

**RESOLUTION – HAWK LANDING ANNEXATION
(SEE HAWK LANDING ANNEXATION RESOLUTION)**

A RESOLUTION TO ANNEX CERTAIN PROPERTY LOCATED WITHIN THE TENTH (10TH) CIVIL DISTRICT OF WASHINGTON COUNTY, TENNESSEE ADJOINING THE PRESENT CORPORATE BOUNDARIES OF THE CITY OF JOHNSON CITY, TENNESSEE, AND TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF JOHNSON CITY, TENNESSEE, SAID PROPERTY BEING KNOWN AS THE “HAWK LANDING ANNEXATION”; TO ZONE SAID PROPERTY R-2 (LOW DENSITY RESIDENTIAL) AS DESCRIBED HEREIN AND TO AMEND THE ZONING MAP OF THE CITY OF JOHNSON CITY, TENNESSEE ACCORDINGLY, BEING A PART OF THE APPENDIX TO ORDINANCE NO. 1519.

WHEREAS, the annexation of such territory is deemed necessary for the welfare of the territory as well as for the welfare of the city as a whole; and

WHEREAS, the Johnson City Regional Planning Commission has considered and approved the area for annexation during its regular session on May 14, 2019; and

WHEREAS, the Johnson City Regional Planning Commission has considered and approved a Plan of Services for the area during its regular session on May 14, 2019, a copy of which is attached hereto; and

WHEREAS, the Johnson City Regional Planning Commission has considered and approved a proposal for zoning said property R-2 (Low Density Residential) during its regular session on May 14, 2019; which proposal is made a part of this resolution as Section 2;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF JOHNSON CITY AS FOLLOWS:

SECTION 1. Pursuant to authority conferred by Chapter 113, Public Acts of Tennessee, 1955, there is hereby annexed to the City of Johnson City, Tennessee, and incorporated within the corporate boundaries thereof, the following described territory adjoining the present corporate boundaries and situated, lying and being in the Tenth (10th) Civil District of Washington County, Tennessee.

See descriptions marked “Exhibit ‘A1’” and “Exhibit ‘A2’” hereto.

See map of the above-described property marked “Exhibit ‘B’” hereto.

See Plan of Services marked “Exhibit ‘C’” hereto.

SECTION 2. BE IT FURTHER RESOLVED that the area herein described and annexed be zoned R-2, Low Density Residential District. (See also Ordinance 4688-19)

SECTION 3. BE IT FURTHER RESOLVED that this resolution shall become operative from and after its passage as provided in Chapter 113, Public Acts of Tennessee, 1955, and Chapter 1101, Public Acts of Tennessee, 1998 as supplemented and amended.

PASSED ON FIRST READING 6-20-2019
PASSED ON SECOND READING 7-18-2019
PASSED ON THIRD READING 11-07-2019
APPROVED AND SIGNED IN OPEN MEETING
ON THE 7th DAY OF November, 2019

/s/ Jenny Brock

MAYOR

ATTEST:

/s/ Janet Jennings

City Recorder

APPROVED AS TO FORM:

/s/ Sunny K. Sandos

Staff Attorney

"EXHIBIT 'A1'"

Property Boundary: Land Areas Labelled as Lots 1A, 2A, 1B, 2B, 3B and 4B, and the Mizpah Hills Dr roadway extension to the end of the cul-de-Sac

TENNESSEE GEOLOGIC REFERENCE NETWORK

UTM COORDINATES	
Zone	18S
Easting	1642000
Northing	3251000
MGRS COORDINATES	
Upright	18S UTM
Zone	18S
Easting	1642000
Northing	3251000

METER COORDINATES	
Zone	18S
Easting	1642000
Northing	3251000
MGRS COORDINATES	
Upright	18S UTM
Zone	18S
Easting	1642000
Northing	3251000

MIZPAH HILLS SUBDIVISION
PLAT BOOK 14 - PAGE 201

MIZPAH HILLS SUBDIVISION
PLAT BOOK 14 - PAGE 201

LOCATION MAP
(NOT TO SCALE)

CERTIFICATE OF THE APPROVAL OF THE BOARD OF ALTERNATE COMMISSIONERS:

WHEREAS, the Board of Alternate Commissioners, by resolution, has authorized the Board of Commissioners to issue a certificate of approval for the proposed subdivision of land in the City of Johnson City, Tennessee, as shown on the plat of the Mizpah Hills Subdivision, which is on file in the Office of the Register of Deeds in the County of Washington, Tennessee; and

