

ORDINANCE NO. 1764

**AN ORDINANCE REZONING PROPERTY OWNED BY MARCELO AGUILAR ON
504 S. SPRING 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 Marcelo Aguilar 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 Marcelo Aguilar on 504 S.

Spring St.:

BEGINNING at a capped rebar found in the west margin of South Spring Street, approximately 105 ft. south of the observed centerline intersection of South Spring Street and Rayburn Street, said rebar being the southeast corner of Logue and the northeast corner of the property herein described; thence proceeding along the margin of said road, the following calls: thence S 06°21'31" W, 16.17 ft.; thence S 05°20'28" W, 67.29 ft. to a rebar found at back of sidewalk, being the northeast corner of Aguilar (WDB. 440, pg. 508) and the southeast corner of the property herein described; thence leaving the margin of said road and proceeding around said Aguilar, the following calls: thence N 82°35'33" W, 118.10 ft. to a 1 / 2-inch capped rebar set; thence N 83°56'36" W, 27.80 ft. to a 1 / 2-inch capped rebar set; thence S 03°01'13" W, 39.00 ft. to a 1 / 2-inch capped rebar set in the north line of West; thence proceeding along the north line of West, N 84°43'18" W, 155.62 ft. to a metal fence post; thence proceeding along the north line of Bradley, N 86°50'11" W, 4.17 ft. to a 1 / 2-inch capped rebar set, being the southeast corner of Banaski and the southwest corner of the property herein described; thence proceeding along line of Banaski, the following calls: thence N 07°36'49" E, 103.87 ft. to a wood fence corner post; thence S 84°42'12" E, 53.90 ft. to a to a wood fence corner post; thence N 03°50'00" E, 14.49 ft. to a wood fence post; thence N 04°09'36" E, 86.79 ft. to a rebar found in the south margin of Rayburn Street, being the northeast corner of Banaski and the northwest corner of the property herein described; thence proceeding along the south margin of Rayburn Street, S 84°53'31" E, 50.01 ft. to a 1 / 2-inch capped rebar set, the northwest corner of Logue; thence S leaving the margin of said road and proceeding around Logue, the following calls: thence S 04°09'36" W, 86.60 ft. to a 1 / 2-inch capped rebar set; thence S 85°06'46" E, 79.01 ft. to a 1 / 2-inch capped rebar set; thence S 84°04'46" E, 117.67 ft. to the POINT OF BEGINNING, containing 0.78 Acre, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 25C-070, dated 04-10-2025, and being the property described in WDB. 413, pg. 935, 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 this property as R-4; and

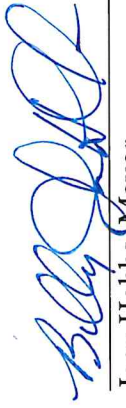
BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be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


Joey Hobbs, Mayor