

ORDINANCE NO. 1767

AN ORDINANCE TO DEANNEX THAT PROPERTY (1.07 acres) OWNED BY EVANS LUMBER, PREVIOUSLY ANNEXED INTO THE CITY

Whereas the Tennessee annexation statutes, particularly TCA 6-51-201 et. seq. provides that de-annexation by written consent of all property owners can be accomplished by ordinance; and

Whereas the City of Manchester previously annexed certain property owned by Evans Lumber and no development has taken place on the property; and

Whereas the Manchester Planning Commission recommended that the property owned by Evans Lumber be de-annexed according to and as described below.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the following described property consisting of 1.07 acres owned by Evans Lumber be de-annexed from the City of Manchester:

A portion of Map 093, parcel 037.01

Being a triangular tract of land lying in the 5th Civil District of Coffee County, Tennessee, generally bounded on the north by the remaining Evans Lumber (WDB. 414, pg. 171), on the east by Old Tullahoma Highway (60-ft. R/W), and on the west by Howard (WDB. 454, pg. 721), and being more particularly described as follows:

BEGINNING at a 1 / 2-inch capped rebar set in the west margin of Old Tullahoma Highway and the east line of Howard, being the former southernmost corner of Evans Lumber and the southernmost corner of the property herein described; thence leaving the margin of said road and proceeding along the former east line of Howard, N 03°45'36" E, 513.95 ft. to a 1 / 2-inch capped rebar set, being the new southwest corner of the remaining Evans Lumber and the northwest corner of the property herein described; thence leaving the east line of Howard and proceeding along the new severance line, as per this survey, between the remaining Evans Lumber and the property herein described, S 63°47'24" E, 196.27 ft. to a 1 / 2-inch capped rebar set in the west margin of Old Tullahoma Highway, being the new southeast corner of the remaining Evans Lumber and the northeast corner of the property herein described; thence proceeding along the margin of said road, S 26°12'36" W, 475.00 ft. to the POINT OF BEGINNING, containing 1.07 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 25C-309, dated 11-05-2025, and being a portion of the property described in WDB. 414, pg. 171, ROCC'Tn.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect according to statute 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 January 20, 2026.

PASSED FIRST READING: _____ February 3, 2026

PASSED SECOND AND FINAL READING: _____ March 3, 2026



Anthony Burrows, Finance Director



Joey Hobbs, Mayor