

ORDINANCE NO. 4578-15

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 R-2 (LOW DENSITY RESIDENTIAL) DISTRICT AND A R-3 (MEDIUM DENSITY RESIDENTIAL) DISTRICT TO A R-4 (MEDIUM DENSITY RESIDENTIAL) DISTRICT CERTAIN PROPERTY LOCATED AT 2020 INDIAN RIDGE ROAD.

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 R-2 (Low Density Residential) District and R-3 (Medium Density Residential) District to a R-4 (Medium Density Residential) District.

See description marked "Exhibit 'A'" hereto.

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

See associated Concept Plan 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 BE IT FURTHER ORDAINED, That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.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 5/7/2015

PASSED ON SECOND READING 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'"

Being a portion of Tax map 045M Group A and parcel's 011.00, 011.05, and parcel 004.06 located in the 9th Civil District of Washington County Tennessee. And being more particularly described as follows:

Beginning at a iron rod to an iron rod; thence South 70°23'01" East a distance of 78.08 feet to an iron rod; thence South 69°32'23" East a distance of 81.55 feet to an iron rod; thence North 02°28'45" East a distance of 312.51 feet to an iron rod; thence North 73°42'48" East a distance of 38.73 feet to an iron rod; thence North 01°11'15" East a distance of 13.52 feet to an iron rod; thence North 47°49'26" East a distance of 101.17 feet to an iron rod; thence South 84°25'49" East a distance of 288.62 feet to an iron rod; thence North 05°10'11" East a distance of 193.07 feet to an iron rod; thence North 84°37'49" West a distance of 115.11 feet to an iron rod; thence North 21°46'40" West a distance of 44.95 feet to an iron rod; thence North 47°45'00" East a distance of 276.01 feet to an iron rod; thence North 60°38'43" East a distance of 122.01 feet to an iron rod; thence North 06°30'00" West a distance of 62.03 feet to an iron rod; thence North 85°56'12" West a distance of 566.74 feet to an iron rod; thence South 01°45'53" West a distance of 99.16 feet to an iron rod; thence South 01°45'53" West a distance of 17.12 feet to an iron rod; thence North 84°54'59" West a distance of 151.45 feet to an iron rod; thence North 01°57'36" East a distance of 116.30 feet to an iron rod; thence South 89°35'49" West a distance of 40.00 feet to an iron rod; thence South 01°57'36" West a distance of 116.30 feet to an iron rod; thence South 00°29'00" East a distance of 810.72 feet to an iron rod; which is the point of beginning, Containing an area of 8.861± Acres

"Exhibit 'B'"



