

**ORDINANCE NO.     1763**

**AN ORDINANCE REZONING PROPERTY OWNED BY KENNETH SWACK ON 207 ROSE 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 October 20, 2025, considered the rezoning request that the property owned by Kenneth Swack 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 Kenneth Swack on 207 Rose

St.:

Being in the City of Manchester, and beginning on the southeast corner of a 50-foot street east and opposite the southeast corner of a lot conveyed by G.M. McMillen to Thomas Rhoton; thence east with the north boundary line of a street between Jones and the lot herein conveyed 300 feet, more or less, to the west side of the railroad; thence north with the railroad 100 feet; thence west to the east side of said 50 foot street; thence south with the east boundary line of the same 100 feet to the beginning, and being in south Manchester, Tennessee.

And being the same property conveyed to Kenny Swack, by Quitclaim Deed from Kenny Swack and wife, Charity Swack, dated 27<sup>th</sup> day of September, 2017 in Warranty Deed Book W383, Page 171, 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hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.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 a positive recommendation of the Manchester Planning Commission at its meeting on October 20, 2025.

PASSED FIRST READING: \_\_\_\_\_ November 4 \_\_\_\_\_, 2025

PASSED SECOND AND FINAL READING: \_\_\_\_\_ December 2 \_\_\_\_\_, 2025

  
Anthony Burrows, Finance Director

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Joey Hobbs, Mayor