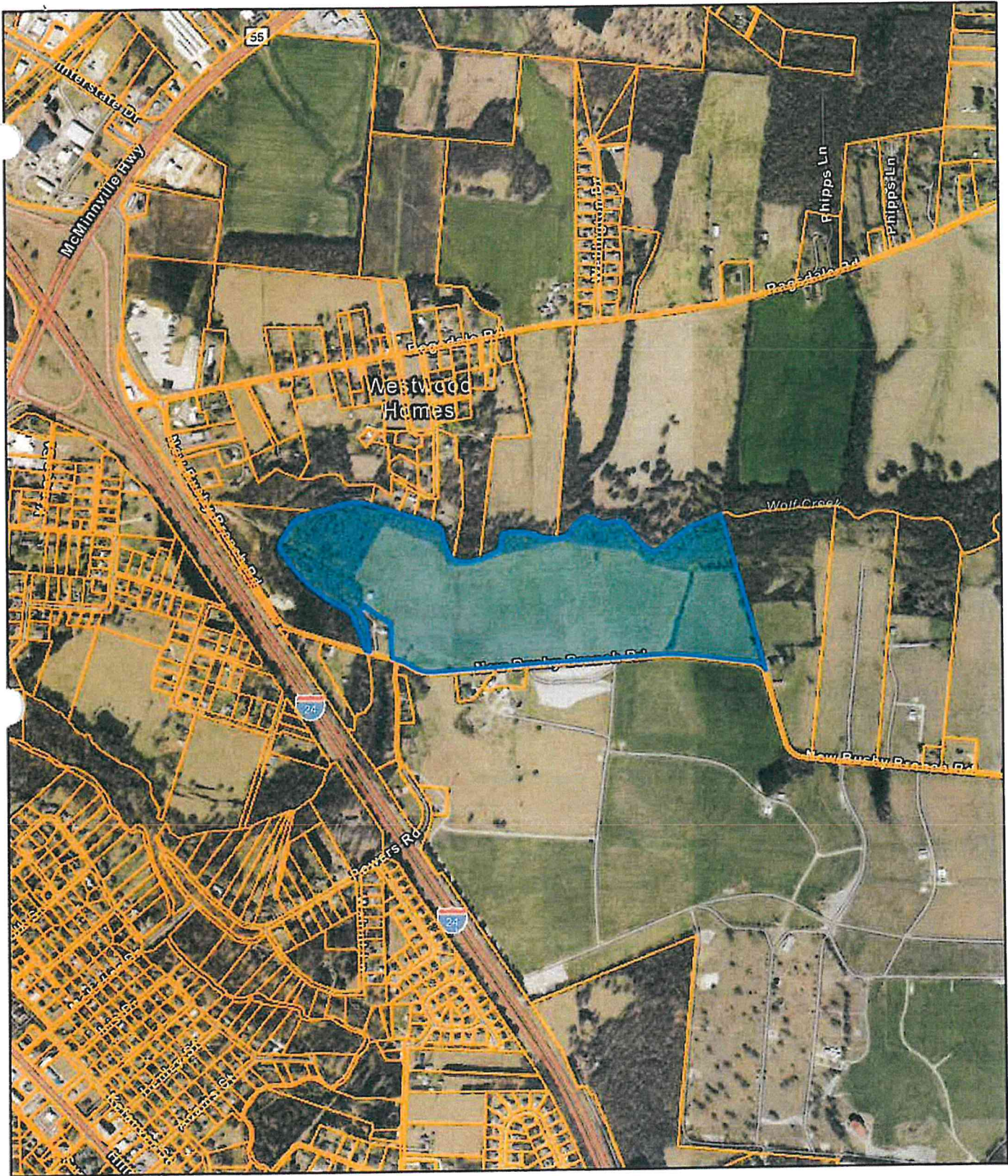
215.65 ft.; thence N 60°54'49" W, 35.20 ft.; thence with a curve turning to the left with a delta angle of 13°04'03", a radius of 853.99 ft., an arc length of 194.77 ft., a chord bearing of N 67°26'51" W, and a chord length of 194.35 ft.; thence N 73°58'52" W, 28.45 ft. to a point; thence leaving the margin of said road and proceeding around a 1.75-acre outparcel to be retained by McAllister, the following calls: thence N 06°36'42" E, 228.21 ft. to a 1 / 2-inch capped rebar set; thence N 01°37'55" W, 76.16 ft. to a rebar found; thence N 60°15'40" W, 76.92 ft. to a 1 / 2-inch capped rebar set; thence N 49°57'10" W, 213.60 ft. to a 1 / 2-inch capped rebar set; thence S 45°14'10" W, 64.78 ft. to a 1 / 2-inch capped rebar set; thence S 24°32'17" E, 147.65 ft. to a 1 / 2-inch capped rebar set; thence S 03°28'55" E, 241.02 ft. to a 1 / 2-inch capped rebar set in the north margin of New Bushy Branch Road; thence proceeding along the margin of said road, N 73°54'52" W, 27.36 ft. to a point at the intersection of the centerline of Wolf Creek and the north margin of said road, being the southeast corner of Sain Construction Co and the southwest corner of the property herein described; thence proceeding along the east line of Sain Construction Co, the south lines of Patel, Stewart, Brown, Turner, Brown, Corlew, Gillen, and Powers, and the center of said creek with its meanders, more or less, the following calls: thence N 17°04'26" W, 95.72 ft.; thence N 15°13'49" W, 57.23 ft.; thence N 18°33'18" W, 100.62 ft.; thence N 16°02'59" W, 46.60 ft.; thence N 15°57'02" W, 117.54 ft.; thence N 59°06'57" W, 19.03 ft.; thence N 66°01'34" W, 59.35 ft.; thence N 81°44'14" W, 101.83 ft.; thence N 70°41'30" W, 150.27 ft.; thence N 52°42'43" W, 165.48 ft.; thence N 16°05'34" W, 63.56 ft.; thence N 64°21'58" W, 66.91 ft.; thence N 56°23'50" W, 76.17 ft.; thence N 46°42'00" W, 99.01 ft.; thence N 31°42'37" W, 49.77 ft.; thence N 14°42'11" W, 80.91 ft.; thence N 05°13'15" E, 55.69 ft.; thence N 30°13'35" E, 89.66 ft.; thence N 34°32'13" E, 119.87 ft.; thence N 49°51'49" E, 131.90 ft.; thence N 71°19'15" E, 115.91 ft.; thence N 72°02'24" E, 112.82 ft.; thence N 61°30'31" E, 119.84 ft.; thence N 85°02'02" E, 65.52 ft.; thence S 82°08'24" E, 145.35 ft.; thence S 75°34'01" E, 180.92 ft.; thence S 75°43'58" E, 146.73 ft.; thence S 72°40'39" E, 106.68 ft.; thence S 76°51'30" E, 87.92 ft.; thence S 70°38'02" E, 101.85 ft.; thence S 79°11'33" E, 106.07 ft.; thence S 65°49'03" E, 61.76 ft.; thence S 36°35'21" E, 58.36 ft.; thence S 18°46'08" E, 62.24 ft.; thence S 07°11'38" E, 93.84 ft.; thence S 25°16'23" E, 65.47 ft.; thence S 47°21'42" E, 62.98 ft.; thence S 79°10'15" E, 104.82 ft.; thence N 82°08'58" E, 75.39 ft.; thence N 74°36'42" E, 44.28 ft.; thence N 70°55'04" E, 55.94 ft.; thence N 62°00'09" E, 26.67 ft.; thence N 77°33'12" E, 29.11 ft.; thence N 60°56'19" E, 82.57 ft.; thence N 08°59'43" W, 69.86 ft.; thence N 46°18'03" E, 152.78 ft.; thence N 89°54'58" E, 126.36 ft.; thence S 82°00'25" E, 101.77 ft.; thence S 66°02'14" E, 142.78 ft.; thence N 88°10'55" E, 102.76 ft.; thence N 72°58'06" E, 68.26 ft.; thence N 45°10'10" E, 167.85 ft.; thence N 63°55'00" E, 62.78 ft.; thence S 89°48'10" E, 75.55 ft.; thence S 63°33'25" E, 113.63 ft.; thence N 84°42'21" E, 64.59 ft.; thence S 52°50'54" E, 72.67 ft.; thence S 76°39'02" E, 38.43 ft.; thence N 77°52'39" E, 56.04 ft.; thence S 42°49'43" E, 129.34 ft.; thence S 44°40'11" E, 161.20 ft.; thence S 63°12'34" E, 52.73 ft.; thence N 54°23'24" E, 154.74 ft.; thence N 59°26'25" E, 134.94 ft.; thence N 52°14'40" E, 86.74 ft.; thence N 64°19'09" E, 136.19 ft.; thence N 67°55'49" E, 209.04 ft. to a point, being the northwest corner of New Era Farms LLC and the northeast corner of the property herein described; thence leaving the south line of

Powers and the centerline of Wolf Creek and proceeding along the west line of New Era Farms LLC, the following calls: thence S 15°01'15" E, 31.36 ft. to a pipe found on the bank; thence S 15°00'49" E, 1387.59 ft. to a rebar found at a wood fence corner post; thence S 14°53'05" E, 47.54 ft. to the POINT OF BEGINNING, containing 108.17 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 24C-147, dated 05-31-2024, and being a portion of the property described in WDB. 357, pg. 992, ROCCTn.

