

ORDINANCE NO. 272

AN ORDINANCE TO FURTHER AMEND THE ZONING, TEXT AND MAP TO REZONE AN AREA KNOWN AS THE INCA DRIVE MANUFACTURING AREA PROPERTY, SITUATED IN THE 7<sup>TH</sup> CIVIL DISTRICT OF HAWKINS 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 BOARD OF MAYOR AND ALDERMAN AS FOLLOWS:

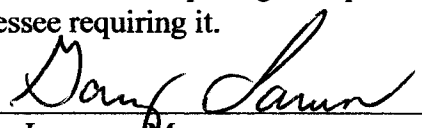
SECTION I. That the zoning ordinance, text, and map, be and the same is hereby further amended to re-zone the Inca Drive manufacturing area property, having street addresses of 128, 131, 133 and 135 Inca Drive, bounded on the north by the railroad right-of-way, situated in the 7<sup>th</sup> Civil District of Hawkins County, from the existing B-4 Shopping District to M -1 Manufacturing District, said area to be re-zoned being further and more particularly described as follows:

BEING all of that property shown as 2003 Hawkins County Tax Map 32D Group F Parcels 3, 4, 5 and part of 10

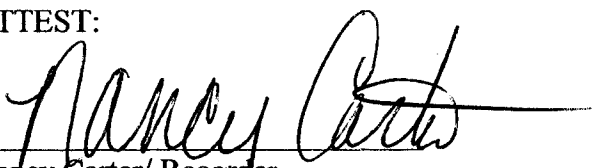
AND BEING Lots 17, 18, 19, 20, 21, 22, 23, 24, 39, 40, 41, 42, 43 and 44 of the A. J. & Sallie Tranbarger Property

AS SHOWN on a Plat by O. O. Graham, surveyor dated June 2, 1948, and recorded on June 21, 1948, in Plat Book 3 at Page 53, and now found in Map Cabinet 1 at Envelope 38-A in the Registers Office for Hawkins County at Rogersville, Tennessee, all as more fully described on the attached sketch.

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 Town of Mount Carmel, Tennessee requiring it.

  
\_\_\_\_\_  
Gary Lawson, Mayor

ATTEST:

  
\_\_\_\_\_  
Nancy Carter/ Recorder

APPROVED AS TO FORM:

*Joe May*  
LAW OFFICES OF MAY & COUP

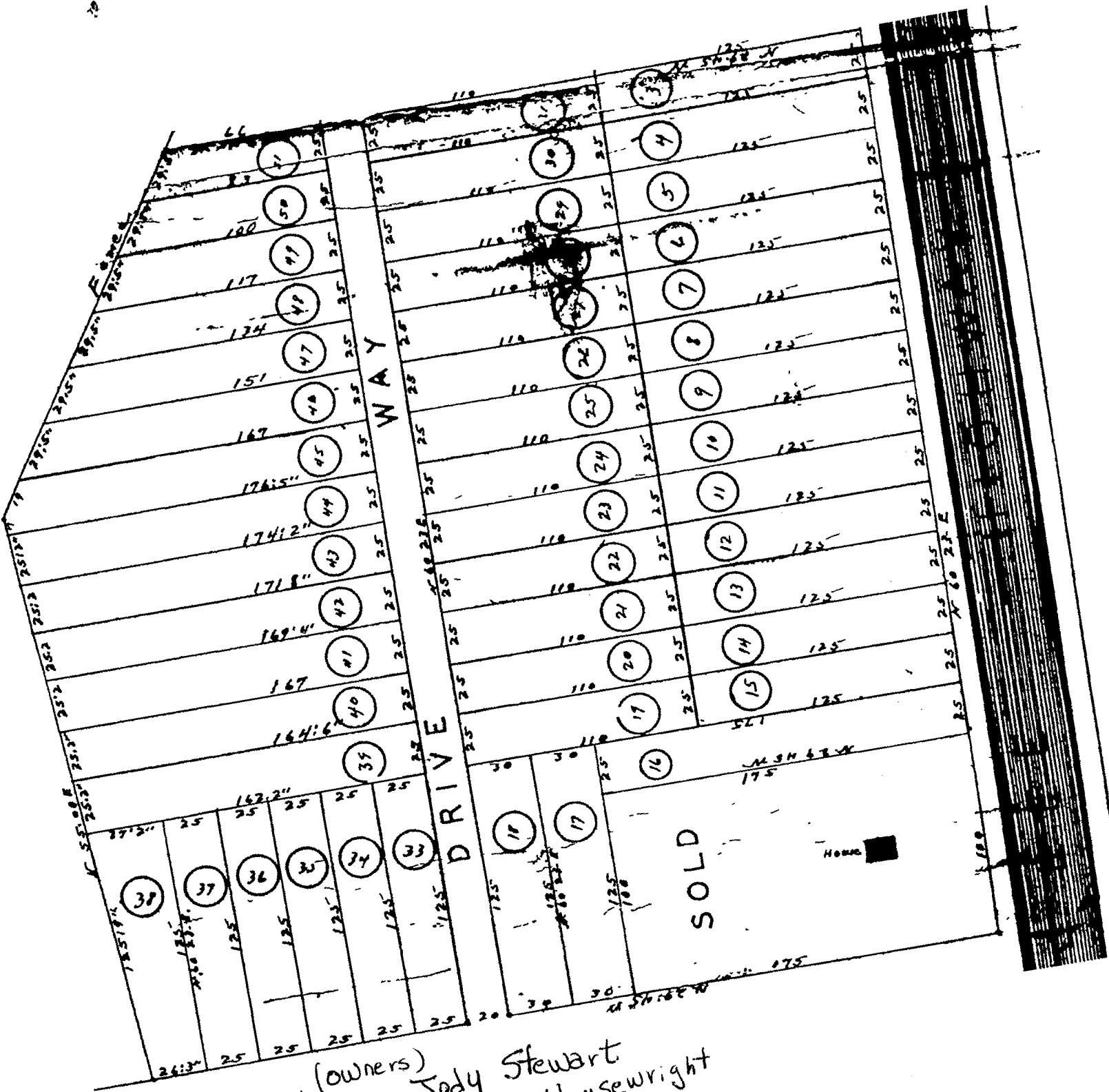
| FIRST READING               | AYES   | NAYS | OTHER |
|-----------------------------|--------|------|-------|
| Alderman Henry Bailey       | ✓      |      |       |
| Vice-Mayor Eugene Christian | ✓      |      |       |
| Alderman Paul Hale          | ✓      |      |       |
| Mayor Gary Lawson           | ✓      |      |       |
| Alderman Tresa Mawk         | ✓      |      |       |
| Alderman Thomas Wheeler     | ✓      |      |       |
| Alderman Wanda Worley       | absent |      |       |
| TOTALS                      |        |      |       |

