

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE A PORTION OF PROPERTY LOCATED ALONG SOUTH JOHN B. DENNIS HIGHWAY FROM THE BC, BUSINESS CONFERENCE DISTRICT TO B-3, HIGHWAY-ORIENTED BUSINESS DISTRICT IN THE 13TH 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 South John B. Dennis Highway from the BC, Business Conference District to B-3, Highway-Oriented Business District in the 13th Civil District of Sullivan County; said area to be rezoned being further and more particularly described as follows:

BEGINNING ON AN IRON ROD LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD WILCOX DRIVE, COMMON CORNER WITH NOW OR FORMERLY KAY CASSELL PROPERTY (DEED BOOK 3230, PAGE 1146), SAID POINT LOCATED 70 FEET FROM THE CENTER LINE OF SAID DRIVE; THENCE LEAVING SAID DRIVE AND ALONG SAID CASSELL PROPERTY THE FOLLOWING SEVEN (7) CALLS: N57°29'20"E, 83.74 FEET TO AN IRON ROD; THENCE N50°14'21"E, 270.97 FEET TO AN IRON ROD; THENCE S89°48'53"E, 75.73 FEET TO AN IRON ROD; THENCE N13°25'01"E, 192.57 FEET TO AN IRON ROD; THENCE N88°06'59"E, 175.98 FEET TO AN IRON ROD; THENCE S65°22'24"E, 153.88 FEET TO AN IRON ROD; THENCE N42°52'08"E, 211.43 FEET TO A POINT, SAID POINT BEING ON THE COMMON ZONING LINE BETWEEN B-3 AND BC, MORE OR LESS; THENCE LEAVING SAID CASSELL PROPERTY BY A NEW LINE ALONG SAID ZONING LINE, MORE OR LESS, S14°57'17"E, 750.20 FEET TO A CONCRETE HIGHWAY MONUMENT LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF JOHN B. DENNIS HIGHWAY; THENCE LEAVING SAID ZONING LINE AND ALONG SAID RIGHT-OF-WAY LINE N25°31'17"W, 30.34 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE S64°54'14"W, 190.47 FEET TO AN IRON ROD, CORNER TO NOW OR FORMERLY ANNA JO MESLER, ETAL PROPERTY; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID MESLER PROPERTY S89°52'20"W, 675.46 FEET TO AN AXLE; THENCE N89°03'48"W, 185.66 FEET TO AN IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD WILCOX DRIVE, SAID POINT LOCATED 100 FEET FROM THE CENTER LINE OF SAID DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE BY A CURVE TO THE LEFT HAVING A RADIUS OF 2010.01 FEET, A DELTA ANGLE OF 04°37'53", AN ARC LENGTH OF 162.47 FEET, A CHORD BEARING OF N06°30'29", AND A CHORD LENGTH OF 162.43 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE

N87°05'45"W, 30.00 FEET TO AN IRON ROD, SAID POINT LOCATED 70 FEET FROM THE CENTER LINE; THENCE N02°54'15"E, 111.91 FEET TO THE POINT OF BEGINNING, CONTAINING 12.71 ACRES, MORE OR 2 LESS, AND BEING PART OF THE DONNA PIERCE PROPERTY, AS DESCRIBED IN DEED BOOK 3222, PAGE 1721, REGISTER OF DEEDS OFFICE FOR SULLIVAN COUNTY, TENNESSEE.

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 _____