

ORDINANCE NO. 14-413

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY ADJACENT TO SOUTHERN RAILROAD FROM B-2, ARTERIAL BUSINESS DISTRICT TO R-1, LOW DENSITY RESIDENTIAL DISTRICT 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 Southern Railroad from B-2, Arterial Business District to R-1, Low Density Residential District in the 1st Civil District of Hawkins County; said area to be rezoned being further and more particularly described as follows:

AREA 1

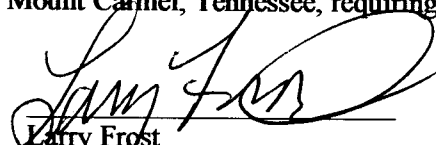
BEGINNING at a point, said point being the northwest corner of parcel 11.00 of Tax Map 22 of the Hawkins County Tax Maps for April 2010 and on the northeast corner of parcel 10.01; thence in a southeasterly direction along the approximately one thousand five hundred eight (1508.00)-feet to a point; thence in a southeasterly direction approximately two hundred ninety five (295.00)-feet to a point; thence in a southeasterly direction approximately two hundred twenty five (225) feet to a point; thence in a northeasterly direction approximately fifty two (52) feet to a point; thence in a southeasterly direction approximately one hundred sixty six (166) feet to a point, said point being on the eastern right-of-way of Southern Railroad; thence in a northwesterly direction following the right-of-way of Southern Railroad approximately two thousand two hundred nineteen (2219.00) feet to the point; thence in a northeasterly direction approximately twenty two (22) feet to a point; thence in a northwesterly direction approximately ten (10) feet to a point; thence in a northeasterly direction approximately five hundred twenty (520) feet to the point of **BEGINNING**, and being all of parcels 11.00 and 12.00 on the eastern side of Southern Railroad right-of-way on Hawkins County Tax Map 22, dated April 2010.

AREA 2

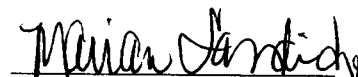
BEGINNING at a point, said point being the northwest corner of parcel 8.00 of Tax Map 221, Group D of the Hawkins County Tax Maps for April 2010 and on the western right-of-way of Southern Railroad; thence in a southeasterly direction following the right-of-way of Southern Railroad approximately two thousand one hundred seventy (2170.00)-feet to a point; thence in a southwesterly direction approximately four hundred (400.00)-feet to a point; thence in a northeasterly direction approximately thirty five (35.00)-feet to the point, said point being on the line common to parcels 83.00 and 84.00; thence in a northwesterly direction approximately one thousand eight hundred sixty (1860.00) feet to a point; thence in a northeasterly direction approximately two hundred ten (210) feet to the point of **BEGINNING**, and being a portion of parcels 8.00, 9.00, 11.01, 55.00, 56.00, 57.00, 58.00, 59.00, 83.00, 82.00, 81.00 and 80.00 on the western side of Southern Railroad right-of-way on Hawkins County Tax Map 221, Group D dated April 2010.

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 11.00 and 12.00 on the eastern side of Southern Railroad right-of-way on Hawkins County Tax Map 22 and a portion of parcels 8.00, 9.00, 10.00, 55.00, 56.00, 57.00, 58.00, 59.00, 83.00, 82.00, 81.00 and 80.00 on the western side of Southern Railroad right-of-way on Hawkins County Tax Map 22I, Group D located along Southern Railroad right-of-way from B-2 District to R-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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BEGINNING at a point, said point being the northwest corner of parcel 11.00 of Tax Map 22 of the Hawkins County Tax Maps for April 2010 and on the northeast corner of parcel 10.01; thence in a southeasterly direction along the approximately one thousand five hundred eight (1508.00)-feet to a point; thence in a southeasterly direction approximately two hundred ninety five (295.00)- feet to a point; thence in a southeasterly direction approximately two hundred twenty five (225) feet to a point; thence in a northeasterly direction approximately fifty two (52) feet to a point; thence in a southeasterly direction approximately one hundred sixty six (166) feet to a point, said point being on the eastern right-of-way of Southern Railroad; thence in a northwesterly direction following the right-of-way of Southern Railroad approximately two thousand two hundred nineteen (2219.00) feet to the point; thence in a northeasterly direction approximately twenty two (22) feet to a point; thence in a northwesterly direction approximately ten (10) feet to a point; thence in a northeasterly direction approximately five hundred twenty (520) feet to the point of BEGINNING, and being all of parcels 11.00 and 12.00 on the eastern side of Southern Railroad right-of-way on Hawkins County Tax Map 22, dated April 2010.

