

ORDINANCE NO. 1752

AN ORDINANCE REZONING PROPERTY OWNED BY WESLEY AND AESHA PARKER ON SUMMER STREET FROM R-3 TO R-4

WHEREAS the City of Manchester has a currently enacted Zoning Ordinance and Zoning Map; and

WHEREAS, pursuant to Tennessee Law, since the zoning of real estate is accomplished by ordinance: it must be amended by ordinance rather than by resolution; and

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

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

Being in the City of Manchester and being all of Lots Numbers Nine (9) and Ten (10) in the Mrs. L. E. Summers Subdivision according to a plat thereof recorded in Trust Deed Book 59, pages 486 and 487, Register's Office of Coffee County, Tennessee and forming one body of land fronting 200 feet on the southwest side of Summer Street and extending southwardly between parallel lines a distance of 565 feet.

And being the same property conveyed to Muriel E. Poff and wife, Ella M. Poff, by Warranty Deed from Nellena Ray, Wendell Norton, Sandra Anderson and Nan Jacobs, dated June 15, 1987, and recorded on June 15, 1987, at 10:10 A. M. in Warranty Deed Book 201, page 279, Register's Office of Coffee County, Tennessee. Muriel E. Poff predeceased Ella M. Poff on March 30, 2023, leaving her sole owner of the above described real property as survivor of the tenancy by the entireties. Ella M. Poff is now deceased, having died testate on October 21, 2024, whose estate was probated in Coffee County Chancery Court, Tennessee, as case number 24PR-208. The Last Will and Testament devised the above-mentioned property to Jerry Harmon.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities; including but not limited to any and all matters on subdivision Plat for Mrs. L. E. Summers Subdivision of record in Trust Deed Book 59, page 486, Register's Office of Coffee County, Tennessee.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled Zoning Map be amended to show this property as R-4 High-Density Residential; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with the positive recommendation of the Manchester Planning Commission obtained at its meeting on July 21, 2025.

PASSED FIRST READING: August 5, 2025

PASSED SECOND AND FINAL READING: September 2, 2025


Anthony Burrows, Finance Director


Joey Hobbs, Mayor