Resolved this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Mayor Joey Hobbs

\_\_\_\_\_  
Anthony Burrows, Finance Director



Date: October 23, 2025

County: COFFEE

Owner: HOWARD I A ETUX MARILYN

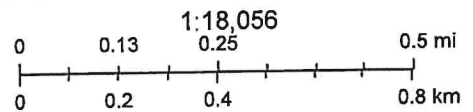
Address: NEW BUSHY BRANCH RD

Parcel ID: 076 059.11

Deeded Acreage: 108.2

Calculated Acreage: 0

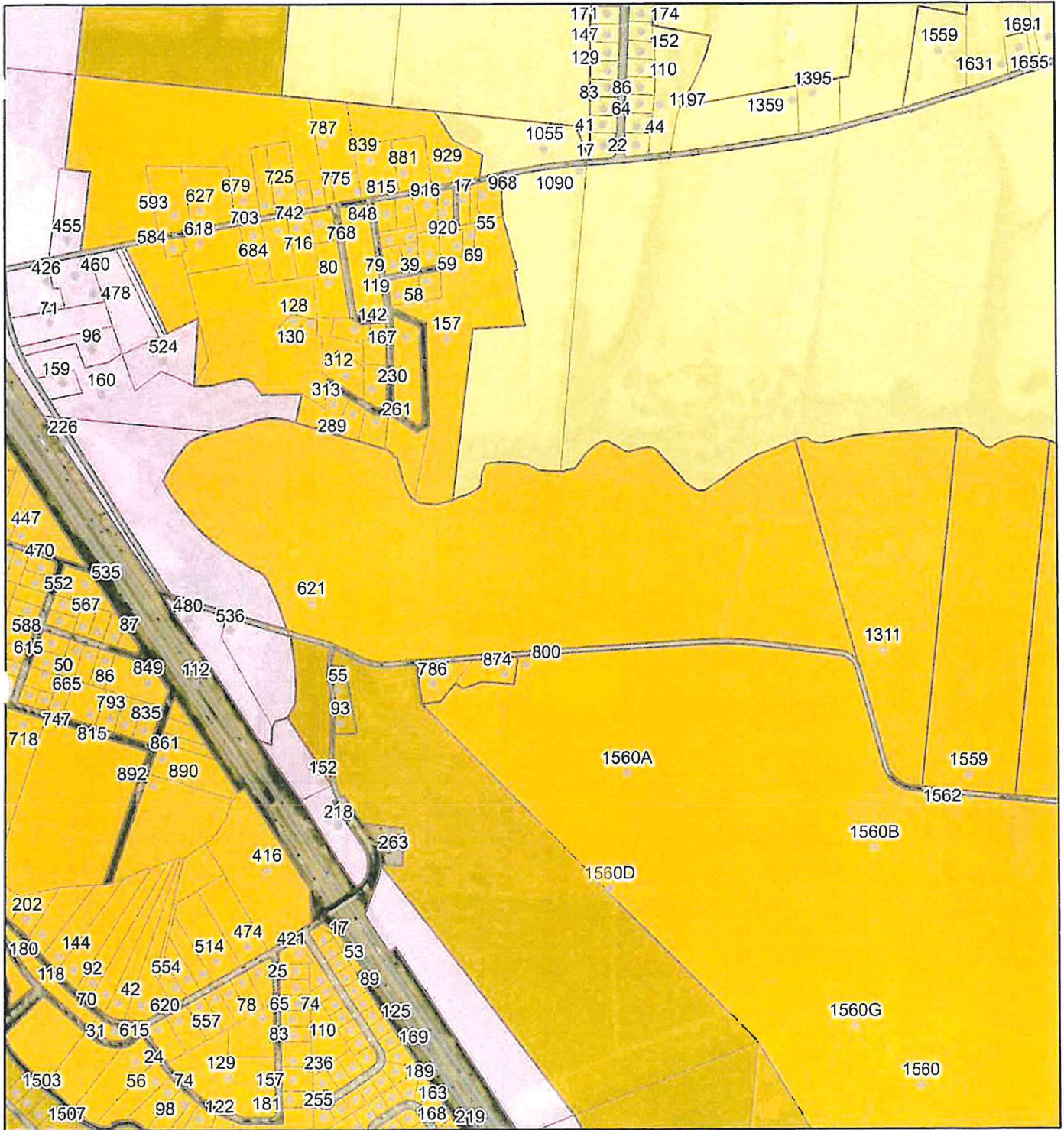
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

# Annexation Land use

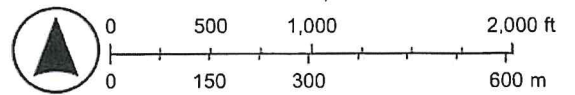


11/14/2025, 2:13:32 PM

1:13,386

- Coffee Parcels
- Coffee Addresses
- Manchester Landuse**
  - Commercial, Central and General Neighborhood
  - Institutional and Other Public
  - Residential Low Density / Single Family Duplexes
  - Residential Medium Density / Single Family Duplexes
  - Residential High Density Multi-Family

- Manchester City Limit
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata



Earthstar Geographics

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING PROPERTY OWNED BY DOYLE LEWIS JR. ON  
HIGHLAND DR., FROM R-3 TO C-3**

WHEREAS the City of Manchester has a currently enacted a Zoning Ordinance and a 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 December 16, 2025, considered the rezoning request that the property owned by Doyle Lewis Jr. described below, be rezoned from R-3 to C-3, 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 C-3 to the following described property owned by Doyle Lewis Jr. at 932 Highland Dr.:

Tax Map 076P Group E Parcel 014.00

Being in the City of Manchester and beginning at the iron stake being located at the southeast corner of Lot No. 39 and the northeast corner of Lot No. 41, both in Block "D" of the Jackson Subdivision to Manchester, Tennessee; west 85 feet to an iron stake in the westerly margin of Highland Drive; thence running north 80 deg. West 105.44 feet to an iron pipe, this being the southeast corner of certain real estate conveyed to William Looker Brown and wife, by deed of Claude Ingram and wife, dated December 20, 1958; thence running with a hedge line, this being Brown's east line, north 17 deg. East 99.65 feet to an iron pipe in the northeast corner of said property sold to William Looker Brown and wife; thence running with a hedge line, this being Brown's south line, south 73 deg. East 105 feet to the point of beginning, and containing all of Lots Nos. 41, 43, 45, 47 and the northwestwardly portion of Lot No. 49, also the eastward 10 feet to Lots Nos. 42, 44, 46, 48, and northeastwardly 10 feet of Lot No. 50, all said lots being in Block "D" of the Jackson Subdivision to South Manchester, Tennessee, as shows by map or plat of record in Trust Deed Book 59, page 57, Registrar's Office of Coffee County, Tennessee.

Being the same property conveyed from Karen Swan to Doyle Lewis, Jr. by Warranty Deed dated November 26, 2025, of record in Book 455, Page 975, 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 C-3; 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 a positive recommendation of the Manchester Planning Commission at its meeting on December 16, 2025.

