

ORDINANCE NO. 14-406

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY ADJACENT TO U.S. HIGHWAY 11W FROM B-2, ARTERIAL BUSINESS DISTRICT TO MX-1, MIXED-USE DISTRICT 1 IN THE 1st CIVIL DISTRICT OF HAWKINS COUNTY; TO FIX A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

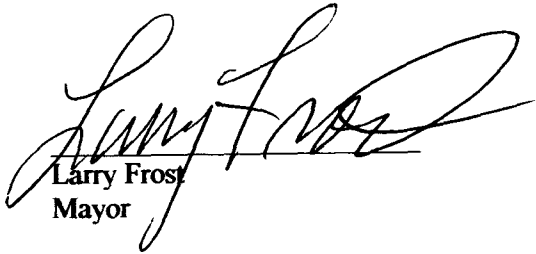
BE IT ORDAINED BY THE CITY OF MOUNT CARMEL, AS FOLLOWS:

SECTION I. That the zoning code, text, and map, be and the same is hereby further amended to rezone property adjacent to U.S. Highway 11W from B-2, Arterial Business District to MX-1, Mixed-Use District 1 in the 1st Civil District of Hawkins County; said area to be rezoned being further and more particularly described as follows:

BEGINNING at a point, said point being the southwest corner of parcel 9.00 of Tax Map 32F, Group F of the Hawkins County Tax Maps for April 2010; thence in a northwesterly direction approximately one hundred twenty six (126.00)-feet to a point; thence in a northerly direction approximately fifty (50)- feet to a point, said point being on the right-of-way of Southern Railroad; thence in a northeasterly direction approximately two thousand five hundred fifty two (2552.00)- feet to a point, said point being on the southern right-of-way of Southern Railroad and the northeast corner of parcel 1.00 of Tax Map 32D, Group F; thence in a southeasterly direction approximately one hundred fifty eight (1580.00)- feet to a point; thence in a southwesterly direction approximately one hundred twenty four (124.00)- feet to a point; thence in a southeasterly direction approximately one hundred thirty eight (138.00)- feet to a point; thence in a northeasterly direction approximately four hundred eighty feet to a point, said point being the northeast corner of parcel 12.00 of Tax Map 32D, Group F; thence in a northwesterly direction approximately one hundred eighty nine (189.00)- feet to a point; thence in a northeasterly direction approximately one thousand twenty four (1024.00)- feet to a point; thence in a southeasterly direction approximately sixty (60.00)- feet to a point; thence in a northeasterly direction approximately five hundred fifteen (515.00)- feet to a point, said point being on the south side of the Southern Railroad right-of-way and the northeast corner of parcel 16.00 of Tax Map 32A, Group A; thence in a southwesterly direction approximately three hundred seventy three (373.00)- feet to a point; thence in a southwesterly direction approximately ninety four (94.00)- feet to a point; thence in a southwesterly direction approximately seventy (70.00)- feet to a point; thence in a southwesterly direction approximately seventy six (76.00)- feet to a point, said point being the southeast corner of parcel 14.00 of Tax Map 33A, Group A; thence in a southwesterly direction approximately one hundred ninety six (196.00)- feet to a point thence in a southwesterly direction approximately four hundred forty two (442.00)- feet to a point; thence in a southwesterly direction approximately six hundred twenty eight (628.00)- feet to a point, said point being on the northern right-of-way of U.S. Highway 11W; thence in a southwesterly direction approximately three thousand (3000.00)- feet to the point of BEGINNING, and being a portion of parcel 2 and all of parcels 1.00, 7.00, 8.00, 9.00, 10.00, 11.00, 12.00, 14.00, 15.00, 15.01, 16.00, 17.00, and 18.00 of Tax Map 33A, Group A and portions of parcels 58.00 and 58.01 of Tax Map 32 and all of parcels 1.00, a portion of parcel 10.00, and all of parcels 8.00, 9.00, 11.00, 12.00 and 13.00 of tax Map 32D, Group F and all of parcels 12.00, 12.01, 12.03, 13.00, 14.00, and 14.01 of Tax Map 32F, Group F and all of parcels 1.00, 2.00, 3.00, 4.00, 5.00, 6.00, 7.00, 9.00, 10.00, 11.00, 12.00, 13.00, 14.00, 15.00, 16.00, 17.00, 18.00, 19.00, and 20.00 of Tax Map 32E Group A of the April 2010 Hawkins County tax Maps.

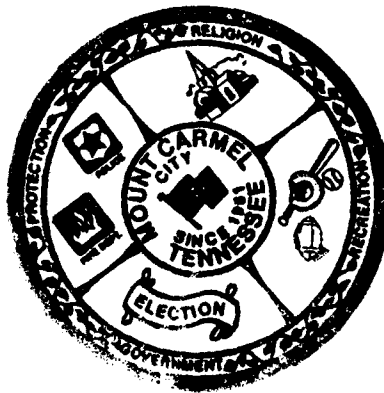
SECTION II. Any person violating any provisions of this ordinance shall be guilty of an offense and upon conviction shall pay a penalty of FIFTY DOLLARS (\$50.00) for each offense. Each occurrence shall constitute a separate offense.

