

**ORDINANCE NO. 4698-19**

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 B-4 (PLANNED ARTERIAL BUSINESS) DISTRICT TO RO-1 (HIGH DENSITY RESIDENTIAL-PROFESSIONAL OFFICE) DISTRICT CERTAIN PROPERTIES (134 028.90 AND 140 030.31) LOCATED AT 4505 BRISTOL HWY.

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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 property from B-4 (Planned Arterial Business) District to RO-1 (High Density Residential-Professional Office) District.

See legal property description marked "Exhibit 'A'" hereto

See zoning 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 BE IT FURTHER ORDAINED,** That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.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 7-18-2019

PASSED ON SECOND READING 8-1-2019

PASSED ON THIRD READING 8-15-2019

APPROVED AND SIGNED IN OPEN MEETING

ON THE 15th DAY OF August, 2019

/s/ Jenny Brock

MAYOR

**ATTEST:**

/s/ Janet Jennings

**City Recorder**

**APPROVED AS TO FORM:**

/s/ Sunny K Sandos

**City Attorney**

**“Exhibit ‘A’”**

Dixon Property Replat (8.04 acres) as recorded in Plat Book 51, Page 146 in the Sullivan County Register of Deeds Office

**REPLAT OF PROPERTY**

**CHARLES W. DIXON - PROPERTY**  
D.B. 1532C, PG. 451

**CHARLES W. DIXON - PROPERTY**  
D.B. 1784C, PG. 178

**SULLIVAN COUNTY**  
ORIGINAL SURVEY MAP #1598  
REVISED OCTOBER 24, 2002

© 2002 Glenn A. Sheehan  
**Glenn A. Sheehan**  
Land Surveyor  
122 West 10th Street  
Martinsburg, WV 26150  
Phone: (206) 344-7888

SULLIVAN COUNTY REGISTER  
RECORD NO. 51  
PAGE 146

**DIXON PROPERTY REPLAT**

SULLIVAN COUNTY	REGIONAL PLANNING COMMISSION
TOTAL ACRES	8.04
ACRES NEW ROAD	0
OWNER	CHARLES W. DIXON
CIVIL DISTRICT	5th
SURVEYOR	GLENN ALLEN SHEEHAN
CLOSURE ERROR	1:10,000

SCALE 1" = 200'

NUMBER	DIRECTION	DISTANCE
L1	S 53°21'57" W	50.00

**CERTIFICATE OF OWNERSHIP AND DESCRIPTION**

THE UNDERSIGNED, CHARLES W. DIXON, OWNER OF THE ABOVE PROPERTY, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE PROPERTY OF CHARLES W. DIXON, AS SHOWN ON THE ORIGINAL SURVEY MAP #1598, REVISED OCTOBER 24, 2002, AND THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE PROPERTY OF CHARLES W. DIXON, AS SHOWN ON THE ORIGINAL SURVEY MAP #1598, REVISED OCTOBER 24, 2002, AND THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE PROPERTY OF CHARLES W. DIXON, AS SHOWN ON THE ORIGINAL SURVEY MAP #1598, REVISED OCTOBER 24, 2002.

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAT SHOWS AND DESCRIBES HEREON A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS SHOWN ON THE ORIGINAL SURVEY MAP #1598, REVISED OCTOBER 24, 2002, AND THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE PROPERTY OF CHARLES W. DIXON, AS SHOWN ON THE ORIGINAL SURVEY MAP #1598, REVISED OCTOBER 24, 2002.

**CERTIFICATE OF THE APPROVAL OF STREETS**

I HEREBY CERTIFY THAT THE STREETS, ALLEYS, AND OTHER RIGHTS SHOWN ON THIS PLAT HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS OF SULLIVAN COUNTY, PENNSYLVANIA, AND THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE PROPERTY OF CHARLES W. DIXON, AS SHOWN ON THE ORIGINAL SURVEY MAP #1598, REVISED OCTOBER 24, 2002.

**CERTIFICATE OF THE APPROVAL OF WATER AND SEWER SYSTEMS**

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS SHOWN ON THIS PLAT HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS OF SULLIVAN COUNTY, PENNSYLVANIA, AND THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE PROPERTY OF CHARLES W. DIXON, AS SHOWN ON THE ORIGINAL SURVEY MAP #1598, REVISED OCTOBER 24, 2002.

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE ABOVE PLAT SHOWS AND DESCRIBES HEREON THE PROPERTY SHOWN AND DESCRIBED HEREON AS SHOWN ON THE ORIGINAL SURVEY MAP #1598, REVISED OCTOBER 24, 2002, AND THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE PROPERTY OF CHARLES W. DIXON, AS SHOWN ON THE ORIGINAL SURVEY MAP #1598, REVISED OCTOBER 24, 2002.

**DIXON PROPERTY REPLAT**  
 JOHNSON CITY REGIONAL PLANNING COMMISSION  
 TOTAL ACRES 8.04 TOTAL LOTS 2  
 ACRES NEW ROAD 0 MILES NEW ROAD 0  
 OWNER CHARLES W. DIXON CIVIL DISTRICT 5th  
 SURVEYOR GLENN ALLEN SHEEHAN CLOSURE ERROR 1:10,000  
 SCALE 1" = 200'

**“Exhibit ‘B’”**  
Property Zoning Map