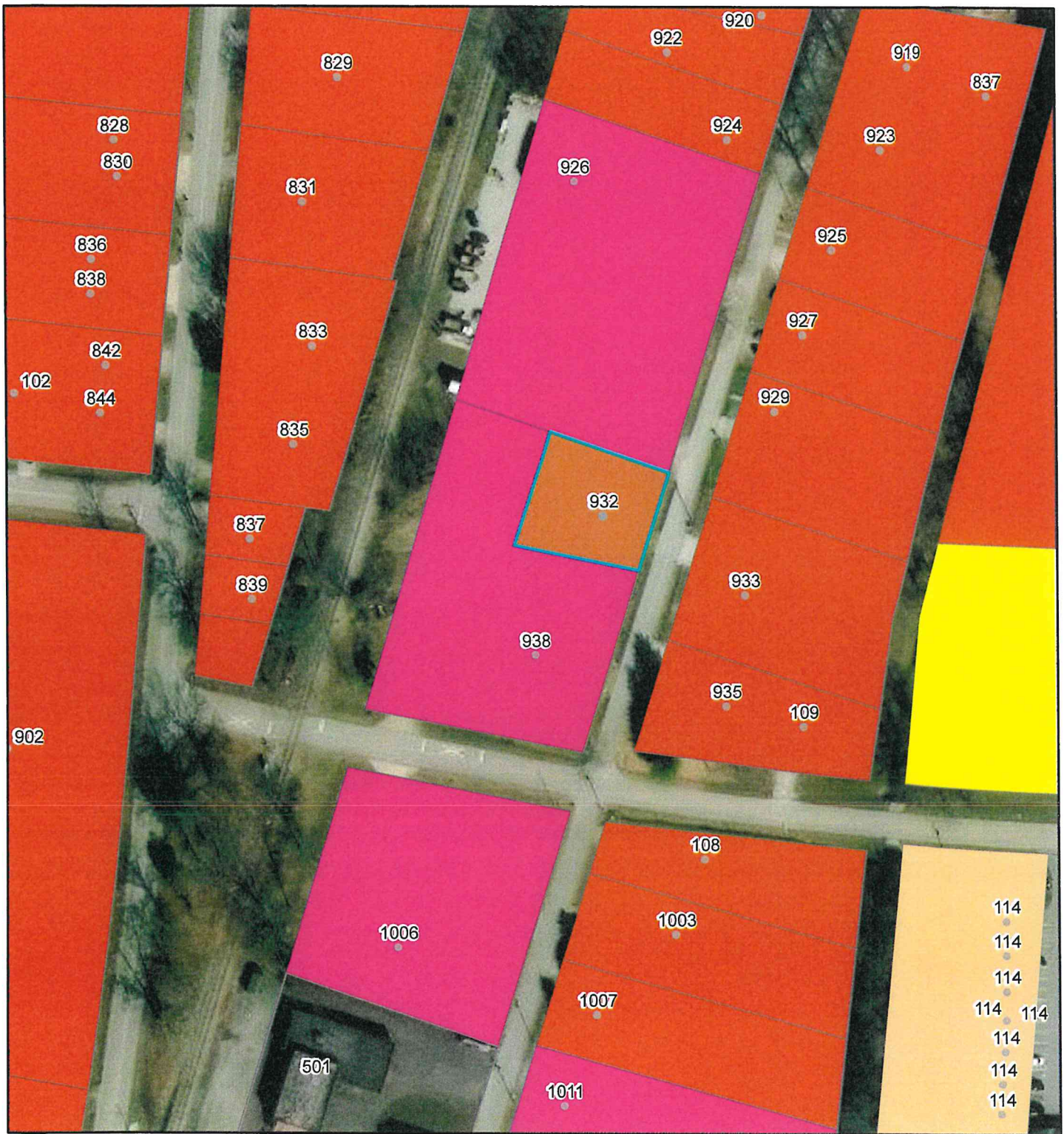
PASSED FIRST READING: January 6, 2026

PASSED SECOND AND FINAL READING: \_\_\_\_\_, 2026

\_\_\_\_\_  
Joey Hobbs, Mayor

\_\_\_\_\_  
Anthony Burrows, Finance Director

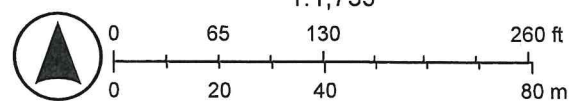
# 932 Highland Drive Zoning



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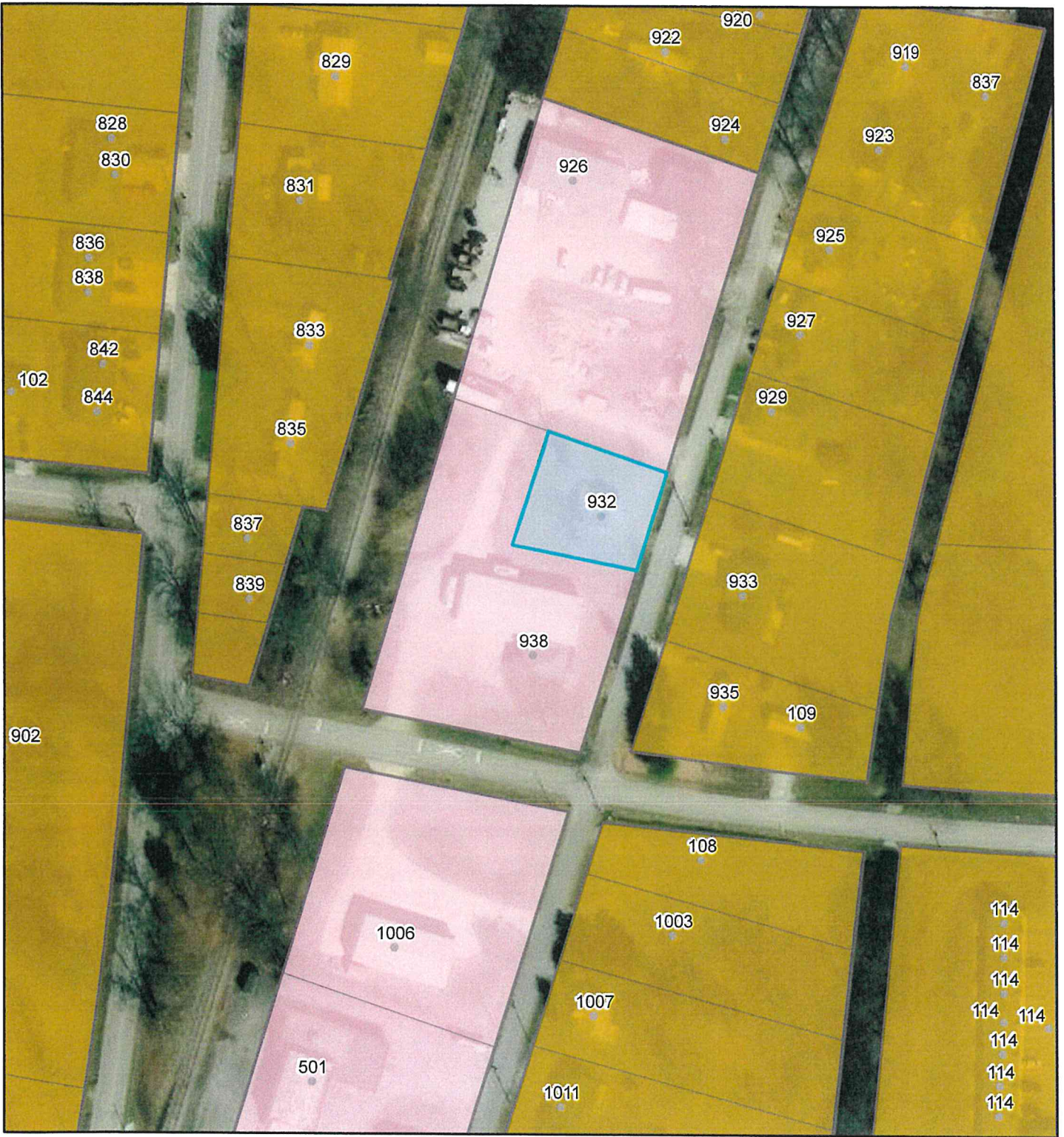
- Coffee Parcels
- R-4
- Coffee Addresses
- Manchester City Limit
- Manchester Zoning**
- C-3
- C-5
- I-1
- R-1
- R-3