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 City of Mount Carmel, Tennessee, requiring it.


Larry Frost
Mayor

ATTEST:


Marian Sandidge, Recorder



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN to all citizens of the Town of Mount Carmel, Tennessee, to all persons interested, and the public at large that the Town of Mount Carmel Board of Mayor and Aldermen will conduct a Public Hearing during its regular business meeting on June 24, 2014 to consider the rezoning for parcels 1.00, 2.00, 7.00, 8.00, 9.00, 10.00, 11.00, 12.00, 14.00, 15.00, 15.10, 16.00, 17.00, and 18.00 of Tax Map 33A, Group A and portions of parcels 58.00 and 58.01 of Tax Map 32 and all of parcels 1.00, a portion of parcel 10.00, and all of parcels 8.00, 9.00, 11.00, 12.00 and 13.00 of tax Map 32D, Group F and all of parcels 9.00, 11.00, 12.00, 12.01, 12.03, 13.00, 14.00, and 14.01 of Tax Map 32F, Group F located along U.S. Highway 11W from B-2 District to MX-1 District. The regular business meeting will begin at 5:30 p.m. in the meeting room located on the first floor of City Hall, at 100 East Main Street, Mount Carmel, Tennessee.

The property proposed for rezoning is generally described as follows:

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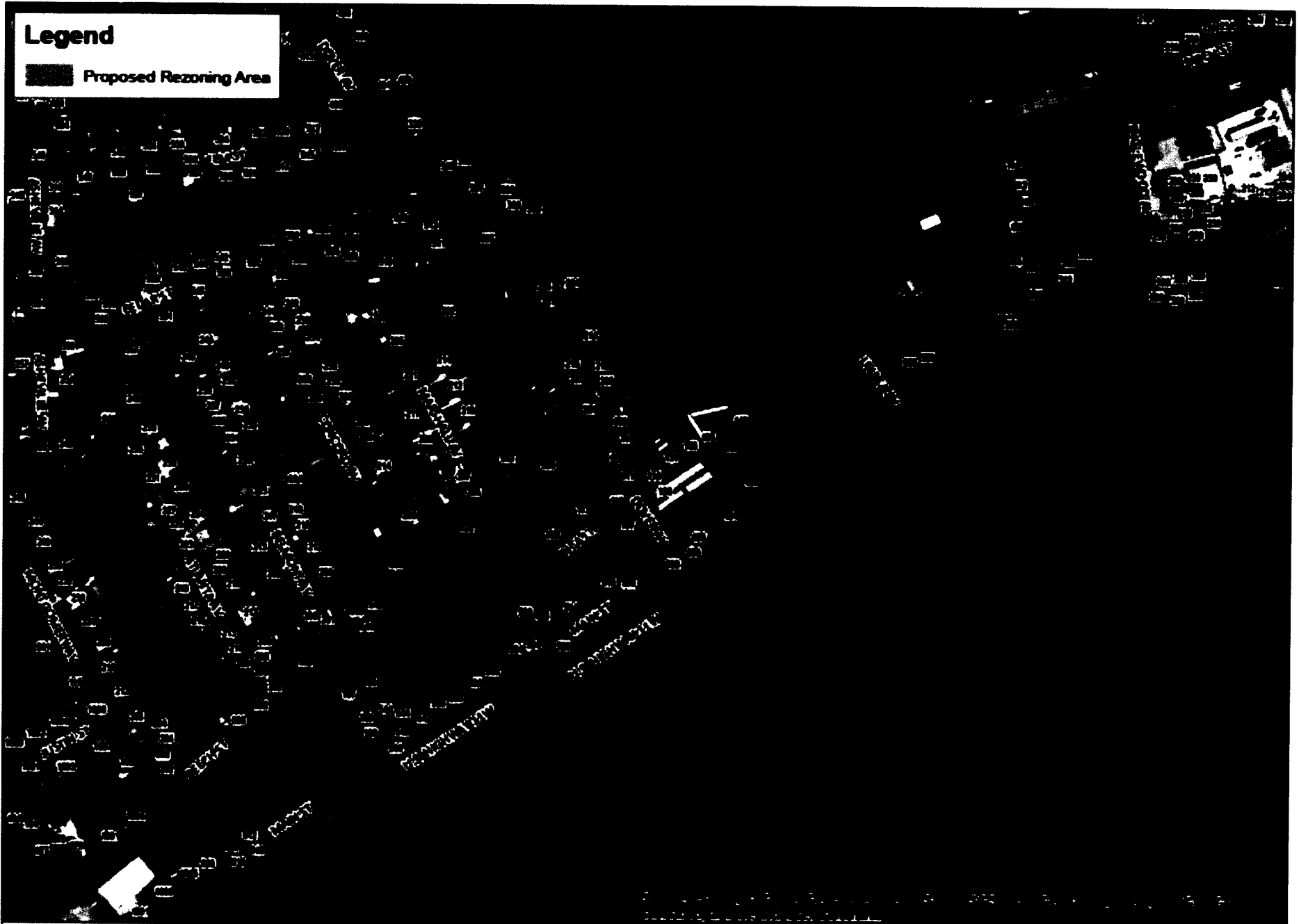
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All interested persons are invited to attend this meeting and public hearing. A detailed map and description is on file in the offices of City Hall, Mount Carmel Library, and Public Safety Building for inspection. Additional information concerning this proposal may be obtained by contacting the Planning Division of Mount Carmel, telephone 423-229-9485 or 423-357-7311.

