

ORDINANCE NO. 4621-16

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 AN I-1 (LIGHT INDUSTRIAL) DISTRICT TO A B-4 (PLANNED ARTERIAL BUSINESS) DISTRICT FOR CERTAIN PROPERTY LOCATED AT 3201 KIMBERLY COURT.

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-1 (Light Industrial) District to a B-4 (Planned Arterial 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 BE IT FURTHER ORDAINED, That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.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 11/03/2016
PASSED ON SECOND READING 11/17/2016
PASSED ON THIRD READING 12/01/2016

APPROVED AND SIGNED IN OPEN MEETING
ON THE 1st DAY OF December , 2016

/s/ W. Clayton Stout
MAYOR

ATTEST:

/s/ Janet Jennings
City Recorder

APPROVED AS TO FORM:

/s/ James H. Epps, IV
City Attorney

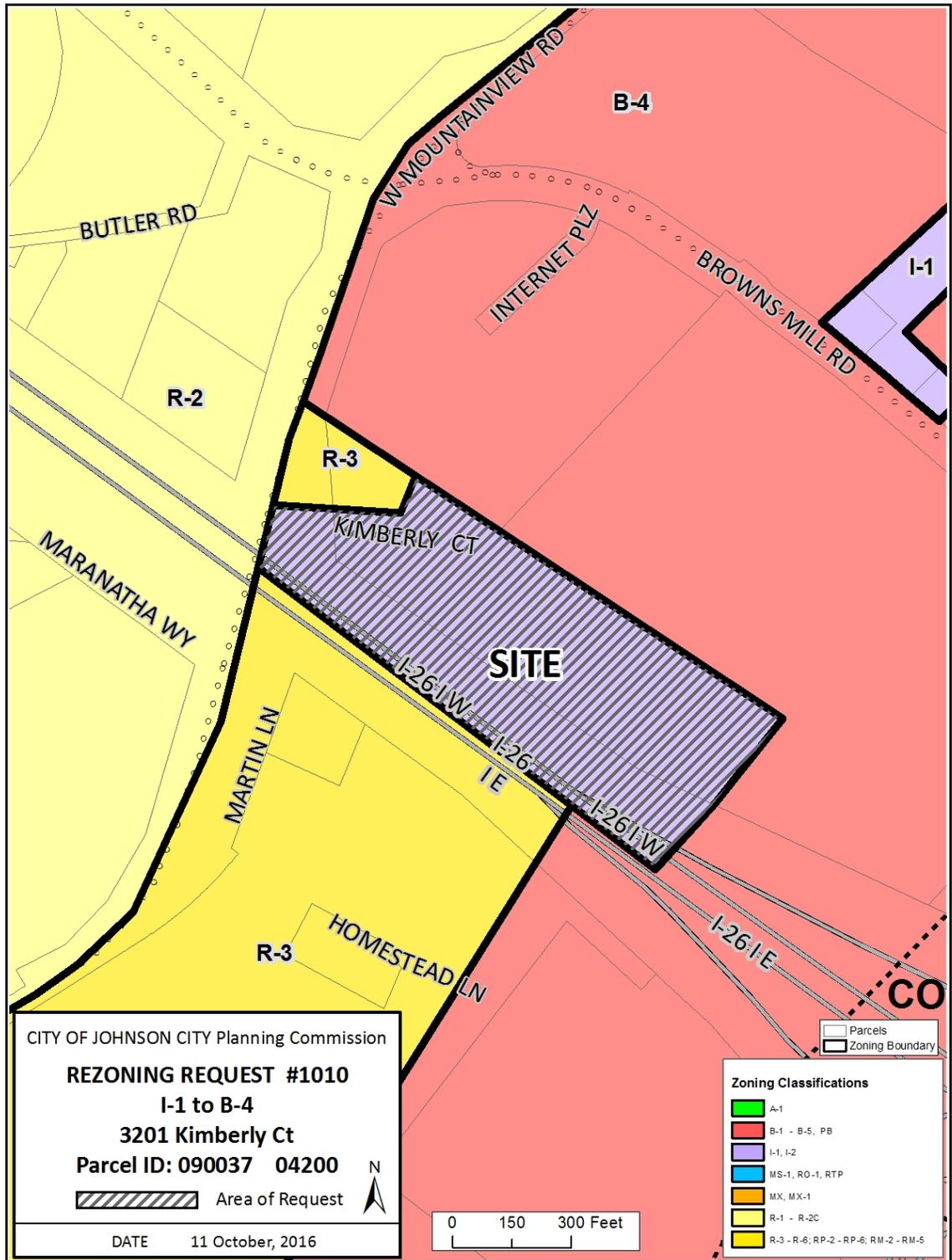
Exhibit 'A'

BEGINNING at an iron pin on the northerly side of the State Highway right of way where the same intersects with the easterly side of a county road known as Mountain View Road; thence with the easterly side of said Mountain View Road, North 0° 08' West, a distance of 110.15 feet to an iron pin; thence leaving said county road, South 85° 31' East, a distance of 173.78 feet to an iron pin; thence North 26° 05' East, a distance of 102.50 feet to an iron pin in the line of Pritchett; thence with the line of Pritchett, South 56° 18' East, a distance of 1125.63 feet to a point; thence South 39° 28' West, a distance of 271.88 feet to a right of way monument in the northerly right of way line of the State Highway; thence North 56° 49' West, a distance of 1182.69 feet to the point of BEGINNING, containing 7.35 acres, be the same more or less.

AND BEING the same property conveyed to Pickens Bridge Village Partners, a Tennessee general partnership, by deed from Abraham Investments, G.P., a Tennessee general partnership, dated March 24, 2014, of record on Roll 831, Image 351, in the Register's Office for Washington County, Tennessee.

Address: 3201 Kimberly Court, Johnson City, Tennessee 37604

"Exhibit 'B'"



CITY OF JOHNSON CITY Planning Commission
REZONING REQUEST #1010
I-1 to B-4
3201 Kimberly Ct
Parcel ID: 090037 04200
 Area of Request
 DATE 11 October, 2016

Zoning Classifications	
	A-1
	B-1 - B-5, PB
	I-1, I-2
	MS-1, RO-1, RTP
	MX, MX-1
	R-1 - R-2C
	R-3 - R-6; RP-2 - RP-6; RM-2 - RM-5