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



Vantor

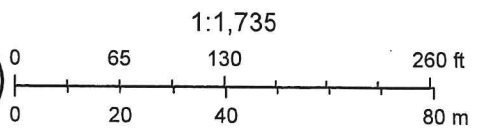
# 932 Highland Drive Land Use



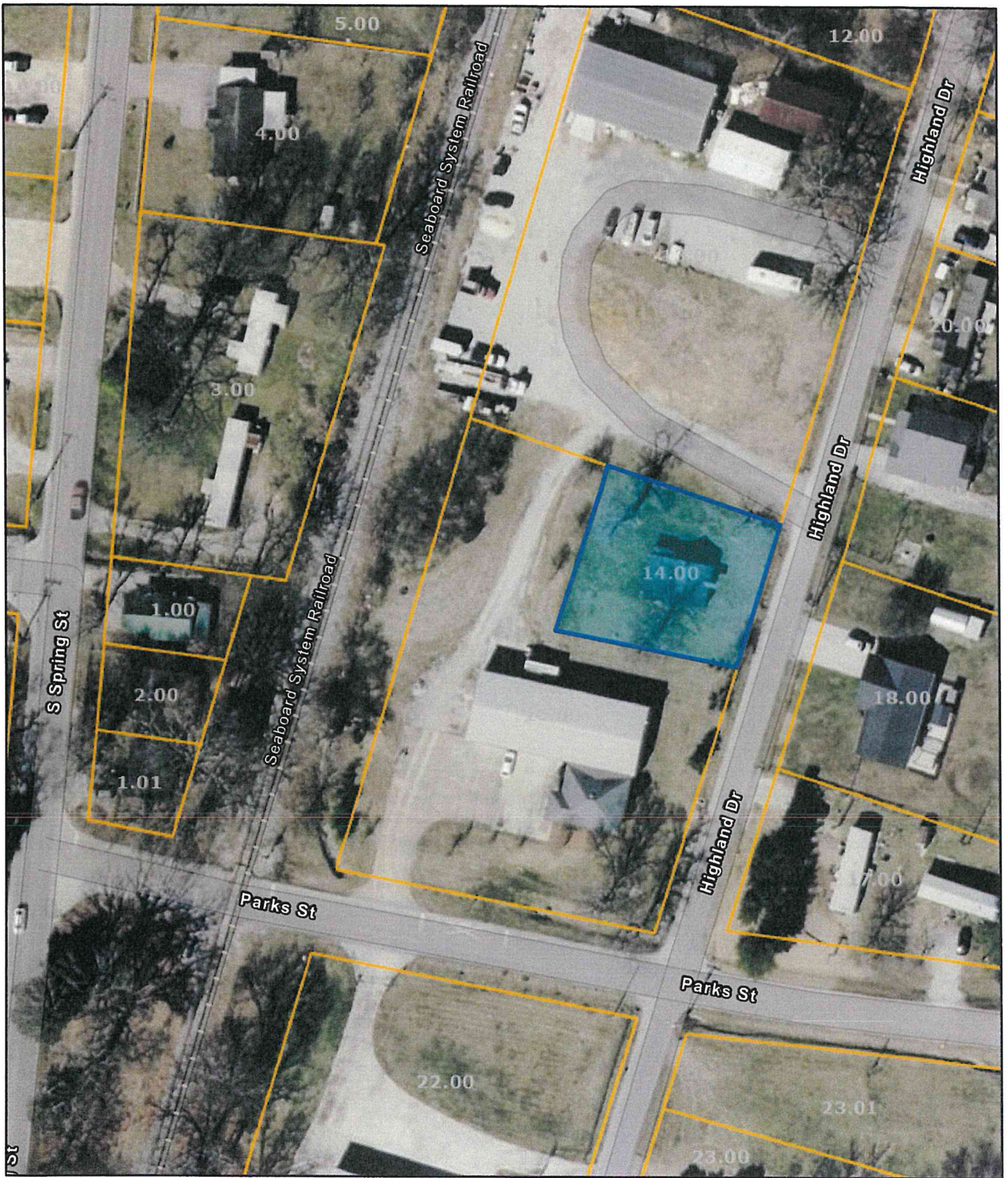
12/16/2025, 8:50:27 AM

- Coffee Parcels
- Coffee Addresses
- Manchester Landuse**
- Commercial, Central and General Neighborhood
- Residential High Density Multi-Family
- Manchester City Limit

World Imagery  
 Low Resolution 15m Imagery  
 High Resolution 60cm Imagery  
 High Resolution 30cm Imagery  
 Citations

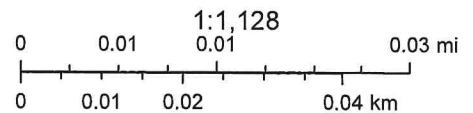


Vantor



Date: December 16, 2025

County: COFFEE  
 Owner: HARRIS JAMES  
 Address: HIGHLAND DR 932  
 Parcel ID: 076P E 014.00  
 Deeded Acreage: 0  
 Calculated Acreage: 0  
 Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO DEANNEX THAT PROPERTY (1.07 acres) OWNED BY EVANS LUMBER, PREVIOUSLY ANNEXED INTO THE CITY**

Whereas the Tennessee annexation statutes, particularly TCA 6-51-201 et. seq. provides that de-annexation by written consent of all property owners can be accomplished by ordinance; and

Whereas the City of Manchester previously annexed certain property owned by Evans Lumber and no development has taken place on the property; and

Whereas the Manchester Planning Commission recommended that the property owned by Evans Lumber be de-annexed according to and as described below.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the following described property consisting of 1.07 acres owned by Evans Lumber be de-annexed from the City of Manchester:

**A portion of Map 093, parcel 037.01**

Being a triangular tract of land lying in the 5th Civil District of Coffee County, Tennessee, generally bounded on the north by the remaining Evans Lumber (WDB. 414, pg. 171), on the east by Old Tullahoma Highway (60-ft. R/W), and on the west by Howard (WDB. 454, pg. 721), and being more particularly described as follows:

BEGINNING at a 1 / 2-inch capped rebar set in the west margin of Old Tullahoma Highway and the east line of Howard, being the former southernmost corner of Evans Lumber and the southernmost corner of the property herein described; thence leaving the margin of said road and proceeding along the former east line of Howard, N 03°45'36" E, 513.95 ft. to a 1 / 2-inch capped rebar set, being the new southwest corner of the remaining Evans Lumber and the northwest corner of the property herein described; thence leaving the east line of Howard and proceeding along the new severance line, as per this survey, between the remaining Evans Lumber and the property herein described, S 63°47'24" E, 196.27 ft. to a 1 / 2-inch capped rebar set in the west margin of Old Tullahoma Highway, being the new southeast corner of the remaining Evans Lumber and the northeast corner of the property herein described; thence proceeding along the margin of said road, S 26°12'36" W, 475.00 ft. to the POINT OF BEGINNING, containing 1.07 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 25C-309, dated 11-05-2025, and being a portion of the property described in WDB. 414, pg. 171, ROCCTn.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect according to statute 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.

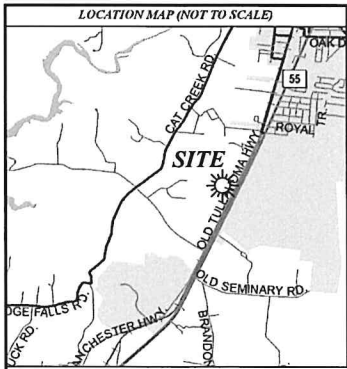
This ordinance is presented and passed with the positive recommendation of the Manchester Regional Planning Commission obtained at its meeting January 20, 2026.

PASSED FIRST READING: \_\_\_\_\_, 2026

PASSED SECOND AND FINAL READING: \_\_\_\_\_, 2026

\_\_\_\_\_  
Joey Hobbs, Mayor

\_\_\_\_\_  
Anthony Burrows, Finance Director



**HOWARD**  
(WDB. 454, pg. 721)  
251 Acres +/-  
R-S-1

**REMAINING  
EVANS LUMBER**  
(WDB. 414, pg. 171)  
7 Acres +/-  
I-1

**1.07 Acres**

46,612.28 Sq. Ft.  
TO BE COMBINED WITH  
ADJOINING HOWARD  
(WDB. 454, pg. 721)

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT.

OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER <AND SEWER> SYSTEMS**

I HEREBY CERTIFY THAT THE WATER <AND SEWER SYSTEM(S)> OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS / HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS.

NAME, TITLE, AND AGENCY OR AUTHORIZED APPROVING AGENT \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF EXISTING STREET**

I HEREBY CERTIFY THAT THE STREET SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTABLE PUBLIC STREET REGARDLESS OF THE CURRENT CONDITION.

NAME, TITLE, AND AGENCY, OR AUTHORIZED APPROVING AGENT \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE MANCHESTER CITY SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

SECRETARY, MANCHESTER REGIONAL PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

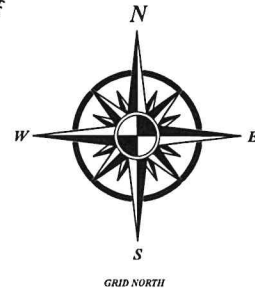
**NOTES:**

- (1) THE SUBJECT PROPERTY IS CURRENTLY ZONED I-1. IT IS THE INTENT OF THE DEVELOPER TO REZONE THIS PROPERTY TO R-S-1 TO MATCH THE PROPERTY TO WHICH IT IS BEING COMBINED.
- (2) THE MINIMUM BUILDING SETBACKS FOR THE SUBJECT PROPERTY ARE AS FOLLOWS:  
FRONT = 50', SIDE = 25', REAR = 25'
- (3) THE SUBJECT PROPERTY LIES IN ZONE X OF FLOOD INSURANCE RATE MAP PANELS #4701C0201C AND #4701C0211C, DATED 08-04-2008, AND DOES NOT LIE IN ANY SPECIAL FLOOD HAZARD ZONE.
- (4) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, AND / OR ANYTHING THAT A TITLE SEARCH MAY REVEAL.
- (5) THERE IS NO CERTIFICATION MADE AS TO THE LOCATION, SIZE, TYPE, DEPTH, OR EXISTENCE OF ANY UNDERGROUND UTILITIES. BEFORE ANY DIGGING OCCURS, PLEASE CONTACT THE "TENNESSEE-ONE-CALL" SYSTEM BY DIALING 811.
- (6) THERE IS TO BE A 10-FT. PUBLIC DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES SHOWN HEREON.
- (7) THERE IS TO BE A PUBLIC USE EASEMENT ON LOT L, LOCATED 30' FROM THE CENTERLINE OF OLD TULLAHOMA HIGHWAY, AS SHOWN BY THE SOLID HATCH HEREON.
- (8) EXISTING PRIVATE UTILITY SERVICE LINES WERE NOT LOCATED AS A PART OF THIS SURVEY. ALL EXISTING PRIVATE UTILITY SERVICE LINES SHALL BE ACCOMPANIED BY A 10' PRIVATE UTILITY EASEMENT, EXCLUSIVE TO THAT LINE ONLY. ANY FUTURE SERVICE LINES SHALL BE INSTALLED ON THEIR RESPECTIVE PROPERTIES.
- (9) THERE IS NO PUBLIC GAS OR SEWER ON THIS PORTION OF OLD TULLAHOMA HIGHWAY.