Legend



Proposed Rezoning Area



Mount Carmel Rezoning Area 1 | Proposed Zoning: MX-1



KINGSPORT TIMES-NEWS

PUBLICATION CERTIFICATE

Kingsport, TN 6/5/14

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 May 29, 2014 and appearing 1 consecutive weeks (times), as per order of

Town of Mt. Carmel

(1)

Signed Sheryl Edwards

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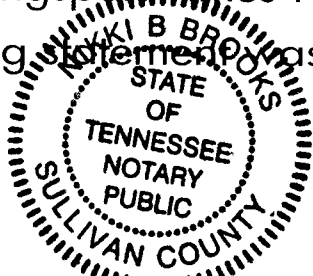
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PUB17: 6/25/14

STATE OF TENNESSEE, SULLIVAN COUNTY, TO WIT:

Personally appeared before me this 5th day of June, 2014, Sheryl Edwards

of the Kingsport Times-News and in due form of law made oath that the foregoing is true to the best of my knowledge and belief.



Nikki B. Brooks
Notary Public

My commission expires 8.22.17



Order Confirmation

<u>Ad Order Number</u>	<u>Customer</u>	<u>Payor Customer</u>
0001160301	TOWN OF MOUNT CARMEL	TOWN OF MOUNT CARMEL
<u>Sales Rep.</u>	<u>Customer Account</u>	<u>Payor Account</u>
sedwards	59632	59632
<u>Order Taker</u>	<u>Customer Address</u>	<u>Payor Address</u>
sedwards	P O BOX 1421, , MOUNT CARMEL TN 37645 USA	P O BOX 1421, , MOUNT CARMEL TN 37645 USA
<u>Ordered By</u>	<u>Customer Phone</u>	<u>Payor Phone</u>
	423-357-7311	423-357-7311
<u>Order Source</u>		
<u>PO Number</u>	<u>Customer Fax</u>	<u>Customer EMail</u>
		mcch@chartertn.net

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>Payment Method</u>
0	0	1	

Invoice Text:

<u>Blind Box</u>	<u>Materials</u>	<u>Color</u> <NONE>		
<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amt</u>	<u>Amount Due</u>
\$199.12	\$0.00	\$199.12	\$0.00	\$199.12

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Pick Up Number</u>
0001160301-01	LL Legal Liner	2.0 X 91 Li	
<u>External Ad #</u>	<u>Ad Attributes</u>		

<u>Run Dates</u>	5/29/2014
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PUB1T: 05/29/14

Mount Carmel Planning Commission – Rezoning Report

Mount Carmel Area 1 Rezoning

Property Information			
Land Use Designation	Commercial		
Acres	25 acres +/-		
Existing Use	Commercial and Residential	Existing Zoning	B-2
Proposed Use	Commercial	Proposed Zoning	MX-1
Owner /Applicant Information			
Name: Town of Mount Carmel Address: 100 East Main Street City: Mount Carmel State: TN Zip Code: 37645		Intent: To rezone from B-2 to MX-1 to allow for commercial uses other than retail on the first floor of businesses	
Planning Department Recommendation			
The Mount Carmel Planning Staff recommends approval for the following reasons: • The rezoning request is compliant with the 2035 Future Land Use Plan • The proposed zone does not incorporate any additional restrictions as compared to the current zone Staff Field Notes and General Comments: • The rezoning area is generally commercial in use with sporadic residential use. • The rezoning area extends from the far western end of Main Street to Englewood Avenue, encompassing all property that is currently zoned B-2			
Planner:	Ken Weems	Date:	28 May 2014
Planning Commission Action		Meeting Date:	10 June 2014
Approval:	✓ 7-0, 2 Absent		
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

FIRST READING	AYES	NAYS	OTHER
ALDERMAN EUGENE CHRISITAN	X		
ALDERMAN WANDA DAVIDSON	X		
ALDERMAN LEANN DEBORD			Absent
ALDERMAN FRANCES FROST	X		
ALDERMAN CARL WOLFE	X		
VICE-MAYOR PAUL HALE	X		
MAYOR LARRY FROST	X		
TOTALS	6	0	1

PASSED FIRST READING: June 24, 2014

SECOND READING	AYES	NAYS	OTHER
ALDERMAN EUGENE CHRISITAN	X		
ALDERMAN WANDA DAVIDSON			Absent
ALDERMAN LEANN DEBORD			Absent
ALDERMAN FRANCES FROST	X		
ALDERMAN CARL WOLFE	X		
VICE-MAYOR PAUL HALE	X		
MAYOR LARRY FROST	X		
TOTALS	5	0	2

PASSED SECOND READING: June 26, 2014

PUBLICATION AFTER PASSAGE:

DATE: June 28 , 2014
 NEWSPAPER: *Kingsport Times-News*