

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG COOKS VALLEY ROAD FROM THE R-1B, RESIDENTIAL DISTRICT TO PD, PLANNED DEVELOPMENT DISTRICT IN THE 7TH 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 KINGSFORT, AS FOLLOWS:

SECTION I. That the zoning code, text, and map, be and the same is hereby further amended to rezone property located along Cooks Valley Road from the R-1, Residential District to PD, Planned Development District in the 7th Civil District of Sullivan County; said area to be rezoned being further and more particularly described as follows:

Tract 1

Located in the 7th Civil District of Sullivan County, Tennessee and being more particularly described as follows:

BEGINNING on a 5/8" rebar found in the southern and eastern right of way line of Lakota Place, corner to Lot 12, A.V. Cole Subdivision (PB 4 – PG 169); thence with the eastern right of way line of Lakota Place, N 52°00'34" W 199.43' to a 1" pipe, corner to City View Addition (PB 6 – PB 153B); thence with the line of said City View Addition three calls, (1) N 43°55'37" E 174.80' to a rebar found @ base of wood post, (2) N 48°33'45" E 301.32' to a rebar found, (3) N 42°51'58" E 798.31' to a point; thence continuing with said City View Addition and then with Linda Bushong (DB 3140 – PG 634), N 39°36'35" E 550.53' to a 1/2" rebar found, corner to Lot 9 of Longview Estates (PB 12 – PG 53); thence with said Lot 9, S 49°11'04" E 348.12' to a 1" pipe found 25.7' from the center of Triangle Circle; thence with the northern right of way line of Triangle Circle, S 24°42'37" W 175.45' to a 3/4" pipe found, corner to Steve Mahaffey (DB 3571 – PG 1027); thence four calls with said Mahaffey, (1) S 47°33'41" W 277.92' to a rebar found, (2) S 15°16'33" E 152.23' to a rebar found, (3) S 31°05'45" W 236.43' to 3/4" pipe found, (4) S 39°06'46" E 308.82' to a 1" pipe found; thence S 39°48'28" W 742.59' to a rebar set; thence S 48°21'34" E 197.92' to a rebar found, corner to Kingsport Power Company (DB 284A – PG 426); thence with said Power Company, S 9°49'31" E 81.96' to a rebar found, corner to Kingsport Power Company (DB 3509 – PG 2037); thence with last said Power Company property three calls, (1) S 41°38'49" W 250.19' to a rebar found, (2) S 48°00'57" E 126.95' to a rebar found, (3) S 49°23'51" E 447.72' to a rebar found in the northwestern right of way line of Cooks Valley Road being 30' from the center of the road; thence with the northwestern right of way line of Cooks Valley Road being 30' from the center of the road six calls, (1) S 40°14'55" W 106.22' to a point, (2) S 39°44'46" W 90.58' to a point, (3) S 38°05'31" W 50.12' to a point, (4) S 33°20'46" W 47.87' to a point, (5) S

24°12'32" W 61.03' to a point, (6) S 14°58'41" W 11.74' to a rebar found 30' from the center of the road; thence with the line of Joel D. Gonce (DB 1819C – PG 626) three calls, (1) S 40°08'05" W 488.62' to a ½" rebar found, (2) S 41°09'51" W 319.31' to a 1.5 pipe found, (3) S 39°14'22" W, passing a rebar found at base of gum at 102.21, a total distance of 104.33' to a double gum tree; thence with the line of Martin Bagwell ET. UX. (DB 3475 – PG 1300), N 45°23'16" W, passing a rebar found at base of gum at 2.25', a total distance of 1364.93' to a rebar found, corner to Lot 1 of said A.V. Cole Subdivision; thence with said A.V. Cole Subdivision two calls, (1) N 37°22'35" E 1243.86' to a 5/8" rebar found, (2) N 50°19'42" W 151.81' to the Beginning, containing ±69.54 acres.

Tract 2

Located in the 7th Civil District of Sullivan County, Tennessee and being more particularly described as follows:

BEGINNING on a rebar found in the line of Brandon D. Willingham (DB 3274 – PG 1137) and in the northwestern right of way line of Cooks Valley Road, being 30' from the center of the road; thence with said right of way line lying 30' northwesterly from the center of the road five calls, (1) S 41°06'53" W 115.42' to a point, (2) S 40°41'12" W 280.66' to a point, (3) S 40°33'41" W 245.44' to a point, (4) S 40°42'33" W 337.73' to a point, (5) S 40°54'17" W 253.23' to a rebar found, corner to Kingsport Power Company (DB 3509 – PG 2037); thence with said Power Company two calls, (1) N 48°09'58" W 568.07' to a rebar found, (2) S 41°38'49" W 219.33' to a rebar found, corner to Kingsport Power Company (DB 284A – PG 426); thence with last said Power Company property, S 80°10'29" W 102.94' to a rebar found; thence N 48°21'34" W 197.92' to a rebar set; thence N 39°48'28" E 742.59' to a 1" pipe found, corner to Steve Mahaffey (DB 3571 – PG 1027); thence with said Mahaffey, N 48°00'58" E 424.65' to a 1" pipe found, corner to Patricia Cole & Justin Cole (DB 3136 – PG 923); thence with said Cole, N 47°48'13" E 394.90' to a 1" pipe found in the line of Cooks Point (PB 51 – PG 988, PB 52 – PP 30, 80, 87 & 474); thence with the line of said Cooks Point, S 46°12'37" E 443.28' to a rebar found; thence with said Cooks Point and then with said Willingham, S 46°28'14" E 302.44' to the Beginning, containing ±25.00 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.

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 _____