

**ORDINANCE NO. 1747**

**AN ORDINANCE REZONING PROPERTY OWNED BY THE MANCHESTER HOUSING AUTHORITY LOCATED ON WOODROW STREET, IDENTIFIED AS COFFEE COUNTY TAX MAP 075E, GROUPS B, C, AND D, FROM R-2 TO R-4 RESIDENTIAL**

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 19, 2025, considered a rezoning request that the property owned by the Manchester Housing Authority, described below, be rezoned from R-2 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 Manchester Housing Authority located on Woodrow Street, Manchester, TN:

**Tract One:**

Being all of Lot Numbers One (1) through Twenty-One (21), Block F, on the Plan of Hillwood Subdivision of record in Plat Cabinet 251B, Register's Office of Coffee County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property. EXPRESSLY EXCLUDING the portion of the Lots Fifteen (15) & Sixteen (16) that were included on Hillwood Subdivision, Phase 2, of record in Plat Cabinet 899A, Register's Office of Coffee County, Tennessee.

**Tract Two:**

Being all of Lot Numbers Twelve (12) through Sixteen (16), Block E, on the Plan of Hillwood Subdivision of Plan Cabinet 251B, Register's Office of Coffee County, Tennessee to which Plat reference is hereby made for a more complete description of the Property. EXPRESSLY EXCLUDING the portion of the Lot Twelve (12) that was included on Hillwood Subdivision, Phase 2, of record in Plat Cabinet 899A, Register's Office of Coffee County, Tennessee.

**Tract Three:**

Being all of Lot Numbers Five (5) through Eight (8), Block C, on the Plan of Hillwood Subdivision of Plat Cabinet 159A, Register's Office of Coffee County, Tennessee to which Plan reference is hereby made for a more complete description of the Property.

**Tract Four:**

Being all of Lot Numbers Two (2) through Nine (9), Block E, on the Plan of

Hillwood Subdivision of record in Plat Cabinet 159A, Register's Office of Coffee County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property. EXPRESSLY EXCLUDING the portion of the Lots Fifteen (15) & Sixteen (16) that were included on Hillwood Subdivision, Phase 2, of record in Plat Cabinet 899A, Register's Office of Coffee County, Tennessee.

And being the same property conveyed to Manchester Housing Authority by Quitclaim Deed from I.A. Howard and wife, Marilyn Howard, dated March 27, 2024, and recorded on April 11, 2024, in Warranty Deed Book 440, Page 243, 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 19, 2025.

PASSED FIRST READING: \_\_\_\_\_ July 1 \_\_\_\_\_, 2025

PASSED SECOND AND FINAL READING: \_\_\_\_\_ August 5 \_\_\_\_\_, 2025

  
Anthony Burrows, Finance Director

  
Joey Hobbs, Mayor