

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

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG SEVIER TERRACE DRIVE FROM THE R-1B, RESIDENTIAL DISTRICT AND R-1C, RESIDENTIAL DISTRICT TO B-3, HIGHWAY ORIENTED BUSINESS 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 Sevier Terrace Drive from the R-1B, Residential District and R-1C, Residential District to the B-3, Highway Oriented Business District in the 11th Civil District of Sullivan County; said area to be rezoned being further and more particularly described as follows:

Tract 1: R-1B District

A PORTION OF THE SHUBHLAXMI, LLC PROPERTY (TRACT III), LOCATED IN THE CITY OF KINGSPORT, AND THE 11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE, AS DESCRIBED IN DEED BOOK 3503, PAGE 1761, IN THE REGISTER OF DEED'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, THAT IS CURRENTLY ZONED R-1B, BEING CONSIDERED TO BE REZONED TO B-3, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE COMMON CORNER BETWEEN LOT 5 AND LOT 4, BLOCK 29 OF SEVIER TERRACE ADDITION (PLAT BOOK 3, PAGE 61), SAID POINT LOCATED IN THE NORTHERLY SIDELINE OF SEVIER TERRACE DRIVE; THENCE WITH THE DIVISIONAL LINE OF LOT 5 AND LOT 4, N20°11'W, 189.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE N20°11'W, 54.95 FEET TO A POINT, REAR CORNER FOR LOTS 4 AND 5; THENCE WITH THE REAR LINE OF LOT 5 N69°49'E, 22.9 FEET TO A POINT IN THE REAR LINE OF LOT 5; THENCE S20°56'E, 62.25 FEET TO A POINT; THENCE BY A NEW LINE S86°55'W, 24.81 FEET TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES OR 1,364.3 SQUARE FEET, MORE OR LESS. (DESCRIPTION TAKEN FROM REFERENCED DEED)

TRACT 1: R-1C District

A PORTION OF THE SHUBHLAXMI, LLC PROPERTY (TRACT III), LOCATED IN THE CITY OF KINGSPORT, AND THE 11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE, AS DESCRIBED IN DEED BOOK 3503, PAGE 1761, IN THE REGISTER OF DEED'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, THAT IS CURRENTLY ZONED R-1C, BEING CONSIDERED TO BE REZONED TO B-3, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER BETWEEN LOT 5 AND LOT 4, BLOCK 29 OF SEVIER TERRACE ADDITION (PLAT BOOK 3, PAGE 61), SAID POINT LOCATED IN THE NORTHERLY SIDELINE OF SEVIER TERRACE DRIVE; THENCE WITH THE DIVISIONAL LINE OF LOT 5 AND LOT 4, N20°11'W, 189.79 FEET TO THE POINT; THENCE BY A NEW LINE N86°55'E, 24.81 FEET TO THE POINT; THENCE N86°55'E, 192.50 FEET TO A POINT LOCATED ON THE EASTERLY SIDELINE OF ELMWOOD AVENUE, AS ORIGINALLY PLATTED; THENCE S20°11'E, 181.75 FEET TO A POINT LOCATED IN THE NORTHERLY SIDELINE OF SEVIER TERRACE DRIVE; THENCE ALONG SAID SIDELINE BY A CURVE TO THE LEFT WITH A RADIUS OF 1342.4 FEET, AN ARC LENGTH OF 215.17 FEET TO THE POINT OF BEGINNING, CONTAINING 0.90 ACRES OR 37,966.6 SQUARE FEET, MORE OR LESS. (DESCRIPTION TAKEN FROM REFERENCED DEED)

TRACT 2: R-1C District

BEING ALL OF THE CHANDRAKANT PATEL PROPERTY, LOCATED IN THE CITY OF KINGSPORT, AND THE 11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE, AS DESCRIBED IN DEED BOOK 3153, PAGE 80, IN THE REGISTER OF DEED'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, THAT IS CURRENTLY ZONED R-1C, BEING CONSIDERED TO BE REZONED TO B-3, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD IRON ROD IN THE PAVEMENT AT THE INTERSECTION OF THE WESTERLY SIDE OF LYNN GARDEN DRIVE WITH THE NORTHERLY SIDE OF SEVIER TERRACE DRIVE; THENCE WITH SAID SIDE OF SEVIER TERRACE DRIVE BY A CURVE TO THE LEFT OF RADIUS 1242.40 FEET, AN ARC DISTANCE OF 190.92 FEET TO AN OLD IRON ROD, CORNER FOR PAUL BELLAMY (DEED BOOK 908C, PAGE 95); THENCE WITH THE LINE OF THE BELLAMY PROPERTY N20°36'W, 182.41

FET TO AN OLD IRON ROD; THENCE N83°25'E, 135.00 FEET;  
THENCE S14°35'W, 5.40 FEET TO AN OLD IRON PIPE; AND  
N85°18'E, 98.52 FEET TO AN OLD IRON ROD ON THE  
WESTERLY SIDE OF LYNN GARDEN DRIVE; THENCE WITH  
SAID SIDE OF LYNN GARDEN DRIVE, S06°40'E, 190.15 FEET TO  
THE POINT OF BEGINNING, CONTAINING 0.87 ACRES OR  
37,993.3 SQUARE FEET, MORE OR LESS. (DESCRIPTION  
TAKEN FROM REFERENCED DEED)

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 \_\_\_\_\_