

ORDINANCE NO. 4628-17

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 PB (PLANNED BUSINESS) DISTRICT TO A RP-2 (PLANNED RESIDENTIAL) DISTRICT FOR CERTAIN PROPERTY LOCATED ALONG BRISTOL HIGHWAY.

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 property from a PB (Planned Business) District to a RP-2 (Planned Residential) District.

See description marked "Exhibit 'A'" hereto

See concept plan marked "Exhibit 'B'" hereto.

See map of the above-described property marked "Exhibit 'C'" 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 BE IT FURTHER ORDAINED, That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.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 1/19/2017
PASSED ON SECOND READING 2/2/2017
PASSED ON THIRD READING 6/1/2017

APPROVED AND SIGNED IN OPEN MEETING
ON THE 1st DAY OF June, 2017

/s/ David Tomita
MAYOR

ATTEST:

/s/ Janet Jennings
City Recorder

APPROVED AS TO FORM:

/s/ James H. Epps, IV
Staff Attorney

“EXHIBIT ‘A’”

SITUATED, LYING, AND BEING in the 9th Civil District of Sullivan County, Tennessee, within the corporate limits of the City of Johnson City, Tennessee, CLT Map 135, Part of Parcel 37.00 and being more particularly bounded and described as follows: Commencing at the centerline intersection of Hyder Hill Road and the projected southern right-of-way line of U.S. Highway 11E (Bristol Highway); Thence along said right-of-way line ± 675 feet to a right-of-way concrete monument; Thence leaving said right-of-way line South 39 degrees 41 minutes 22 seconds East, a distance of 250.42 feet to a point located on the proposed RP-2 and PB zoning line; Said point BEING THE TRUE POINT OF BEGINNING; Thence along said proposed zoning line North 47 degrees 00 minutes 38 seconds East, a distance of 1,153.83 feet to a point; Thence leaving said proposed zoning line South 37 degrees 07 minutes 14 seconds East, a distance of 362.15 feet to a point located on the current RP-2 and PB zoning line (line is approximated from The City of Johnson City Zoning maps); Thence following said current RP-2 and PB zoning line South 46 degrees 49 minutes 21 seconds West, a distance of 1,137.79 feet to a point; Thence leaving said current RP-2 and PB zoning line North 39 degrees 41 minutes 22 seconds West, a distance of 364.58 feet to a point located on the proposed RP-2 and PB zoning line; Said point BEING THE TRUE POINT OF BEGINNING; Said proposed RP-2 zoning area contains 414,863.80 SF (9.52 Acres)

“EXHIBIT ‘C’”