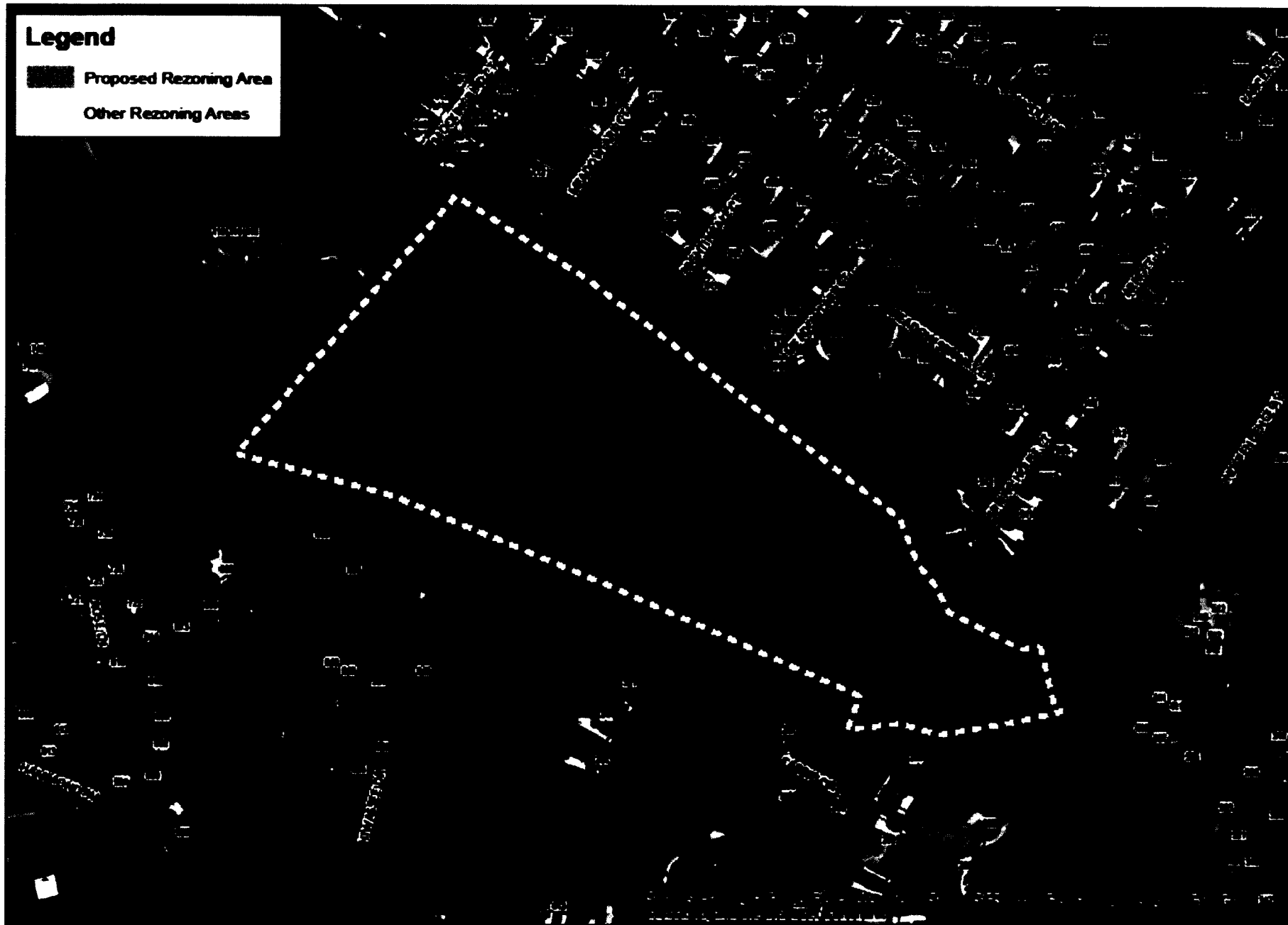
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All interested persons are invited to attend this meeting and public hearing. A detailed map and description is on file in the offices of City Hall, Mount Carmel Library, and Public Safety Building for inspection. Additional information concerning 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
- Other Rezoning Areas



Mount Carmel Rezoning Area 8 | Proposed Zoning: R-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 30, 2014 and appearing 1 consecutive weeks (times) as per order of

Town of Mt. Carmel (8)

Signed Sheryl Edwards

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The property proposed for rezoning is generally described as follows:

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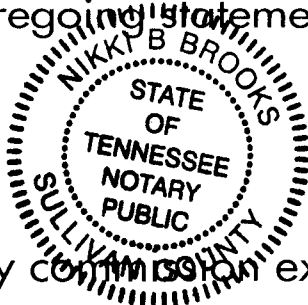
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PUB17: 0605064

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 statement was 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>
0001160362	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>
\$184.88	\$0.00	\$184.88	\$0.00	\$184.88

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Pick Up Number</u>
0001160362-01	LL Legal Liner	2.0 X 84 Li	
<u>External Ad #</u>	<u>Ad Attributes</u>		

<u>Run Dates</u>	5/30/2014
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PUB1T: 05/30/14

Mount Carmel Planning Commission – Rezoning Report

413

Mount Carmel Area 8 Rezoning

Property Information			
Land Use Designation	Residential		
Acres	27 acres +/-		
Existing Use	Residential	Existing Zoning	B-2
Proposed Use	Residential	Proposed Zoning	R-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 R-1 to allow to match the existing low density residential use of the property.	
Planning Department Recommendation			
The Mount Carmel Planning Staff recommends approval for the following reason: The rezoning request is compliant with the 2035 Future Land Use Plan			
Staff Field Notes and General Comments: - The rezoning area is residential in use - The rezoning area encompasses parcels located on either side of Southern Railroad			
Planner:	Ken Weems	Date:	28 May 2014
Planning Commission Action		Meeting Date:	10 June 2014
Approval:	X, 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*