

ORDINANCE NO. 14-411

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY ADJACENT TO BAY STREET AND KAYWOOD AVENUE FROM B-2, ARTERIAL BUSINESS DISTRICT TO MX-2, MIXED-USE DISTRICT 2 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

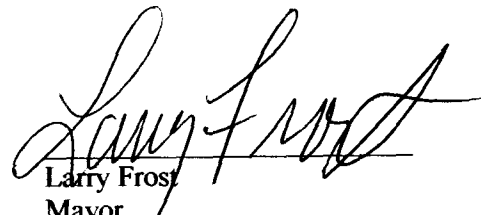
BE IT ORDAINED BY THE CITY OF MOUNT CARMEL, AS FOLLOWS:

SECTION I. That the zoning code, text, and map, be and the same is hereby further amended to rezone property adjacent to Bay Street and Kaywood Avenue from B-2, Arterial Business District to MX-2, Mixed-Use District 2 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 northwest corner of parcel 19.00 of Tax Map 22J, Group H of the Hawkins County Tax Maps for April 2010; thence in a northeasterly direction along the southerly right-of-way of Bay Street approximately one hundred eighty eight (188.00)-feet to a point; thence in a northwesterly direction approximately eighty six (86.00)- feet; thence in a northeasterly direction approximately one hundred fifty five (155.00)- feet to a point, said point being the northeast corner of parcel 3.00 of Tax Map 22J, Group C; thence in a southeasterly direction approximately one hundred forty six (146.00)- feet to a point; thence in a southwesterly direction crossing Kaywood Avenue approximately two hundred eight (208.00)-feet to the point; thence in a southeasterly direction approximately forty (40)- feet to a point; thence in a southwesterly direction approximately one hundred thirty three (133.00)- feet to a point, said point being the southwest corner of parcel 19.00; thence in a northwesterly direction approximately one hundred (100.00)- feet to the point of BEGINNING, and being all of parcel 19.00 of Tax Map 22J, Group H and parcel 3.00 of Tax Map 22J, Group C of the Hawkins County April 2010 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 parcel 19.00 of Tax Map 22J, Group H and parcel 3.00 of Tax Map 3.00 of Tax Map 22J, Group C located along Bay Street 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.

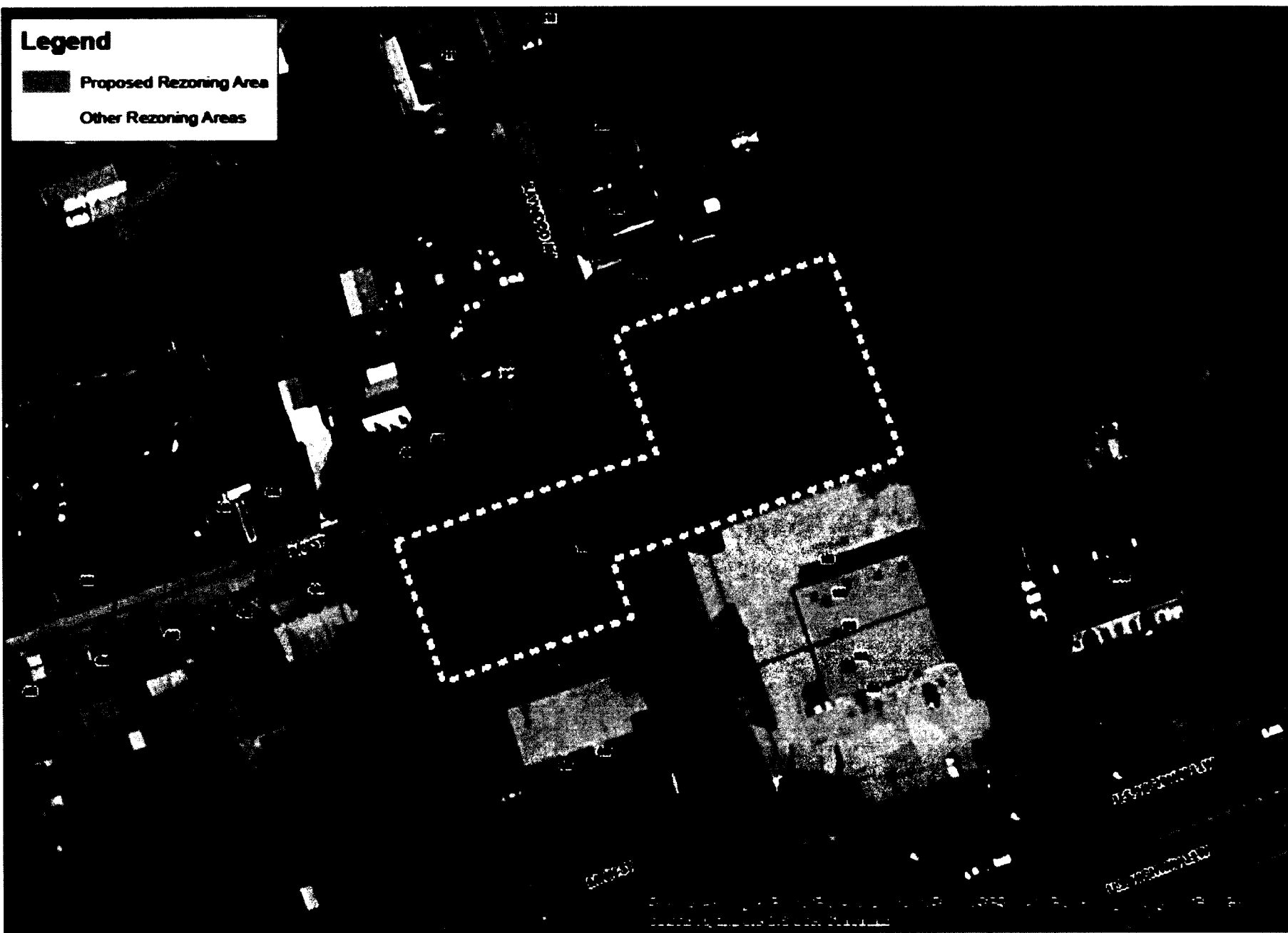
The property proposed for rezoning is generally described as follows:

