

ORDINANCE NO. 310

AN ORDINANCE TO FURTHER AMEND THE ZONING, TEXT AND MAP TO ZONE AN AREA KNOWN AS THE CARTERS VALLEY ROAD ANNEXATION AREA BEING FOX RIDGE SUBDIVISION (FORMERLY KEMP ELLIS FARM) NOW OWNED BY FOX RUN ENTERPRISES, L.L.C. , SITUATED IN THE 7TH 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 zone the Carters Valley Road Annexation Area situated in the 7th Civil District of Hawkins County, R-1 Low Density Residential District pursuant to SEC. 14-609 OF THE CODE OF ORDINANCES OF THE TOWN OF MOUNT CARMEL, TENNESSEE, relating to annexations, said area to be zoned being further and more particularly described as follows:

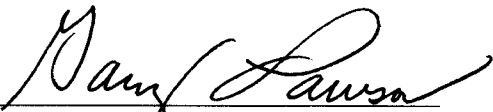
BEGINNING at a point in the corporate limits of the Town of Mount Carmel, said point being the southwest corner of Hawkins County Tax Parcel: Map 11 Group ___ Control Map 11 Parcel 96, also being on an iron pin at the intersection of the northerly sideline of a 60 foot right of way of Carter's Valley Road with the divisional line between the Dessa Hamilton farm and the C. C. Martin farm; thence with said divisional line North 17° 25' West 1818.00 feet to an iron pin corner to the said LeRoy Martin farm and the N. J. Bussell farm; thence with the line adjoining the said Bussell farm with bearings and distances copied from a survey of the said Bussell farm in September 1935, North 19° 40' West 1227.00 feet to a set stone corner to N. J. Bussell farm; thence with the line adjoining the said Bussell farm and the Margaret Johnson farm, South 87° 25' West 399 feet to a set stone, corner to Johnson Farm; thence with the line of said Johnson farm bought from James R. Ford in May 1956, with bearing and distances copied from said survey, South 21° 50' East 500 feet to an iron pin on line of the Dessa Hamilton farm and corner to the said Johnson farm, and the Emmet Barrett farm; thence with the divisional line between the said Dessa Hamilton farm and the Emmet Barrett farm, South 20° 25' East 2666.00 feet to a fence post on the northerly side of the Carter's Valley Road and corner for the said Barrett farm and the Hamilton farm; thence with the northerly side line of a 60 foot right of way line of Carter's Valley Road, North 66° 45' East 268.5 feet to the point of BEGINNING, containing an area of 24.03 acres, more or less, as per survey of Hugh E. Alley, dated May 15, 1970; and being all of that property having Hawkins County Tax Identification Number Map 11 Group ___ Control Map 11 Parcel 96.

THERE IS EXCEPTED HEREFROM lots 2, 3, 4, 5, and 30, 31, 32, 33 as shown on a Preliminary drawing of Fox Ridge Subdivision by Murrell Weems RLS No. 285, dated April 7, 2006.

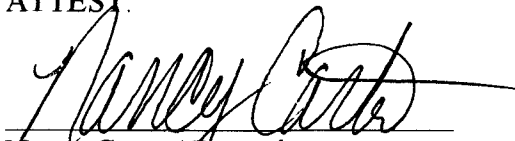
AND BEING the same property which was conveyed to Fox Run Enterprises, L.L.C. by deed from Kemp Ellis and Charles Ellis, dated June 10, 2005, and duly recorded

in Deed Book 755. page 293 in the Register's Office for Hawkins County, at Rogersville, Tennessee, to which reference is hereby made.

- SECTION II. That the zoning ordinance, text, and map, be and the same is hereby further amended to zone the lots 2, 3, 4, 5, and 30, 31, 32, 33, as shown on a Preliminary drawing of Fox Ridge Subdivision by Murrell Weems RLS No. 285, dated April 7, 2006, being the remaining part of the Carters Valley Road Annexation Area situated in the 7th Civil District of Hawkins County, R-1A Low Density Residential District.
- SECTION III. Any person violating any provisions of this ordinance shall be guilty of an offense and upon conviction shall pay a penalty of up to FIFTY DOLLARS(\$50.00) for each offense. Each occurrence shall constitute a separate offense.
- SECTION IV. 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 citizens of Mount Carmel, Tennessee, requiring it.


