

ORDINANCE NO. _1762__

AN ORDINANCE REZONING PROPERTY OWNED BY THE CHARLES PORTER WALKER FAMILY TRUST ON WOODBURY HWY., FROM R-3 TO C-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 October 20, 2025, considered the rezoning request that the property owned by The Charles Porter Walker Family Trust described below, be rezoned from R-3 to C-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 C-3 to the following described property owned by The Charles Walker Family Trust on Woodbury Hwy.:

A tract of land about one-half mile north of Manchester on the west side of Woodbury Highway and beginning at a stake located at the point of intersection of the northwest right of way line or relocated Highway 53 and J.W. Walker, and running north 04 deg. 20.5 min east 616.53 to a stake; thence north 86 deg. 11.5 min. east with a fence 400.15 feet to a stake relocated in the west right of way margin of relocated Highway No. 53; thence curving southwesterly with the northwest margin of the right of way of Highway No. 53, 810 feet, more or less, to the point of beginning and containing 3.559 acres, more or less per survey of W.H. Aldred, Registered Engineer No. 5255, dated May 25, 1976.

And being the same property conveyed to The Charles P. Walker Family Trust, by Quitclaim Deed from Melody Star Walker Ryan, dated 28th day of August, 2013 in Warranty Deed Book W356, Page 900, Register's Office of 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 C-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.

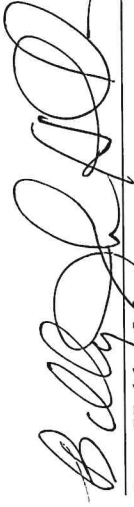
This ordinance is presented and passed with a positive recommendation of the Manchester Planning Commission at its meeting on October 20, 2025.

PASSED FIRST READING: _____ November 4 _____, 2025

PASSED SECOND AND FINAL READING: _____ December 2 _____, 2025



Anthony Burrows, Finance Director



Joey Hobbs, Mayor