BEGINNING at a point, said point being the northwest corner of parcel 19.00 of Tax Map 22J, Group H of the Hawkins County Tax Maps for April 2010; thence in a northeasterly direction along the southerly right-of-way of Bay Street approximately one hundred eighty eight (188.00)-feet to a point; thence in a northwesterly direction approximately eighty six (86.00)- feet; thence in a northeasterly direction approximately one hundred fifty five (155.00)- feet to a point, said point being the northeast corner of parcel 3.00 of Tax Map 22J, Group C; thence in a southeasterly direction approximately one hundred forty six (146.00)- feet to a point; thence in a southwesterly direction crossing Kaywood Avenue approximately two hundred eight (208.00)- feet to the point; thence in a southeasterly direction approximately forty (40)- feet to a point; thence in a southwesterly direction approximately one hundred thirty three (133.00)- feet to a point, said point being the southwest corner of parcel 19.00; thence in a northwesterly direction approximately one hundred (100.00)- feet to the point of BEGINNING, and being all of parcel 19.00 of Tax Map 22J, Group H and parcel 3.00 of Tax Map 3.00 of Tax Map 22J, Group C of the Hawkins County April 2010 Tax Maps.

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 6 | 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

(6)

Signed Sheryl Edwards

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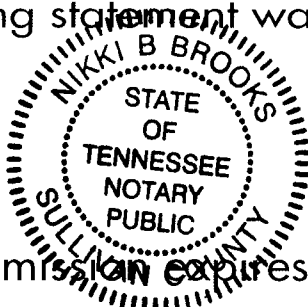
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PUB1T: 05/30/14

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

<u>Ad Order Number</u>	<u>Customer</u>	<u>Payor Customer</u>
0001160359	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>
\$116.44	\$0.00	\$116.44	\$0.00	\$116.44

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Pick Up Number</u>
0001160359-01	LL Legal Liner	2.0 X 52 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

411

Mount Carmel Area 6 Rezoning

Property Information			
Land Use Designation		Commercial	
Acres		1 acre +/-	
Existing Use		Residential	Existing Zoning B-2
Proposed Use		Residential	Proposed Zoning MX-2
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-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: 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 Bay Street without double frontage on Main Street.			
Planner:	Ken Weems	Date:	28 May 2014
Planning Commission Action		Meeting Date:	10 June 2014
Approval:	X, 7-0, 2 ASSENT		
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*