

ORDINANCE NO. 157-16

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF UNION CITY, TO REZONE TWO PORTIONS OF THE SAME PROPERTY (TAX MAP 48, PARCEL 19.00) LOCATED ON BOTH SIDES OF EVERETT BOULEVARD AND OWNED BY GRAHAM ACRES LLC.

WHEREAS, certain revisions to the Union City Zoning Map are believed to be necessary and in the public interest; and

WHEREAS, the Union City Municipal/Regional Planning Commission has reviewed and recommended these revisions; and

WHEREAS, the Union City Board of Mayor and Aldermen has given due public notice of a hearing on said amendment and has held a public hearing in accordance with Section 13-7-203 of the Tennessee Code Annotated;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Union City that the Union City Municipal Zoning Map be amended as follows:

SECTION 1. That the following described property be rezoned from P-M (Planned Industrial) to B-R (Business Recreational):

Beginning at a found ½ inch rebar with cap (Carmack) on the west side of a concrete R.O.W. monument in the West Right of Way line of Everett Boulevard (U.S. Highway 51 Bypass and SR# 3) (150 feet from survey centerline as per Deed Book 16B Page 248) being the Northeast corner of this 10.76 Acre parcel for rezoning being a part of the Richard Newell Graham, Sr. Trust and the Bettie Rene Young Graham Trust property as recorded at Record Book 164 Page 647 (Tax Map 48 Parcel 19.00), also being the Southeast corner of the Graham Acres, LLC property as recorded at Deed Book 26X Page 253 and Record Book 32 Page 554; thence in a Southwestwardly direction, along the West Right of Way line of Everett Boulevard and the East line of this parcel, South 03 degrees 02 minutes 44 seconds West, being 150 feet West of survey centerline, a distance of 1179.45 feet to the Southeast corner of this parcel; thence in a Northwestwardly direction, along a South line of this parcel, North 80 degrees 57 minutes 53 seconds West, a distance of 402.20 feet to the Southwest corner of this parcel; thence in a Northeastwardly direction, along the West line of this parcel, North 3 degrees 02 minutes 44 seconds East, being 400 feet west of and parallel with the West Right of Way line of Everett Boulevard, a distance of 1163.33 feet to the Northwest corner of this parcel being in the North line of the Richard Newell Graham, Sr. Trust and the Bettie Rene Young Graham Trust property and the South line of the Graham Acres, LLC property; thence in a Southeastwardly direction, along the North line of the Richard Newell Graham, Sr. Trust and the Bettie Rene Young Graham Trust property and this parcel, also being a South line of the Graham Acres, LLC property, South 83 degrees 15 minutes 26 seconds East, a distance of 400.83 feet to the point of beginning and containing 10.76 Acres, more or less.

SECTION 2. That the following described property be rezoned from R-1 (Low Density Residential) to B-R (Business Recreational):

Beginning at a found ½ inch rebar with cap in the North Right of Way line of West Main Street (SR# 5)(50 feet from centerline as per Deed Book 14G Page 492) being the Southwest corner of the Richard Newell Graham, Sr. Trust and the Bettie Rene Young Graham Trust property as recorded at Record Book 164 Page 647 (Tax Map 48 Parcel 19.00), which this 20.12 Acre parcel for rezoning is a part, also being the Southwest corner of this parcel, also being the Southeast corner of Lot No. 1 of the Revision of Lot No. 1, Minor Subdivision Plat for Guy Hugh Gray as recorded at Plat Book 14 Page 209; thence in a Northeastwardly direction, along the West line of the Richard Newell Graham, Sr. Trust and the Bettie Rene Young Graham Trust property and this parcel, also being the East line of Lot No.1, North 11 degrees 59 minutes 50 seconds East, a distance of 400.02 feet to the Northwest corner of this parcel; thence in a Southeastwardly direction, along a North line of this parcel, being 400 feet North of and parallel with the North Right of Way line of West Main Street, along a curve to the left having a radius of 3369.72 feet, a delta angle of 2 degrees 23 minutes 23 seconds, an arc length of 140.55 feet, a tangent distance of 70.28 feet, a chord bearing of South 79

