

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG FORDTOWN ROAD FROM THE B-3, HIGHWAY ORIENTED BUSINESS DISTRICT AND THE M-1R, LIGHT MANUFACTURING RESTRICTED DISTRICT TO THE 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 property located along Fordtown Road from the B-3, Highway Oriented Business District and the M-1R, Light Manufacturing Restricted District to the 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:

Tract 1 (B-3 Portion):

Beginning at an old iron pin on the northerly right of way line of Fordtown Road, corner to property of Free Service Enterprises General Partner (Tax Map 120, Parcel 3.75); thence with Free Service Enterprises General Partner (Tax Map 120, Parcel 3.75) N 28°18' W, 591.83' to an old iron pin, corner to property of Miller Parke, LLC (Tax Map 120, Parcel 3.00); thence with Miller Parke, LLC (Tax Map 120, Parcel 3.00) N 64°41' E, 249.34' to a point on divisional line between City of Kingsport Zones B-3 and M-1R; thence with the divisional line between City of Kingsport Zones B-3 and M-1R S 22°00' E, 582.37' to a point on the northerly right of way line of Fordtown Road; thence with the northerly right of way line of Fordtown Road S 61°42' W, 185.10' to the point of beginning, containing 2.92 acres.

Tract 2 (M-1R Portion):

Beginning at an old iron pin on the northerly right of way line of Fordtown Road, corner to property of Dean Dairy Fluid, LLC (Tax Map 120, Parcel 3.65); thence with the northerly right of way line of Fordtown Road S 61°42' W, 285.37' to the divisional line between City of Kingsport Zones B-3 and M-1R; thence with the divisional line between City of Kingsport Zones B-3 and M-1R N 22°00' W, 582.37' to a point corner to property of Miller Parke, LLC (Tax Map 120, Parcel 3.00); thence with Miller Parke, LLC (Tax Map 120, Parcel 3.00) N 64°41' E, 227.34' to an old iron pin, corner to property of Dean Dairy Fluid, LLC (Tax Map 120, Parcel 3.65);

thence with Dean Dairy Fluid, LLC (Tax Map 120, Parcel 3.65) S
27°44' E, 567.06' to the point of beginning, containing 3.37 acres.

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 _____