

ORDINANCE NO. 323

AN ORDINANCE TO AMEND TITLE 14 CHAPTER 9 OF THE ZONING ORDINANCE BY ADDING A NEW COMMERCIAL DISTRICT; 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 Aldermen as follows:

SECTION I. That the Code of Ordinances, Title 14, relating to Zoning and Land Use Control, Chapter 9, relating to Provisions Governing Use Districts, shall be and hereby is amended by adding a new section to be numbered Sec. 14-914, the remaining sections of Chapter 9 shall be and hereby are re-numbered to conform with the numbering system of Title 14, which said section shall read as follows:

Sec. 14-914 Commercial District B-5. It is the intent of this District to establish areas for concentrated retail business development. Uses that do not require a central location and create friction in the performance of this function will be discouraged from this District. The requirements are designed to protect the essential characteristics of the District by promotion of retail business catering to the general public, and to discourage service businesses, professional offices, wholesale, and similar uses. In order to achieve the intent of the B-5 Commercial District, as shown on the Zoning Map, the following regulations shall apply:

- (a) Principal uses. Principal uses permitted in the B-5 Commercial District are as follows:
 - (1) Establishments selling goods and merchandise to the general public at retail.
 - (2) Establishments for the sale or provision of entertainment, recreation, food and drink.
- (b) Accessory uses. Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the B-5 district as follows:

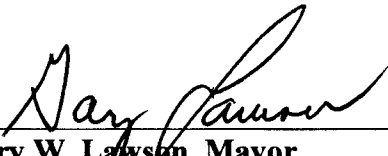
- (1) parking when accessory and incidental to a permitted principal use.
 - (2) business signs when accessory and incidental to a permitted principal use.
 - (3) wholesale and storage when accessory and incidental to a permitted principal use
- (c) Special exceptions. Special exceptions are permitted only upon a finding by the board of zoning appeals that the proposed land use will be in harmony with the character of this District, and in support of the retail businesses in this District. The intensity of land use may be no higher, and the standard for open space no lower than generally permitted in the District. The proposed uses which may be considered are as follows:
 - (1) retail shopping centers, retail shopping malls and similar land uses.
 - (2) service businesses and small professional offices within shopping centers, malls and similar facilities.
 - (3) apartment, condominium, or similar residential uses not on a ground floor.
- (d) Prohibited uses. Uses prohibited in the B-5 district are as follows:
 - (1) Land intensive uses, as opposed to people intensive uses, such as industry and manufacturing, storage facilities and similar activities.
 - (2) Parking lots, garages or similar uses.
 - (3) Outdoor and land intensive recreation.
- (e) Dimensional requirements. The minimum and maximum dimensional requirements for the B-5 district are as follows:
 - (1) Minimum requirements. No special requirements are applicable to this district.

(f) Signs. See Chapter 12 of this Article for sign provisions.

(g) Parking. See Sec. 14-610 and 611 of this Article for parking and loading provisions.

SECTION II. 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 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 Town of Mount Carmel, Tennessee, requiring it.



Gary W. Lawson, Mayor

ATTEST:

Nancy Carter, Recorder

Passed First Reading

2-27-07

~~Passed Second Reading~~

3-27-07

Published On

Failed

FIRST READING	AYES	NAYS	OTHER
VICE-MAYOR CHRISTIAN	X		
ALDERMAN GABRIEL	X		
ALDERMAN MAWK	X		
ALDERMAN WHEELER	X		
ALDERMAN WOLFE	X		
ALDERMAN WORLEY-DAVIDSON	X		
MAYOR LAWSON	X		
TOTALS	7	0	0

PASSED FIRST READING: February 27, 2007

SECOND READING	AYES	NAYS	OTHER
VICE-MAYOR CHRISTIAN		X	
ALDERMAN GABRIEL		X	
ALDERMAN MAWK		X	
ALDERMAN WHEELER		X	
ALDERMAN WOLFE		X	
ALDERMAN WORLEY-DAVIDSON		X	
MAYOR LAWSON		X	
TOTALS		7	

FAILED: March 27, 2007

PUBLISHED ON: _____
DATE: _____
NEWSPAPER: _____

Legals

TRUSTEE'S NOTICE OF SALE

WHEREAS, by Deed of Trust dated March 27, 2006, and recorded in the Register's office for Sullivan County in Blountville, Tennessee, in Deed Book 2380C, Page 0191, Jennifer E. Fredrichs, unmarried, conveyed to O. Taylor Pickard, Jr., Trustee, the hereinafter described real estate to secure the payment of a note in the original principal amount of \$65,235.00; and

WHEREAS, default has been made in the payment of said indebtedness and other provisions of the Deed of Trust have been violated, and Eastman Credit Union, the holder of said indebtedness has declared the entire amount due and payable as provided in said Deed of Trust, and the Trustee has been directed to foreclose the Deed of Trust in accordance with the terms thereof, the public is hereby notified that the undersigned Trustee will sell the hereinafter described real estate at public auction, to the highest and best bidder, for cash in hand, at the main entrance of City Hall Building, 225 West Center Street, Kingsport, Sullivan County, Tennessee, at 10:00 a.m. on March 13, 2007.

