

**ORDINANCE NO. 1768**

**AN ORDINANCE REZONING THAT PROPERTY OWNED BY I. A. AND MARILYN HOWARD, ON NEW BUSHY BRANCH ROAD TO R-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 I. A. Howard and Marilyn Howard; 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 the Howards be rezoned to R-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 R-3 to the following described properties owned by Howard Development:

Map 076 Parcel 059.11

108.17 Acres

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by Wolf Creek, Patel (WDB. 307, pg. 112), Stewart (WDB. 328, pg. 297), Brown (WDB. 307, pg. 559), Turner (WDB. 307, pg. 82), Brown (WDB. 391, pg. 770), Corlew (WDB. 405, pg. 188), Gillen (WDB. 307, pg. 76), and Powers (WDB. 394, pg. 586), on the east by New Era Farms LLC (WDB. 413, pg. 111), on the south by New Bushy Branch Road (50-ft. R/W) and the remaining McAllister (WDB. 357, pg. 992), and on the west by Sain Construction (WDB. 415, pg. 39) and Wolf Creek, and being more particularly described as follows:

BEGINNING at a capped rebar found in a gravel drive in the northeast margin of a curve of New Bushy Branch Road at the intersection of said margin and the west line of New Era Farms LLC, being the southeast corner of the property herein described; thence proceeding along the north margin of said road, the following calls: thence with a curve turning to the left with a delta angle of 40°32'02", a radius of 181.04 ft., an arc length of 128.08 ft., a chord bearing of N 62°24'02" W, and a chord length of 125.42 ft.; thence N 82°40'03" W, 79.70 ft.; thence N 83°27'29" W, 306.70 ft.; thence N 82°54'47" W, 137.16 ft.; thence with a curve turning to the left with a delta angle of 10°03'39", a radius of 1955.89 ft., an arc length of 343.44 ft., a chord bearing of N 87°56'36" W, and a chord length of 343.00 ft.; thence S 87°01'35" W, 285.43 ft.; thence S 86°18'44" W, 149.45 ft.; thence S 86°10'35" W, 850.26 ft.; thence S 85°42'44" W, 355.41 ft.; thence S 85°33'29" W, 411.00 ft.; thence with a