Gary Lawson, Mayor

ATTEST:


Nancy Carter/Recorder

PASSED ON FIRST READING this - 2-28-06
PASSED ON SECOND READING this - 4-25-06
PUBLISHED ON this 4-21-06 - public Hearing
5-7-06

MOTION MADE BY: _____

SECOND BY: _____

Ordinance No. 310

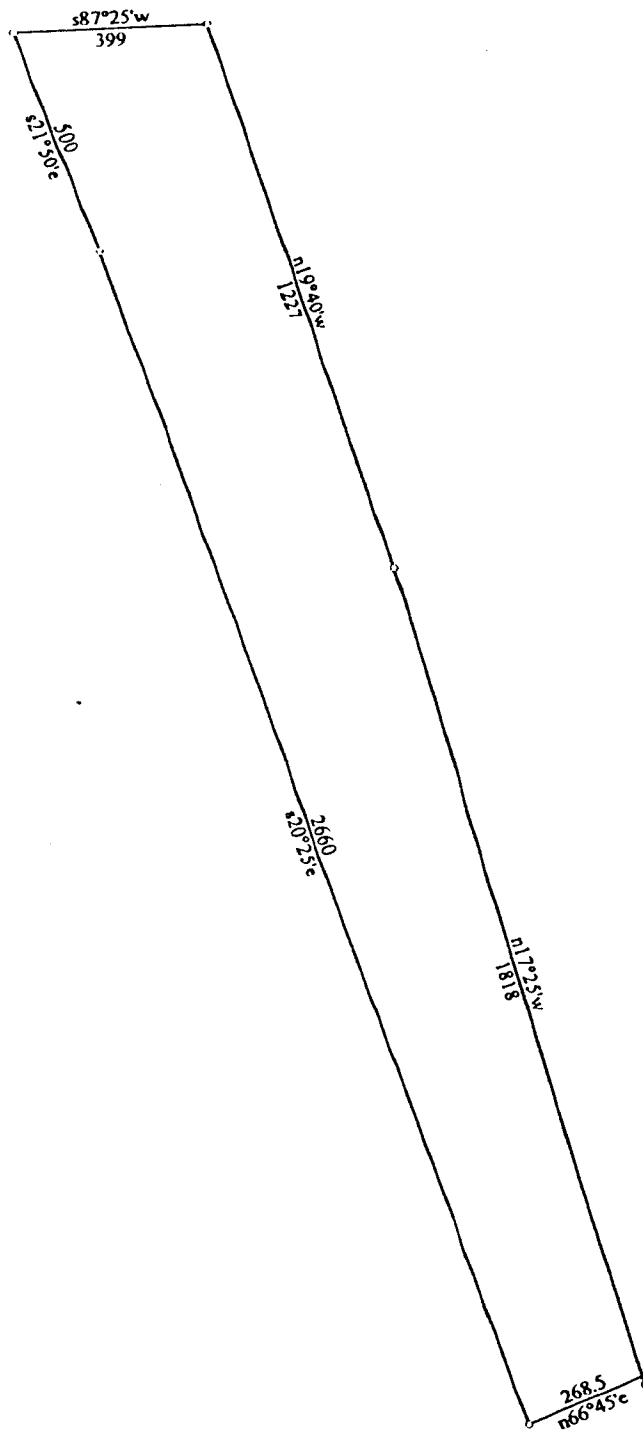
FIRST READING	AYES	NAYS	OTHER
Alderman Bailey	✓		
Vice-Mayor Christian	✓		
Alderman Mawk	✓		
Alderman Wheeler	✓		
Alderman Wolfe	✓		
Alderman Worley	absent		
Mayor Lawson	✓		
TOTALS			

