

ORDINANCE NO. 4571-14

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 B-4 (PLANNED ARTERIAL BUSINESS) DISTRICT TO A B-3 (SUPPORTING CENTRAL BUSINESS) CERTAIN PROPERTY LOCATED AT 1404 W. STATE OF FRANKLIN 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 B-4 (Planned Arterial Business) District to a B-3 (Supporting Central Business) District.

See description marked "Exhibit 'A'" hereto.

See map of the above-described 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 BE IT FURTHER ORDAINED, That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.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
PASSED ON SECOND READING
PASSED ON THIRD READING

04 DEC 2014
18 DEC 2014
15 Jan 2015

APPROVED AND SIGNED IN OPEN MEETING
ON THE 15th DAY OF January, 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'"

LOT 8, UNIVERSITY SQUARE SUBDIVISION, PLAT BOOK 20, PAGE 216

LYING IN THE NINTH CIVIL DISTRICT OF WASHINGTON COUNTY, TENNESSEE AND LYING WITHIN THE CITY OF JOHNSON CITY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE NORTHERLY RIGHT OF WAY OF STATE FO FRANKLIN ROAD, SAID IRON ROD BEING A CORNER TO LOTS 8 AND 9 OF UNIVERSITY SQUARE SUBDIVISION.

THENCE; ALONG THE NORTHERLY RIGHT OF WAY OF STATE OF FRANKLIN ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4,541.66 FEET FOR A LENGTH OF 104.01 FEET (CHORD= SOUTH 54 DEGREES 12 MINUTES 09 SECONDS WEST - 104.00') TO AN EXISTING IRON ROD.

THENCE; SOUTH 54 DEGREES 51 MINUTES 31 SECONDS WEST – 104.21 FEET TO AN EXISTING IRON ROD.

THENCE; LEAVING THE NORTHERLY RIGHT OF WAY OF STATE OF FRANKLIN ROAD, NORTH 35 DEGREES 14 MINUTES 21 SECONDS WEST – 419.41 FEET CROSSING BRUSH CREEK TO AN EXISTING IRON ROD IN THE SOUTHERLY RIGHT OF WAY OF SOUTHERN RAILROAD.

THENCE; ALONG THE SOUTHERLY RIGHT OF WAY OF THE RAILROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,892.40 FEET FOR A LENGTH OF 66.88 FEET (CHORD = NORTH 39 DEGREES 10 MINUTES 41 SECONDS EAST – 66.88") TO AN EXISTING IRON ROD.

THENCE; ALONG THE RAILROAD, NORTH 38 DEGREES 30 MINUTES 56 SECONDS EAST – 332.25 FEET TO AN EXISTING IRON ROD, CORNER TO LOT 1, UNIVERSITY SQUARE SUBDIVISION.

THENCE; ALONG LOT 1, CROSSING BRUSH CREEK, SOUTH 41 DEGREES 17 MINUTES 49 SECONDS EAST – 196.53 FEET TO AN EXISTING IRON ROD, CORNER TO LOT 9, UNIVERSITY SQUARE SUBDIVISION.

THENCE; ALONG LOT 9, SOUTH 48 DEGREES 43 MINUTES 45 SECONDS WEST – 230.02 FEET TO AN EXISTING IRON ROD.

THENCE; SOUTH 41 DEGREES 16 MINUTES 58 SECONDS EAST – 311.62 FEET TO THE POINT OF BEGINNING. CONTAINING 2.80 ACRES , MORE OR LESS. TAKEN FROM SURVEY DATED: 15 OCTOBER, 2009.

DESCRIPTION SAME AS PREVOIUSLY FOUND IN PLAT BOOK 19, PAGE 11.

"Exhibit 'B'"

