

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG OAK STREET, E CENTER STREET, AND MYRTLE STREET FROM THE R-2, B-3, AND R-1B DISTRICTS TO THE R-4 DISTRICT IN THE 11TH CIVIL DISTRICT OF SULLIVAN COUNTY; TO FIX A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

BE IT ORDAINED BY THE CITY OF KINGSFORT, AS FOLLOWS:

SECTION I. That the zoning code, text, and map, be and the same is hereby further amended to rezone property located along Oak Street, E Center Street, and Myrtle Street from the R-2, Two Family District; B-3, Highway Oriented Business District; and R-1B, Residential District to the R-4, Medium Density Apartment District in the 11th Civil District of Sullivan County; said area to be rezoned being further and more particularly described as follows:

Tract 1 (R-2 Portion):

BEGINNING at a point, said point being the northern corner of Tax Map 46O, Group D, Parcel 26; thence in a southeasterly direction, approximately 50 feet to a point, said point being the eastern corner of parcel 26; thence in a southwesterly direction, approximately 195 feet to a point, said point being the southern corner of parcel 26 in common with the eastern right-of-way of Myrtle Street; thence in a northwesterly direction, following the eastern right-of-way of Myrtle Street, approximately 45 feet to a point, said point being the western corner of Parcel 26 in common with the eastern right-of-way of Myrtle Street; thence in a northeasterly direction, approximately 185 feet to the point of BEGINNING, and being all of Tax Map 46O, Group D, Parcel 26 as shown on the April 2022 Sullivan County Tax Maps.

Tract 2 (B-3 Portion):

BEGINNING at a point, said point being the northern corner of Tax Map 46O, Group D, Parcel 23; thence in a southeasterly direction, approximately 95 feet to a point, said point being the eastern corner of parcel 23 in common with the northern right-of-way of Oak Street; thence in a southwesterly direction, following the northern right-of-way of Oak Street, approximately 63 feet to a point, said point being the southern corner of parcel 24 in common with the northern right-of-way of E Center Street; thence in a northwesterly direction, following the northern right-of-way of E Center Street, approximately 40 feet to a point, said point being the southwestern corner of parcel 25 in common with the eastern right-of-way of Myrtle Street; thence in a northwesterly direction, following the eastern right-of-way of Myrtle Street, approximately 63 feet to a point, said point being the

southern corner of parcel 26 in common with the eastern right-of-way of Myrtle Street; thence in a northeasterly direction, approximately 90 feet to the point of BEGINNING, and being all of Tax Map 46O, Group D, Parcels 23, 24, 25, and 25.05 as shown on the April 2022 Sullivan County Tax Maps.

Tract 3 (R-1B Portion):

BEGINNING at a point, said point being the northern corner of Tax Map 46O, Group D, Parcel 21; thence in a southeasterly direction, approximately 115 feet to a point, said point being the eastern corner of parcel 21 in common with the northern right-of-way of Oak Street; thence in a southwesterly direction, following the northern right-of-way of Oak Street, approximately 135 feet to a point, said point being the southern corner of parcel 22 in common with the northern right-of-way of Oak Street; thence in a northwesterly direction, approximately 95 feet to a point, said point being the western corner of parcel 22; thence in a northeasterly direction, approximately 145 feet to the point of BEGINNING, and being all of Tax Map 46O, Group D, Parcels 21 and 22 as shown on the April 2022 Sullivan County Tax Maps.

SECTION II. Any person violating any provisions of this ordinance shall be guilty of an offense and upon conviction shall pay a penalty of FIFTY DOLLARS (\$50.00) for each offense. Each occurrence shall constitute a separate offense.

SECTION III. That this ordinance shall take effect from and after the date of its passage and publication, as the law directs, the public welfare of the City of Kingsport, Tennessee requiring it.

PATRICK W. SHULL, Mayor

ATTEST:

ANGELA MARSHALL, Deputy City Recorder

APPROVED AS TO FORM:

RODNEY B. ROWLETT, III, City Attorney

PASSED ON 1ST READING _____
PASSED ON 2ND READING _____