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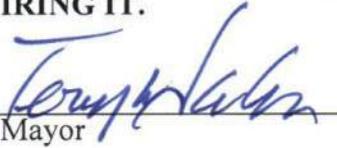
degrees 46 minutes 11 seconds East and a chord distance of 140.54 feet to a point of tangency; thence continuing along a North line of this parcel, South 80 degrees 57 minutes 53 seconds East, a distance of 2023.78 feet to the West Right of Way line of Everett Boulevard (U.S. Highway 51 Bypass and SR# 3) (150 feet from survey centerline as per Deed Book 16B Page 248) being the Northeast corner of this parcel; thence in a Southwestwardly direction, along the West Right of Way line of Everett Boulevard and the East line of this parcel, the following three (3) courses; South 03 degrees 02 minutes 44 seconds West, being 150 feet West of survey centerline, a distance of 189.86 feet to a point of curvature; thence along a curve to the right having a radius of 7489.44 feet, a delta angle of 01 degrees 11 minutes 25 seconds, an arc length of 155.57 feet, a tangent distance of 77.79 feet, a chord bearing of South 03 degrees 38 minutes 26 seconds West, and a chord distance of 155.57 feet to the southwest corner of a concrete R.O.W. monument, being an angle point; thence South 55 degrees 29 minutes 34 seconds West, a distance of 81.72 feet to a found $\frac{1}{2}$ inch rebar with cap being the intersection of the West Right of way line of Everett Boulevard with the North Right of Way line of West Main Street (SR# 5)(50 feet from centerline as per Deed Book 14G Page 492), being the Southeast corner of this parcel; thence in a Northwestwardly direction, along the North Right of Way line of West Main Street and the South line of the Richard Newell Graham, Sr. Trust and the Bettie Rene Young Graham Trust property and this parcel, the following two (2) courses; North 80 degrees 57 minutes 53 seconds West, a distance of 1998.98 feet to a point of curvature; thence along a curve to the right having a radius of 3769.72 feet, a delta angle of 02 degrees 27 minutes 02 seconds, an arc length of 161.22 feet, a tangent distance of 80.62 feet, a chord bearing of North 79 degrees 44 minutes 22 seconds West, and a chord distance of 161.21 feet to the point of beginning and containing 20.12 Acres, more or less.

SECTION 3. That the following described property be rezoned from P-M (Planned Industrial) to B-M (Business Industrial):

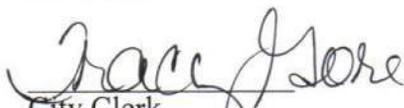
Beginning at a found $\frac{5}{8}$ inch rebar with cap (marked R L Nichols – RLS No. 1909) in the South Right of Way line of a railroad spur (23 feet from centerline as per Plat Book 7 Page 57) being the Northernmost corner of this 37.93 Acre parcel for rezoning being a part of the Richard Newell Graham, Sr. Trust and the Bettie Rene Young Graham Trust property as recorded at Record Book 164 Page 647 (Tax Map 48 Parcel 19.00), also being the Northeast corner of the Green Acres Mobile Homes, Inc. property as recorded at Record Book 11 Page 3; thence in a Southeastwardly direction, along the South Right of Way line of a railroad spur, also being a North line of the Richard Newell Graham, Sr. Trust and the Bettie Rene Young Graham Trust property and this parcel, South 45 degrees 19 minutes 11 seconds East, a distance of 724.70 feet to the intersection of the South Right of Way line of said railroad spur with the centerline of First Creek being the Northeast corner of the Richard Newell Graham, Sr. Trust and the Bettie Rene Young Graham Trust property and this parcel; thence in a Southerly direction, along the general meanders of the centerline of First Creek, being the East line of the Richard Newell Graham, Sr. Trust and the Bettie Rene Young Graham Trust property and this parcel, the following sixteen (16) courses; South 58 degrees 17 minutes 45 seconds West, a distance of 42.98 feet to an angle point; thence South 18 degrees 40 minutes 53 seconds West, a distance of 88.38 feet to an angle point; thence South 21 degrees 50 minutes 46 seconds West, a distance of 130.56 feet to an angle point; thence South 19 degrees 33 minutes 30 seconds West, a distance of 135.61 feet to an angle point; thence South 26 degrees 22 minutes 25 seconds West, a distance of 76.55 feet to an angle point; thence South 20 degrees 01 minutes 38 seconds West, a distance of 137.43 feet to an angle point; thence South 24 degrees 51 minutes 08 seconds West, a distance of 100.40 feet to an angle point; thence South 28 degrees 14 minutes 32 seconds West, a distance of 120.58 feet to an angle point; thence South 09 degrees 44 minutes 22 seconds West, a distance of 92.40 feet to an angle point; thence South 13 degrees 39 minutes 13 seconds West, a distance of 113.96 feet to an angle point; thence South 04 degrees 28 minutes 09 seconds West, a distance of 49.38 feet to an angle point; thence South 19 degrees 13 minutes 56 seconds West, a distance of 50.34 feet to an angle point; thence South 16 degrees 30 minutes 21 seconds West, a distance of 105.71 feet to an angle point; thence South 14 degrees 53 minutes 56 seconds East, a distance of 42.47 feet to an angle point; thence South 24 degrees 16 minutes 56 seconds West, a distance of 51.79 feet to an

