

ORDINANCE NO. ___1765_____

AN ORDINANCE REZONING PROPERTY OWNED BY DAVID LEWIS ET. UX. ON HENDRIXSON DR., 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 David Lewis et. ux. 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 David Lewis et. ux. On Hendrixson Dr.:

Being all of Lot Numbers Three (3) through Fourteen (14), all inclusive in Block “H” of the Tween Rivers Subdivision, according to a plat thereof on file in Plat Cabinet Envelope 106A in Register’s Office of Coffee County, Tennessee.

And being the same property conveyed to David Lewis, by Quitclaim Deed from Linda Jones, Jason Rigney, and Mark Cutshaw, dated 13th day of July, 2023 in Warranty Deed Book W433, Page 927, 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

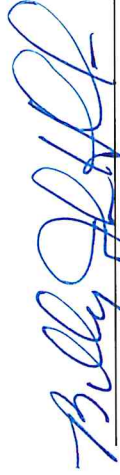
BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.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