

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

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG AIRPORT PARKWAY FROM THE MX, MIXED USE DISTRICT TO PD, PLANNED DEVELOPMENT DISTRICT IN THE 18TH 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 Airport Parkway from the MX, Mixed Use District to the PD, Planned Development District in the 18th Civil District of Sullivan County; said area to be rezoned being further and more particularly described as follows:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT IN THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT PARKWAY, SR 357, AND CORNER TO T.B. RENTAL PROPERTIES, LLC; THENCE PROCEEDING WITH SAID RIGHT-OF-WAY S 81°39'08" E A DISTANCE OF 362.16' TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE S 83°14'09" E A DISTANCE OF 1239.95' TO A CONCRETE RIGHT-OF-WAY MONUMENT AT THE SOUTH OFF RAMP TO SR 75; THENCE S 57°57'12" E A DISTANCE OF 836.94' TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE S 69°49'28" E A DISTANCE OF 247.46' TO AN IRON PIN AT THE INTERSECTION OF OFF RAMP AND SR 75; THENCE PROCEEDING WITH THE WEST RIGHT-OF-WAY LINE OF SR 75 S 01°14'56" E A DISTANCE OF 151.17' TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE S 10°52'51" W A DISTANCE OF 98.47' TO AN IRON PIN; THENCE S 08°34'06" W A DISTANCE OF 160.27' TO AN IRON PIN; THENCE S 08°34'06" W A DISTANCE OF 42.73' TO AN IRON PIN THE BEGINNING OF A CURVE TO THE RIGHT; THENCE WITH SAID CURVE AN ARC LENGTH OF 108.21', A RADIUS OF 3411.59', A CHORD OF S 14°20'45" W, 108.21', TO AN IRON PIN CORNER TO ARDMORE INVESTMENTS, LLC; THENCE LEAVING SR 75 RIGHT-OF-WAY AND PROCEEDING WITH THE LINE OF ARDMORE INVESTMENTS, LLC, N 67°06'54" W A DISTANCE OF 1790.59' TO AN IRON PIN; THENCE S 25°57'29" W A DISTANCE OF 696.78' TO AN IRON PIN IN THE LINE OF ZETTA R. BARNES; THENCE WITH THE LINE OF BARNES N 66°43'06" W A DISTANCE OF 709.06' TO AN IRON PIN CORNER TO GRAINGER LAND COMPANY; THENCE WITH THE LINE OF GRAINGER LAND COMPANY N 23°52'13" E A DISTANCE OF 713.52' TO AN IRON PIN; THENCE N 26°56'35" W A DISTANCE OF 312.83' TO THE POINT OF BEGINNING, HAVING AN AREA OF 1814967 SQUARE FEET, 41.67 ACRES MORE OR LESS AS SURVEYED BY BENCHMARK DESIGN, PLC MARCH 11, 2024.

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.

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PATRICK W. SHULL  
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 \_\_\_\_\_