

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG KENDRICK CREEK ROAD FROM THE R-1C, RESIDENTIAL DISTRICT TO R-3, LOW DENSITY APARTMENT DISTRICT IN THE 14TH 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 a portion of property located along Kendrick Creek Road from the R-1C, Residential District to R-3, Low Density Apartment District in the 14th Civil District of Sullivan County; said area to be rezoned being further and more particularly described as follows:

BEGINNING AT A POINT AT THE INTERSECTION OF THE RIGHT OF WAY FOR INTERSTATE 26 AND THE RIGHT OF WAY FOR KENDRICKS CREEK RD., THENCE LEAVING THE RIGHT OF WAY FOR INTERSTATE 26 AND GOING WITH THE RIGHT OF WAY FOR KENDRICKS CREEK RD., THE FOLLOWING (4) CALLS: N38°05'13"E A DISTANCE OF 148.29' TO A POINT, THENCE N32°23'13"E 100.00' TO A POINT, THENCE N26°40'13"E A DISTANCE OF 200.00' TO A POINT, THENCE N29°31'13"E A DISTANCE OF 21.31' TO A POINT IN THE INTERSECTION OF KENDRICKS CREEK RD., AND A NEW PROPOSED ROAD, THENCE LEAVING KENDRICKS CREEK RD., AND WITH THE RIGHT OF WAY OF THE NEW PROPOSED ROAD, S58°00'00"E A DISTANCE OF 358.53' TO A POINT, THENCE LEAVING SAID PROPOSED RIGHT OF WAY AND WITH A NEW LINE FOR TRACT 1 WHICH IS TO BE REZONED THE FOLLOWING (5) CALLS: S34°00'00"W A DISTANCE OF 110.82' TO A POINT, THENCE S56°00'00"E A DISTANCE OF 67.41' TO A POINT, THENCE S64°25'24"E A DISTANCE OF 208.83' TO A POINT, THENCE S89°30'27"E A DISTANCE OF 58.27' TO A POINT, THENCE S65°45'58"E A DISTANCE OF 139.83' TO A POINT, IN THE LINE OF QUAIL CREEK ESTATES SEC. 10, THENCE WITH QUAIL CREEK ESTATES SEC. 10 THE FOLLOWING (3) CALLS: S50°08'32"W A DISTANCE OF 128.30' TO A POINT, THENCE S09°41'30"W A DISTANCE OF 106.22' TO A POINT, THENCE S41°57'45"W A DISTANCE OF 222.83' TO A POINT IN THE RIGHT OF WAY OF INTERSTATE 26, THENCE WITH THE RIGHT OF WAY OF INTERSTATE 26 THE FOLLOWING (2) CALLS: N63°04'36"W A DISTANCE OF 379.85' TO A POINT, THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 4252.56' AN ARC LENGTH OF 400.92' AND A CHORD OF N51°26'17"W A DISTANCE OF 400.77' TO THE BEGINNING, CONTAINING 8.01 ACRES AS SHOWN ON SURVEY BY LYONS SURVEYING COMPANY, DATED 06-15-2026 ENTITLED CONCEPT PLAN FOR THE RESERVE AT 26 JOE WILSON AND JASON DAY.

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.

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 _____