curve turning to the right with a delta angle of 33°31'41", a radius of 373.82 ft., an arc length of 218.75 ft., a chord bearing of N 77°40'40" W, and a chord length of 215.65 ft.; thence N 60°54'49" W, 35.20 ft.; thence with a curve turning to the left with a delta angle of 13°04'03", a radius of 853.99 ft., an arc length of 194.77 ft., a chord bearing of N 67°26'51" W, and a chord length of 194.35 ft.; thence N 73°58'52" W, 28.45 ft. to a point; thence leaving the margin of said road and proceeding around a 1.75-acre outparcel to be retained by McAllister, the following calls: thence N 06°36'42" E, 228.21 ft. to a 1 / 2-inch capped rebar set; thence N 01°37'55" W, 76.16 ft. to a rebar found; thence N 60°15'40" W, 76.92 ft. to a 1 / 2-inch capped rebar set; thence N 49°57'10" W, 213.60 ft. to a 1 / 2-inch capped rebar set; thence S 45°14'10" W, 64.78 ft. to a 1 / 2-inch capped rebar set; thence S 24°32'17" E, 147.65 ft. to a 1 / 2-inch capped rebar set; thence S 03°28'55" E, 241.02 ft. to a 1 / 2-inch capped rebar set in the north margin of New Bushy Branch Road; thence proceeding along the margin of said road, N 73°54'52" W, 27.36 ft. to a point at the intersection of the centerline of Wolf Creek and the north margin of said road, being the southeast corner of Sain Construction Co and the southwest corner of the property herein described; thence proceeding along the east line of Sain Construction Co, the south lines of Patel, Stewart, Brown, Turner, Brown, Corlew, Gillen, and Powers, and the center of said creek with its meanders, more or less, the following calls: thence N 17°04'26" W, 95.72 ft.; thence N 15°13'49" W, 57.23 ft.; thence N 18°33'18" W, 100.62 ft.; thence N 16°02'59" W, 46.60 ft.; thence N 15°57'02" W, 117.54 ft.; thence N 59°06'57" W, 19.03 ft.; thence N 66°01'34" W, 59.35 ft.; thence N 81°44'14" W, 101.83 ft.; thence N 70°41'30" W, 150.27 ft.; thence N 52°42'43" W, 165.48 ft.; thence N 16°05'34" W, 63.56 ft.; thence N 64°21'58" W, 66.91 ft.; thence N 56°23'50" W, 76.17 ft.; thence N 46°42'00" W, 99.01 ft.; thence N 31°42'37" W, 49.77 ft.; thence N 14°42'11" W, 80.91 ft.; thence N 05°13'15" E, 55.69 ft.; thence N 30°13'35" E, 89.66 ft.; thence N 34°32'13" E, 119.87 ft.; thence N 49°51'49" E, 131.90 ft.; thence N 71°19'15" E, 115.91 ft.; thence N 72°02'24" E, 112.82 ft.; thence N 61°30'31" E, 119.84 ft.; thence N 85°02'02" E, 65.52 ft.; thence S 82°08'24" E, 145.35 ft.; thence S 75°34'01" E, 180.92 ft.; thence S 75°43'58" E, 146.73 ft.; thence S 72°40'39" E, 106.68 ft.; thence S 76°51'30" E, 87.92 ft.; thence S 70°38'02" E, 101.85 ft.; thence S 79°11'33" E, 106.07 ft.; thence S 65°49'03" E, 61.76 ft.; thence S 36°35'21" E, 58.36 ft.; thence S 18°46'08" E, 62.24 ft.; thence S 07°11'38" E, 93.84 ft.; thence S 25°16'23" E, 65.47 ft.; thence S 47°21'42" E, 62.98 ft.; thence S 79°10'15" E, 104.82 ft.; thence N 82°08'58" E, 75.39 ft.; thence N 74°36'42" E, 44.28 ft.; thence N 70°55'04" E, 55.94 ft.; thence N 62°00'09" E, 26.67 ft.; thence N 77°33'12" E, 29.11 ft.; thence N 60°56'19" E, 82.57 ft.; thence N 08°59'43" W, 69.86 ft.; thence N 46°18'03" E, 152.78 ft.; thence N 89°54'58" E, 126.36 ft.; thence S 82°00'25" E, 101.77 ft.; thence S 66°02'14" E, 142.78 ft.; thence N 88°10'55" E, 102.76 ft.; thence N 72°58'06" E, 68.26 ft.; thence N 45°10'10" E, 167.85 ft.; thence N 63°55'00" E, 62.78 ft.; thence S 89°48'10" E, 75.55 ft.; thence S 63°33'25" E, 113.63 ft.; thence N 84°42'21" E, 64.59 ft.; thence S 52°50'54" E, 72.67 ft.; thence S 76°39'02" E, 38.43 ft.; thence N 77°52'39" E, 56.04 ft.; thence S 42°49'43" E, 129.34 ft.; thence S 44°40'11" E, 161.20 ft.; thence S 63°12'34" E, 52.73 ft.; thence N 54°23'24" E, 154.74 ft.; thence N 59°26'25" E, 134.94 ft.; thence N 52°14'40" E, 86.74 ft.; thence N 64°19'09" E, 136.19 ft.; thence N 67°55'49" E, 209.04 ft. to a point, being the northwest corner of New Era Farms LLC and the northeast corner of the property herein described; thence leaving the south line of Powers and the centerline of Wolf Creek and proceeding along the west line of New Era Farms LLC, the following calls: thence S 15°01'15" E, 31.36 ft. to a pipe found on the bank; thence S 15°00'49" E, 1387.59 ft. to a rebar found at a wood fence corner post; thence S 14°53'05" E, 47.54 ft. to the POINT OF BEGINNING, containing 108.17 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 24C-147, dated 05-31-2024, and being a portion of the property described in WDB. 357, pg. 992, ROCC'Tn.

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 R-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 October 20, 2025.

PASSED FIRST READING: \_\_\_\_\_ February 3 \_\_\_\_\_, 2026

PASSED SECOND AND FINAL READING: \_\_\_\_\_ March 3 \_\_\_\_\_, 2026

  
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Anthony Burrows, Finance Director

  
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Joey Hobbs, Mayor