PASSED FIRST READING 4-27-04

| SECOND READING              | AYES   | NAYS | OTHER   |
|-----------------------------|--------|------|---------|
| Alderman Henry Bailey       | ✓      |      |         |
| Vice-Mayor Eugene Christian | absent |      |         |
| Alderman Paul Hale          | ✓      |      |         |
| Mayor Gary Lawson           | ✓      |      |         |
| Alderman Tresa Mawk         | ✓      |      |         |
| Alderman Thomas Wheeler     | ✓      |      |         |
| Alderman Wanda Worley       |        |      | abstain |
| TOTALS                      | 5      |      |         |

PASSED SECOND READING 5-25-04

PUBLISHED ON: 5-7-04 - public Hearing  
NEWSPAPER: Kingsport Times News



(owners)  
 Shirley Williams  
 Watter Ford  
 Sody Stewart  
 Charlie Housewright

# KINGSPORT TIMES-NEWS

## PUBLICATION CERTIFICATE

Kingsport, TN May 12, 2004

This is to certify that the Legal Notice hereto attached was published in the Kingsport Times-News, a daily newspaper published in the City of Kingsport, County of Sullivan, State of Tennessee, beginning in the issue of 5-07-04, and appearing 1 consecutive weeks (times) as per order of \_\_\_\_\_

Mayor of Mt. Carmel

Signed Karen C. Muskey

THE Mt. Carmel Board of Mayor and Aldermen will conduct a Public Hearing on May 25, 2004, at 7:00 P.M. at Mt. Carmel City Hall on the following: Ordinance 272. To amend the zoning, text and map to rezone an area known as the Inca Drive Manufacturing Area Property, situated in the 7th Civil District of Hawkins County; (Stewart/Housewright Property) To fix a penalty for the violation of this Ordinance, and fix the effective date.

The Mt. Carmel Board of Mayor and Aldermen will conduct a Public Hearing on June 22, 2004, at 7:00 P.M. at Mt. Carmel City Hall on Ordinance 273. Amend the zoning, text and map to rezone an area known as the Unaka Av. Manufacturing area property, situated in the 7th Civil District of Hawkins County (Frost Property); And to fix the effective date. The Public is invited to attend both meetings.

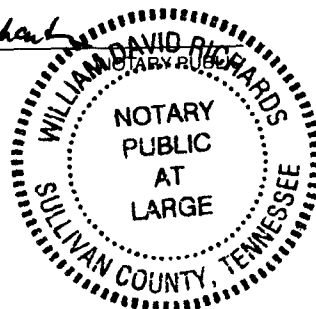
Pub. IT: 050704

### STATE OF TENNESSEE, SULLIVAN COUNTY, TO-WIT:

Personally appeared before me this 12<sup>th</sup> day of May 2004, Karen C. Muskey of the Kingsport Times-News and in due form of law made oath that the foregoing statement was true to the best of my knowledge and belief.

William David Richards

My commission expires 6-26-07



Memorandum To: BMA  
From: Building Inspector  
May 19, 2004

SUBJECT: Inca Drive (Housewright/Stewart) Rezoning

1. Nancy and I visited with property owners (Williams and Ford) of the property fronting on Inca Drive that the Planning Commission recommended for rezoning along with the Housewright/Stewart land. Both are agreeable to their land being rezoned and are aware that you will be holding a public hearing May 25 and of their right to appear then.
2. Mr Ford was concerned with the narrowness of the street and the difficulty two vehicles have passing. The pavement is about 14'-15' wide and the distance between utility poles is about 18'. I therefore asked and Mr Housewright agreed not to have a gate from the new storage buildings (if built) opening onto Inca.
3. If we ever get another commercial occupant into that area who needs semi-truck access, the street will probably need to be widened and right-of-way procured. **I bring this to your attention because it may be a hidden cost of the proposed rezoning.**
4. Please call if any questions/comments (612-8119/246-8228).

Vince Pishner

pc: Joe May