WHEREAS, the Board of Commissioners, by resolution, has authorized the Board of Alternate Commissioners to issue a certificate of approval for the proposed subdivision of land in the City of Johnson City, Tennessee, as shown on the plat of the Mizpah Hills Subdivision, which is on file in the Office of the Register of Deeds in the County of Washington, Tennessee;

THE BOARD OF ALTERNATE COMMISSIONERS, do hereby certify that the proposed subdivision of land in the City of Johnson City, Tennessee, as shown on the plat of the Mizpah Hills Subdivision, which is on file in the Office of the Register of Deeds in the County of Washington, Tennessee, complies with the provisions of the Tennessee Subdivision Act, Chapter 127 of the Tennessee Code Annotated, and the provisions of the City of Johnson City Ordinance No. 99-001, relating to the subdivision of land.

JAMES ALLEN SHANKS
Secretary

WASHINGTON COUNTY, TENNESSEE

PLAT BOOK 14 - PAGE 201

MIZPAH HILLS SUBDIVISION

CITY OF JOHNSON CITY, TENNESSEE

PLAT BOOK 14 - PAGE 201

MIZPAH HILLS SUBDIVISION

MIZPAH HILLS SUBDIVISION

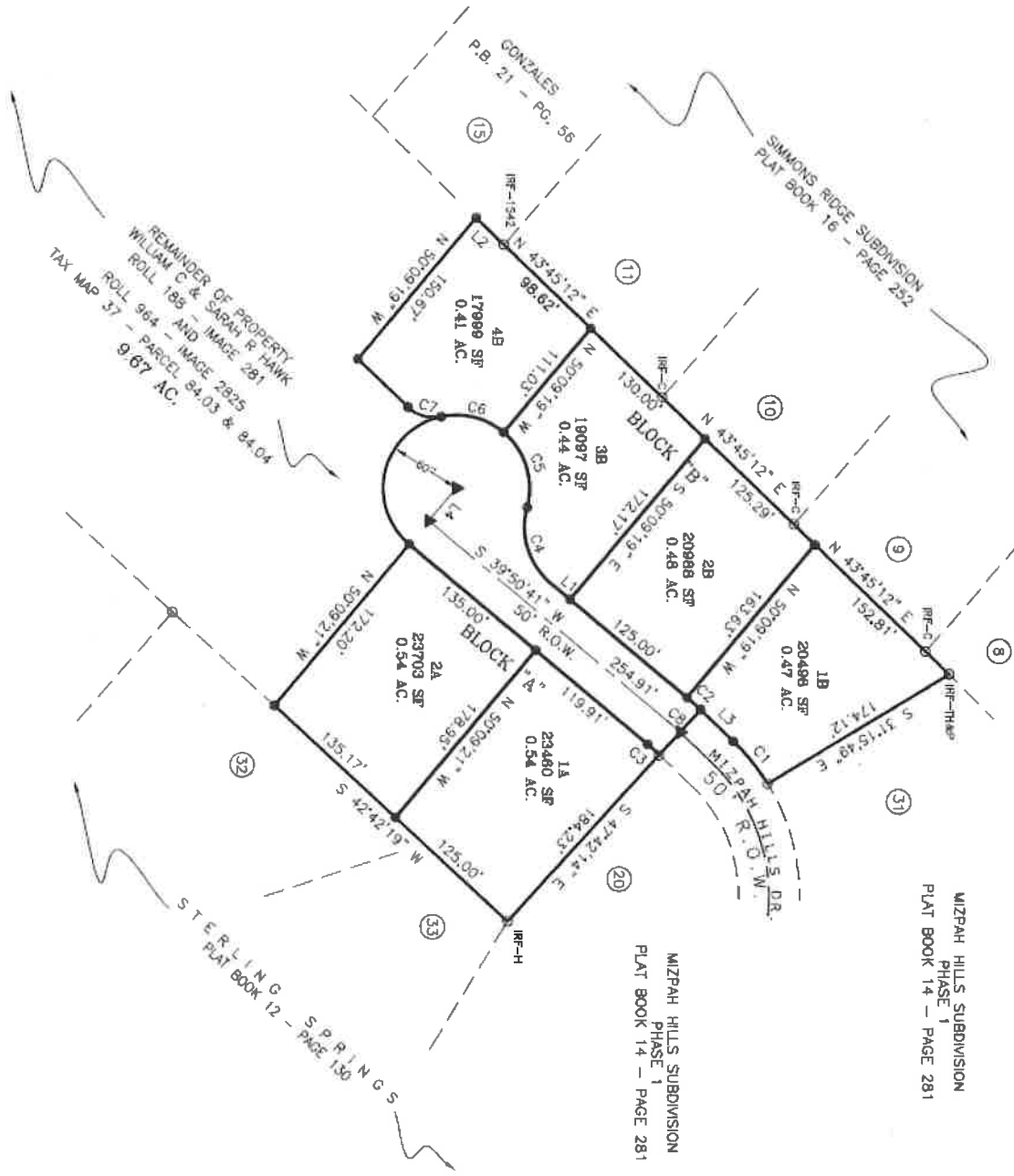
PLAT BOOK 14 - PAGE 201

MIZPAH HILLS SUBDIVISION

PLAT BOOK 14 - PAGE 201

"EXHIBIT 'A2'"

Property Boundary Insert: Land Areas Labelled as Lots 1A, 2A, 1B, 2B, 3B and 4B, and the Mizpah Hills Dr Roadway extension to the end of the cul-de-Sac



