



CITY OF JOHNSON CITY  
601 East Main Street  
www.JohnsonCityTN.org  
423.434.6000

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## **CITY OF JOHNSON CITY**

**TO:** *Teresa*, Johnson City Press (423) 929-9097  
Telephone: (423) 929-3111 Ext. 389

**FROM:** Samantha Bamman, (434-6032)  
City of Johnson City - Fax (423) 434-6087

**DATE:** June 26, 2020

**SUBJECT:** Legal Notice

### **PLEASE ADVERTISE AS SOON AS POSSIBLE**

#### **ORDINANCE NO. 4743-20**

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 R-2C (LOW DENSITY RESIDENTIAL) DISTRICT TO B-4 (PLANNED ARTERIAL BUSINESS) DISTRICT CERTAIN PROPERTY AT 2919 DOROTHY ST., JOHNSON CITY, TN (TAX MAP 037D, GROUP E, PARCEL 012.00)

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**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 property at 2919 Dorothy St., Johnson City, TN, identified in the City of Johnson City and Washington County as County ID 090, Tax Map 037D, Group E, Parcel 012.00, including those abutting rights-of-way from R-2C (Low Density Residential) District to B- 4 (Planned Arterial Business) District.

See zoning map of the property marked “Exhibit ‘A’”

hereto. See Concept Plan of 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 BE IT FURTHER ORDAINED,** That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.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 5/21/2020

