

## ORDINANCE NO. 14-415

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY ADJACENT TO WOLFE LANE FROM B-2, ARTERIAL BUSINESS DISTRICT TO MX-2, MIXED-USE DISTRICT 2 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 TOWN 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 Wolfe Lane from B-2, Arterial Business District to MX-2, Mixed-Use District 2 in the 7th Civil District of Hawkins County; said area to be rezoned being further and more particularly described as follows:

### AREA 1

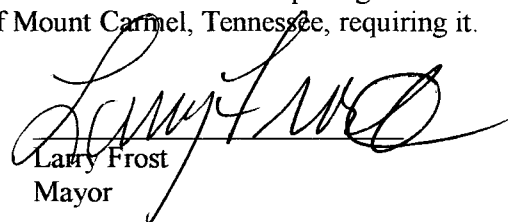
BEGINNING at a point, said point being the northeast corner of parcel 155.00 of Tax Map 11 of the Hawkins County Tax Maps for April 2010 and on the western right-of-way of Wolfe Lane; thence in a southeasterly direction along the right-of-way with Wolfe Lane approximately three hundred fifteen (315.00)-feet to a point; thence in a southwesterly direction approximately two hundred (200.00)- feet to a point; thence in a northwesterly direction approximately three hundred fifteen (315.00)-feet to the point; thence in a northeasterly direction approximately two hundred (200.00) feet to the point of BEGINNING, and being a portion of parcel 155.00 on the western side of Wolfe Lane on Hawkins County Tax Map 11, dated April 2010.

### AREA 2

BEGINNING at a point, said point being the northwest corner of parcel 155.00 of Tax Map 11 of the Hawkins County Tax Maps for April 2010 and on the eastern right-of-way of Wolfe Lane; thence in a southeasterly direction approximately one hundred (100.00)-feet to a point; thence in a southeasterly direction approximately three hundred fifty-five (355.00)- feet to a point; thence in a southwesterly direction approximately one hundred feet (100.00)-feet to the point, said point being on the eastern right-of-way of Wolfe Lane; thence in a northwesterly direction approximately three hundred forty five (345.00) feet to the point of BEGINNING, and being a portion of parcel 155.00 on the eastern side of Wolfe Lane on Hawkins County Tax Map 11, dated April 2010.

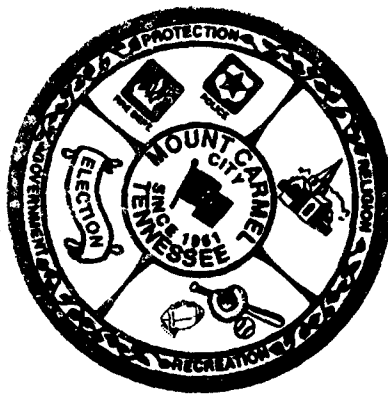
SECTION II. Any person violating any provisions of this ordinance shall be guilty of an offense and upon conviction shall pay a penalty of FIFTY DOLLARS (\$50.00) for each offense. Each occurrence shall constitute a separate offense.

