

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG GRANBY ROAD FROM THE R-1B, RESIDENTIAL DISTRICT TO THE R-3, LOW DENSITY APARTMENT DISTRICT IN THE 12TH 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 Granby Road from the R-1B, Residential District to the R-3, Low Density Apartment District in the 12th Civil District of Sullivan County; said area to be rezoned being further and more particularly described as follows:

Tract:

BEGINNING AT A 1/2 INCH IRON ROD (FOUND), LOCATED IN THE NORTHERLY SIDELINE OF GRANBY ROAD, A COMMON CORNER TO DERRICK (D.B. 1040C, PG. 184); THENCE WITH SAID LINE THE FOLLOWING THREE CALLS: NORTH 18 DEGREES, 52 MINUTES, 17 SECONDS WEST, A DISTANCE OF 232.31 FEET TO A 1/2 INCH IRON ROD (FOUND), BENT; SOUTH 75 DEGREES, 43 MINUTES, 29 SECONDS WEST, A DISTANCE OF 131.27 FEET TO A 1/2 INCH IRON ROD (FOUND), BENT; SOUTH 13 DEGREES, 01 MINUTES, 53 SECONDS EAST, A DISTANCE OF 54.82 FEET TO A 1/2 INCH IRON ROD (FOUND), BENT, CORNER TO DAVIS FAMILY G.P.(D.B. 3213, PG. 936); THENCE WITH SAID LINE SOUTH 76 DEGREES, 28 MINUTES, 05 SECONDS WEST, A DISTANCE OF 64.00 FEET TO A 5/8 INCH IRON ROD (SET), COMMON CORNER TO KETRON (D.B. 898C, PG. 210) AND SPEARS (D.B. 3176, PG. 792); THENCE WITH THE LINE OF SPEARS THE FOLLOWING TWO CALLS: NORTH 10 DEGREES, 09 MINUTES, 51 SECONDS WEST, A DISTANCE OF 191.35 FEET TO A 4 INCH METAL POST; SOUTH 71 DEGREES, 09 MINUTES, 58 SECONDS WEST, A DISTANCE OF 171.14 FEET TO A 60D NAIL (FOUND), IN BASE OF 36 INCH OAK, IN THE LINE OF TAYLOR (D.B. 3072, PG. 1020); THENCE WITH SAID LINE THE FOLLOWING TWO CALLS: NORTH 18 DEGREES, 56 MINUTES, 53 SECONDS WEST, A DISTANCE OF 187.77 FEET TO A IRON ROD (FOUND), WITH CAP, (WEEMS); NORTH 89 DEGREES, 05 MINUTES, 06 SECONDS WEST, A DISTANCE OF 181.85 FEET TO A IRON ROD (FOUND), WITH CAP, (WEEMS), IN THE LINE OF MULLINS (D.B. 3546, PG. 256); THENCE WITH THE LINE OF MULLINS, MATHES, PARKER, SWEETBRIAR ROAD, AND PARKER NORTH 18 DEGREES, 50 MINUTES, 03 SECONDS

WEST, A DISTANCE OF 501.96 FEET TO A IRON ROD (FOUND), WITH CAP, (DAVIES), IN THE LINE OF LOT 28 HARMONY RIDGE RE-PLAT (P.B. 54, PG. 266); THENCE WITH THE LINE OF LOTS 18, 17, AND OPEN SPACE SOUTH 89 DEGREES, 05 MINUTES, 43 SECONDS EAST, A DISTANCE OF 182.02 FEET TO A 1/2 INCH IRON ROD (FOUND), IN A 1 INCH PIPE (FOUND), CORNER TO OPEN SPACE HARMONY RIDGE RE-PLAT (P.B. 54, PG. 266); THENCE WITH SAID LINE SOUTH 89 DEGREES, 13 MINUTES, 31 SECONDS EAST, A DISTANCE OF 181.53 FEET TO A 1/2 INCH IRON ROD (FOUND); THENCE WITH LINE OF OPEN SPACE, LOTS 16, 15, 14, 13 HARMONY RIDGE RE-PLAT (P.B. 54, PG. 266) SOUTH 89 DEGREES, 03 MINUTES, 04 SECONDS EAST, A DISTANCE OF 512.82 FEET TO A 1/2 INCH IRON ROD (FOUND), CORNER TO BOGGS (D.B. 3298, PG. 106); THENCE WITH SAID LINE SOUTH 18 DEGREES, 49 MINUTES, 22 SECONDS EAST, A DISTANCE OF 746. 42 FEET TO A 1/2 INCH IRON ROD (FOUND), IN THE WESTERLY SIDELINE OF RAMSEY AVENUE; THENCE WITH SIDELINE OF RAMSEY AVENUE SOUTH 29 DEGREES, 44 MINUTES, 54 SECONDS WEST, A DISTANCE OF 199.59 FEET TO A 1/2 INCH IRON ROD (FOUND), BENT, IN THE NORTHERLY SIDELINE OF GRANBY ROAD; THENCE WITH THE SIDELINE OF GRANBY ROAD SOUTH 85 DEGREES, 06 MINUTES, 11 SECONDS WEST, A DISTANCE OF 165.83 FEET TO THE POINT OF BEGINNING, CONTAINING 13.962 ACRES, AND BEING THE COMBINATION OF 3 LANDS, LLC. PROPERTY, AS SHOWN ON PLAT OF RECORD IN THE REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, IN PLAT BOOK P58, PAGE 569.

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.

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 _____