

**ORDINANCE NO. 1706**

**AN ORDINANCE REZONING PROPERTY OWNED BY LOYD GLEN CHAPMAN  
AND SHAWN TRAIL ON 512 W. TAYLOR ST., FROM R-3 TO R-4**

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 June 22, 2023, considered the rezoning request that the property owned by Loyd Glenn Chapman and Shawn Trail, described below, be rezoned from R-3 to R-4, and voted to send that request to the Board with a positive recommendation; and

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 6, Section 1 of the Manchester Municipal Code be, and it is hereby amended to apply the zoning classification of R-4 to the following described property owned by Loyd Glenn Chapman and Shawn Trail on 512 W. Taylor St.:



Map 075M, Group B, Parcel 003.01

Beginning at an iron pin in the north margin of Taylor Street and being the southeast corner of the property herein conveyed being Wimberley's southwest corner; thence along the north margin of Taylor Street North 88 deg. 32 min. West 54.0 feet to an iron pin in the north margin of Taylor Street; thence North 04 deg. 11 min. East 143.0 feet to an iron pin in the southeast margin of Lynchburg Road; thence South 88 deg. 55 min. East 37.78 feet to an iron pin: thence South 05 deg. 42 min. West 200.87 feet to the point of beginning.

Being a portion of the same property conveyed to Loyd Glen Chapman and Shawn Trail from Rose Lonnette Dodge by Warranty Deed dated May 24, 2023 of record in Book 432, Page 454, 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 R-4; 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hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.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 meeting on June 22, 2023.

PASSED FIRST READING: \_\_\_\_\_ October 3 \_\_\_\_\_, 2023

PASSED SECOND AND FINAL READING: \_\_\_\_\_ December 5 \_\_\_\_\_, 2023

  
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Lisa Myers, Finance Director

  
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Marilyn Howard, Mayor