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*  
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 a portion of parcel 155.00 on the western side of Wolfe Lane on Hawkins County Tax Map 11 and a portion of parcel 155.00 on the eastern side of Wolfe Lane on Hawkins County Tax Map 11 located along Wolfe Lane from B-2 District to MX-2 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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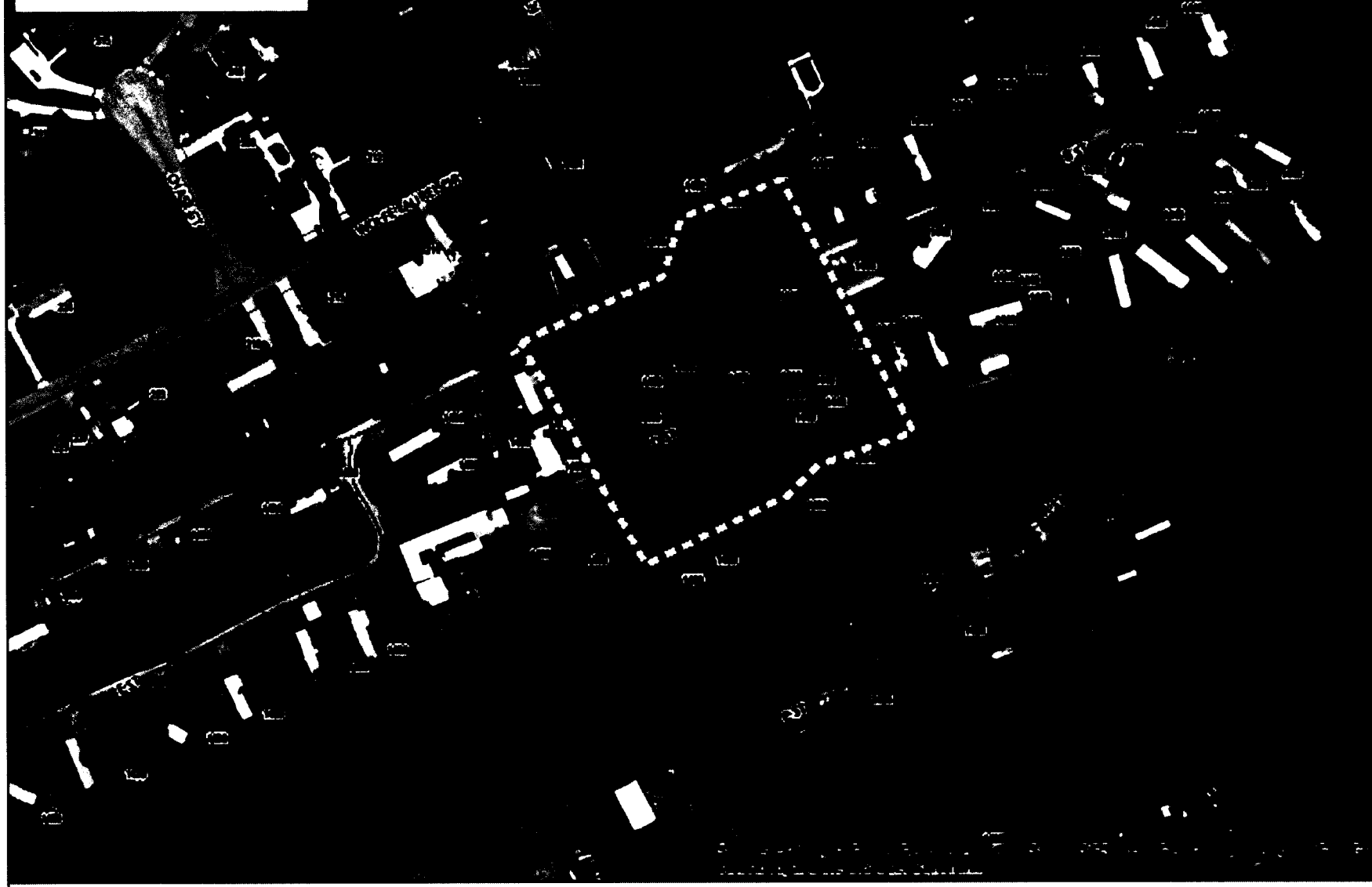
All interested persons are invited to attend this meeting and public hearing. A detailed map and description is on file in the offices of City Hall, Mount Carmel Library, and Public Safety Building for inspection. Additional information concerning this proposal may be obtained by contacting the Planning Division of Mount Carmel, telephone 423-229-9485 or 423-357-7311.

## Legend



Proposed Rezoning Area

Other Rezoning Areas



**Mount Carmel Rezoning Area 10 | Proposed Zoning: MX-2**



# 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 (10)

Signed Sheryl Edwards

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PUBIT: 06/30/14

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 statement was true to the best of my knowledge and belief.



