



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:** May 4, 2020

**SUBJECT:** Legal Notice

**PLEASE ADVERTISE  
AS SOON AS POSSIBLE**

**ORDINANCE NO. 4734-20**

AN ORDINANCE PROVIDING FOR THE CONVEYANCE OF A CERTAIN PARCEL OF REAL PROPERTY LOCATED WITHIN THE CITY OF JOHNSON CITY TO MICHAEL W. MANSY AND WIFE, KATHERINE L. MANSY UPON THE TERMS AS SET FORTH HEREIN.

BE IT ORDAINED BY THE CITY OF JOHNSON CITY as follows:

SECTION I. That the conveyance to Michael W. Mansy and wife, Katherine L. Mansy, of a certain parcel of land owned by the City of Johnson City located within the 9<sup>th</sup> Civil District of Washington County, Tennessee, more particularly described in this ordinance as Exhibit "A", which exhibit is incorporated fully into this instrument by reference as though set forth verbatim, for the total purchase price of TWENTY THOUSAND DOLLARS (\$20,000.00).

SECTION II. BE IT FURTHER ORDAINED that the Mayor be and is hereby authorized to execute all necessary or proper documents to complete the transaction herein authorized, which documents shall inform and in content be satisfactory to the City Manager and the Legal Department of the City of Johnson City.

SECTION III. BE IT FURTHER ORDAINED that all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION IV. 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 IN OPEN, PUBLIC MEETING  
ON THE FIRST READING 12 MAR 2020

PASSED IN OPEN, PUBLIC MEETING  
ON SECOND READING 19 MAR 2020

PASSED IN OPEN, PUBLIC MEETING  
ON THE THIRD READING 02 APR 2020

APPROVED AND SIGNED IN OPEN  
MEETING ON THE 2ND DAY OF  
APRIL, 2020  
FOLLOWING PASSAGE ON THIRD  
READING.

/s/ Jenny Brock  
MAYOR

ATTEST:

/s/ Janet Jennings  
CITY RECORDER

APPROVED AS TO FORM:

/s/ Sunny Sandos  
STAFF ATTORNEY

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

SITUATE, lying and being in the 9<sup>th</sup> Civil District of Washington County, Tennessee, and more particularly described as follows to wit:

BEGINNING on an existing iron rod in the right of way of Commerce Street and being the northeast corner of the property of the City of Johnson City (Roll 839, Image 1190-Tax Map 54C-E-015.00); thence leaving said right of way and with property; South 61 degrees 05 minutes 06 seconds West, a distance of 96.87 feet to an iron rod corner to Vanbeveren (Roll 692, Image 376); thence leaving the City of Johnson City and with Vanbeveren North 27 degrees 54 minutes 35 seconds West, a distance of 50.00 feet to an iron rod corner to Jones (Roll 708, Image 2017) and Mansy (Roll 996, Image 235); thence with the line of Mansy North 59 degrees 17 minutes 54 seconds East, a distance of 96.42 feet to an iron rod in the right of way of Commerce Street; thence with said right of way, South 28 degrees 30 minutes 33 seconds East, a distance of 53.00 feet to the point of BEGINNING, and containing 0.11 acres, more or less.

**PROPOSAL FORM #6381  
PROPERTY SALE – CITY-OWNED EXCESS LAND  
CITY OF JOHNSON CITY, TENNESSEE**

General Property Description

Property: Excess land  
 Address: 316 Commerce Street  
 Tax Map: N/A  
 Zoned: I-2  
 Size: 50 ft. X 100 ft. approximately (see attached map)  
 Current Use: Vacant  
 Improvements: Vacant

1. Bid Price/sq ft.: \$ 20,000.00  
 Minimum \$20,000  
 Terms (if any): (use additional sheets if necessary) \_\_\_\_\_
  
2. Description of intended property use and development. If no intended development at this time, state 'None'.  
 (use additional sheets if necessary) Coffee Shop / Bakery
  
3. Schematic or drawing of proposed property development enclosed with proposal:  
 Yes  No
  
4. Estimated number of new jobs created and sales volume (if applicable) 15 Don't have sales #
  
5. List any zoning changes, variances, or other conditions required prior to purchase property.  
 If no qualifiers are required, state 'None'.
  - Zoning change request from I-2 to \_\_\_\_\_. (state I-2 if no zoning change required)
  - Variance(s) or other conditions: (use additional sheets if necessary)  
Its Currenty Industrial if It needs to be changed to business will do

The offeror certifies by signing this Proposal that to the best of his/her knowledge and belief this proposal to the City of Johnson City, Tennessee has not been prepared in collusion with any other person or agent. The offeror also certifies that the prices, terms and conditions of said proposal have been arrived at independently and have not been communicated by the undersigned to any other seller, proprietor or agent of similar services and will not be communicated prior to the official receipt date and time of this proposal. The offeror further states that no official or employee of the City of Johnson has promised any personal, financial or other beneficial interest, either directly or indirectly, in order to influence award of an Agreement.

