

ORDINANCE NO. 1766

**AN ORDINANCE REZONING PROPERTY OWNED BY DOYLE LEWIS JR. ON
HIGHLAND 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 December 16, 2025, considered the rezoning request that the property owned by Doyle Lewis Jr. 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 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 Doyle Lewis Jr. at 932 Highland Dr.:

Tax Map 076P Group E Parcel 014.00

Being in the City of Manchester and beginning at the iron stake being located at the southeast corner of Lot No. 39 and the northeast corner of Lot No. 41, both in Block “D” of the Jackson Subdivision to Manchester, Tennessee; west 85 feet to an iron stake in the westerly margin of Highland Drive; thence running north 80 deg. West 105.44 feet to an iron pipe, this being the southeast corner of certain real estate conveyed to William Looker Brown and wife, by deed of Claude Ingram and wife, dated December 20, 1958; thence running with a hedge line, this being Brown’s east line, north 17 deg. East 99.65 feet to an iron pipe in the northeast corner of said property sold to William Looker Brown and wife; thence running with a hedge line, this being Brown’s south line, south 73 deg. East 105 feet to the point of beginning, and containing all of Lots Nos. 41, 43, 45, 47 and the northwesterly portion of Lot No. 49, also the eastward 10 feet to Lots Nos. 42, 44, 46, 48, and northeasterly 10 feet of Lot No. 50, all said lots being in Block “D” of the Jackson Subdivision to South Manchester, Tennessee, as shows by map or plat of record in Trust Deed Book 59, page 57, Registrar’s Office of Coffee County, Tennessee.

Being the same property conveyed from Karen Swan to Doyle Lewis, Jr. by Warranty Deed dated November 26, 2025, of record in Book 455, Page 975, 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 December 16, 2025.

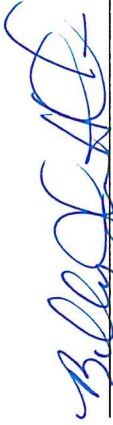
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PASSED FIRST READING: _____ January 6 _____, 2026

PASSED SECOND AND FINAL READING: _____ February 3 _____, 2026



Anthony Burrows, Finance Director



Joey Hobbs, Mayor

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