PASSED FIRST READING 2-28-06

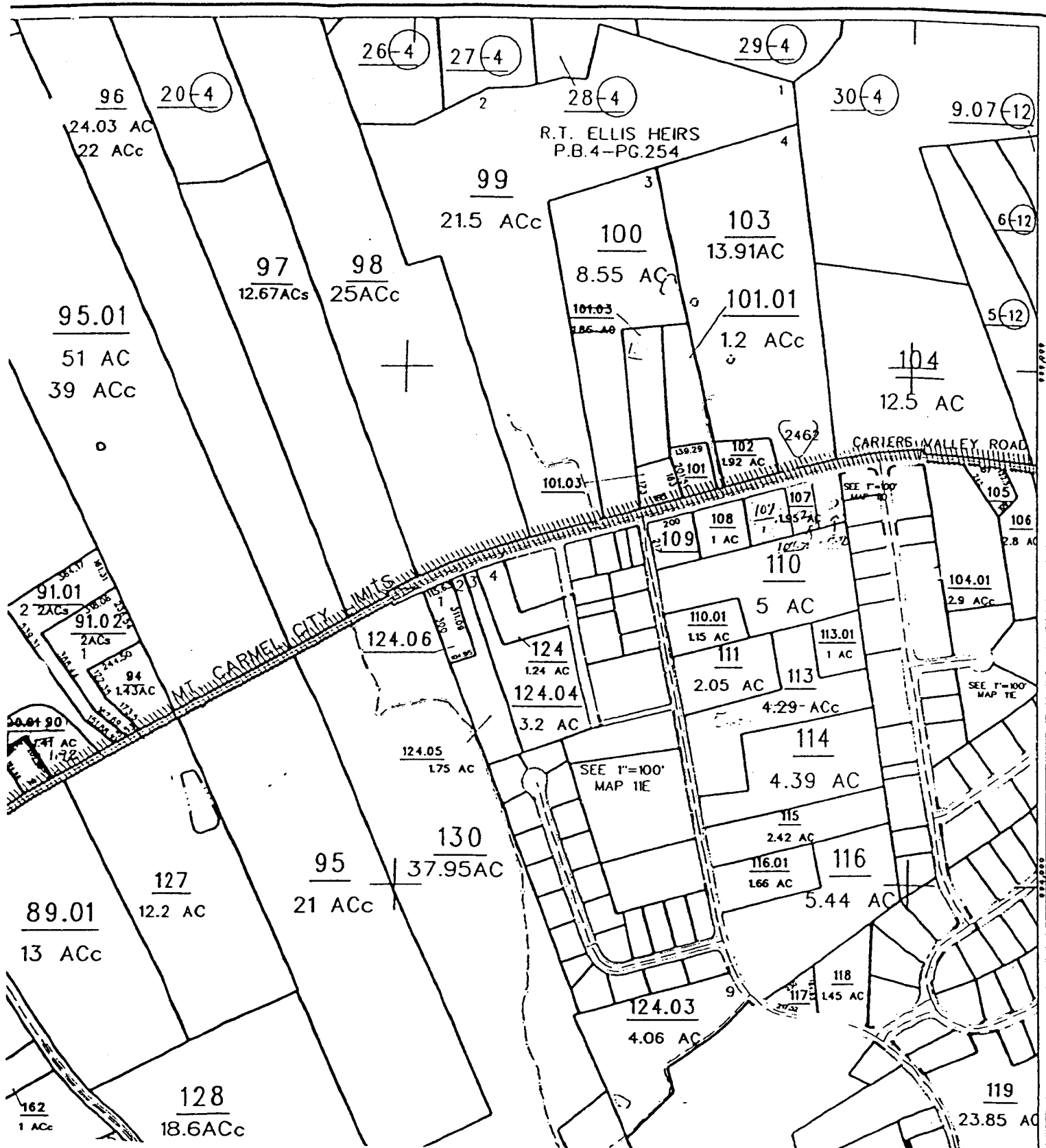
SECOND READING	AYES	NAYS	OTHER
Alderman Bailey	✓		
Vice-Mayor Christian	✓		
Alderman Mawk	✓		
Alderman Wheeler	✓		
Alderman Wolfe	✓		
Alderman Worley	absent		
Mayor Lawson	✓		
TOTALS			

PASSED SECOND READING 4-25-06

DATE PUBLISHED: <u>4-21-06 P.H.</u>
NEWSPAPER: <u>Kingport Times</u>



Title:		Date: 02-13-2006
Scale: 1 inch = 400 feet	File: mt c annex.des	
Tract 1: 23.761 Acres: 1035041 Sq Feet: Closure = s13.0252w 21.60 Feet: Precision = 1/318: Perimeter = 6873 Feet		
001=n17.25w 1818	004=s21.50e 500	
002=n19.40w 1227	005=s20.25e 2660	
003=s87.25w 399	006=n66.45e 268.5	



KINGSPORT TIMES-NEWS

PUBLICATION CERTIFICATE

Kingsport, TN May 2, 2006

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 4-21-06, and appearing 1 consecutive weeks ~~times~~, as per order of _____

Town of Mount Carmel

Signed Karen C. Musky

THE Town of Mount Carmel will conduct a public hearing on Ordinance 310 at Mount Carmel City Hall April 25, 2006, at 7:00 P.M. Ordinance amends the zoning in area known as the Carters Valley annexation being Fox Ridge Subdivision (formerly Kemp Ellis Farm) now owned by Fox Run Enterprises, L.L.C. Comments are welcome.

