

ORDINANCE NO. 1746

AN ORDINANCE REZONING PROPERTY OWNED BY SOUTHERN CUSTOM BUILDING, LLC, LOCATED ON INGRAM STREET, IDENTIFIED AS COFFEE COUNTY TAX MAP 085A, GROUP A, PARCEL 005.00, FROM I-1 TO R-4

WHEREAS, prior to 2012, cities were empowered to annex territory by ordinance; 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 by resolution; and

WHEREAS, the Manchester Planning Commission, at its meeting on June 16, 2025, considered a rezoning request that the property owned by the Southern Custom Building, LLC, described below, be rezoned from I-1 to R-4 Residential, and voted to send that request to the Board with a positive recommendation;

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 6, Section 1 of the Manchester Municipal Code, and it is hereby amended to apply the zoning classification of R-4 Residential to the following described property owned by Southern Custom Building, LLC, located on Ingram Street, Manchester, TN:

BEGINNING on a stake in in Mrs. May's north line, one of the southeasterly corners of Verlon Floyd; running thence with Mrs. May's north line, North 87 degrees 30 minutes West, 200 feet to a stake; thence North 03 degrees East, 150 feet to the center of a street or roadway; to be laid out (said street or roadway to be 30 feet in width); thence South 87 degrees 30 minutes East, 200 feet to a stake in the center of a street to be laid out, which is an extension of a street through the Ingram property; thence South 03 degrees West, 150 feet to the beginning.

And being the same property conveyed to Southern Custom Building, LLC, from Thomas R. Morgan by Warranty Deed in Warranty Deed Book 449, Page 971, 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 reflect this property as R-4 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 June 16, 2025.

PASSED FIRST READING: _____ July 1 _____, 2025

PASSED SECOND AND FINAL READING: _____ August 5 _____, 2025



Anthony Burrows, Finance Director



Joey Hobbs, Mayor