

**ORDINANCE NO. 4652-17**

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) TO CERTAIN PROPERTY WITHIN THE ELEVENTH (11<sup>TH</sup>) CIVIL DISTRICT OF WASHINGTON COUNTY, TENNESSEE KNOWN AS THE "ISAACS ANNEXATION".

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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 assigning the zoning on the following described property of a R-2A (Low 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 BE IT FURTHER ORDAINED,** That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.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 11/02/2017  
PASSED ON SECOND READING 11/13/2017  
PASSED ON THIRD READING 12/07/2017  
APPROVED AND SIGNED IN OPEN MEETING  
ON THE 7<sup>th</sup> DAY OF December, 2017

/s/ David Tomita  
MAYOR

**ATTEST:**

/s/ Janet Jennings  
City Recorder

**APPROVED AS TO FORM:**

/s/ James H. Epps, IV  
City Attorney

**“EXHIBIT ‘A’”**

## LEGAL DESCRIPTION

SITUATED, LYING, AND BEING IN THE 10TH CIVIL DISTRICT OF WASHINGTON COUNTY, TENNESSEE, CLT MAP 022, PART OF PARCEL 013.00 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF HARBOR APPROACH AND THE EASTERLY LOT LINE OF LOT 2 PARK PLACE ADDITION PHASE 1 (PB 21 PG 91). SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LOT LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 18 DEGREES 54 MINUTES 00 SECONDS WEST, A DISTANCE OF 324.79 FEET TO A POINT LOCATED ON THE 1390 FOOT CONTOUR (BEING A TVA FLOWAGE EASEMENT FOR WATAUGA RIVER/BOONE LAKE); NORTH 18 DEGREES 54 MINUTES 00 SECONDS WEST, A DISTANCE OF 491.69 FEET TO A POINT LOCATED ON THE APPROXIMATE WESTERLY SHORELINE OF WATAUGA RIVER; THENCE ALONG SAID SHORELINE THE FOLLOWING COURSES AND DISTANCES: NORTH 54 DEGREES 03 MINUTES 18 SECONDS EAST, A DISTANCE OF 194.32 FEET TO A POINT; SOUTH 88 DEGREES 10 MINUTES 26 SECONDS EAST, A DISTANCE OF 14.94 FEET TO A POINT; THENCE LEAVING SAID SHORELINE SOUTH 18 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 441.18 FEET TO A POINT LOCATED ON THE 1390 FOOT CONTOUR; THENCE SOUTH 18 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 417.26 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE (PROPOSED) OF HARBOR APPROACH; THENCE ALONG SAID RIGHT-OF-WAY LINE A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 114.55 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85 DEGREES 25 MINUTES 58 SECONDS EAST, A DISTANCE OF 110.58 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE (PROPOSED) NORTH 69 DEGREES 23 MINUTES 50 SECONDS EAST, A DISTANCE OF 241.48 FEET TO A POINT LOCATED ON THE 1390 FOOT CONTOUR; THENCE NORTH 79 DEGREES 19 MINUTES 14 SECONDS EAST, A DISTANCE OF 412.09 FEET TO A POINT LOCATED ON THE WESTERLY SHORELINE OF WATAUGA RIVER; THENCE ALONG SAID SHORELINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 01 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 155.74 FEET TO A POINT; SOUTH 29 DEGREES 21 MINUTES 28 SECONDS WEST, A DISTANCE OF 319.51 FEET TO A POINT; THENCE LEAVING SAID SHORELINE SOUTH 68 DEGREES 18 MINUTES 53 SECONDS WEST, A DISTANCE OF 181.57 FEET TO A POINT LOCATED ON THE 1390 FOOT CONTOUR; THENCE SOUTH 68 DEGREES 18 MINUTES 53 SECONDS WEST, A DISTANCE OF 744.09 FEET TO A POINT LOCATED ON THE EASTERLY LOT LINE OF LOT 5 PARK PLACE ADDITION, PHASE II, SECTION 1 (PB 18 PG 341); THENCE ALONG SAID LOT LINE NORTH 18 DEGREES 53 MINUTES 52 SECONDS WEST, A DISTANCE OF 125.15 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLIVER APPROACH; THENCE NORTH 18 DEGREES 53 MINUTES 52 SECONDS WEST, A DISTANCE OF 50.06 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLIVER APPROACH; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALONG PARK PLACE ADDITION, PHASE 2, SECTION 1 NORTH 18 DEGREES 53 MINUTES 52 SECONDS WEST, A DISTANCE OF 126.61 FEET TO A POINT LOCATED ON THE LOT LINE OF LOT 3 PARK PLACE ADDITION, PHASE 1 (PB 21 PG 91); THENCE ALONG SAID PARK PLACE ADDITION, PHASE 1 THE FOLLOWING COURSES AND DISTANCES: NORTH 68 DEGREES 31 MINUTES 24 SECONDS EAST, A DISTANCE OF 230.24 FEET TO A POINT; NORTH 18 DEGREES 53 MINUTES 52 SECONDS WEST, 125.99 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARBOR APPROACH; THENCE NORTH 18 DEGREES 53 MINUTES 52 SECONDS WEST, A DISTANCE OF 50.06 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARBOR APPROACH; SAID POINT BEING THE TRUE POINT OF BEGINNING;