Nikki B. Brooks  
Notary Public

My commission expires 8-22-17



## Order Confirmation

|                               |                                              |                                              |
|-------------------------------|----------------------------------------------|----------------------------------------------|
| <b><u>Ad Order Number</u></b> | <b><u>Customer</u></b>                       | <b><u>Payor Customer</u></b>                 |
| 0001160366                    | TOWN OF MOUNT CARMEL                         | TOWN OF MOUNT CARMEL                         |
| <b><u>Sales Rep.</u></b>      | <b><u>Customer Account</u></b>               | <b><u>Payor Account</u></b>                  |
| sedwards                      | 59632                                        | 59632                                        |
| <b><u>Order Taker</u></b>     | <b><u>Customer Address</u></b>               | <b><u>Payor Address</u></b>                  |
| sedwards                      | P O BOX 1421, ,<br>MOUNT CARMEL TN 37645 USA | P O BOX 1421, ,<br>MOUNT CARMEL TN 37645 USA |
| <b><u>Ordered By</u></b>      | <b><u>Customer Phone</u></b>                 | <b><u>Payor Phone</u></b>                    |
|                               | 423-357-7311                                 | 423-357-7311                                 |
| <b><u>Order Source</u></b>    |                                              |                                              |
| <b><u>PO Number</u></b>       | <b><u>Customer Fax</u></b>                   | <b><u>Customer EMail</u></b>                 |
|                               |                                              | mcch@chartertn.net                           |

|                             |                          |                            |                              |                          |
|-----------------------------|--------------------------|----------------------------|------------------------------|--------------------------|
| <b><u>Tear Sheets</u></b>   | <b><u>Proofs</u></b>     | <b><u>Affidavits</u></b>   | <b><u>Payment Method</u></b> |                          |
| 0                           | 0                        | 1                          |                              |                          |
| <b><u>Invoice Text:</u></b> |                          |                            |                              |                          |
| <b><u>Blind Box</u></b>     | <b><u>Materials</u></b>  | <b><u>Color</u></b>        | <b>&lt;NONE&gt;</b>          |                          |
| <b><u>Net Amount</u></b>    | <b><u>Tax Amount</u></b> | <b><u>Total Amount</u></b> | <b><u>Payment Amt</u></b>    | <b><u>Amount Due</u></b> |
| \$140.36                    | \$0.00                   | \$140.36                   | \$0.00                       | \$140.36                 |

|                             |                             |                       |                              |
|-----------------------------|-----------------------------|-----------------------|------------------------------|
| <b><u>Ad Number</u></b>     | <b><u>Ad Type</u></b>       | <b><u>Ad Size</u></b> | <b><u>Pick Up Number</u></b> |
| 0001160366-01               | LL Legal Liner              | 2.0 X 63 Li           |                              |
| <b><u>External Ad #</u></b> | <b><u>Ad Attributes</u></b> |                       |                              |

**Run Dates** 5/30/2014



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PUB1T: 05/30/14

# Mount Carmel Planning Commission – Rezoning Report

4/5

## Mount Carmel Area 10 Rezoning

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |                                                                                                                                      |              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Property Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |                                                                                                                                      |              |
| Land Use Designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Residential            |                                                                                                                                      |              |
| Acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4 acres +/-            |                                                                                                                                      |              |
| Existing Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Commerical/Residential | Existing Zoning                                                                                                                      | B-2          |
| Proposed Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Commercial/Residential | Proposed Zoning                                                                                                                      | MX-2         |
| Owner /Applicant Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |                                                                                                                                      |              |
| Name: Town of Mount Carmel<br>Address: 100 East Main Street<br>City: Mount Carmel<br>State: TN                      Zip Code: 37645                                                                                                                                                                                                                                                                                                                                                            |                        | Intent: To rezone from B-2 to MX-2 to allow for commercial uses other than retail on the first floor of businesses and add R-M uses. |              |
| Planning Department Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                                                                                                                                      |              |
| The Mount Carmel Planning Staff recommends approval for the following reason: <ul style="list-style-type: none"> <li>The rezoning request is compliant with the 2035 Future Land Use Plan in that residential uses will be supported in the proposed zone.</li> </ul> Staff Field Notes and General Comments: <ul style="list-style-type: none"> <li>The rezoning area is commercial/residential in use</li> <li>The rezoning area encompasses property on both sides of Wolfe Lane</li> </ul> |                        |                                                                                                                                      |              |
| 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    |      |        |
| <b>TOTALS</b>             | 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    |      |        |
| <b>TOTALS</b>             | 5    | 0    | 2      |

PASSED SECOND READING: June 26, 2014

**PUBLICATION AFTER PASSAGE:**

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