

**ORDINANCE NO. 4579-15**

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF JOHNSON CITY, TENNESSEE BEING PART OF THE APPENDIX TO ORDINANCE NO. 1519 ENTITLED "AN ORDINANCE TO ADOPT A CODE OF LAWS AND ORDINANCES FOR THE CITY OF JOHNSON CITY, TENNESSEE, AND TO REPEAL ALL LAWS AND ORDINANCES IN CONFLICT THEREWITH", AND AMENDATORY THEREOF, BY CHANGING FROM A RTP (RESEARCH TECHNOLOGY PARK) DISTRICT AND A MS-1 (MEDICAL SERVICES) DISTRICT TO A B-4 (PLANNED ARTERIAL BUSINESS) CERTAIN PROPERTIES LOCATED ALONG HEART DRIVE AND MED-TECH PARKWAY, KNOWN AS: 190 HEART DR; TAX MAP 45 PARCEL 51.01 – LOCATED AT THE END OF HEART DR; 944 MED-TECH PKY; 921 MED-TECH PKY; 161 HEART DR; AND 207 HEART DR.

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**BE IT ORDAINED BY THE CITY OF JOHNSON CITY AS FOLLOWS:**

**SECTION 1.** That the Zoning Map of the city of Johnson City, Tennessee, being a part of the appendix to Ordinance No. 1519 entitled, "An Ordinance to Adopt a Code of Laws and Ordinances for the City of Johnson City, Tennessee, and to Repeal All Laws and Ordinances in Conflict Therewith," and all ordinances supplementary thereto and amendatory thereof, be and the same is hereby amended and modified by changing the zoning on the following described properties from a RTP (Research Technology Park) District and MS-1 ( Medical Servies) District to a B-4 (Planned Arterial Business) District.

See descriptions marked "Exhibit 'A'" hereto.

See map of the above-described property marked "Exhibit 'B'" hereto.

**SECTION 2. BE IT FURTHER ORDAINED,** That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.

**SECTION 3. BE IT FURTHER ORDAINED,** That this ordinance shall take effect from and after its passage on third and final reading and publication as required by law, the public welfare requiring it.

PASSED ON FIRST READING  
PASSED ON SECOND READING

5/7/2015  
5/21/2015

PASSED ON THIRD READING

6/4/2015

APPROVED AND SIGNED IN OPEN MEETING  
ON THE 4th DAY OF June, 2015

/s/ Ralph Van Brocklin  
MAYOR

**ATTEST:**

/s/ Janet Jennings  
**City Recorder**

**APPROVED AS TO FORM:**

/s/ James H. Epps, IV  
**City Attorney**

"Exhibit 'A'"



