

ORDINANCE NO. 289

AN ORDINANCE TO AMEND TITLE 14, CHAPTER 15, SECTIONS 14-1501 THROUGH 14-1503 OF THE CODE OF ORDINANCES RELATING TO AMENDMENTS TO THE ZONING ORDINANCE; TO ESTABLISH A PENALTY FOR THE VIOLATION THEREOF; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE.

BE IT ORDAINED by the Board of Mayor and Aldermen as follows:

SECTION I. That the Town of Mount Carmel Municipal Code, Title 14, *ZONING AND LAND USE CONTROLS*, Chapter 15, *AMENDMENT*, Section 14-1501, *PROCEDURE*, is hereby amended to read as follows:

Sec 14-1501. PROCEDURE.

Such regulations, restrictions and boundaries as are provided for in the zoning ordinance may be amended, supplemented, changed, modified or repealed. All changes and amendments shall be effective only after official notice and public hearings as herein provided. An application for an amendment to this chapter that has been denied shall not be reinstituted sooner than twelve (12) months from the date of the denial, unless in the opinion of the planning commission substantial changes in conditions or circumstances have occurred.

SECTION II. That the Town of Mount Carmel Municipal Code, Title 14, *ZONING AND LAND USE CONTROLS*, Chapter 15, *AMENDMENT*, Section 14-1502, *APPROVAL BY PLANNING COMMISSION*, is hereby amended to read as follows:

Sec 14-1502. APPROVAL BY PLANNING COMMISSION.

No amendment shall become effective unless it is first submitted to and approved by the planning commission or, if disapproved, unless it shall receive a majority vote of the entire membership of the board of mayor and aldermen. If the planning commission neither approves nor disapproves such proposed amendment within thirty (30) days after such submission, the proposed amendment shall be deemed approved. Prior to planning commission action on any proposed zoning map revision or amendment, the planning commission may give public notice of such proposed revision or amendment by erecting an appropriate sign on the property that would be affected by the proposed change, and it may send a notice of the time and place for a public hearing by the planning commission on the proposed amendment to owners fronting or abutting the property in question.

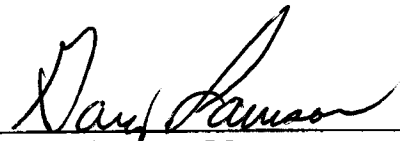
SECTION III. That the Town of Mount Carmel Municipal Code, Title 14, *ZONING AND LAND USE CONTROLS*, Chapter 15, *AMENDMENT*, Section 14-1502, *APPROVAL BY PLANNING COMMISSION*, is hereby amended to read as follows:

Sec 14-1503. INTRODUCTION OF AMENDMENT.

Applications for amendments to this chapter shall be filed with the recording secretary of the planning commission and shall contain information and shall follow the procedures established by the planning commission. The planning commission also may establish a schedule of fee payments for such amendments and may require such fees to accompany the filing of an application in order to defray administrative costs of application processing. Upon the introduction of an amendment to the zoning ordinance or upon the receipt of a petition to amend the zoning ordinance, the board of mayor and aldermen shall publish a notice of such request for an amendment, together with the notice of time set for a public hearing by the board of mayor and aldermen on the requested change. Said notice shall be published in a newspaper of general circulation. Said hearing by the board of mayor and aldermen shall take place not sooner than fifteen (15) days after the date of publication of such notice.

SECTION IV. That the violation of any provision of this ordinance shall be punishable by a penalty of not more than fifty dollars (\$50.00) and costs for each separate violation.

SECTION V. That this ordinance shall take effect from and after its date of passage, as the law directs, the public welfare of the Town of Mount Carmel demanding it.



Gary W. Lawson, Mayor

ATTEST:



Nancy Carter, Recorder

Passed First Reading

1-25-05

Passed Second Reading

2-22-05

Published On

3-22-05

MOTION MADE BY: Bailey
SECOND BY: Christian
Ordinance No. 289

FIRST READING	AYES	NAYS	OTHER
Alderman Bailey	✓		
Vice-Mayor Christian	✓		
Alderman Mawk	✓		
Alderman Wheeler	✓		
Alderman Wolfe	✓		
Alderman Worley	✓		
Mayor Lawson	✓		
TOTALS	7	0	0

PASSED FIRST READING 1-25-05

SECOND READING	AYES	NAYS	OTHER
Alderman Bailey	✓		
Vice-Mayor Christian	✓		
Alderman Mawk	✓		
Alderman Wheeler	✓		
Alderman Wolfe	✓		
Alderman Worley	✓		
Mayor Lawson	✓		
TOTALS	7	0	0

PASSED SECOND READING 2-22-05

DATE PUBLISHED: <u>3-22-05</u>
NEWSPAPER: <u>Kingsport Times</u>

KINGSPORT TIMES-NEWS

PUBLICATION CERTIFICATE

Kingsport, TN April 4, 2005

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 3-22-05, and appearing 1 consecutive weeks/times, as per order of _____

Town of Mount Carmel

Signed Karen C. Muskey

THE following Ordinances were passed by the Mount Carmel Board of Mayor and Alderman on February 22, 2005: 1. Ordinance 289. Amends Title 15, Section 14-1501 through 14-1503 of the Code of Ordinances relating to zoning. 2. Ordinance 290. Amend Title 12, "Building, Utility, Etc. Codes," Chapter 6, "Substandard properties" Section 12-625, "Limitations" 3. Ordinance 291. Amend Title 8, Chapter 2, Sections 8-219(a) 2 and 8-219(b) of Ordinance relating to sale of beer, defining a bona fide business. If you have any questions, please call 357-7311. Thank you.

STATE OF TENNESSEE, SULLIVAN COUNTY, TO-WIT:

Personally appeared before me this 1st day of April 2005, 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

NOTARY PUBLIC

My commission expires 6-26-07