PROPERTY LINE TO BE DEDICATED  
N 89°45'50" E 115.50'

**LEGEND**

- ▲ 1/2" CAPPED REBAR SET
- UTILITY POLE
- ADJOINER PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- STAKE ON LINE



I, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, CERTIFY: (1) THAT TO THE BEST OF MY KNOWLEDGE, THIS IS A TRUE AND ACCURATE SURVEY; (2) THAT IT MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS AND APPLICATIONS OF A CATEGORY II (REMOTE SENSING SURVEY) AS SET FORTH BY RULE T.C.A. 0408-04-07C (5); (3) HORIZONTAL DATUM IS NAD 1983, WHICH WAS DERIVED USING GPS NETWORK RTK OBSERVATION TAKEN BY A DUAL FREQUENCY TOPCON Hyper SYSTEM, WITH A PUBLISHED RELATIVE POSITIONAL ACCURACY OF 10mm + 1ppm HORIZONTAL AND 15mm + 1ppm VERTICAL; (4) THAT THE UNADJUSTED RATIO OF PRECISION OF THE DATA SHOWN HEREON IS AT LEAST 1/10000; AND (5) THAT IT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN TENNESSEE.



REGISTERED LAND SURVEYOR  
This certification is only valid if signed in blue ink.

**NORTH CUTT & ASSOCIATES**  
**LAND SURVEYING, INC.**  
409 WOODBURY HIGHWAY  
MANCHESTER, TN 37355  
PHONE # (931) 728-9500  
northcuttandassociates@gmail.com

**EVANS LUMBER to HOWARD,**  
**OLD TULLAHOMA HIGHWAY,**  
**PRELIMINARY / FINAL PLAT**

PREPARED FOR: ALLAN HOWARD	CIVIL DISTRICT / COUNTY: 5th, COFFEY Co.	TAX MAP / PARCEL: MAP - 091 PARCEL - 037.01
OWNER / DEVELOPER: EVANS LUMBER CO LLC 3682 OLD TULLAHOMA HWY MANCHESTER TN 37355	DEED REFERENCES: WDB. 414, PG. 171, ROCC76.	JOB # / DATE: 25C-309 11-05-2025

**LETTER OF AUTHORIZATION FOR DE-ANNEXATION AND REZONING**


Date: Jan 4, 26

To Whom It May Concern,

I, **Johnny Evans**, individually and as owner of **Evans Lumber Co., LLC**, am the owner of real property located at **3082 Old Tullahoma Highway, Manchester, Tennessee**, identified by the Coffee County Property Assessor as **Map 093, Parcel 037.01**, which is currently located within the **City of Manchester** and zoned **Industrial**.

This letter is to state my intent and to authorize **Allan Howard**, owner of adjoining property identified as **Map 093, Parcel 037.00**, located on **Old Tullahoma Highway in COFFEE County, Tennessee**, to act on my behalf for the limited purpose of requesting the de-annexation from the City of Manchester of a portion of Map 093, Parcel 037.01, and requesting that said portion be rezoned to RS-1 Residential zoning under COFFEE County zoning regulations.

Sincerely,

  
\_\_\_\_\_  
**Johnny Evans**  
Evans Lumber Co., LLC

Date: Jan 1, 2026

  
\_\_\_\_\_  
**Allan Howard**

Date: Jan 4, 26

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING THAT PROPERTY OWNED BY I. A. AND MARILYN HOWARD, ON NEW BUSHY BRANCH ROAD TO R-3 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 I. A. Howard and Marilyn Howard; 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 the Howards be rezoned to R-3 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-3 to the following described properties owned by Howard Development:

Map 076 Parcel 059.11

108.17 Acres

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by Wolf Creek, Patel (WDB. 307, pg. 112), Stewart (WDB. 328, pg. 297), Brown (WDB. 307, pg. 559), Turner (WDB. 307, pg. 82), Brown (WDB. 391, pg. 770), Corlew (WDB. 405, pg. 188), Gillen (WDB. 307, pg. 76), and Powers (WDB. 394, pg. 586), on the east by New Era Farms LLC (WDB. 413, pg. 111), on the south by New Bushy Branch Road (50-ft. R/W) and the remaining McAllister (WDB. 357, pg. 992), and on the west by Sain Construction (WDB. 415, pg. 39) and Wolf Creek, and being more particularly described as

follows:

BEGINNING at a capped rebar found in a gravel drive in the northeast margin of a curve of New Bushy Branch Road at the intersection of said margin and the west line of New Era Farms LLC, being the southeast corner of the property herein described; thence proceeding along the north margin of said road, the following calls: thence with a curve turning to the left with a delta angle of  $40^{\circ}32'02''$ , a radius of 181.04 ft., an arc length of 128.08 ft., a chord bearing of  $N 62^{\circ}24'02'' W$ , and a chord length of 125.42 ft.; thence  $N 82^{\circ}40'03'' W$ , 79.70 ft.; thence  $N 83^{\circ}27'29'' W$ , 306.70 ft.; thence  $N 82^{\circ}54'47'' W$ , 137.16 ft.; thence with a curve turning to the left with a delta angle of  $10^{\circ}03'39''$ , a radius of 1955.89 ft., an arc length of 343.44 ft., a chord bearing of  $N 87^{\circ}56'36'' W$ , and a chord length of 343.00 ft.; thence  $S 87^{\circ}01'35'' W$ , 285.43 ft.; thence  $S 86^{\circ}18'44'' W$ , 149.45 ft.; thence  $S 86^{\circ}10'35'' W$ , 850.26 ft.; thence  $S 85^{\circ}42'44'' W$ , 355.41 ft.; thence  $S 85^{\circ}33'29'' W$ , 411.00 ft.; thence with a curve turning to the right with a delta angle of  $33^{\circ}31'41''$ , a radius of 373.82 ft., an arc length of 218.75 ft., a chord bearing of  $N 77^{\circ}40'40'' W$ , and a chord length of 215.65 ft.; thence  $N 60^{\circ}54'49'' W$ , 35.20 ft.; thence with a curve turning to the left with a delta angle of  $13^{\circ}04'03''$ , a radius of 853.99 ft., an arc length of 194.77 ft., a chord bearing of  $N 67^{\circ}26'51'' W$ , and a chord length of 194.35 ft.; thence  $N 73^{\circ}58'52'' W$ , 28.45 ft. to a point; thence leaving the margin of said road and proceeding around a 1.75-acre outparcel to be retained by McAllister, the following calls: thence  $N 06^{\circ}36'42'' E$ , 228.21 ft. to a 1 / 2-inch capped rebar set; thence  $N 01^{\circ}37'55'' W$ , 76.16 ft. to a rebar found; thence  $N 60^{\circ}15'40'' W$ , 76.92 ft. to a 1 / 2-inch capped rebar set; thence  $N 49^{\circ}57'10'' W$ , 213.60 ft. to a 1 / 2-inch capped rebar set; thence  $S 45^{\circ}14'10'' W$ , 64.78 ft. to a 1 / 2-inch capped rebar set; thence  $S 24^{\circ}32'17'' E$ , 147.65 ft. to a 1 / 2-inch capped rebar set; thence  $S 03^{\circ}28'55'' E$ , 241.02 ft. to a 1 / 2-inch capped rebar set in the north margin of New Bushy Branch Road; thence proceeding along the margin of said road,  $N 73^{\circ}54'52'' W$ , 27.36 ft. to a point at the intersection of the centerline of Wolf Creek and the north margin of said road, being the southeast corner of Sain Construction Co and the southwest corner of the property herein described; thence proceeding along the east line of Sain Construction Co, the south lines of Patel, Stewart, Brown, Turner, Brown, Corlew, Gillen, and Powers, and the center of said creek with its meanders, more or less, the following calls: thence  $N 17^{\circ}04'26'' W$ , 95.72 ft.; thence  $N 15^{\circ}13'49'' W$ , 57.23 ft.; thence  $N 18^{\circ}33'18'' W$ , 100.62 ft.; thence  $N 16^{\circ}02'59'' W$ , 46.60 ft.; thence  $N 15^{\circ}57'02'' W$ , 117.54 ft.; thence  $N 59^{\circ}06'57'' W$ , 19.03 ft.; thence  $N 66^{\circ}01'34'' W$ , 59.35 ft.; thence  $N 81^{\circ}44'14'' W$ , 101.83 ft.; thence  $N 70^{\circ}41'30'' W$ , 150.27 ft.; thence  $N 52^{\circ}42'43'' W$ , 165.48 ft.; thence  $N 16^{\circ}05'34'' W$ , 63.56 ft.; thence  $N 64^{\circ}21'58'' W$ , 66.91 ft.; thence  $N 56^{\circ}23'50'' W$ , 76.17 ft.; thence  $N 46^{\circ}42'00'' W$ , 99.01 ft.; thence  $N 31^{\circ}42'37'' W$ , 49.77 ft.; thence  $N 14^{\circ}42'11'' W$ , 80.91 ft.; thence  $N 05^{\circ}13'15'' E$ , 55.69 ft.; thence  $N 30^{\circ}13'35'' E$ , 89.66 ft.; thence  $N 34^{\circ}32'13'' E$ , 119.87 ft.; thence  $N 49^{\circ}51'49'' E$ , 131.90 ft.; thence  $N 71^{\circ}19'15'' E$ , 115.91 ft.; thence  $N 72^{\circ}02'24'' E$ , 112.82 ft.; thence  $N 61^{\circ}30'31'' E$ , 119.84 ft.; thence  $N 85^{\circ}02'02'' E$ , 65.52 ft.; thence  $S 82^{\circ}08'24'' E$ , 145.35 ft.; thence  $S 75^{\circ}34'01'' E$ , 180.92 ft.; thence  $S 75^{\circ}43'58'' E$ , 146.73 ft.; thence  $S 72^{\circ}40'39'' E$ , 106.68 ft.; thence  $S 76^{\circ}51'30'' E$ , 87.92 ft.; thence  $S 70^{\circ}38'02'' E$ , 101.85 ft.; thence  $S 79^{\circ}11'33'' E$ , 106.07 ft.; thence  $S 65^{\circ}49'03'' E$ ,