**“EXHIBIT ‘B’”
Property Area Map**

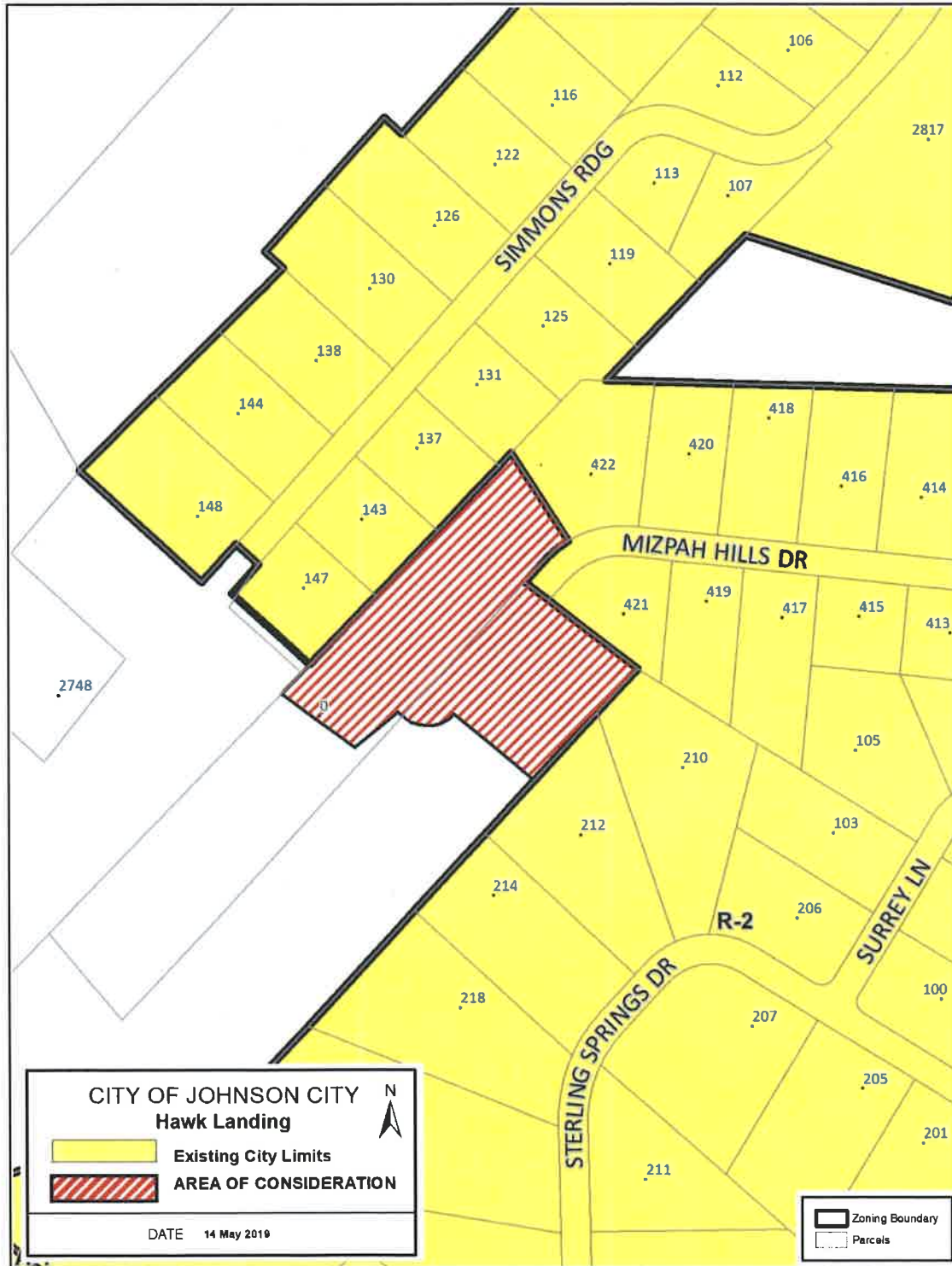


EXHIBIT 'C'
Plan of Services
Hawk Landing Annexation
PORTIONS OF TAX MAP 037, PARCEL 084.03 AND TAX MAP 037, PARCEL 083.04

A. **Police**

Service will be provided in accordance with City policies beginning on the effective date of the annexation.

B. **Fire Protection**

Fire protection within the limitations of available water and distances from fire stations will be provided on the effective date of annexation.

C. **Water Service**

The developer shall extend water lines to all lots in the proposed Hawk Landing subdivision. The City of Johnson City may reimburse the materials cost of the water lines to the developer in accordance with City policy and procedures. Upon approval of the water lines as having met City standards, and dedication of the lines to the City, the City will continue maintenance of the lines and provide water to the subdivision in accordance with applicable City policy.

D. **Sewer Service**

The developer shall extend sewer lines to all lots in the proposed Hawk Landing subdivision. The City of Johnson City may reimburse the materials cost of the sewer lines to the developer in accordance with City policy and procedures. Upon approval of the sewer lines as having met City standards, and dedication of the lines to the City, the City will continue maintenance of the lines and provide sewer services to the subdivision in accordance with applicable City policy.

E. **Electrical Service**

Electrical service will be provided by Brightridge from the effective date of the annexation.

F. **Schools**

Johnson City Schools services, including bus service will be provided in accordance with Johnson City Schools policy from the start date of the 2019/2020 academic year.

G. **Refuse Collection**

No additional personnel or equipment will be required for refuse collection. Refuse collection shall be provided by the City of Johnson City in accordance with its policy and regulations from the effective date of the annexation.

H. **Streets**

The developer will install street signs in the proposed Hawk Landing Subdivision. Future maintenance of these signs will be provided in accordance with Johnson City policies from the effective date of the annexation.

