

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

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG FORDTOWN ROAD FROM THE R-3, LOW DENISTY APARTMENT DISTRICT TO M-1R, LIGHT MANUFACTURING RESTRICTED 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 KINGSPORT, 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 Fordtown Road from the R-3, Low Density Apartment District to M-1R, Light Manufacturing Restricted 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 NEW IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF EASTERN STAR ROAD, CORNER TO PROPERTY OF BRECKENRIDGE VILLAGE, LLC (TAX MAP 120, PARCEL 27.30); THENCE WITH THE EASTERLY RIGHT OF WAY LINE OF EASTERN STAR ROAD FOUR CALLS: N 26°47' E, 133.52' TO AN NEW IRON PIN; N 18°25' E, 53.61' TO A HIGHWAY MONUMENT; N 18°25' E, 204.27' TO AN NEW IRON PIN AND WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 192.92' AND A RADIUS OF 476.63 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FORDTOWN ROAD; THENCE WITH THE SOUTHERLY RIGHT OF WAY LINE OF FORDTOWN ROAD N 61°34' E, 634.42' TO AN OLD IRON PIN, CORNER TO PROPERTY OF TAYLOR PROPERTIES #2, L.P. (TAX MAP 120, PARCEL 3.30); THENCE WITH TAYLOR PROPERTIES #2, L.P. (TAX MAP 120, PARCEL 3.30) S 28°33' E, 669.69' TO AN OLD IRON PIN, CORNER TO PROPERTY OF BRECKENRIDGE VILLAGE, LLC (TAX MAP 120, PARCEL 27.30); THENCE WITH BRECKENRIDGE VILLAGE, LLC (TAX MAP 120, PARCEL 27.30) FIVE CALLS: S 42°04' W, 818.39' TO AN NEW IRON PIN; N 52°03' W, 159.74' TO AN NEW IRON PIN; N 29°27' W, 161.89' TO AN NEW IRON PIN; N 42°05' W, 103.84' TO AN NEW IRON PIN; AND N 83°56' W, 220.11' TO THE POINT OF BEGINNING, CONTAINING 15.67 ACRES.

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.

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