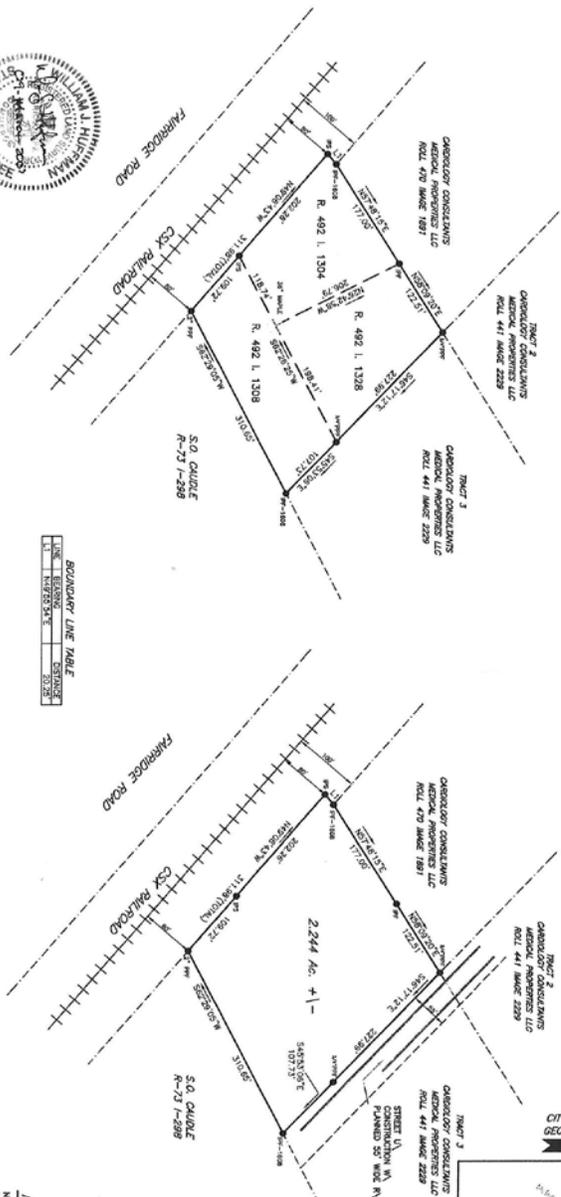




PRIOR TO REPLAT

REPLAT

TOTAL AREA OF SUBJECT PROPERTIES: 2.244 AC. +/-



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE	REMARKS
1	S. 118.00 FT.	0.00 FT.	EXISTING
2	S. 118.00 FT.	0.00 FT.	EXISTING
3	S. 118.00 FT.	0.00 FT.	EXISTING

NOTE REGARDING RAILROAD R/W:  
Railroad right-of-way determined to be 100 feet wide. The survey has shown 50 feet wide. The survey is provided to the surveyor by CSX.

NOTES:

- 1) Landowner certifies that this is a Category 1 survey and the ratio of precision of the adjusted survey is at least 1:10,000 as shown herein.
- 2) This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten, recorded in the public records of the State of Tennessee.
- 3) All improvements must conform to the current zoning and subdivision regulations in effect by the City of Johnson City.
- 4) Subject property does not lie in a Special Flood Hazard Area as per: FEMA Map No. 971950195B.
- 5) This examination was performed without the benefit of a professional title examination.
- 6) Owner of Record: Hamilton Place of Johnson City, LLC
- 7) All improvements must conform to the current zoning and subdivision regulations in effect by the City of Johnson City.

LEGEND:

- IRON PIN FOUND
- IRON PIN SET
- ADJACENT LINE
- EASEMENT/SETBACK LINE

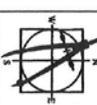
NOTE REGARDING SINKHOLES:  
No visible sinkholes were observed on the subject property. The surveyor does not warrant the absence of any sinkholes on the subject property.



**HUFFMAN LAND SERVICES, P.C.**  
P.O. BOX 2203  
JOHNSON CITY, TN 37605  
TEL/FAX: 423.929.3079  
WWW.HUFFMANLANDSERVICES.COM  
REG. JOB # 06-254-0000-00 REPLAT DATE: 05-18-2027

**OWNER:** HAMILTON PLACE OF JOHNSON CITY, LLC (WALCOX PROPERTY)  
**TOTAL ACRES:** 2.24 +/-  
**ADJACENT NEW ROAD:** 0-  
**OWNER:** SEE NOTE NO. 6  
**SURVEYOR:** WILLIAM J. HARTMAN, RLS  
**SCALE:** 1" = 100' 0" (CLOSEST ERROR: 1/10,000)

**DATE:** 05/18/2027



I, THE SURVEYOR, HEREBY CERTIFY THAT I AM THE REGISTERED LAND SURVEYOR OF THE STATE OF TENNESSEE WHO HAS PERSONALLY CONDUCTED THIS SURVEY AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL SURVEYORS ASSOCIATION OF THE STATE OF TENNESSEE. I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS SURVEY AND CERTIFY THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AS CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM NOT PROVIDING THIS SURVEY TO ANY OTHER PARTY.

*William J. Hartman*  
W. J. Hartman, RLS

"Exhibit 'B'"

