

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG WEST STONE DRIVE FROM THE B-3, HIGHWAY ORIENTED BUSINESS DISTRICT TO THE R-4, MEDIUM DENSITY APARTMENT DISTRICT IN THE 1ST CIVIL DISTRICT OF HAWKINS COUNTY AND WITHIN THE CORPORATE LIMITS OF THE CITY OF KINGSPORT; 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 West Stone Drive from the B-3, Highway Oriented Business District to the R-4, Medium Density Apartment District in the 1st Civil District of Hawkins County and Within the Corporate Limits of the City of Kingsport; said area to be rezoned being further and more particularly described as follows:

Tract:

BEGINNING AT A NEW MAG NAIL IN THE NORTHWEST RIGHT OF WAY OF WEST STONE DRIVE (HIGHWAY 11 US) SAID MAG NAIL BEING THE SOUTHWEST CORNER OF PROPERTY OF ABICO EAST, LLC (DEED BOOK 1115, PAGE 478); THENCE WITH THE NORTHWEST RIGHT OF WAY OF WEST STONE DRIVE SOUTH 73 DEG. 07 MIN. 30 SEC. WEST 54.53 FEET TO A MAG NAIL (NEW) IN THE CURB; THENCE WITH A CURVE TO THE LEFT WITH A CHORD CALL NORTH 28 DEG. 02 MIN. 10 SEC. EAST A CHORD DISTANCE OF 28.28 FEET (R=20.00'; L 31.41') TO AN IRON ROD (CAP); THENCE NORTH 16 DEG. 55 MIN. 47 SEC. WEST 180.42. FEET TO AN OLD IRON ROD; THENCE SOUTH 73 DEG. 00 MIN. 35 SEC. WEST 185.17 FEET TO AN IRON ROD (NEW); THENCE NORTH 16 DEG. 58 MIN. 53 SEC. WEST 165.75 FEET WITH THE DIVISION OF HUMPHREYS PROPERTY (MAP CABINET 3, ENVELOPE 959A); THENCE SOUTH 72 DEG. 57 MIN. 54 SEC. WEST 513.84 FEET TO A 5;8 INCH IRON ROD (OLD); THENCE NORTH 14 DEG. 16 MIN. 04 SEC. WEST 463.51 FEET ALONG THE LINE OF WESTRIDGE ESTATES, BLOCK 1, PLAT BOOK 1, PAGE 402, TO A 4"X 4" OLD CONCRETE MONUMENT; THENCE WITH THE LINE OF ALLANDALE FALLS 1000, LLC (DEED BOOK 1295, PAGE 137) NORTH 77 DEG. 39 MIN. 02 SEC. EAST 1,177.32 FEET TO A 1/2 INCH IRON ROD (OLD) BENT IN CONCRETE; THENCE WITH THE LINE OF UNIVERSITY SQUARE (DEED BOOK 280, PAGE 505) SOUTH 16 DEG. 59 MIN. 00 SEC. EAST, 518.22 FEET TO AN OLD NAIL; THENCE SOUTH 73 DEG. 01 MIN. 31 SEC. WEST 462.00 FEET

TO AN OLD NAIL BEING THE NORTHWEST CORNER OF ARBICO EAST, LLC (DEED BOOK 1115, PAGE 478); THENCE WITH THE CENTERLINE OF A 69 FOOT ACCESS ROAD SOUTH 16 DEG. 57 MIN. 48 SEC. EAST 215.50 FEET TO A MAG NAIL (NEW), THE PLACE OF BEGINNING AND BEING 13.894 ACRES MORE OR LESS ACCORDING TO THE SURVEY DATED APRIL 9, 2021 BY MATTHEW STRICKLER, SURVEYOR, RLS TN NO. 2950, ALLEY & ASSOCIATES, INC. 243 E. MARKET ST., KINGSPORT, TENNESSEE BEARING FILE NO. 21-12196.

BEING THE SAME PROPERTY CONVEYED TO BJ HOLDINGS, LLC, BY WARRANTY DEED FROM BARBARA JANE BROWN HUMPHREYS DATED JUNE 4, 2010 OF RECORD IN DEED BOOK 992, PAGE 473 IN THE REGISTER'S OFFICE FOR HAWKINS COUNTY, TENNESSEE.

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 _____