

ORDINANCE NO: 340

AN ORDINANCE TO FURTHER AMEND THE CODE OF ORDINANCES, TOWN OF MOUNT CARMEL, TENNESSEE; TITLE 14; CHAPTER 9, SECTION 14-910 RELATED TO ARTERIAL BUSINESS DISTRICT B-2; 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, Town of Mount Carmel, Tennessee, Title 14, Chapter 9, Section 14-910 is hereby amended by deleting it in its entirety and replacing instead the following:

B-2 Arterial Business District

It is the intent of this district to establish business areas that encourage the groupings of compatible business activities in which parking and traffic congestion can be reduced to a minimum. In order to achieve the intent of this district, as shown on the Zoning Map of the Town of Mount Carmel, Tennessee, the following uses are permitted:

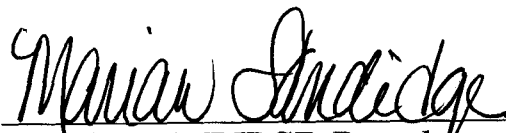
- 1) Stores and shops conducting retail business can be located on any floor.
- 2) Personal, business, and professional services shall be located on any floor other than the ground level.
- 3) Public and semi-public buildings and uses provided that Public and semi-public buildings uses shall first be reviewed and approved by the Mount Carmel Regional Planning Commission;
- 4) Accessory uses. Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the B-2 district as follows:
 - (a) Parking when accessory and incidental to a permitted principal use.
 - (b) Business signs when accessory and incidental to a permitted principal use.
 - (c) Outside Storage is permitted in the B-2 district by special exception pursuant to section 14-1404 subsection 2, upon application to the Board of Zoning Appeals, and shall be granted by the Board only after the applicant has demonstrated to the satisfaction of the Board that the use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected. The board shall determine from its review that approval of the permit will not adversely affect other property in the area to the extent that it will impair the reasonable long-term use of those properties and the operational and physical characteristics of the special exception shall not adversely impact abutting properties. Site design and architectural features which contribute to compatibility include, but are not limited to, landscaping, drainage, access and circulation, building style and height, bulk, scale, setbacks, open areas, roof slopes, building orientation, overhangs, porches, ornamental features, exterior materials and colors. The applicant shall demonstrate how the proposed use

will not adversely affect the safety and convenience of vehicular and pedestrian circulation in the area. Notwithstanding a finding by the Board that a special exception application satisfies the minimum development standards of this article, the Board may restrict the hours of operation, establish permit expiration dates, require extraordinary setbacks and impose other reasonable conditions necessary to protect the public health, safety and welfare.

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.

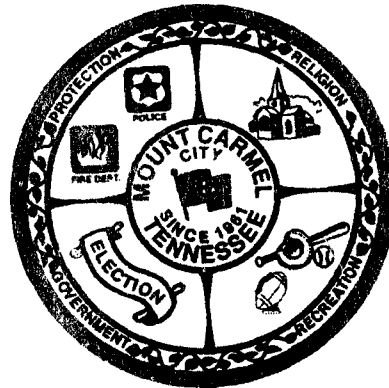

GARY LAWSON, Mayor

ATTEST:


MARIAN SANDIDGE, Recorder

APPROVED AS TO FORM:


JOE MAY, ATTORNEY



FIRST READING	AYES	NAYS	OTHER
Vice-Mayor Thomas Wheeler	X		
Alderman William Blakely	X		
Alderman Richard Gabriel	X		
Alderman Kathy Roberts	X		
Alderman Tresa Mawk			ABSENT
Alderman Carl Wolfe	X		
Mayor Gary Lawson	X		
TOTALS	6	0	1

PASSED FIRST READING: February 24, 2009

SECOND READING	AYES	NAYS	OTHER
Vice-Mayor Thomas Wheeler		X	
Alderman William Blakely	X		
Alderman Richard Gabriel	X		
Alderman Kathy Roberts	X		
Alderman Tresa Mawk	X		
Alderman Carl Wolfe		X	
Mayor Gary Lawson	X		
TOTALS	5	2	

PASSED SECOND READING: May 26, 2009

NOTICE OF PUBLIC HEARING PUBLISHED ON: February 26, 2009

NAME OF PUBLICATION: *Kingsport Times-News*

PUBLIC HEARING HELD ON: April 28, 2009

PUBLISHED DATE: May 28, 2009
 NEWSPAPER: *Kingsport Times-News*

KINGSPORT TIMES-NEWS
AD AUTHORIZATION

Salesperson: SHERYL EDWARDS

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TOWN OF MOUNT CARMEL
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MT CARMEL TN 37645
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PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
KTN	A	12	W	02/26/09	1	02/26/09	SMTWTFS
NET	A	97	W	02/26/09	1	02/26/09	SMTWTFS

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

PUBLIC HEARING

The Mount Carmel Board of Mayor and Aldermen will have public hearing on Tuesday, March 24, 2009, at 7:00 p.m. at Mount Carmel City Hall concerning **Ordinance 340, "An Ordinance to Further Amend the Code of Ordinances, Town of Mount Carmel, Tennessee; Title 14, Chapter 9, Section 14-910 Related to Arterial Business District B-2; and to Fix the Effective Date of this Ordinance."** The regular Board of Mayor and Aldermen meeting will follow. The public is welcome to attend and make comments.

