

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG BRICKYARD PARK DRIVE FROM THE M-2, GENERAL MANUFACTURING DISTRICT TO THE PD, PLANNED DEVELOPMENT 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 KINGSPORT, AS FOLLOWS:

SECTION I. That the zoning code, text, and map, be and the same is hereby further amended to rezone property located along Brickyard Park Drive from the M-2, General Manufacturing District to the PD, Planned Development District in the 11<sup>th</sup> Civil District of Sullivan County; said area to be rezoned being further and more particularly described as follows:

Tract 1:

BEGINNING AT A POINT LOCATED ON THE NORTHERLY SIDELINE OF BRICKYARD PARK DRIVE AND A CORNER TO THE CITY OF KINGSPORT (DEED BOOK 3261, PAGE 2141). THENCE LEAVING SAID SIDELINE AND ALONG THE CITY OF KINGSPORT NORTH 46° 22' 50 WEST, A DISTANCE OF 430.14 FEET TO A POINT. THENCE CONTINUE ALONG THE CITY OF KINGSPORT AND THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE (DEED BOOK 3464, PAGE 1703) NORTH 40° 37' 10" WEST, A DISTANCE OF 562.14 FEET TO A POINT, SAID POINT IN THE LINE OF THE CITY OF KINGSPORT (DEED BOOK 3464, PAGE 1416). THENCE ALONG THE CITY OF KINGSPORT NORTH 49° 23' 33" EAST, A DISTANCE OF 262.44 FEET TO A POINT, SAID POINT A CORNER TO LOT 2, DIVISION OF THE CITY OF KINGSPORT PROPERTY (PLAT BOOK 58, PAGE 593) AND THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE (DEED BOOK 3464, PAGE 1703). THENCE ALONG THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE SOUTH 35° 02' 49" EAST, A DISTANCE OF 469.85 FEET TO A POINT, SAID POINT IN THE LINE OF LOT 1, DIVISION OF CITY OF KINGSPORT PROPERTY (PLAT BOOK 58, PAGE 597). THENCE THROUGH LOT 1 SOUTH 41° 19' 59" EAST A DISTANCE OF 504.98 FEET TO A POINT LOCATED ON THE NORTHERLY SIDELINE OF BRICKYARD PARK DRIVE. THENCE ALONG SAID SIDELINE SOUTH 43° 49' 49" WEST, A DISTANCE OF 180.77 FEET TO

THE POINT OF BEGINNING, SAID PARCEL CONTAINS 4.964 ACRES, MORE OR LESS.

Tract 2:

BEGINNING AT A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY FOR THE CC & O RAILROAD, SAID MONUMENT A CORNER TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE (DEED BOOK 3464, PAGE 1703). THENCE ALONG SAME SOUTH 34° 26' 29" WEST, A DISTANCE OF 529.27 FEET TO A ½" IRON ROD (OLD), SAID ROD IN THE LINE OF CITY OF KINGSPORT (DEED BOOK 3464, PAGE 1416). THENCE THROUGH THE CITY OF KINGSPORT PROPERTY NORTH 14° 28' 47" WEST, A DISTANCE OF 122.97 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; NORTH 34° 14' 01" WEST, A DISTANCE OF 171.28 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; NORTH 19° 05' 51" WEST, A DISTANCE OF 203.48 FEET TO A IRON ROD (NEW) WITH A&A CAP; NORTH 17° 18' 19" WEST, A DISTANCE OF 180.98 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; AND NORTH 07° 00' 20" EAST, A DISTANCE OF 172.34 FEET TO A ½" IRON ROD (OLD), SAID ROD LOCATED IN THE SOUTHERLY RIGHT OF WAY OF THE CC & O RAILROAD. THENCE ALONG SAME SOUTH 55° 34' 53" EAST, A DISTANCE OF 637.42 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 4.613 ACRES, MORE OR LESS AND IS KNOWN AS LOT 2, DIVISION OF THE CITY OF KINGSPORT, TENNESSEE PROPERTY AS SHOWN IN PLAT BOOK 58 AT PAGE 593.

SECTION II. 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.

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PATRICK W. SHULL  
Mayor

ATTEST:

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ANGELA MARSHALL  
Deputy City Recorder

APPROVED AS TO FORM:

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RODNEY B. ROWLETT, III  
City Attorney

PASSED ON 1ST READING \_\_\_\_\_

PASSED ON 2ND READING \_\_\_\_\_