angle point; thence South 13 degrees 25 minutes 34 seconds West, a distance of 500.09 feet to the intersection of the centerline of First Creek with the North Right of Way line of West Main Street (SR# 5) (50 feet from centerline as per Deed Book 14G Page 492) being the Southeast corner of this parcel; thence in a Northwestwardly direction, along the North Right of Way line of West Main Street, being the South line of the Richard Newell Graham, Sr. Trust and the Bettie Rene Young Graham Trust property and the South line of this parcel, North 80 degrees 58 minutes 13 seconds West, a distance of 600.29 feet to the Easternmost corner of a concrete Right of Way monument, being the intersection of the North right of Way line of West Main Street with the East Right of Way line of Everett Boulevard (U.S. Highway 51 Bypass and SR#3) and the Southwest corner of this parcel; thence in a Northerly direction, along the East Right of Way line of Everett Boulevard, and the West line of this parcel, the following two (2) courses; North 36 degrees 37 minutes 47 seconds West, a distance of 218.26 feet to the Southeast corner of a concrete R.O.W. monument being an angle point (150 feet from survey centerline as per Deed Book 16B Page 248); thence North 03 degrees 02 minutes 44 seconds East, being 150 feet east of survey centerline, a distance of 1439.62 feet to the Northeast corner of a concrete R.O.W. monument, being the Northwest corner of this parcel, also being the Southwest corner of the Green Acres Mobile Homes, Inc. property; thence in a Southeastwardly direction, along a North line of the Richard Newell Graham, Sr. Trust and the Bettie Rene Young Graham Trust property and this parcel, also being the South line of the Green Acres Mobile Homes, Inc. property, South 83 degrees 33 minutes 35 seconds East, a distance of 625.89 feet to a found 5/8 inch rebar with cap (marked R L Nichols - RLS No. 1909), being an interior corner of the Richard Newell Graham, Sr. Trust and the Bettie Rene Young Graham Trust property and this parcel, also being the Southeast corner of the Green Acres Mobile Homes, Inc. property; thence in a Northeastwardly direction, along a West line of the Richard Newell Graham, Sr. Trust and the Bettie Rene Young Graham Trust property and this parcel, also being the East line of the Green Acres Mobile Homes, Inc. property, North 06 degrees 29 minutes 33 seconds East, a distance of 601.58 feet to the point of beginning and containing 37.93 Acres, more or less.

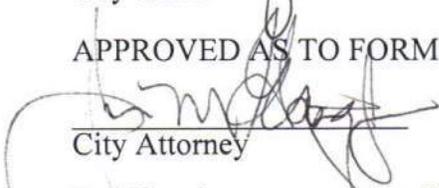
SECTION 4. BE IT FURTHER ORDAINED that this ordinance shall take effect upon its passage the **PUBLIC WELFARE REQUIRING IT.**

BY: 
Its Mayor

ATTEST:


City Clerk

APPROVED AS TO FORM AND LEGALITY:


City Attorney

Publication:	<u>April 4, 2016</u>
Public Hearing:	<u>April 19, 2016</u>
First Reading:	<u>April 19, 2016</u>
Caption Posted:	<u>April 26, 2016</u>
Second Reading:	<u>May 3, 2016</u>
Effective Date:	<u>May 3, 2016</u>