Pub1T 2/26/09

No quorum

**Public Hearing**

Wednesday, February 25, 2009 7:29 AM

From: "Marian Sandidge" <mariansandidge@yahoo.com>**To:** "Sheryl Edwards" <sedwards@timesnews.net>

February 25, 2009

Kingsport Times-News
Classified Advertising Department
P.O. Box 479
Kingsport, TN 37662
RE: Advertisement

Dear Sirs:

Please run the following advertisement in the Legal Section one time:

PUBLIC HEARING

The Mount Carmel Board of Mayor and Aldermen will have public hearing on Tuesday, March 24, 2009, at 7:00 p.m. at Mount Carmel City Hall concerning ***Ordinance 340, "An Ordinance to Further Amend the Code of Ordinances, Town of Mount Carmel, Tennessee; Title 14, Chapter 9, Section 14-910 Related to Arterial Business District B-2; and to Fix the Effective Date of this Ordinance."*** The regular Board of Mayor and Aldermen meeting will follow. The public is welcome to attend and make comments.

Should you have any questions or if any additional information is needed, please do not hesitate to call on me.

Sincerely,

TOWN OF MOUNT CARMEL

Marian Sandidge, City Recorder

No quorum

KINGSPORT TIMES-NEWS

PUBLICATION CERTIFICATE

Kingsport, TN April 1, 2009

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 3-26-09, and appearing 1 consecutive week(s)/time(s), as per order of _____

Town of Mount Carmel

Signed Karen C. Mulkey

PUBLIC HEARING The Mount Carmel Board of Mayor and Aldermen will have public hearing on Tuesday, April 28, 2009, at 7:00 p.m. at Mount Carmel City Hall concerning Ordinance 340, "An Ordinance to Further Amend the Code of Ordinances, Town of Mount Carmel, Tennessee; Title 14, Chapter 9, Section 14-910 Related to Arterial Business District B-2; and to Fix the Effective Date of this Ordinance." The regular Board of Mayor and Aldermen meeting will follow. The public is welcome to attend and make comments. Pub 1T; 03/26/2009
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STATE OF TENNESSEE, SULLIVAN COUNTY, TO-WIT:

Personally appeared before me this 1st day of April, 2009, Karen C. Mulkey 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.

NOTARY PUBLIC

My commission expires _____

Passed Ordinance Town of Mount Carmel

Wednesday, May 27, 2009 8:02 AM

From: "Marian Sandidge" <mariansandidge@yahoo.com>

To: "Sheryl Edwards" <sedwards@timesnews.net>

May 27, 2009

Sheryl Edwards
Kingsport Times-News
Classified Advertising Department
P.O. Box 479
Kingsport, TN 37662

RE: Adopted Ordinances for the Town of Mount Carmel

Dear Sheryl:

Please publish the following advertisement in the Legal Section one time:

The Town of Mount Carmel, Tennessee, on May 26, 2009, passed **ORDINANCE NO. 340**, AN ORDINANCE TO FURTHER AMEND THE CODE OF ORDINANCES, TOWN OF MOUNT CARMEL, TENNESSEE; TITLE 14, CHAPTER 9, SECTION 14-910 RELATED TO ARTERIAL BUSINESS DISTRICT B-2; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE.

Should you have any questions or if any additional information is needed, please do not hesitate to call on me.

Sincerely,

TOWN OF MOUNT CARMEL

Marian Sandidge, City Recorder

The Town of Mount Carmel,
Tennessee, on May 26,
2009, passed **ORDINANCE
NO. 340, AN ORDINANCE-
TO FURTHER AMEND THE
CODE OF ORDINANCES,
TOWN OF MOUNT
CARMEL, TENNESSEE; TI-
TLE 14, CHAPTER 9, SEC-
TION 14-910 RELATED TO
ARTERIAL BUSINESS DIS-
TRICT B-2; AND TO FIX
THE EFFECTIVE DATE OF
THIS ORDINANCE.**

Pub1T; 05/28/09