

ORDINANCE NO. 1785

**AN ORDINANCE ZONING THAT PROPERTY OWNED BY CAROLYN CLABOUGH,
LOCATED ON CAT CREEK ROAD AND PERRY ROAD TO R-1 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 Carolyn Clabough; 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 Carolyn Clabough be zoned to R-1 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-1 to the following described properties owned by Carolyn Clabough:
PORTIONS OF MAP 086 Parcel 008.13 AND 008.14, respectively

BEGINNING at a capped rebar found in the west margin of Cat Creek Road, being the southeast corner of Ruedas (WDB. 418, pg. 746) and the northeast corner of the property herein described; thence proceeding along the margin of said road, S 26°56'26" W, 261.52 ft. to a 1 / 2-inch capped rebar set, being the northeast corner of Clabough (WDB. 393, pg. 487) and the southeast corner of the property herein described; thence leaving the margin of said road and proceeding along the north line of Clabough, N 62°36'05" W, 249.65 ft. to a 1 / 2-inch capped rebar set, being the southwest corner of the property herein described; thence leaving the north line of Clabough and proceeding through the lands of Clabough, N 26°55'07" E, 259.43 ft. to a capped rebar found, being the southwest corner of Ruedas and the northwest corner of the property herein described; thence proceeding along the south line of Ruedas, S 63°04'53" E, 249.74 ft. to the POINT OF BEGINNING, containing 1.49 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn 37355, Job # 21C-122, dated 01-22-2026, and being a portion of the property described in WDB. 393, pg. 460, ROCC Tn.

And

BEGINNING at a point at the intersection of the west margin of Cat Creek Road and the south margin of Perry Road, being the northeast corner of the property herein described; thence proceeding along the margin of Cat Creek Road, S 27°08'46" W, 306.77 ft. to a capped rebar found, being the northeast corner of Ruedas (WDB. 418, pg. 746); thence leaving the margin of said road and proceeding along the north line of Ruedas, N 63°04'53" W, 250.13 ft. to a capped rebar found; thence proceeding through the lands of Clabough, the following calls: thence N

75°32'51" W, 415.70 ft. to a 1 / 2-inch capped rebar set; thence N 04°01'39" E, 231.14 ft. to a 1 / 2-inch capped rebar set in the south margin of Perry Road; thence proceeding along the margin of Perry Road, S 76°53'05" E, 769.38 ft. to the POINT OF BEGINNING, containing 4.07 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn 37355, Job # 21C-122, dated 01-22-2026, and being portions of the properties described in WDB. 172, pg. 646 & WDB. 223, pg. 458, ROCCTh.

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-1 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 February 16, 2026.

PASSED FIRST READING: _____ July 7 _____, 2026

PASSED SECOND AND FINAL READING: _____ Sept. 1 _____, 2026



Anthony Burrows, Finance Director



Joey Hotbbs, Mayor