

**ORDINANCE NO. 4618-16**

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 I-1 (LIGHT INDUSTRIAL) DISTRICT TO A R-2 (LOW DENSITY RESIDENTIAL) DISTRICT FOR CERTAIN PROPERTY LOCATED ALONG BUFFALO VALLEY CHURCH 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 a I-1 (Light Industrial) District to R-2 (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 BE IT FURTHER ORDAINED,** That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.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 10/06/2016  
PASSED ON SECOND READING 10/20/2016  
PASSED ON THIRD READING 11/03/2016  
APPROVED AND SIGNED IN OPEN MEETING  
ON THE 3<sup>rd</sup> DAY OF November, 2016

/s/ W. Clayton Stout  
MAYOR

**ATTEST:**

/s/ Janet Jennings  
City Recorder

**APPROVED AS TO FORM:**

/s/ James H. Epps, IV  
Staff Attorney

**“EXHIBIT ‘A’”**

### **Tax Map 63B, Group C, Parcel 3.01**

Located in the 5<sup>th</sup> Civil District of Carter County, Tennessee and being more particularly described as follows:

**Beginning** on a ½” diameter iron rod set on the easterly right-of-way of Buffalo Valley Church Road, on the line of Dance (Bk. 394, Pg. 311) thence with said Dance North 67°55'05" East a distance of 205.58' to a ½” diameter iron rod found, corner to Baggett (Bk. 147, Pg. 587); thence with said Baggett in part, with Maupin (Bk. 419, Pg. 580) in part, and with Ellis (Bk. 231, Page 839) in part, South 09°02'13" West a distance of 300.00' to a ½” diameter iron rod found on the line of Tester (Bk. 404, Pg. 211); thence with said Tester North 58°57'07" West a distance of 132.01' to a ½” diameter iron rod found, corner to Duncan (Bk. 322, Page 286); thence with said Duncan North 38°14'02" West a distance of 80.29' to a ½” diameter iron rod found on the easterly right-of-way of said Buffalo Valley Church Road; thence with the easterly right-of-way of said Buffalo Valley Church Road, along a curve to the left having a radius of 79.77', 95.57' along said curve, a delta angle of 68°38'52", having a chord direction of North 12°27'51" East and a chord length of 89.96' to the **Point of Beginning**, containing 0.823 acre, more or less.

And Being the same property conveyed to Norman Duncan and Diana Duncan as described and recorded in Deed Book

“EXHIBIT ‘B’”

