

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG RIVERBEND DRIVE FROM THE B-4P, PLANNED BUSINESS DISTRICT TO PD, PLANNED DEVELOPMENT 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 Riverbend Drive from the B-4P, Planned Business District to the PD, Planned Development District in the 11th Civil District of Sullivan County; said area to be rezoned being further and more particularly described as follows:

BEGINNING AT AN IRON ROD SET IN THE ROW OF RIVER BEND DRIVE AND BEING A CORNER WITH DT RETAIL PROPERTIES, LLC ; THENCE WITH THE ROW OF RIVER BEND DRIVE S 50°56'16" W A DISTANCE OF 124.99' TO AN IRON ROD; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 32.84', WITH A RADIUS OF 260.00', WITH A CHORD BEARING OF S 47°17'11" W, WITH A CHORD LENGTH OF 32.82' TO AN IRON ROD; THENCE S 43°40'06" W A DISTANCE OF 272.21' TO AN IRON ROD; THENCE LEAVING THE ROW OF RIVER BEND DRIVE N 30°25'53" W A DISTANCE OF 375.06' TO AN IRON ROD BEING A CORNER WITH LOT 19 OF THE CLIFFSIDE DEVELOPMENT; THENCE WITH THE PROPERTY LINE OF THE CLIFFSIDE DEVELOPMENT N 50°48'09" E A DISTANCE OF 371.07' TO AN IRON ROD BEING A CORNER TO DT RETAIL PROPERTIES, LLC; THENCE WITH THE DT RETAIL PROPERTIES, LLC LINE S 39°07'32" E A DISTANCE OF 335.06' TO AN IRON ROD; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 3.165 ACRES

PORTION OF PARCEL 002.00

BEGINNING AN IRON ROD SET WITH THE CORNER OF THE MURPHY OIL USA INC. AND THE ROW OF RIVER BEND DRIVE, THENCE WITH THE LINE OF MURPHY OIL USA INC. S 38°39'11" E A DISTANCE OF 216.23' TO AN IRON ROD; THENCE LEAVING THE MURPHY OIL USA LINE S 54°45'16" W A DISTANCE OF 561.79' TO A POINT IN THE LINE OF LOT 7; THENCE WITH THE LINE OF LOT 7 N 35°17'55" W A DISTANCE OF 154.39' TO AN IRON ROD SET IN THE ROW OF RIVER BEND DRIVE; THENCE ALONG THE ROW OF RIVER BEND DRIVE N 43°40'06" E A

DISTANCE OF 180.56' TO AN IRON ROD; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 25.19', WITH A RADIUS OF 200.00', WITH A CHORD BEARING OF N 47°16'35" E, WITH A CHORD LENGTH OF 25.18' TO AN IRON ROD; THENCE N 50°53'05" E A DISTANCE OF 347.72' TO AN IRON ROD SET WITH THE CORNER OF THE MURPHY OIL USA INC. LINE; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 2.466 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 _____