61.76 ft.; thence S 36°35'21" E, 58.36 ft.; thence S 18°46'08" E, 62.24 ft.; thence S 07°11'38" E, 93.84 ft.; thence S 25°16'23" E, 65.47 ft.; thence S 47°21'42" E, 62.98 ft.; thence S 79°10'15" E, 104.82 ft.; thence N 82°08'58" E, 75.39 ft.; thence N 74°36'42" E, 44.28 ft.; thence N 70°55'04" E, 55.94 ft.; thence N 62°00'09" E, 26.67 ft.; thence N 77°33'12" E, 29.11 ft.; thence N 60°56'19" E, 82.57 ft.; thence N 08°59'43" W, 69.86 ft.; thence N 46°18'03" E, 152.78 ft.; thence N 89°54'58" E, 126.36 ft.; thence S 82°00'25" E, 101.77 ft.; thence S 66°02'14" E, 142.78 ft.; thence N 88°10'55" E, 102.76 ft.; thence N 72°58'06" E, 68.26 ft.; thence N 45°10'10" E, 167.85 ft.; thence N 63°55'00" E, 62.78 ft.; thence S 89°48'10" E, 75.55 ft.; thence S 63°33'25" E, 113.63 ft.; thence N 84°42'21" E, 64.59 ft.; thence S 52°50'54" E, 72.67 ft.; thence S 76°39'02" E, 38.43 ft.; thence N 77°52'39" E, 56.04 ft.; thence S 42°49'43" E, 129.34 ft.; thence S 44°40'11" E, 161.20 ft.; thence S 63°12'34" E, 52.73 ft.; thence N 54°23'24" E, 154.74 ft.; thence N 59°26'25" E, 134.94 ft.; thence N 52°14'40" E, 86.74 ft.; thence N 64°19'09" E, 136.19 ft.; thence N 67°55'49" E, 209.04 ft. to a point, being the northwest corner of New Era Farms LLC and the northeast corner of the property herein described; thence leaving the south line of Powers and the centerline of Wolf Creek and proceeding along the west line of New Era Farms LLC, the following calls: thence S 15°01'15" E, 31.36 ft. to a pipe found on the bank; thence S 15°00'49" E, 1387.59 ft. to a rebar found at a wood fence corner post; thence S 14°53'05" E, 47.54 ft. to the POINT OF BEGINNING, containing 108.17 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 24C-147, dated 05-31-2024, and being a portion of the property described in WDB. 357, pg. 992, ROCCTn.

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-3 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 October 20, 2025.

PASSED FIRST READING: \_\_\_\_\_, 202\_\_

PASSED SECOND AND FINAL READING: \_\_\_\_\_, 202\_\_

\_\_\_\_\_  
Joey Hobbs, Mayor

\_\_\_\_\_  
Anthony Burrows, Finance Director



**CITY OF MANCHESTER, TENNESSEE**  
**BUILDING PERMIT**  
**VAR,SPEC EXC,REZONING, ORD AMD**

PERMIT #: 117582

DATE ISSUED: 8/25/2025

DESCRIPTION:	VAR,SPEC EXC,REZONING, ORD AMD	DEBRIS
LOCATION:	NEW BUSHY BRANCH RD	AFFADAVIT W/C TILE PERMIT
SUBDIVISION:		
LOT#		
OWNER NAME:	HOWARD DEVELOPMENT LLC	CONTRACTOR:
ADDRESS	80 HENRY BEATY LN	ADDRESS:
CITY	MANCHESTER	CITY:
STATE	TN	ST:
ZIP:	37355-3230	ZIP:
PHONE:		PHONE:
		LICENSE:
ELEC CONTRACTOR		PLB CONTRACTR
VALUATION:	\$ 0.00	SITE PLN ON FILE
NO OF ELEVATORS:		HEIGHT:
NO OF FLOORS:		BLDG LxW
NO OF FAMILIES:		NUMBER ROOMS
USE ZONE:		NUM KITCHENS:
ROOF:		FOUNDATION:
EXTERIOR WALLS:		INTERIOR WALLS:
SPRINKLERS:		NUMBER BATHS:
STANDPIPES:		HEAT SOURCE:
FIREPLACES:		
FRONT SETBACK:		REAR SETBACK:
LEFT SETBACK:		RIGHT SETBACK:

**TOTAL BLDG FEES \$ 200.00**

Remarks \_\_\_\_\_

If not approved, give reason: \_\_\_\_\_

Board of Zoning Appeals in case number \_\_\_\_\_ adopted \_\_\_\_\_

Application approved by \_\_\_\_\_

**NOTICE**

**THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.**

**I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.**

\_\_\_\_\_  
 (SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

8/25/25  
 \_\_\_\_\_  
 DATE

\_\_\_\_\_  
 (ZONING/BLDG CODE EXAMINER) DATE

\_\_\_\_\_  
 (BLDG INSPECTOR) DATE

FEE: 300<sup>00</sup>

DATE: 8/25/25

MEETING DATE: 10/20/25

CASE#: 20-2025

TIME OF MEETING: 5:30 P.M.

APPROVAL Positive to Board

LOCATION: City Hall Meeting Room

DISAPPROVAL

NO ACTION TAKEN

**MANCHESTER PLANNING COMMISSION**

NAME OF PROPERTY OWNER: Howard Development

ADDRESS OF OWNER: 80 Henry Beatty Lane Manchester TN

PHONE: (Home) 318-6972 (Work) \_\_\_\_\_

I hereby request to the Manchester Planning Commission:

Rezoning RS-1 to R-3

Intended use: Medium Density Residential

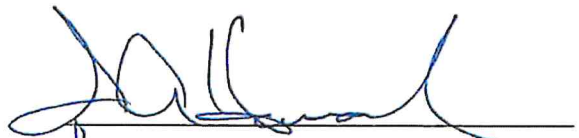
ADDRESS OF PROPERTY: New Bushy Branch Rd

Property Tax Map No. 076 Group \_\_\_\_\_ Control Map \_\_\_\_\_ Parcel No. 059.11

Is this property in a Flood Hazard Area per FIRM Map No. 47031C0- \_\_\_\_\_  
Map Revised: August 4, 2008.

NOTE: 108-2+/AC

I do hereby certify that the information given above is accurate/correct to the best of my knowledge.



Signature of Owner / Authorized Agent

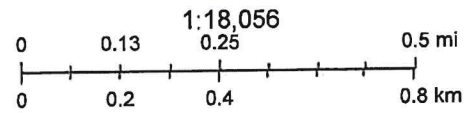
Rezoning instruction sheet received \_\_\_\_\_

Site Plan checklist received \_\_\_\_\_



Date: October 23, 2025

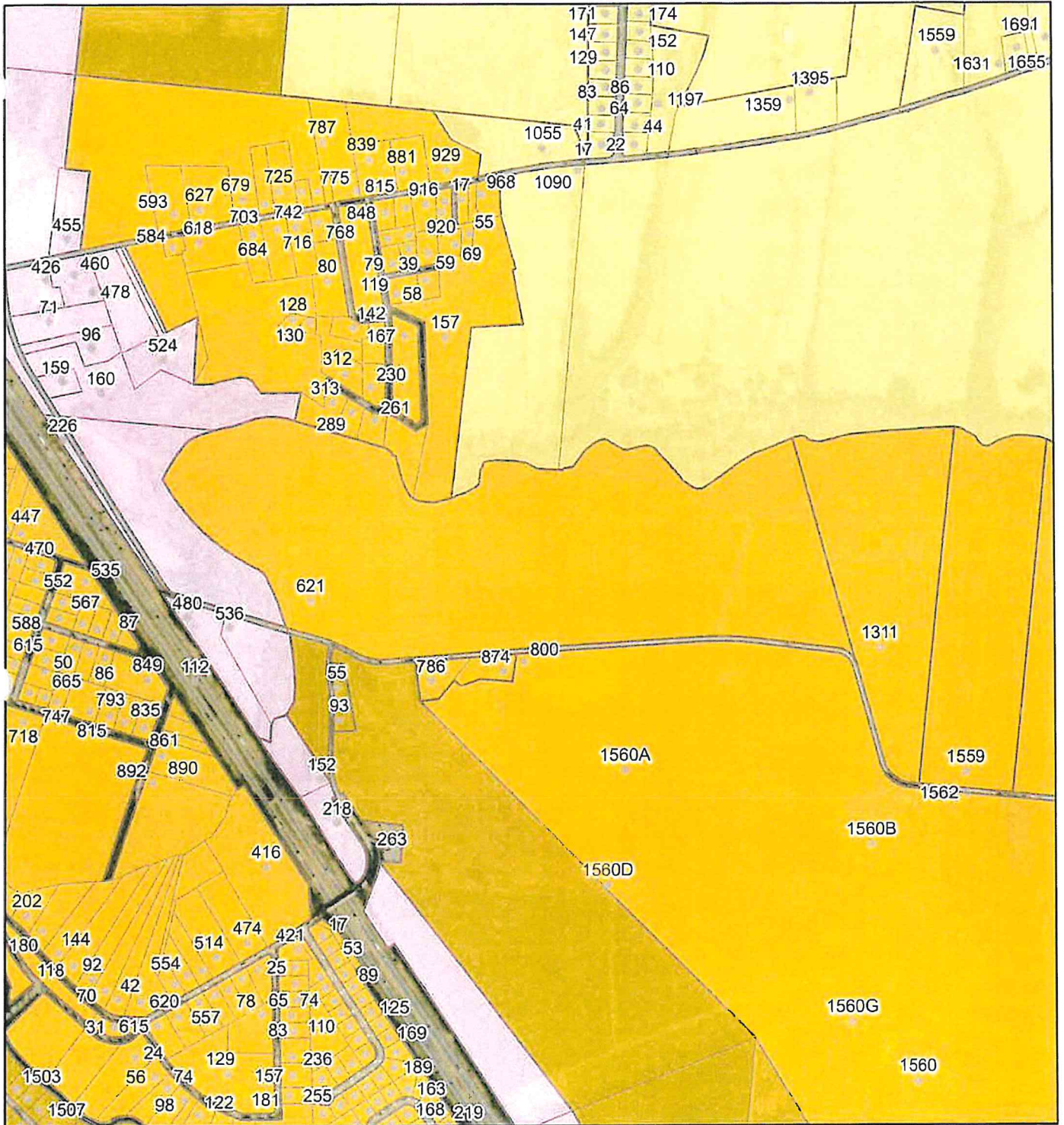
County: COFFEE  
 Owner: HOWARD I A ETUX MARILYN  
 Address: NEW BUSHY BRANCH RD  
 Parcel ID: 076 059.11  
 Deeded Acreage: 108.2  
 Calculated Acreage: 0  
 Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

