

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG LEBANON ROAD FROM THE R-1B, RESIDENTIAL DISTRICT TO THE PD, PLANNED DEVELOPMENT 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 property located along Lebanon Road from the R-1B, Residential District to the PD, Planned Development District in the 14th Civil District of Sullivan County; said area to be rezoned being further and more particularly described as follows:

Tract 1:

BEGINNING AT A POINT IN THE NORTHWESTERLY SIDELINE OF LEBANON ROAD, SAID POINT BEING COMMON CORNER WITH LEONARD HOOD; THENCE WITH THE NORTHWESTERLY SIDELINE OF LEBANON ROAD THE FOLLOWING THREE CALLS: (1) S 32°33'27" W 52.05' TO A IRON ROD, (2) N 56°52'33" W 50.02' TO A R.O.W. MONUMENT, AND (3) S 10°41'13" W 146.11' TO A IRON ROD, BEING COMMON CORNER WITH DROKE; THENCE WITH DROKE S 66°31'27" W 136.16' TO A IRON ROD, BEING COMMON CORNER WITH DISHMAN; THENCE WITH DISHMAN THE FOLLOWING TWO CALLS: (1) N 29°08'33" W 80.00' TO A IRON ROD AND (2) N 31°06'16" W 123.40' TO AN IRON ROD, BEING COMMON CORNER WITH DROKE; THENCE WITH DROKE N 37°52'56" W 348.27' TO A IRON ROD, BEING COMMON CORNER WITH THE DIOCESE OF EAST TENNESSEE; THENCE WITH THE DIOCESE OF EAST TENNESSEE THE FOLLOWING TWO CALLS: (1) N 51°42'16" E 417.90' TO A IRON ROD, AND (2) S 42°07'27" E 32.81' TO A IRON ROD; THENCE S 21°50'32" E 370.75' TO A IRON PIPE, COMMON CORNER WITH LEONARD HOOD; THENCE WITH HOOD S 21°45'39" E 136.28' TO THE POINT OF BEGINNING, CONTAINING 4.46 ACRES, MORE OR LESS, AS SHOWN ON PLAT DATED AUGUST 23, 2022 BY HENSON LAND SURVEYS.

Tract 2:

BEGINNING AT A IRON PIPE IN THE WESTERLY SIDELINE OF LEBANON DRIVE, CORNER TO LOUDY; THENCE WITH THE LINE OF LOUDY S 64°18'51" W 172.98' TO A IRON ROD, CORNER TO APOLLO INVESTMENT PROPERTIES; THENCE WITH THE

LINE OF APOLLO INVESTMENT PROPERTIES N 21°50'32" W
82.44' TO A IRON ROD, CORNER TO HT PROPERTIES; THENCE
WITH THE LINE OF HT PROPERTIES N 64°16'58" E 170.39' TO A
IRON ROD IN THE WESTERLY SIDELINE OF LEBANON DRIVE;
THENCE WITH THE WESTERLY SIDELINE OF LEBANON DRIVE,
S 23°38'32" E 82.40' TO THE POINT OF BEGINNING,
CONTAINING 0.32 ACRES, MORE OR LESS, AS SHOWN ON
PLAT DATED JULY 6, 2023, BY HENSON LAND SURVEYS.

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.

PATRICK W. SHULL
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 _____