



CITY OF JOHNSON CITY
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CITY OF JOHNSON CITY

TO: *Teresa*, Johnson City Press (423) 929-9097
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FROM: Samantha Berkley, (434-6032)
City of Johnson City - Fax (423) 434-6087

DATE: September 13, 2021

SUBJECT: Legal Notice

**PLEASE ADVERTISE
AS SOON AS POSSIBLE**

ORDINANCE NO. 4786-21

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 R-4 (MEDIUM DENSITY RESIDENTIAL) DISTRICT TO B-4 (PLANNED ARTERIAL BUSINESS) DISTRICT AND MS-1 (MEDICAL SERVICES) DISTRICT, CERTAIN PROPERTIES BOUND BY WEST MARKET STREET, NORTH STATE OF FRANKLIN ROAD, SELLS AVENUE, AND NOVUS DRIVE.

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 property identified in the City of Johnson City and Washington County as County ID 090, Tax Map 054, Group A, Subgroup A Parcels 026.10, and County ID 090, Tax Map 054, Group A, Subgroup B Parcels 012.00, 012.01, and 012.02, including those abutting rights-of-way and reaching to the respective centerlines from R-4 (Medium Density Residential) District to B-4 (Planned Arterial Business) District.

SECTION 2. 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 property identified in the City of Johnson City and Washington County as County ID 090, Tax Map 054, Group A, Subgroup A Parcels 026.00, including those abutting rights-of-way and reaching to the respective centerlines, such that the R-4 (Medium Density Residential) District is changed to B-4 (Planned Arterial Business) District east of Novus Drive and such that the R-4 (Medium Density Residential) District is changed to MS-1 (Medical Services) District to the west o Novus Drive.

See zoning map of the above-described property marked "Exhibit A" hereto.

SECTION 3. BE IT FURTHER ORDAINED That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4. 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>29 July 2021</u>
PASSED ON SECOND READING	<u>19 Aug 2021</u>
PASSED ON THIRD READING	<u>02 Sept 2021</u>

APPROVED AND SIGNED IN OPEN MEETING

ON THE 2nd DAY OF September, 2021

/s/ Joe Wise

MAYOR

ATTEST:

/s/ Janet Jennings
City Recorder

APPROVED AS TO FORM:

/s/ Sunny Sandos
City Attorney

“Exhibit A”
Property Zoning Map