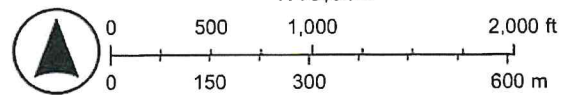
# Annexation Land use



11/14/2025, 2:13:32 PM

- Coffee Parcels
- Coffee Addresses
- Manchester Landuse**
- Commercial, Central and General Neighborhood
- Institutional and Other Public
- Residential Low Density / Single Family Duplexes
- Residential Medium Density / Single Family Duplexes
- Residential High Density Multi-Family

- Manchester City Limit
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata



Earthstar Geographics

1:13,386

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ZONING TWELVE AND 44/100 (12.44) ACRES OWNED BY CURL PROPERTIES, LLC LOCATED AT 1409 OAKDALE STREET RECENTLY ANNEXED INTO THE CITY, AS R-4 RESIDENTIAL**

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 Twelve and 44/100 (12.44) acres owned by Curl Properties, LLC by resolution, pursuant to their request; 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 by resolution; and

WHEREAS the Manchester Planning Commission, at its meetings held on July 21, 2025, considered the zoning request that the property owned by Curl Properties, LLC, described below, when annexed into the City, be rezoned R-4 Residential, and voted to send that request to the Board with a positive recommendation; and

WHEREAS Code 14-604 requires the Board of Mayor and Aldermen to zone recently annexed property within one hundred and twenty (120) days of annexation.

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 Residential to the following described property owned by Curl Properties, LLC:

Beginning at an old iron pin lying 38.3 feet off the center line of Oakdale Street, also being the northeast corner of the property described herein; thence along Jernigan's boundary, parallel to an existing gravel driveway South 07 degrees 25 minutes 20 seconds West 403.74 feet to an old iron pin found at a corner post; thence North 89 degrees 00 minutes 43 seconds West 1656.63 feet to a new iron pin set; thence with a new dividing line North 00 degrees 10 minutes 09 seconds West 402.77 feet to a new iron pin set; thence with a wire fence North 89 degrees 27 minutes 39 seconds East 45.75 feet to a metal fence post; thence South 89 degrees 42 minutes 52 seconds East 144.89 feet to a 14-inch white oak; thence South 89 degrees 08 minutes 04 seconds East 369.28 feet to a wooden post; thence South 88 degrees 52 minutes 09 seconds East 82.38 feet to an iron pin; thence with Ray's boundary South 08 degrees 34 minutes 52 seconds West 100.00 feet to an old iron pin found; thence south 88 degrees 58 minutes 50 seconds East 200.34 feet to an iron pin at a metal fence post; thence North 08 degrees 22 minutes 38 seconds East 100.12 feet to an old iron pin; thence crossing Kingsway Lane North 89 degrees 56 minutes 02 seconds East 51.67 feet to a wooden corner post; thence South 88 degrees 49 minutes 04 seconds East 143.43 feet to an angle iron found at a fence corner post; thence South 8 degrees 19 minutes 43 seconds East 403.01 feet to a wooden fence post; thence South 8 degrees 50 minutes 36 seconds East 269.67 feet to the point of beginning and containing 15.01 acres, according to a survey prepared by Chris Bateman, R.L.S. #1851, 521 Woosley Road, Tullahoma, TN 37388, on May 3, 2019.

Being the same property conveyed to Curl Properties, LLC, by Warranty Deed from David and wife, Bambi Jernigan, dated February 12, 2021, and recorded February 17, 2021, of record in Book W409, page 664, Register's Office of Coffee County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS REQUEST IS THE FOLLOWING:

Beginning at a new iron pin set being the southeast corner of Montes, thence along a new division line of Jernigan South 00 degrees 42 minutes 31 seconds East 94.67 feet to a new iron pin set; thence North 88 degrees 58 minutes 50 seconds West 705.73 feet to an old iron pin found; thence North 08 degrees 22 minutes 38 seconds East 100.12 feet to an old iron pin found; thence North 89 degrees 56 minutes 02 seconds East 51.67 feet to a wooden corner post; thence South 88 degrees 49 minutes 04 seconds East 143.43 feet to an angle iron; thence South 88 degrees 19 minutes 43 seconds East 403.01 feet to a wooden post; thence South 88 degrees 34 minutes 12 seconds East 91.99 feet to the point of beginning and containing 1.57 acres, according to a survey prepared by Chris Bateman, R.L.S. #1851, 521 Woosley Road, Tullahoma, TN 37388 on August 24, 2019.

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-4 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 Planning Commission obtained at its meetings on July 21, 2025.