The real estate to be sold is located in the 10th Civil District of Sullivan County, Tennessee, and is more particularly described as follows:

Containing 0.784 acres, more or less as shown on plat of record in Plat Book 50, page 394 in the Register's Office for Sullivan County, at Blountville, Tennessee; and as shown on survey dated March 7, 2002, drawn by Garber Land Surveying, Gordon W. Garber, Tennessee RLS #1966, 107½ E. Courthouse Square, Jonesborough, Tennessee.

Property Address: 3636 Bloomingdale Road, Kingsport, Tennessee 37660

The sale will be made without covenant or warranty regarding title, possession, or encumbrances, in bar of all rights and equity of redemption waived in the deed of trust, and subject to all unpaid real estate taxes and all other rights or exemptions of the grantors in said deed of trust.

This 16th day of February, 2007.

/ss/ O. Taylor Pickard, Jr.
O. Taylor Pickard, Jr., Trustee

Pub. 3T: 02/20, 02/27 & 03/06/07

CLASSIFIED ADVERTISING ERRORS AND ADJUSTMENT POLICY.

Advertisements are requested

Legals

NOTICE TO FURNISHERS OF LABOR AND MATERIALS TO: APAC-Tennessee, Inc. PROJECT NO.: 37069-4203-04 CONTRACT NO.: CNE259 COUNTY: HAWKINS

The Tennessee Department of Transportation is about to make final settlement with the contractor for construction of the above numbered project. All persons wishing to file claims pursuant to Section 54-5-122, T.C.A. must file same with the Director of Construction, Tennessee Department of Transportation, Suite 700 James K. Polk Bldg., Nashville, Tennessee 37243-0326, on or before 4/6/2007.

Pub 14T: 3/02/07, 3/03/07, 3/04/07, 3/05/07, 03/06/07, 3/07/07, 3/08/07, 3/09/07, 3/10/07, 3/11/07, 3/12/07, 3/13/07, 03/14/07, 03/15/07

PUBLIC HEARING

The Mount Carmel Board of Mayor and Aldermen will have public hearings on Tuesday, March 27, 2007, at 7:00 p.m. at Mount Carmel City Hall concerning Ordinance 323, "An Ordinance to Amend Title 14 Chapter 9 of the Zoning Ordinance by Adding a New Commercial District on Main Street," and Ordinance 324, "An Ordinance to Create an Improvement District on Ashley Drive." The regular Board of Mayor and Aldermen meeting will follow. The public is welcome to attend and make comments.

PUB1T: 3/6/07

Announcements

060 Lost, Found

FOUND- Bifold, Bob Jobe Road, Call To identify. Call 357-3673

080 Auctions

Antique Auction
Sat March 10th starting at 1pm Furniture, toys, tools & pottery glassware & more. The Red Barn 139 Jonesboro Rd. Piney Flats across from KFC on Hwy 11E. For Sellers call 423-340-2264 Joe Eller Lic# 2752

AUCTION Every Fri night. 7pm
Except Holiday Wknds. Twin Hills Auction. FL 5, 6147 Kpt Hwy. Gray 477-7753

AUCTION TIME TFL #4936
Sale Every Monday 4 pm
www.auctiontimegallery.com
423-306-2663 or 423-418-3901

RON RAMSEY & ASSOC.
Realtors & Auctioneers
Complete Auction Services
423-323-8700

090 Happy Ads

090 Happy Ads

MRS. Morelock's Munchkins at Fall Branch School. I'm enjoying our time together in second grade.
Keep smiling! I love you!
Sue Morelock, Fall Branch Elementary School.

095 Personals

ADOPT: ALL of our devotion and joy is what we dream of sharing with your newborn. We promise to give your baby Endless love, security in our safe and nurturing arms. Expenses paid.
ELAINE and ANGELO
800-570-9307 PIN # 00

MAN 56 would like to meet widow women in her 40's or 60's. I do enjoy yard sales.
276-395-6543

180 General Employment

STAFFZONE

Temporary Services is looking for Culinary Food Prep People to work the Bristol Race Event. Work begins 3/19/07 and will run for 10 straight days. Daily work/daily pay starting at \$6.25/hr. For more information please call 423-283-9663 (Johnson City)

EXPRESS PERSONNEL SERVICES
www.expresspersonnel.com
282-4672

A AVON Reps needed! Earn X-tra money now! 423-742-2299 or 357-6387. Gloria. In stock products available!

