

ORDINANCE NO. 4588-15

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 ASSIGNING A R-2A (LOW DENSITY RESIDENTIAL) DISTRICT TO CERTAIN PROPERTY WITHIN THE FOURTENTH (14TH) CIVIL DISTRICT OF WASHINGTON COUNTY, TENNESSEE KNOWN AS THE "GARLAND FARMS PHASE IV 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 the following described property of a R-2A (Low Density Residential) 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 BE IT FURTHER ORDAINED, That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.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	<u>8/16/2015</u>
PASSED ON SECOND READING	<u>8/20/2015</u>
PASSED ON THIRD READING	<u>9/02/2015</u>

APPROVED AND SIGNED IN OPEN MEETING
ON THE 2nd DAY OF September, 2015

/s/ Ralph Van Brocklin
MAYOR

ATTEST:

/s/ Janet Jennings

City Recorder

APPROVED AS TO FORM:

/s/ James H. Epps, IV

Staff Attorney

“EXHIBIT ‘A’”

Beginning at a point the Northeast corner to lot 28 Garland Farms Estates, Phase 3 and the and the Garland Farm Estates Homeowners Association, Inc. (Roll 297 Image 455) and the Westerly side of Hayfield Drive; thence with lots 28,27,26,25,24,23,22, and 20 the following 6 courses. South 57°45'00" West a distance of to a point; THENCE South 59°19'06" West a distance of 221.65 feet to a point; THENCE North 79°52'05" West a distance of 108.94 feet to a point; THENCE North 41°55'00" West a distance of 114.09 feet to a point; THENCE South 48°05'00" West a distance of 546.02 feet to a point of curve; THENCE along a curve to the left having a radius of 25.00 feet, a delta of 103°04'50", an arc length of 44.98 feet, and a chord which bears South 03°27'25" East having a chord distance of 39.15 feet to a point on the Easterly right of way of May Apple Lane; THENCE along the right of way of May Apple Lane 2 courses; North 55°08'36" West a distance of 85.09; THENCE South 34°50'00" West a distance of 50.00 feet to a point on a curve on the Northerly lot line of lot 19 Garland Farm Estates, Phase 3; THENCE along a curve to the left having a radius of 25.00 feet, a delta of 76°45'00", an arc length of 33.49 feet, and a chord which bears South 86°27'30" West having a chord distance of 31.04 feet to a point; THENCE South 48°05'00" West a distance of 162.86 feet to a point corner to other lands of David G. Garland III (Deed Book 508 - page 254); THENCE leaving lot 19 North 54°49'31" West a distance of 590.82 feet to a point; THENCE North 47°19'10" East a distance of 1,290.87 feet to a point corner to Lot 66 Garland Farm Estates, Phase 2; THENCE with lots 66,65,64,63 South 49°57'00" East a distance of 548.48 feet to a point on the Northerly right of way of Garland Farm Blvd.; THENCE 4 courses North 48°05'00" East a distance of 37.88 feet to a point of curve; THENCE along a curve to the right having a radius of 607.33 feet, a delta of 06°48'60", an arc length of 72.26 feet, and a chord which bears North 51°29'30" East having a chord distance of 72.21 feet to a point; THENCE South 49°45'32" East a distance of 113.72 feet to a point; THENCE South 54°54'00" West a distance of 29.05 feet to a point on the right of way of Hayfield Drive; THENCE with the right of way of Hayfield Drive along a curve to the right having a radius of 40.00 feet, a delta of 117°16'12", an arc length of 81.87 feet, and a chord which bears South 66°27'54" East having a chord distance of 68.31 feet to a point; THENCE along a curve to the left having a radius of 525.00 feet, a delta of 24°25'12", an arc length of 223.76 feet, and a chord which bears South 20°02'24" East having a chord distance of 222.07 feet to the POINT OF BEGINNING, and containing 21.318 acre(s) of land, more or less.

“EXHIBIT ‘B’”