PASSED ON SECOND READING 6/04/2020

PASSED ON THIRD READING 6/18/2020

APPROVED AND SIGNED IN OPEN MEETING

ON THE 18th DAY OF June, 2020

/s/ Jenny Brock

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MAYOR

**ATTEST:**

/s/ Janet Jennings

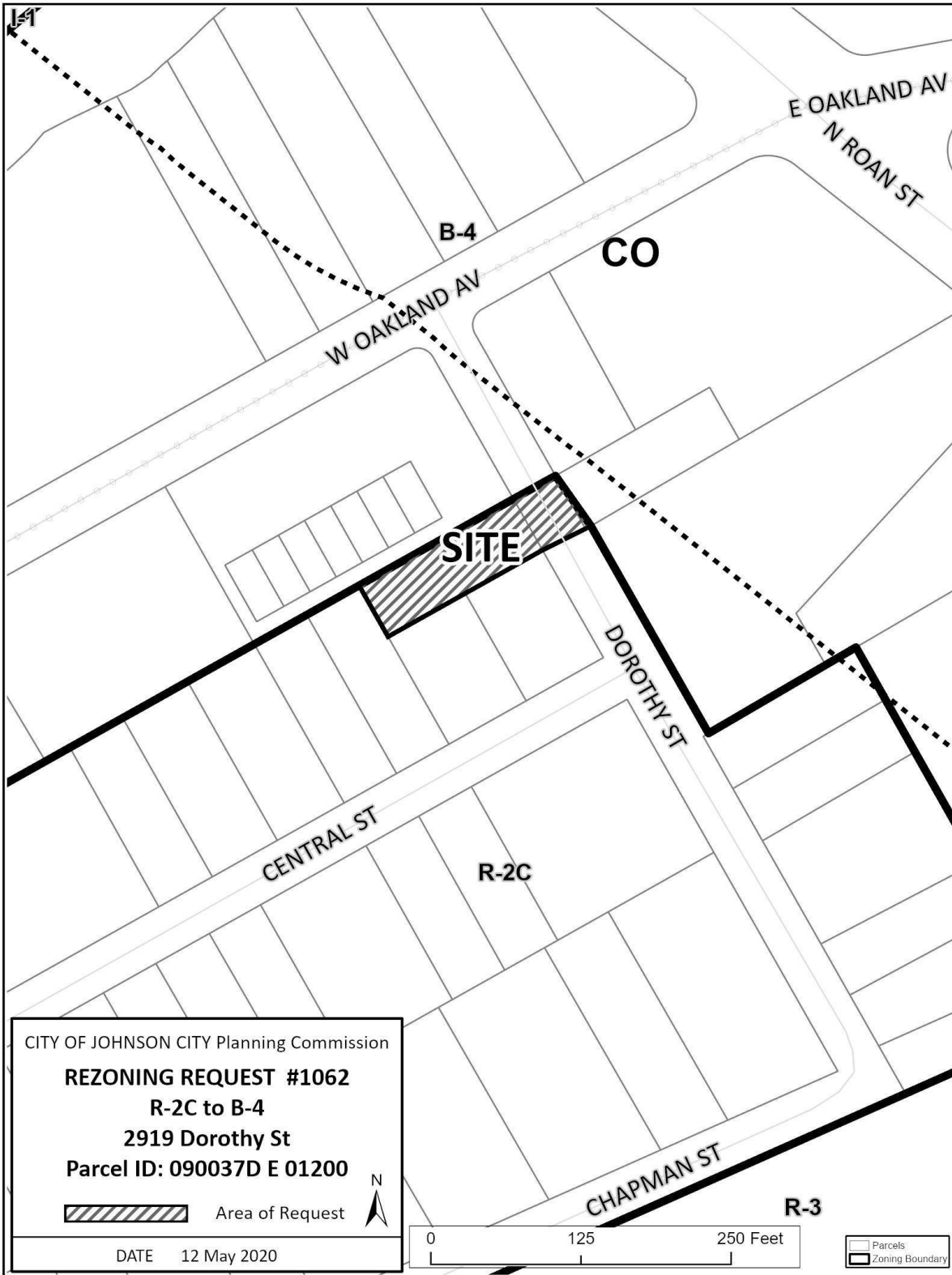
\_\_\_\_\_  
**City Recorder**

**APPROVED AS TO FORM:**

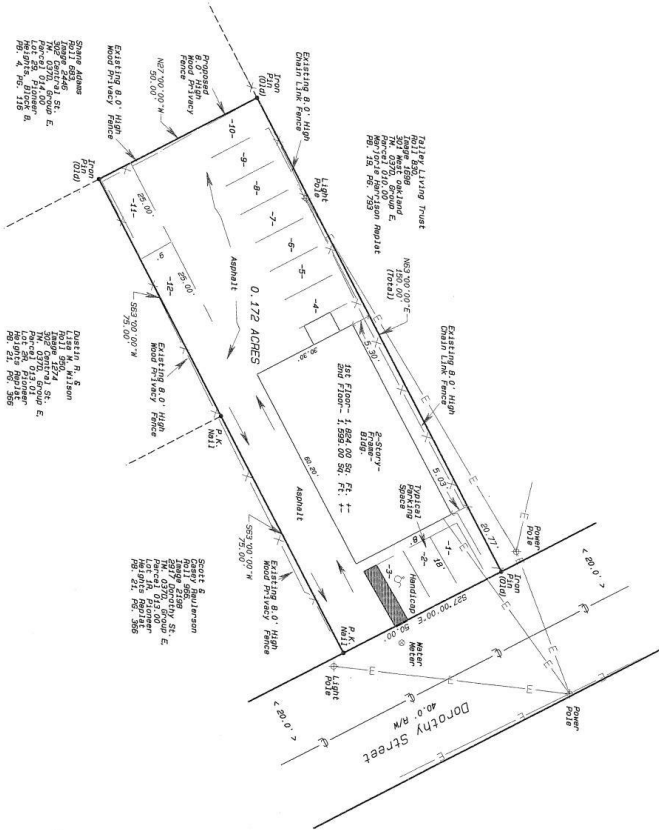
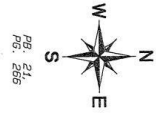
/s/ Sunny Sandos

\_\_\_\_\_  
**City Attorney**

**“Exhibit ‘A’”  
REZONING AREA**



# "Exhibit 'B'" CONCEPT PLAN



NOTE #1: THE PROPERTY AS SHOWN HEREON IS NOT IN A SPECIAL FLOOD HAZARD ZONE - REFER TO THE FLOOD INSURANCE RATE MAP 4705900147D - EFFECTIVE DATE: SEPT. 29, 2006

NOTE #2: THERE ARE 12 PARKING SPACES WITHIN THE PROPERTY AS SHOWN HEREON, 1 OF WHICH ARE MARKED FOR THE HANDICAPPED

NOTE #3: THE BUILDING AS SHOWN HEREON APPEARS TO BE PROVIDED WITH ALL NECESSARY UTILITIES, HOWEVER, NO UNDERGROUND UTILITY LOCATIONS WERE VISIBLE, MARKED ON THE GROUND AND NO AS-BUILT BUILDING PLAN SHOWING UTILITIES WAS PROVIDED FOR THIS SITE.

Jonathan Wayne Mills  
170 Lakeview Lane  
Greyl, TN, 37615  
(423) 626-5857



(SITE PLAN)

Currently Zoned B-2C  
Proposed Zoning B-2C

Owner's -	Todd S. Fields & David Fred Mallory
Date:	4-1-2020
Scale:	1" = 20'
Property Address:	2910 Johnson City, TN, 37604
Located in the	10th Civil District of Washington County, TN.
Tax Map	037D, Group E.
Parcel	012.00
	4-1-15-20