

**ORDINANCE NO. 1744**

**AN ORDINANCE REZONING THAT PROPERTY OWNED BY MANCHESTER VILLAS, LLC, ON 3180 MURFREESBORO HIGHWAY TO C-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 Manchester Villas, LLC; 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 Manchester Villas, LLC be rezoned to C-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 C-3 to the following described properties owned by Manchester Villas, LLC:

BEGINNING AT A WOODEN CORNER POST LYING ON THE EAST MARGIN OF MURFREESBORO HIGHWAY (120' R.O.W.), ALSO BEING THE SOUTHERN-MOST CORNER OF GILLEY (DB 408, P. 905; ROCCTN); THENCE LEAVING THE ROAD MARGIN AND ALONG A FENCE BEING GILLEY'S BOUNDARY LINE NORTH 51 DEGREES 57 MINUTES 42 SECONDS EAST 405.53 FEET TO A WOODEN CORNER POST; THENCE SOUTH 44 DEGREES 18 MINUTES 39 SECONDS EAST 214.96 FEET TO A WOODEN CORNER POST; THENCE SOUTH 55 DEGREES 16 MINUTES 15 SECONDS WEST 76.25 FEET TO AN OLD IRON PIPE FOUND; THENCE SOUTH 52 DEGREES 13 MINUTES 09 SECONDS WEST 338.19 FEET TO A CONCRETE RIGHT OF WAY MARKER FOUND ON THE EAST MARGIN OF MURFREESBORO HIGHWAY; THENCE ALONG SAID HIGHWAY MARGIN NORTH 42 DEGREES 05 MINUTES 13 SECONDS WEST 208.27 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.97 ACRES, ACCORDING TO A SURVEY PREPARED BY CHRIS BATEMAN R.L.S. #1851, 521 WOOSLEY ROAD, TULLAHOMA, TN 37388, ON JULY 27, 2022.

**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 C-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 April 21, 2025.

PASSED FIRST READING: \_\_\_\_\_ June 3 \_\_\_\_\_, 2025

PASSED SECOND AND FINAL READING: \_\_\_\_\_ July 1 \_\_\_\_\_, 2025

  
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Anthony Burreys, Finance Director



  
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Joey Hobbs, Mayor