ATTENTION!!
>>> **HARD WORKERS** <<<
Room Attendant/
Breakfast Attendant
needed. Start at \$6.75/hr.
Please apply in person.
LaQuinta Inn, 181, Exit 63.
No phone calls please.

BODY TECHNICIAN NEEDED
Must be ASE & I-CAR
Certified. Need to be able to do job from start to finish.
Call 423-239-3181 or 477-4966 ask for Donnie

BORING PEOPLE NEED NOT APPLY!
Earn \$250-\$400/wk
Part Time 1st or 2nd shift.
Call 283-4759.

CLASSIFIED ADVERTISING TELEPHONE SALES POSITION

TimesNews

Entry level position available for an enthusiastic, aggressive individual to work in the Kingsport Times-News Classified Inside Telephone Sales Department. Candidate must have a pleasant phone voice, accurate typing

180 General Employment

C-STORE in need of full/part time customer service specialist. Good work environment with vacation and above average pay. Please apply in person M-F 8am-4pm at Big Break Exxon Weber City, VA

CASHIER needed after school. Also positions for full & part time help. Apply in person **SOUTHERN CLASSIC AUTO WASH.** 4264 Ft. Henry Dr., Kpt.

CCS Tractor Trailer Training
School advertisement
Fall Branch, TN
423-348-8339

ENGLEWOOD LAWN & LANDSCAPES

25K + Benefits
Experienced Landscape Foreman
Min. 3 years experience
Minimum Requirements:
21 Years Old
DRIVERS LICENSE- NO TICKETS PAST 3 YRS.
Drug-Free, Professional, "Clean Cut" Appearance.
(423) 791-2712.

IF You Have Been A Volunteer Working with Seniors in the Past or Present We Would Live to Have you on Our Team You've Already Proven Your Ability to Serve We'd Like to Pay you Now for Your Time & Dedication

It's Always Nice to Have Some Extra Money Working the Hours you Would Like.

Along with a rewarding career We Train, We Care, We Pay

Thank you, for considering working with our In Home Care Team
You may call (423)764-5000 or (423)929-0004

TimesNews

MOTOR ROUTE AVAILABLE

Carter's Valley Rd. (Kpt)

Harrison Ave.

Approx. 1 Hour Daily

Drivers license & auto insurance required. Economical vehicle suggested.

For Consideration Call 423-392-1390

TimesNews

MOTOR ROUTE AVAILABLE

180 General Employment

TimesNews

MOTOR ROUTE AVAILABLE

Memorial Blvd. Central/Ashley St. Area

\$ Excellent Earnings \$

2-3 Hours Per Morning
Drivers license & auto insurance required. Economical vehicle suggested.

For Consideration Call 423-392-1390

Legals

SUBSTITUTE TRUSTEE

WHEREAS, default having been made on the debts and obligations secured to be paid by Trust executed on January 4, 2005, to Rhodon Law Office, Trustee, as same is recorded in the Register's Office of Sullivan County, Tennessee, in Deed Book 2206C, Page 293, ("Deed of Trust") and the beneficial interest of said last transferred and assigned to Wells Fargo Bank, N.A., as Trustee for Fremont Mortgage Services, Inc. ("Fremont Mortgage Services, Inc. SABR 2005-FR2 by: Saxon Mortgage Services, Inc. to-mey-in-fact; and

WHEREAS, Wells Fargo Bank National Association, as Trustee for Fremont Mortgage Services, Inc. ("Fremont Mortgage Services, Inc. SABR 2005-FR2 by: Saxon Mortgage Services, Inc. to-mey-in-fact; and

WHEREAS, the beneficial interest of said last transferred and assigned to Wells Fargo Bank, N.A., as Trustee for Fremont Mortgage Services, Inc. ("Fremont Mortgage Services, Inc. SABR 2005-FR2 by: Saxon Mortgage Services, Inc. to-mey-in-fact; and

WHEREAS, the beneficial interest of said last transferred and assigned to Wells Fargo Bank, N.A., as Trustee for Fremont Mortgage Services, Inc. ("Fremont Mortgage Services, Inc. SABR 2005-FR2 by: Saxon Mortgage Services, Inc. to-mey-in-fact; and

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