

ORDINANCE NO. 1782

**AN ORDINANCE REZONING PROPERTY OWNED BY JEANNE BALL AND JANE
MELTON ON 1309 HILLS CHAPEL ROAD, FROM R-2 TO R-3**

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 May 18, 2026, considered the rezoning request that the property owned by Jeanne Ball and Jane Melton, described below, be rezoned from R-2 to R-3, 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-3 Residential to the following described property owned by Jeanne Ball and Jane Melton at 1309 Hills Chapel Road:

Map 085G, Group A, Parcel 003.00

Being all of the acreage Tract #10 in the L. E. Summers Subdivision as of record in Trust Deed Book 59. Page 486, ROCCCT

Being the same property conveyed to the Ball and Melton by deed of record in Deed Book 438, Page 668, Register's Office, Coffee County, Tennessee

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-3; 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hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.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 Planning Commission obtained at its meeting on May 18, 2026.

PASSED FIRST READING: _____ June 2 _____, 2026

PASSED SECOND AND FINAL READING: _____ July 7 _____, 2026


Anthony Burrows, Finance Director


Joey Hobbs, Mayor