

ORDINANCE NO. 278

**AN ORDINANCE TO AMEND A SECTION OF THE ZONING ORDINANCE OF
MOUNT CARMEL, TENNESSEE**

AN **ORDINANCE** to amend the zoning ordinance of the town of Mount Carmel, Tennessee and all ordinances amendatory thereof.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Mount Carmel, Tennessee as follows:

AMEND ARTICLE V, GENERAL PROVISIONS, SUBSECTION F, STREET FRONTAGE BY ADDING THE FOLLOWING TO THE LAST SENTENCE: or "lot of record" off of a permanent easement. The date to be considered a "lot of record" for lots fronting a permanent easement will be February 28, 1964 (date subdivision regulations were adopted) or the date when the property was annexed by the town if it is later then the date subdivision regulations were adopted. The date the lot was subdivided will be determined by the date it was put on record with the Hawkins County Register of Deeds. The owner must provide the building inspector with the deed, tax maps, and other documentation to clearly define the lot and permanent easement in question. The adjoining property owners will be responsible for maintaining the permanent easement. Names for private streets must be approved by Hawkins County 911, and the sign approved by the Mount Carmel Public Works Department. City services (garbage, sewer connection if available, etc.) will terminate at the intersection of the permanent easement with the public street except for emergency services. The garbage and trash pickup will be on the right of way at the intersection of the permanent easement with the public street.

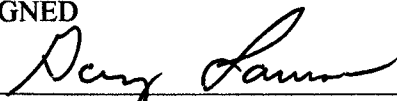
SECTION I. LEGAL STATUS PROVISIONS.

A. Conflict With Other Ordinances. In case of conflict between this ordinance or any part thereof, and the whole or part of any existing or future ordinance of the Town of Mount Carmel, the most restrictive shall in all cases apply.

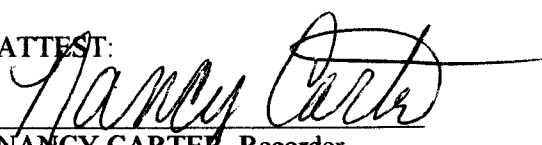
B. Validity. If any section, clause, provision or portion of this ordinance shall be held to be in doubt or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this ordinance which is not of itself invalid or unconstitutional.

C. Effective Date. This Ordinance shall become effective upon passage and publication, the public welfare requiring it.

SIGNED


GARY W. LAWSON, Mayor

ATTEST:


NANCY CARTER, Recorder

APPROVED AS TO FORM:

Allen J. Coup
LAW OFFICES OF MAY & COUP

DATE OF PLANNING COMMISSION APPROVAL: May 11, 2004

FIRST READING	AYES	NAYS	OTHER
Alderman Henry Bailey	✓		
Vice-Mayor Eugene Christian	absent		
Alderman Paul Hale	✓		
Mayor Gary Lawson	✓		
Alderman Tresa Mawk	✓		
Alderman Thomas Wheeler	✓		
Alderman Wanda Worley	✓		
TOTALS	6	0	

PASSED FIRST READING May 25, 2004

SECOND READING	AYES	NAYS	OTHER
Alderman Henry Bailey	✓		
Vice-Mayor Eugene Christian	✓		
Alderman Paul Hale	✓		
Mayor Gary Lawson	✓		
Alderman Tresa Mawk	✓		
Alderman Thomas Wheeler	✓		
Alderman Wanda Worley	absent		
TOTALS			

PASSED SECOND READING June 22, 2004

PUBLISHED ON: 6-25-04
NEWSPAPER: Kingport Times

KINGSPORT TIMES-NEWS

PUBLICATION CERTIFICATE

Kingsport, TN

July 7, 2004

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 6-25-04, and appearing 1 consecutive weeks/times, as per order of

Town of Mt. Carmel

Signed

Karen C. Mulkey

THE FOLLOWING ORDINANCES were passed by the Town of Mount Carmel Tuesday, June 22, 2004: 1. Ordinance 273. Rezone area known as Unaka Av. Manufacturing Area Property in 7th Civil District (L. Frost) 2. Ordinance 274. General Fund Budget FY 2004/2005. 3. Ordinance 275. Sewage Fund Budget FY 2004/2005. 4. Ordinance 276. Establish property Tax Rate for 2004. 5. Ordinance 277. Rescind Ord. 240. Update Storm water. 6. Ordinance 278. Amend Section of Zoning Ordinance, Article V; Subsection F, Street Frontage. 7. Ordinance 280. Amend Code Title 15 "Motor Vehicles, Traffic, Parking" Chapter 1, Misc. by adding Section 15-130.

Pub. 1T: 06/25/04

STATE OF TENNESSEE, SULLIVAN COUNTY, TO-WIT:

Personally appeared before me this 7th day of July 2004, 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.

William David Richards

My commission expires

6-26-07

