



CITY OF JOHNSON CITY
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CITY OF JOHNSON CITY

TO: **Teresa**, Johnson City Press (423) 929-9097
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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. 4735-20

(SEE THE STEWARDSHIP ANNEXATION RESOLUTION)

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 ASSIGNING B-4 (PLANNED ARTERIAL BUSINESS) DISTRICT TO CERTAIN PROPERTY WITHIN THE TWELFTH (12TH) CIVIL DISTRICT OF WASHINGTON COUNTY, TENNESSEE KNOWN AS THE STEWARDSHIP ANNEXATION.

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 assigning the zoning on properties identified in Washington County, TN as County ID 090, Tax Map 012, Parcel 056.01, and County ID 090, Tax Map 012, Parcel 056.02, of B-4 (Planned Arterial Business) District.

See descriptions marked “Exhibit ‘A’” and “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 BE IT FURTHER ORDAINED, That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.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 19 MAR 2020

PASSED ON SECOND READING 02 APR 2020

PASSED ON THIRD READING 16 APR 2020

APPROVED AND SIGNED IN OPEN MEETING

ON THE 16th DAY OF April , 2020

 /s/ Jenny Brock

MAYOR

ATTEST:

 /s/ Janet Jennings

City Recorder

APPROVED AS TO FORM:

 /s/ Sunny Sandos

Staff Attorney

“EXHIBIT ‘A’”

METES AND BOUNDS DESCRIPTION OF PROPERTIES

Situate, lying and being in the 12th Civil District of Washington County, Tennessee, and more particularly described as follows:

TRACT 1:

BEGINNING at a ½ inch iron rod old in the southeasterly right of way of Suncrest Drive (now Bobby Hicks Highway) said iron rod being the northwest corner of the property herein described and the northeast corner with United Inter-Mountain Telephone Company (Deed Book 572, page 452); thence with said right of way two courses and distances: North 37 degrees 51 minutes 00 seconds East, 8.40 feet to a ½ inch iron rod old; thence North 53 degrees 20 minutes 29 seconds East, 235.56 feet to a ½ inch iron rod old with cap, being common corner to Lot 2, Re-Subdivision of Remnant Area of the Parks Group Subdivision; thence running with the dividing line of Lot 2, Re-Subdivision of the Remnant Area of Parks Group Subdivision and Lot 1 of the Parks Group Subdivision the following four courses and distances: South 25 degrees 04 minutes 32 seconds East, 361.41 feet to an iron rod old with cap; thence South 26 degrees 46 minutes 38 seconds West, 209.91 feet to an iron rod old with cap; thence South 04 degrees 21 minutes 23 seconds East, 48.68 feet to an iron rod old with cap; thence South 64 degrees 19 minutes 40 seconds West, 54.00 feet to an iron rod old with cap being located in the line of Johnson City Drug Store, LLC (Roll 587, Image 2108); thence with said line and continuing with the line of Johnson City Drug Store, LLC and United InterMountain Telephone Company (Deed Book 572, Page 452), North 25 degrees 18 minutes 06 seconds West, 486.05 feet to the point of BEGINNING, and containing 2.3612 acres, more or less, as shown by survey of Tim Lingerfelt, RLS #930, 243 E. Market Street, Kingsport, TN 37660, bearing date of July 10, 2012, to which reference is here made; and being all of Lot 1 of “The Parks Group Subdivision,” of record in Plat Book 14, page 166, Register’s Office for Washington County, Tennessee.

BEING the same property conveyed to Stewardship Properties Group, LLC, by deed dated June 28, 2012, from Citicorp Credit Services Inc. (USA), of record at Roll 764, Image 716, Register’s Office for Washington County, Tennessee.

5112 Bobby Hicks Highway, Johnson City, TN 37615
Map 12, Gr. , Parcel 56.01

TRACT 2:

BEGINNING at a mag nail located in the southerly right-of-way of Sid Martin Road, and being common corner to Lot 3 of the Parks Group Subdivision; thence running with the dividing line between Lot 2, Re-Subdivision of Remnant Area, of the Parks Group Subdivision and Lot 3 the following two courses and distances: South 00 degrees 54 minutes 28 seconds West, 251.35 feet to a half inch iron rod old with cap; South 12 degrees 05 minutes 57 seconds West, 420.97 feet to a half inch rod old with cap being located in the line of the Billy Reece Hulse Property Subdivision (Plat Book 17, Page 151); thence running with the line of the Billy Reece Hulse Property Subdivision and Billy Reece Hulse Property (Plat Book 15, Page 323) North 88 degrees 03 minutes 58 seconds West, 132.92 feet to an "X" on a 36 inch reinforced concrete pipe, being corner to property of Johnson City Drug Store, LLC (Roll 587, Image 2108); thence running with the line of Johnson City Drug Store, LLC North 24 degrees 43 minutes 29 seconds West, 31.41 feet to an iron rod old with cap, being common corner to Lot 1 of the Parks Group Subdivision; thence running with the dividing line of Lot 1 of the Parks Group Subdivision and Lot 2 of the Re-Subdivision of Remnant Area, of the Parks Group Subdivision, the following four courses and distances: North 64 degrees 22 minutes 11 seconds East, 53.92 feet to an iron rod old with cap; North 04 degrees 21 minutes 24 seconds West, 48.66 feet to an iron rod old with cap; North 26 degrees 48 minutes 38 seconds East, 209.87 feet to an iron rod old with cap; North 25 degrees 02 minutes 53 seconds West, 361.48 feet to an iron rod old with cap located in the southeasterly right-of-way of Bobby Hicks Highway; thence running with the right-of-way of Bobby Hicks Highway North 53 degrees 19 minutes 53 seconds East, 80.77 feet to a 3/4 inch rod old, being located at the intersection of Bobby Hicks Highway with the southerly right-of-way of Sid Martin Road; thence running with the right-of-way of Sid Martin Road, South 88 degrees 25 minutes 37 seconds East, 186.84 feet to the point of **BEGINNING**, and containing 2.20 acres, more or less, as shown by survey of Tim Lingerfelt, RLS #930, 243 E. Market Street, Kingsport, TN 37660, bearing date of July 10, 2012, to which reference is here made; and being all of Lot 2 of "Resubdivision of Remnant Area The Parks Group Subdivision," of record in Plat Book 20, page 585, Register's Office for Washington County, Tennessee.

BEING the same property conveyed to Stewardship Properties Group, LLC, and Bailey Computing Technologies, Inc., by deed dated June 18, 2012, from All American Warehousing & Distribution, LLC, of record at Roll 761, Image 1696, Register's Office for Washington County, Tennessee. See also deed dated July 10, 2012, to Stewardship Properties Group, LLC, from Bailey Computing Technologies, Inc., of record at Roll 764, Image 714, Register's Office for Washington County, Tennessee.

3309 Sid Martin Road, Johnson City, TN 37615

Map 12, Gr. -, Parcel 56.02

“Exhibit ‘B’”

MAP OF PROPERTIES

