

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG TYSON LANE FROM THE R-1B, RESIDENTIAL DISTRICT TO P-1, PROFESSIONAL OFFICES 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 Tyson Lane from the R-1, Residential District to P-1, Professional Offices District in the 11th Civil District of Sullivan County; said area to be rezoned being further and more particularly described as follows:

BEGINNING at a point on the northerly right of way margin of E. Stone Road (US Hwy 11W / TN 1) 120' north of the centerline of right of way, at its intersection with the easterly right of way margin of Tyson Lane, 25' east of the centerline of right of way, being the southwestern most corner of property now or formerly owned by McDavid, Trustee, and identified as Parcel 13.00; THENCE, along said Tyson Lane right of way margin and Parcel 13.00, now or formerly owned by McDavid, North 33 degrees 40 minutes 33 seconds East, 70.18 feet to a point; THENCE, departing Tyson Lane and crossing Parcel 13.00, now or formerly owned by McDavid, Trustee, along the former right of way margin of E. Stone Drive (US 11W / TN 1), 180' north of and parallel to centerline of right of way, North 87 degrees 34 minutes 21 seconds West, for a distance of 164.95 feet to a point on the westerly boundary of Parcel 12.00, now or formerly owned by McKamey; THENCE, turning northward along the westerly boundary of property now or formerly owned by McKamey and identified as Parcel 12.00, common with property now or formerly owned by McDavid, Trustee, and identified as Parcel 13.00, North 42 degrees 36 minutes 55 seconds East, 111.83 feet to a point on the rear boundary of Lot 21 of Block B in Bloomington Heights Subdivision as recorded in Plat Book 7 page 123-B, now or formerly owned by David W. Harper and Pamela L. Harper as recorded in Deed Book 1199C, page 562 et.seq.; THENCE, along the common boundary of McKamey with Bloomington Heights Subdivision, Block B, Lot 21, South 54 degrees 46 minutes, 21 seconds East, for a distance of 35.00 feet to the common corner with Lot 20 of Block B in Bloomington Heights Subdivision, now or formerly owned by Theodore D. Vaughn and Tracy Vaughn as recorded in Deed Book 3235, page 805 et.seq.; THENCE, continuing along the common boundary of McKamey with Bloomington Heights Subdivision, Block B, Lot 20, South 54 degrees 46 minutes 21 seconds East, for a distance of 122.71 feet to a point on the northerly right of way of E. Stone Drive (US 11W / TN 1), 180 feet from centerline of right of way; THENCE, departing the boundary with Bloomington Heights Subdivision, turning southward along property

now or formerly owned by McKamey and the right of way of E. Stone Drive (US 11W / TN 1), South 02 degrees 33 minutes 05 seconds East, for a distance of 60.23 feet to a point 120 feet from centerline of the right of way; THENCE, continuing along the northerly right of way margin of E. Stone Drive (US 11W / TN 1), and the properties of McKamey and McDavid, Trustee, North 87 degrees 34 minutes 21 seconds West, for a total distance of 411.31 feet to the POINT OF BEGINNING.

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 _____