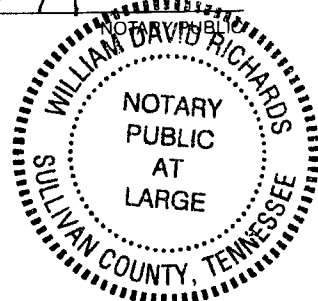
Pub. 1T: 04/21/06

STATE OF TENNESSEE, SULLIVAN COUNTY, TO-WIT:

Personally appeared before me this 2nd day of May, 2006, Karen C. Musky 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



KINGSPORT TIMES-NEWS

PUBLICATION CERTIFICATE

Kingsport, TN June 2, 2006

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 5-07-06, and appearing 1 consecutive weeks/times, as per order of _____

Town of Mount Carmel

Signed Karen C. Mulvey

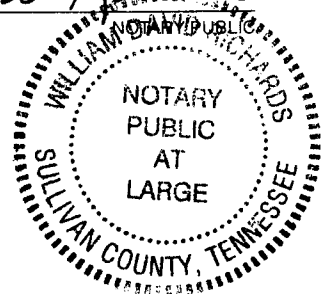
THE Town of Mount Carmel passed the following Ordinance April 25, 2006: Ordinance 310. Amends the zoning, text and map to zone an area known as the Carters Valley annexation being Fox Ridge Subdivision (formerly Camp Ellis Farm) now owned by Fox Run Enterprises, LLC.
Pub. 11: 05/07/06

STATE OF TENNESSEE, SULLIVAN COUNTY, TO-WIT:

Personally appeared before me this 2nd day of June, 2006, Karen C. Mulvey 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



FOX RIDGE

MAP 191

LOT #	ADDRESS	OWNER	ROAD FRONTAGE	PHASE
1	CARTERS VALLEY ROAD		102.99'	
	108 FOX RIDGE DRIVE		192.78'	
2	114 FOX RIDGE DRIVE		124.00'	
3	120 FOX RIDGE DRIVE		124.00'	
4	126 FOX RIDGE DRIVE		124.00'	
5	132 FOX RIDGE DRIVE		124.00'	
6	138 FOX RIDGE DRIVE		124.00'	
7	144 FOX RIDGE DRIVE		124.00'	
8	150 FOX RIDGE DRIVE		124.00'	
9	154 FOX RIDGE DRIVE		104.00'	
	304 UNKNOWN		108.68'	
10	160 FOX RIDGE DRIVE		100.00'	
	303 UNKNOWN		109.51'	
11	166 FOX RIDGE DRIVE		120.00'	
12	172 FOX RIDGE DRIVE		120.00'	
13	178 FOX RIDGE DRIVE		120.00'	
14	184 FOX RIDGE DRIVE		120.00'	
15	190 FOX RIDGE DRIVE		120.00'	
16	196 FOX RIDGE DRIVE		124.69'	
17	200 FOX RIDGE DRIVE		74.82'	
18	201 FOX RIDGE DRIVE		73.68'	
19	197 FOX RIDGE DRIVE		124.66'	
20	191 FOX RIDGE DRIVE		120.00'	
21	185 FOX RIDGE DRIVE		120.00'	
22	179 FOX RIDGE DRIVE		120.00'	
23	173 FOX RIDGE DRIVE		120.00'	
24	167 FOX RIDGE DRIVE		120.00'	
25	161 FOX RIDGE DRIVE		100.00'	
	404 UNKNOWN		109.81'	
26	155 FOX RIDGE DRIVE		104.00'	
	403 UNKNOWN		108.97'	
27	151 FOX RIDGE DRIVE		124.00'	
28	145 FOX RIDGE DRIVE		124.00'	
29	139 FOX RIDGE DRIVE		124.00'	
30	133 FOX RIDGE DRIVE		124.00'	
31	127 FOX RIDGE DRIVE		124.00'	
32	121 FOX RIDGE DRIVE		124.00'	
33	115 FOX RIDGE DRIVE		124.00'	
34	109 FOX RIDGE DRIVE		195.32'	
	CARTERS VALLEY ROAD		100.45'	

Zoned
R-1AStreet side
Setback
only 10'
Variance
BOZA
11/11/07Street
Side setback
only 10'
Variance
BOZA 11/11/07Zoned
R-1-A