I. **Street Lights**

The developer of the proposed Hawk Landing subdivision will install street lights in accordance with City policies and the Johnson City Regional Planning Commission Subdivision Regulations. Future maintenance of these street lights will be in accordance with City policy from the effective date of annexation.

J. **Inspections**

The City of Johnson City will provide inspection services (building, electrical, plumbing, sanitation, zoning, etc.) to the property from the effective date of annexation.

K. **Planning and Zoning**

The Johnson City's planning and land use control authority as authorized by Tennessee state law will be extended to the annexed area. This will include the preparation and adoption of land use policy and the administration and enforcement of zoning and subdivision regulations. The area is recommended to be zoned R-2 (Low Density Residential District). The future Land Use Map 2020 designates this property for residential development. The zoning district assigned by Ordinance by the Johnson City Board of Commissioners shall be in effective from the effective date of the annexation, and subject to changes in accordance to applicable regulations.

L. **Transit**

The Patron Taxi Service and the Paratransit Van Service for the elderly and handicapped is currently serving the area, and will be available from the effective date of the annexation. Users must possess a valid Johnson City Transit photo identification card.

M. **Senior Citizens' Center**

Facilities and services of the Johnson City Senior Citizens' will be available from the effective date of the annexation in accordance with City policy.

N. Recreation

Policies and standards presently in effect within the present city will be utilized in expanding recreation programs and facilities to the annexed area when necessary as determined by the City of Johnson City. City's recreational services will be available from the effective date of the annexation in accordance with City policy.

**ROLL/IMG: 1001/249-257
19019279**

9 PGS:AL-NOTICE	
LISA BATCH: 211608	11/18/2019 - 03:40 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	45.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	47.00

STATE OF TENNESSEE, WASHINGTON COUNTY
TERESA H. BOWMAN
REGISTER OF DEEDS