

**ORDINANCE NO. 4591-15**

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 CHANGING FROM AN I-2 (HEAVY INDUSTRIAL) DISTRICT TO A R-6 (HIGH DENSITY RESIDENTIAL - UNIVERSITY) DISTRICT FOR CERTAIN PROPERTIES LOCATED AT 2310 AND 2424 W. WALNUT STREET AND 2250 MCKINLEY ROAD.

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**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 an I-2 (Heavy Industrial) District to a R-6 (High Density Residential - University) District.

See description marked "Exhibit 'A'" hereto.

See map of the above-described property marked "Exhibit 'B'" hereto.

Concept Plan marked "Exhibit 'C'" 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 BE IT FURTHER ORDAINED,** That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.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>10/01/2015</u>
PASSED ON SECOND READING	<u>10/15/2015</u>
PASSED ON THIRD READING	<u>11/03/2015</u>

APPROVED AND SIGNED IN OPEN MEETING

ON THE 3<sup>rd</sup> DAY OF November, 2015

/s/ W. C. Stout  
MAYOR

**ATTEST:**

/s/ Janet Jennings  
**City Recorder**

**APPROVED AS TO FORM:**

/s/ James H. Epps, IV  
**City Attorney**

## Exhibit 'A'

### HH MULTI, LLC REZONING REQUEST PROPERTY DESCRIPTION

#### TAX MAP No. 541 / GROUP A / PARCEL 1.00

Situated in the 8<sup>th</sup> Civil District of Washington County, Tennessee, and being more particularly described as follows:

**Beginning** on a metal bolt found on the northerly right of way of West Walnut Street, corner to Gene Louis Honeycutt, Jean O. Honeycutt, Amber Ann Honeycutt, and Jeremy Honeycutt (Roll 776 – Image 1459), said metal bolt being located on the northerly side of a bridge; thence with said Honeycutt the following eight calls: (1) North 17°05'32" East a distance of 79.92' to a Point, (2) North 00°31'38" West a distance of 62.58' to a Point, (3) North 18°55'22" East a distance of 20.79' to a Point, (4) North 03°01'22" East a distance of 83.15' to a Point, (5) North 10°09'38" West a distance of 146.70' to a Point, (6) North 26°18'38" West a distance of 36.41' to a Point, (7) North 29°10'27" East a distance of 16.62' to a Point, (8) North 85°07'38" West a distance of 30.23' to a Point, corner to C. E. Parker (Roll 382 – Image 1417); thence with said Parker the following two calls: (1) along a curve to the left having a radius of 586.18 feet, through a central angle of 27°36'12", 282.40 feet along said curve, having a chord direction of North 37°48'42" West and a chord length of 279.68 feet to a 1/2" diameter metal rod found, (2) along a curve to the left having a radius of 586.18 feet, through a central angle of 10°55'59", 111.85 feet along said curve, having a chord direction of North 57°04'48" West, and a chord length of 111.69 feet to a 1/2" diameter metal rod found on the southerly right of way of Norfolk Southern Railway; thence with the southerly right of way of said Norfolk Southern Railway the following three calls: (1) South 78°06'33" East a distance of 123.89' to a Point, (2) along a curve to the left having a radius of 3697.04 feet, through a central angle of 06°12'54", 401.03 feet along said curve, having a chord direction of South 81°13'00" East, and a chord length of 400.83 feet, (3) South 84°19'27" East a distance of 114.10' to a 1/2" diameter metal rod found on the west side of a double sycamore tree, corner to City of Johnson City; thence said City of Johnson City South 13°16'40" East a distance of 451.04' to a 1/2" diameter metal rod found, corner to Beryle C. Hunt Jr. (Roll 725 – Image 2486); thence with said Hunt South 13°16'40" East a distance of 60.62' to a 1/2" diameter metal rod set on the northerly right of way of said West Walnut Street; thence with the northerly right of way of said West Walnut Street the following three calls: (1) South 68°07'51" West a distance of 292.25' to a Point, (2) along a curve to the right having a radius of 292.91 feet, through a central angle of 23°24'11", 119.64 feet along said curve, having a chord direction of South 79°39'47" West and a chord length of 118.81 feet to a metal railroad spike found, (3) along a curve to the right having a radius of 290.59 feet, through a central angle of 12°58'37", 65.82 feet along said curve, having a chord direction of North 82°20'43" West and a chord length of 65.68 feet to the **Point of Beginning**, containing 5.967 Acres, more or less.

Being the same property conveyed to C. E. Parker as described and recorded in Roll 246 – Image 2275, Deed Book 463 – Page 300, and Deed Book 668 – Page 642, in the Register's Office for Washington County, Tennessee.