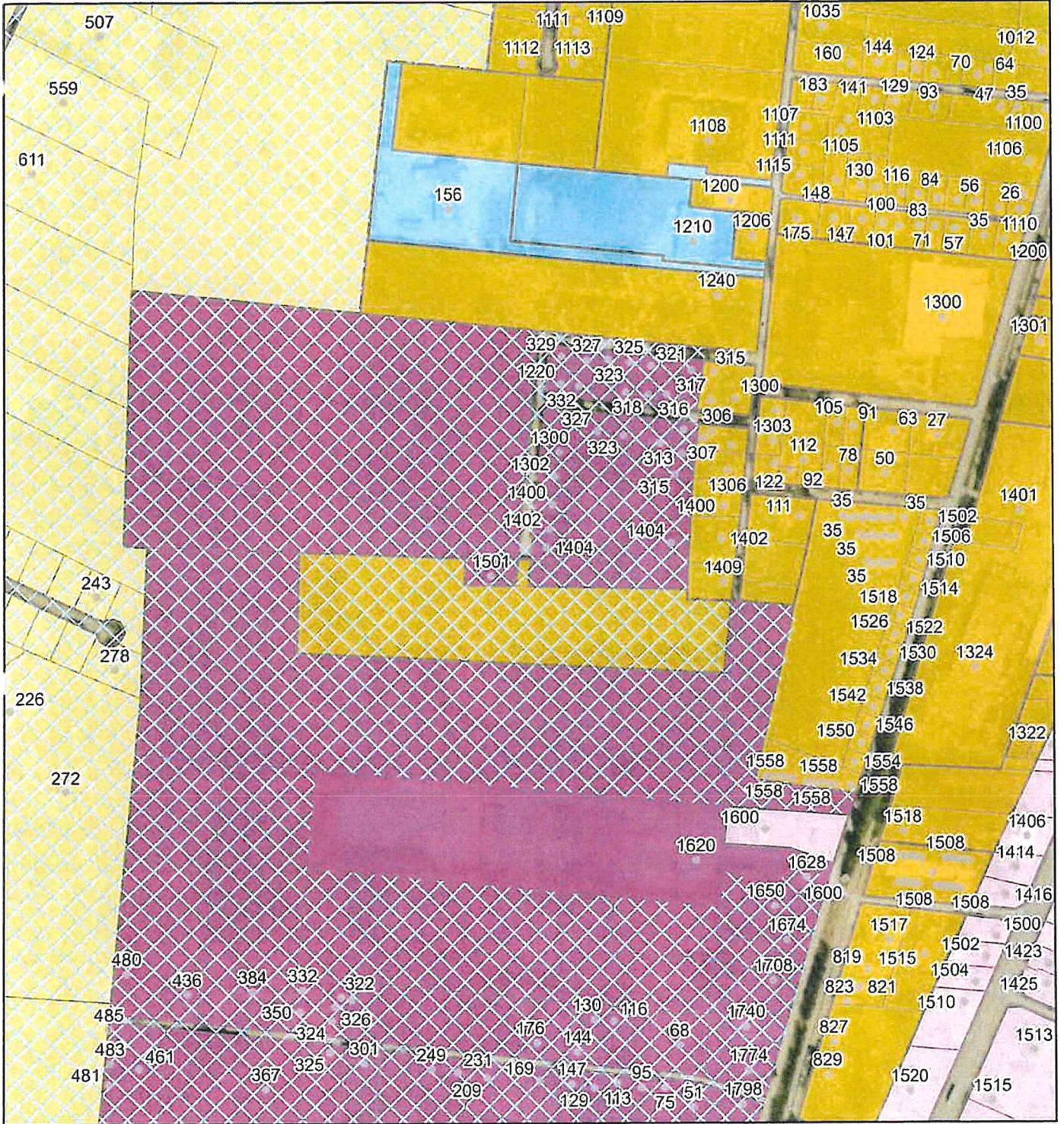
PASSED FIRST READING: \_\_\_\_\_, 2025

PASSED SECOND AND FINAL READING: \_\_\_\_\_, 2025

\_\_\_\_\_  
Joey Hobbs, Mayor











\_\_\_\_\_  
Anthony Burrows, Finance Director

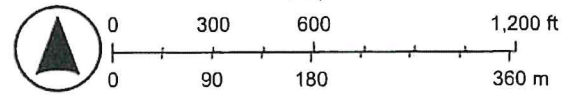
# Oakdale St.



11/14/2025, 2:10:42 PM

1:8,032

-  Coffee Parcels
-  Coffee Addresses
-  Coffee UGB
- MANCHESTER**
-  Manchester Landuse
-  Commercial, Central and General Neighborhood
-  Institutional and Other Public
-  Residential Low Density / Single Family Duplexes
-  Residential High Density Multi-Family
-  High Density Mobile Home
-  Manchester City Limit
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata



Vantor

## **City of Manchester**

### **Job Description**

Job Title: Property Maintenance Inspector

Department: Community Development and Zoning (Codes)

Reports to: Community Development and Zoning Director

Prepared by: Brittany Fiske

Prepared Date: 1/12/2026

Approved by: BOMA (2/3/2026)

#### **Summary:**

The Property Maintenance Inspector is responsible for the enforcement of property maintenance and other related ordinances and codes pertaining to litter, overgrowth, abandoned vehicles, and dumpsites. The Property Maintenance Inspector is under the direction of the Building and Codes Director, or designee. Independent judgment is required to complete some tasks.

#### **Essential Duties and Responsibilities:**

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, repeated or a logical assignment to this classification. While this is intended to be an accurate reflection of the current job, the City of Manchester reserves the right to revise the job. Other duties may be required and assigned.

- Responds to citizen/customer complaints and requests, to include providing information, researching problems, implementing solutions, etc.
- Performs on-site inspections of houses and property for conformance with applicable codes pertaining to overgrowth, abandoned vehicles, abandoned appliances, furniture, junk, litter, debris, and dumpsites.
- Handles written and oral correspondence relative to code violations
- Takes photographic evidence and documents each deficiency in detail.
- Follows-up with re-inspections to verify compliance with regulations.
- Takes corrective actions against code violators and issues citations for failure to comply with the code.
- Makes court appearances to prosecute code violators
- Orders removal of abandoned vehicles stored on property, including abandoned appliances, furniture, junk, trash and debris.

- Maintains organized, accurate records and files
- Answers the telephone; provides information and performs administrative duties
- Returns calls as necessary.
- Prepares and/or generates routine correspondence, letters, memoranda, forms, reports and other documents via computer or tablet.
- Uses knowledge of various software programs to operate a computer in an effective and efficient manner.
- Establish and maintain effective work relationships with those contacted in the performance of required duties.
- Performs other duties as assigned

**Required Knowledge and Abilities:**

- Ability to interpret and apply federal, state, and local policies, procedures, laws and regulations.
- Ability to manage and prioritize multiple projects; ability to work independently and collaborative in nature.
- Ability to independently operate standard office equipment, computers, etc.
- Ability to take oral and written instructions.
- Ability to respond to inquiries from the public and members of the business community both effectively and professionally, while providing excellence in customer service.
- Ability to read and interpret simple plans and maps, including tax maps.
- Ability to effectively communicate and interact with supervisors, members of the general public and all other groups involved in the activities of the department.
- Knowledge of the geographic area of the City.
- Create and maintain Word, Excel, and PowerPoint documents.
- Ability to read and interpret construction plans and blueprints.
- Ability to ascertain facts by personal contact, observation, and the examination of records.
- Ability to explain and interpret pertinent provisions of laws, ordinances, codes and regulations.
- Ability to enforce rules and regulations firm, tactfully, and impartially.
- Knowledge of the basic concepts of housing construction.

- Knowledge of basic fire safety regulations.
- Knowledge of the procedures involved in reviewing and issuing permits.
- Ability to inspect sites.
- Ability to detect deviations from regulatory codes.
- Ability to work with the public.
- Ability to keep records and make operational reports.
- Work may require the use of protective devices, such as hard hats and work boots.

### **QUALIFICATIONS & CERTIFICATIONS:**

- Must possess and maintain a valid driving license through the State of Tennessee.
- Minimum of 18 years of age.
- Must possess a high school diploma or GED.
- Must successfully pass a background check, pre-employment physical, and drug screen.
- Certification by ICC Property Maintenance Inspector desirable.
- Certification in International Property Maintenance Code, (non-certified individual must obtain within one (1) year of hire date.

### **Work environment/Physical Demands:**

While performing this job, the employee is occasionally required to sit and frequently talk or hear. The employee is frequently required to walk, stand, with occasional climbing, balancing, stooping. The employee must also frequently use hands to operate, handle, or feel objects, tools or controls, and reach with hands and arms. The employee must occasionally lift and/or move up to 50 pounds. Specific vision abilities required by this job include close vision and the ability to adjust focus. Work is performed both indoors and outdoors. The noise level is moderate to high with a fast-paced schedule that requires interaction with the general public, elected officials, and other department heads. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions.

**City of Manchester  
Board of Mayor and Alderman  
Beer Board Agenda  
February 3, 2026**

Immediately Following the Mayor and Aldermen Board Meeting

**Call the Meeting to Order:**

**Approval of Agenda:**

**Citizen Comments:**

**Application(s):**

1. Name of Business: Layne's Reunion; Business Address: 620 Woodbury Hwy., Manchester, TN 37355; Previous Name of Business: Granddad's LLC.; Name and Address of Property Owner: Robert Hullett, Woodbury Hwy., Manchester, TN; Name of Applicant: Kendall Layne, 268 Rhoton Rd., Manchester, TN 37355; Application is for on-premises consumption and retail.

**Adjournment:**

[www.cityofmanchestertn.com](http://www.cityofmanchestertn.com)  
LIVE STREAMING <https://www.youtube.com/@CityOfManchesterTennessee>

# City of Manchester Beer Permit Application

## ALL INFORMATION MUST BE FILLED IN BY APPLICANT FOR APPROVAL

The applicant certifies and affirms that no person, firm, corporation or association having at least a 5% ownership interest in the business or any person to be employed in the distribution or sale of beer has been convicted of any violation of the laws against possession, sale, manufacture or transportation of beer or other alcoholic beverages or any crimes involving moral turpitude within the past ten years, and agrees to abide by the ordinances of the City of Manchester, Tennessee and the State of Tennessee regulation the possession, sale, manufacture or transportation of beer or other alcoholic beverages and agrees that compliance with the law is a condition of the license. State law requires the permit to be held by the owner of the business.

The State of Tennessee requires all beer permit holders to furnish us with a copy of the sales and use tax "Certificate of Registration" form #13-002-0104.

Name of Business Layne's Reunion Phone # 931-273-8482  
(Please provide copy of Business License.)

Business Address 620 Woodbury Hwy

Previous Name of Business Granddad's LLC

Name and Address of Property Owner Robert Hullett  
(If property is being leased, a copy of the lease agreement will need to be submitted with this application.)

Names, addresses and phone numbers of any persons, firms, corporations or associations having any ownership interest in the business.

Kendall Layne 931-273-8482

Applicant's representative's name and address to receive annual tax notices or any other communication from the Beer Board.

Kendall Layne

Applicant is seeking a permit to engage in the business of

- On-premises consumption  
 Off-premises consumption  
 On and Off-premises consumption

- Retail  
 Wholesale  
 Manufacturing

### BACKGROUND CHECK INFORMATION (Attach copy of Photo ID)

Name of Applicant Kendall Layne Company Title Owner

Applicant's Address 620 Woodbury Hwy Phone # 931-273-8482

Applicant's Date of Birth \_\_\_\_\_ Applicant's Social Security # \_\_\_\_\_

All addresses of Applicant in the last 5 years Same

Submitted this the 12<sup>th</sup> day of Jan 20 2015.

I certify that the information provided herein is true and correct to the best of my knowledge.

Applicant Signature Kendall Layne