

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED LANDFILL ACCESS ROAD FROM COUNTY R-1, LOW DENSITY/SINGLE-FAMILY RESIDENTIAL DISTRICT, AND COUNTY M-1, LIGHT MANUFACTURING DISTRICT, TO M-2, GENERAL MANUFACTURING 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 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 Landfill Access Road from County R-1, Low Density/Single-Family Residential District and County M-1, Light Manufacturing District, to M-2, General Manufacturing District, in the 11th Civil District of Sullivan County; said area to be rezoned being further and more particularly described as follows:

BEGINNING at a point, said point being the northern corner of Tax Map 047A, Parcel 004.00; thence in a southeasterly direction, approximately 578 feet to a point, said point being the eastern most corner of parcel 004.00; thence in a southwesterly direction, approximately 624 feet to a point, said point being the southern most corner of parcel 004.00 in common with the eastern right-of-way of Landfill Access Road; thence in a northwesterly direction following the eastern right-of-way of Landfill Access Road approximately 1,441 feet to a point, said point lying upon the southwestern boundary of Parcel 001.05 in common with the eastern right-of-way of Landfill Access Road; thence leaving the eastern right-of-way of Landfill Access Road in a northeasterly direction, approximately 360 feet to a point, said point lying on the northern boundary of Parcel 001.05; thence in a southeasterly direction, approximately 61 feet to a point, said point lying on the northern boundary of Parcel 001.05; thence in a northeasterly direction, approximately 106 feet to a point, said point lying on the northern boundary of Parcel 001.05; thence in a northeasterly direction, approximately 196 feet to a point, said point being the northern most corner of Parcel 001.05; thence in a southeasterly direction, approximately 262 feet to a point, said point lying on the northern boundary of Parcel 001.05; thence in a southeasterly direction, approximately 223 feet to a point, said point lying on the northern boundary of Parcel 004.00; thence in a northeasterly direction, approximately 233 feet to the point of BEGINNING, and being all of Tax Map 047A, Parcel 004.00, and approximately 16.1 acres of Tax Map 046D, Parcel 001.05, as shown on the July 2020 Sullivan County Tax Maps.

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