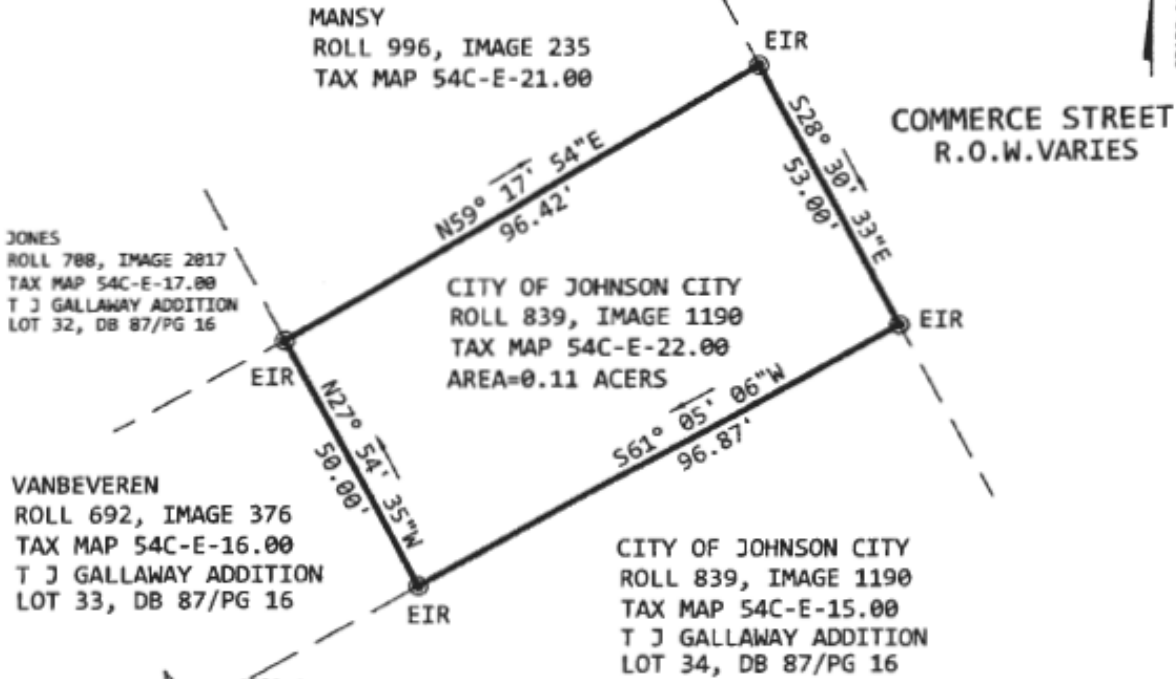
Company/Agent [Signature]  
 By Michael MAWSEY  
 Title \_\_\_\_\_  
 Address 609 Franklin St Ct  
Johnson City, TN 37604  
 Telephone 423-426-4141  
 Fax/Email \_\_\_\_\_

Date 1/21/20

COMPLETE AND RETURN WITH SUBMITTAL PACKAGE

THE PROPERTY IS SUBJECT TO ANY RIGHTS OF WAY, EASEMENTS, COVENANTS AND RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA (ZONE X) AS SHOWN ON FIRM MAP NUMBER 47179C0178D, MAP REVISED SEPTEMBER 29, 2006.



JONES  
ROLL 788, IMAGE 2817  
TAX MAP 54C-E-17.00  
T J GALLAWAY ADDITION  
LOT 32, DB 87/PG 16

VANBEVEREN  
ROLL 692, IMAGE 376  
TAX MAP 54C-E-16.00  
T J GALLAWAY ADDITION  
LOT 33, DB 87/PG 16

CITY OF JOHNSON CITY  
ROLL 839, IMAGE 1190  
TAX MAP 54C-E-22.00  
AREA=0.11 ACERS

CITY OF JOHNSON CITY  
ROLL 839, IMAGE 1190  
TAX MAP 54C-E-15.00  
T J GALLAWAY ADDITION  
LOT 34, DB 87/PG 16

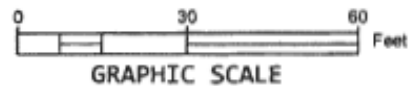


LEGEND

● EIR EXISTING IRON ROD, 0.5" REBAR FOUND

I HEREBY CERTIFY THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR BETTER AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DARYL W. PERDUE TENN. R.L.S. #1848



DATE OF SURVEY: 12/03/2019	
SCALE 1" = 30'	DATE: 02/26/2020



CITY OF JOHNSON CITY  
PUBLIC WORKS DEPARTMENT  
P.O. BOX 2150  
JOHNSON CITY, TN 37601  
423-434-6000

**PROPERTY SURVEY**  
CITY OF JOHNSON CITY PROPERTY  
316 COMMERCE STREET, JOHNSON CITY, TN 37604  
9th CIVIL DISTRICT WASHINGTON COUNTY, TENNESSEE



**316 S COMMERCE ST**  
**ParcelID: 090054C E 02200**  
**Johnson City, TN 37601**

**MX-1 Zoning District Development Standards (in View)**

- Setbacks: None, except 7.5 ft drainage and utility easement to interior of all lot lines may be required
- Front Facing Garages: 25 ft from street
- Lot Area: No Minimum
- Maximum Impervious Surface: 75%
- Maximum Building Height: 35 ft; if mixed vertically, 45 ft
- Maximum GFA for businesses, professional, corporate or government offices, general retail and service establishments, cultural uses and federal, state, county, city or utility buildings: 2,000 sq ft
- Parking: Permitted in side or rear yard. Any public parking or commonly owned parking lots within 300 ft may be counted toward meeting parking requirement.



**Map Features**

	Railroad
	Tax Parcels
<b>Land Use</b>	
	Agriculture
	Mixed Use
	Transp./Comm./Utility
	Vacant
	Public/Gov./Public
	Single-Family Residential
	Industrial
	Medical Services
	Mult-Family Residential
	Commercial
	Mobile Home