#### TAX MAP No. 541 / GROUP A / PARCEL 1.01

Situated in the 8<sup>th</sup> Civil District of Washington County, Tennessee, and being more particularly described as follows:

**Beginning** on a 1/2" diameter metal rod found 9" below grade at the intersection of the northeasterly right of way of McKinley Road with the southerly right of way of Norfolk Southern Railway; thence with the southerly right of way of said Norfolk Southern Railway South 78°03'38" East a distance of 209.67' to a 1/2" diameter metal rod found, corner to C. E. Parker (Deed Book 668 – Page 642); thence with said Parker the following two calls: (1) along a curve to the right having a radius of 586.18 feet, through a central angle of 10°55'59", 111.85 feet along said curve, having a chord direction of South 57°04'48" East and a chord length of 111.69 feet to a 1/2" diameter metal rod found, (2) along a curve to the right having a radius of 586.18 feet, through a

central angle of 27°36'12", 282.40 feet along said curve, a chord direction of South 37°48'42" East and a chord length of 279.68 feet to a point, common corner to said Parker and Gene Louis Honeycutt, Jean O. Honeycutt, Amber Ann Honeycutt, and Jeremy Honeycutt (Roll 776 – Image 1459); thence with said Honeycutt North 85°07'38" West a distance of 66.43' to a point on the northeasterly right of way of said McKinley Road; thence with northeasterly right of way of said McKinley Road the following five calls: (1) along a curve to the left having a radius of 199.75 feet, through a central angle of 37°55'56", 132.24 feet along said curve, having a chord direction of North 32°19'59" West and a chord length of 129.84 feet to a point, (2) North 51°17'38" West a distance of 112.41' to a point, (3) along a curve to the left having a radius of 1067.85 feet, through a central angle of 08°07'31", 151.43 feet along said curve, having a chord direction of North 60°39'13" West and a chord length of 151.31 feet to a 1/2" diameter metal rod found, (4) along a curve to the left having a radius of 1067.85 feet, through a central angle of 03°28'02", 64.62 feet along said curve, having a chord direction of North 66°27'00" West and a chord length of 64.61 feet to a point, (5) along a curve to the right having a radius of 147.95 feet, through a central angle of 26°43'14", 69.00 feet along said curve, having a chord direction of North 54°47'55" West and a chord length of 68.37 feet to the **Point of Beginning**, containing 0.617 Acre, more or less.

Being the same property conveyed to C. E. Parker as described and recorded in Roll 382 – Image 1417, in the Register's Office for Washington County, Tennessee.

#### **TAX MAP No. 54L / GROUP C / PARCEL 2.00**

Situated in the 8<sup>th</sup> Civil District of Washington County, Tennessee, and being more particularly described as follows:

