

**ORDINANCE NO. 1758**

**AN ORDINANCE REZONING PROPERTY OWNED BY MANCHESTER LLC, ON  
WOODBURY HIGHWAY FROM C-2 TO R-4**

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 July 21, 2025, considered the rezoning request that the property owned by Manchester LLC, described below, be rezoned from C-2 to R-4 High-Density Residential, 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-4 High-Density Residential to the following described property owned by Manchester LLC, located on Woodbury Highway:

Being a tract of land lying in the 1<sup>st</sup> Civil District of Coffee County, Tennessee, generally bounded on the north by Norton (WDB. 365, pg. 786), on the east by Moore (WDB. 421, pg. 870), on the south by Manchester CHA Hotel LLC (WDB. 421, pg. 318), and on the west by Manchester LLC (WDB. 449, pg. 734), and being more particularly described as follows:

BEGINNING at a point in the south line of Norton, located S 76°21'31" E, 301.14 ft. from a capped rebar found in the east margin of Woodbury Highway / Highway 53 at the common corner of Norton and Manchester LLC, aforesaid point being the northwest corner of the property to herein described; thence proceeding along the south line of Norton, the following calls: thence S 81°14'18" E, 109.82 feet. To a capped rebar found; thence S 85°41'08" E, 312.00 ft. to a capped rebar found, being the northwest corner of Moore and the northeast corner of the property herein described; thence leaving the south line of Norton and proceeding along the west line of Moore, S Hotel LLC and the southeast corner of the property herein described; thence leaving the west line of Moore and proceeding along the north line of Manchester CHA Hotel LLC, N 77°06'09" W, 362.40 ft. to a point, being the southwest corner of the property herein described; thence leaving the north line of Manchester CHA Hotel LLC and proceeding across the lands of Manchester LLC, N 08°38'45" E, 739.68 ft. to the POINT OF BEGINNING, containing 6.88 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn 37355, Job #222C-261, dated 06-29-2022, and being a portion of the property described in WDB. 449, pg. 734, ROCCtN.

**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 show this property as R-4 High-Density 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 July 21, 2025.

PASSED FIRST READING: \_\_\_\_\_ August 5 \_\_\_\_\_, 2025

PASSED SECOND AND FINAL READING: \_\_\_\_\_ October 7 \_\_\_\_\_, 2025

  
Anthony Burrows, Finance Director

  
Mark Messick, Vice Mayor