

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 M-2, GENERAL MANUFACTURING 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 a portion of property located along Airport Parkway from the MX, Mixed-Use District to M-2, General Manufacturing District in the 18th Civil District of Sullivan County; said area to be rezoned being further and more particularly described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN THE COUNTY OF SULLIVAN, STATE OF TENNESSEE, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2 INCH REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF AIRPORT PARKWAY, BEING THE NORTHWEST CORNER OF LOT 2R1, RE-SUBDIVISION OF NORTHEAST TENNESSEE BUSINESS PARK, LOT 2 AS PER MAP RECORDED IN PLAT BOOK 55, PAGE 365; THENCE ALONG SAID RIGHT-OF-WAY LINE OF AIRPORT PARKWAY THE FOLLOWING TWO (2) COURSES: 1.) N47°59'56"W A DISTANCE OF 56.06 FEET TO A FOUND 6 INCH BY 6 INCH CONCRETE MONUMENT; 2.) N13°35'41"W A DISTANCE OF 101.53 FEET TO A FOUND 1/2 INCH REBAR AT THE SOUTHWEST CORNER OF LANDS NOW-OR-FORMERLY OF EAGLE WEST LLC PER BOOK 1507C, PAGE 355 OF THE SULLIVAN COUNTY OFFICE OF RECORDER OF DEEDS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG THE SOUTH AND WEST LINES OF SAID LANDS OF EAGLE WEST LLC THE FOLLOWING TWO (2) COURSES: 1.) S58°20'55"E A DISTANCE OF 8.07 FEET TO A FOUND 5/8" REBAR; 2.) N18°10'38"E A DISTANCE OF 160.29 FEET TO A FOUND 1/2" REBAR AT THE NORTHEAST CORNER OF SAID LANDS OF EAGLE WEST LLC, ALSO BEING THE SOUTHEAST CORNER OF LANDS NOW-OR-FORMERLY OF AGGREGATES USA EAST TN DIV PER BOOK 2879C, PAGE 338 OF THE SULLIVAN COUNTY OFFICE OF RECORDER OF DEEDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID LANDS OF AGGREGATES USA EAST TN DIV THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1.) N17°55'57"E A DISTANCE OF 846.75 FEET TO A FOUND 1/2 INCH REBAR; 2.) S68°41'24"E A DISTANCE OF 299.74 FEET TO A FOUND 1/2 INCH REBAR; 3.) N22°52'26"E A DISTANCE OF 1884.35 FEET; THENCE DEPARTING THE SAID EAST LINE S53°43'25"E A DISTANCE OF 452.24 FEET TO A ; THENCE S56°18'13"E A DISTANCE OF 153.07 FEET; THENCE S54°13'24"E A DISTANCE OF 148.18 FEET; THENCE S54°29'55"E A DISTANCE

OF 294.51 FEET; THENCE S55°14'18"E A DISTANCE OF 108.67 FEET; THENCE S34°23'36"W A DISTANCE OF 167.22 FEET; THENCE S34°26'45"W A DISTANCE OF 613.59 FEET; THENCE S50°08'16"W A DISTANCE OF 631.88 FEET; THENCE S50°46'02"W A DISTANCE OF 448.15 FEET; THENCE S50°48'48"W A DISTANCE OF 282.67 FEET; THENCE N62°33'28"W A DISTANCE OF 183.58 FEET; THENCE S25°17'30"W A DISTANCE OF 303.81 FEET; THENCE S64°46'47"E A DISTANCE OF 200.57 FEET; THENCE S65°32'53"E A DISTANCE OF 110.03 FEET; THENCE S63°58'04"W A DISTANCE OF 155.41 FEET; THENCE S63°50'23"W A DISTANCE OF 149.81 FEET; THENCE S63°44'32"W A DISTANCE OF 119.42 FEET; THENCE S63°10'57"W A DISTANCE OF 63.78 FEET; THENCE N66°59'31"W A DISTANCE OF 226.46 FEET; THENCE N47°59'56"W A DISTANCE OF 8.37 FEET; THENCE N13°35'41"W A DISTANCE OF 27.20 FEET; THENCE N18°10'38"E A DISTANCE OF 205.13 FEET; THENCE S76°10'19"W A DISTANCE OF 117.92 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 48.929 ACRES (2,131,367 SQUARE FEET) MORE OR LESS.

SECTION II. Any person violating any provisions of this ordinance shall be guilty of an offense and upon conviction shall pay a penalty of FIFTY DOLLARS (\$50.00) for each offense. Each occurrence shall constitute a separate offense.

SECTION III. 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.

PAUL W. MONTGOMERY
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 _____