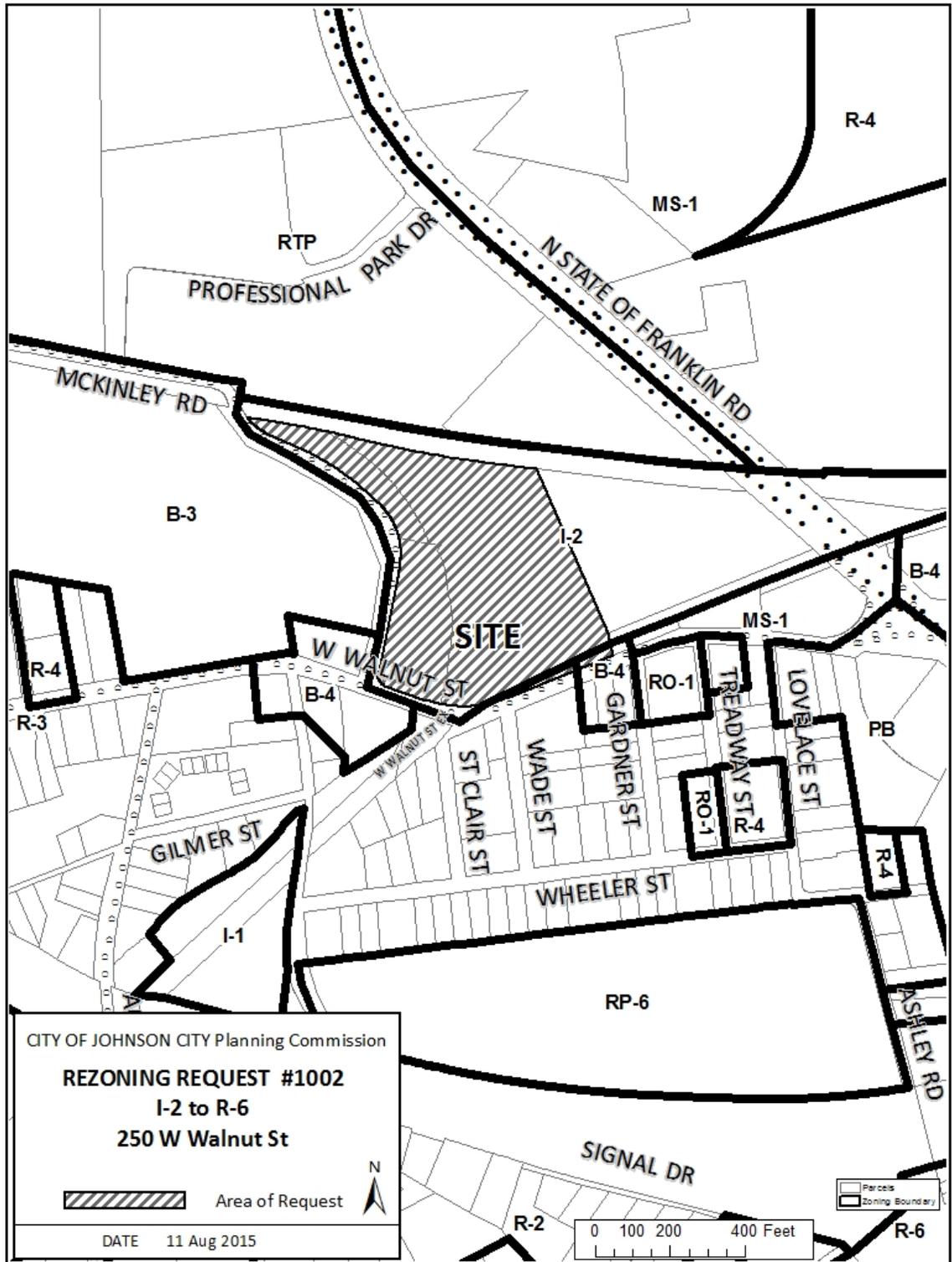
**Beginning** on a metal bolt found on the northerly right of way of West Walnut Street, corner to C. E. Parker (Deed Book 668 – Page 642 and Roll 382 – Image 1417), said metal bolt being located on the northerly side of a bridge; thence with the northerly right of way of said West Walnut Street the following three calls: (1) North 76°19'53" West a distance of 12.77' to a 1/2" diameter metal rod found, (2) along a curve to the right having a radius of 290.59 feet, through a central angle of 02°31'26", 12.80 feet along said curve, having a chord direction of North 72°22'22" West and a chord length of 12.80 feet to a 1/2" diameter metal rod found, (3) North 71°06'38" West a distance of 138.45' to a Point on the easterly right of way of McKinley Road; thence with the easterly right of way of said McKinley Road the following three calls: (1) along a curve to the right having a radius of 20.00 feet, through a central angle of 85°55'33", 29.99 feet along said curve, having a chord direction of North 28°08'52" West and a chord length of 27.26 feet to a Point, (2) North 14°49'22" East a distance of 277.63' to a Point, (3) along a curve to the left having a radius of 199.75 feet, through a central angle of 28°11'23", 98.28 feet along said curve, having a chord direction of North 00°43'40" East and a chord length of 97.29 feet to a Point, corner to said Parker; thence with said Parker the following nine calls: (1) South 85°07'38" East a distance of 66.43' to a Point, (2) South 85°07'38" East a distance of 30.23' to a Point, (3) South 29°10'27" West a distance of 16.62' to a Point, (4) South 26°18'38" East a distance of 36.41' to a Point, (5) South 10°09'38" East a distance of 146.70' to a Point, (6) South 03°01'22" West a distance of 83.15' to a Point, (7) South 18°55'22" West a distance of 20.79' to a Point, (8) South 00°31'38" East a distance of 62.58' to a Point, (9) South 17°05'32" West a distance of 79.92' to the **Point of Beginning**, containing 1.399 Acres, more or less.

Being the same property conveyed to Gene Louis Honeycutt, Jean O. Honeycutt, Amber Ann Honeycutt, and Jeremy Honeycutt as described and recorded in Roll 776 – Image 1459, in the Register's Office for Washington County, Tennessee.

#### **END OF DESCRIPTION**

**These descriptions were prepared from a map dated May 27, 2014, by Todd C. Johnson, Tenn. Reg. No. 2155, PO Box 5574, Johnson City, TN 37602.**

"Exhibit 'B'"



‘Exhibit ‘C’

