

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

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG BANCROFT CHAPEL ROAD FROM THE M-1R, LIGHT MANUFACTURING DISTRICT TO PD, PLANNED DEVELOPMENT DISTRICT IN THE 10TH 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 Bancroft Chapel Road from the M-1R, Light Manufacturing District to PD, Planned Development District in the 10th Civil District of Sullivan County; said area to be rezoned being further and more particularly described as follows:

BEGINNING AT AN IRON PIN FOUND ON THE WESTERN RIGHT OF WAY OF BANCROFT CHAPEL ROAD, SAID PIN BEING A COMMON CORNER TO ANGELA BAILEY HARRIS (DB 3597 PG 2490 & DB 3303 PG 2237); THENCE LEAVING THE RIGHT OF WAY AND WITH SAID HARRIS S 50°28'40" W A DISTANCE OF 786.43' TO AN IRON PIN FOUND; THENCE S 39°58'30" E A DISTANCE OF 274.76' TO AN IRON PIN FOUND BEING A COMMON CORNER TO KINGSPORT UTILITIES; THENCE WITH SAID KINGSPORT UTILITIES S 81°54'00" W A DISTANCE OF 153.52' TO A CONCRETE MARKER, SAID MARKER BEING A COMMON CORNER TO ANGELA BAILEY HARRIS (DB 3597 PG 2490 & DB 483C PG 136); THENCE WITH HARRIS S 65°47'10" W A DISTANCE OF 780.37' TO AN IRON PIN FOUND; THENCE LEAVING SAID HARRIS AND CREATING A DIVISIONAL LINE THROUGH THE ORIGINAL 34.552 ACRE TRACT N 24°19'12" W A DISTANCE OF 647.67' TO AN IRON PIN FOUND AT A CORNER POST ON THE ORIGINAL BOUNDARY, SAID PIN BEING A COMMON CORNER TO BANCROFT CHAPEL (DB 646C PG 378); THENCE WITH SAID BANCROFT CHAPEL N 47°20'10" E A DISTANCE OF 102.36' TO AN IRON PIN FOUND AT A 16" WHITE OAK; THENCE N 47°12'28" E A DISTANCE OF 394.89' TO AN IRON PIN FOUND; THENCE N 47°09'10" E A DISTANCE OF 881.02' TO AN IRON PIN FOUND ON THE WESTERN RIGHT OF WAY OF BANCROFT CHAPEL ROAD; THENCE WITH THE WESTERN RIGHT OF WAY OF BANCROFT CHAPEL ROAD WITH A CURVE WITH A RADIUS OF 244.00', TURNING TO THE RIGHT WITH AN ARC LENGTH OF 72.46', WITH A CHORD BEARING OF S 45°03'00" E, WITH A CHORD LENGTH OF 72.19', TO A POINT NOT SET; THENCE WITH A REVERSE CURVE WITH A RADIUS OF 813.01', TURNING TO THE LEFT WITH AN ARC LENGTH OF 258.68', WITH A CHORD BEARING OF S 45°39'31" E, WITH A CHORD LENGTH OF 257.59', TO A POINT NOT SET; THENCE S 54°46'30" E A DISTANCE OF 177.99' TO A POINT NOT SET; THENCE S

50°13'40" E A DISTANCE OF 219.68' TO THE POINT OF  
BEGINNING, HAVING AN AREA OF 25.712 ACRES

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.

---

PAUL W. MONTGOMERY  
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 \_\_\_\_\_