

ORDINANCE NO. 14-412

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY ADJACENT TO INDEPENDENCE AVENUE AND SOUTHERN RAILROAD 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:

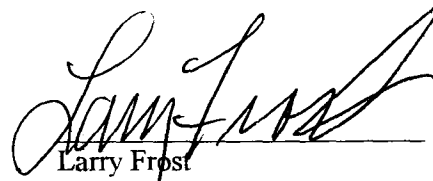
SECTION I. That the zoning code, text, and map, be and the same is hereby further amended to rezone property adjacent to Independence Avenue and Southern Railroad from B-2, Arterial Business District to MX-2, General Mixed-Use District in the 7th Civil District of Hawkins County; said area to be rezoned being further and more particularly described as follows:

BEGINNING at a point, said point being the southwest corner of parcel 12.00 of Tax Map 22P, Group E of the Hawkins County Tax Maps for April 2010; thence in a northwesterly direction approximately two hundred ninety eight (298.00)-feet to a point, said point being on the eastern right-of-way of Southern Railroad; thence in a northeasterly direction following the arc of the Southern Railroad right-of-way approximately one thousand one hundred ninety (1190.00)- feet to a point; thence in a northwesterly direction approximately one hundred sixty (160.00)-feet to the point; thence in a northeasterly direction approximately fifty (50.00)- feet to a point; thence in a northeasterly direction approximately three hundred twenty (320.00)- feet to a point, said point being on the eastern right-of-way of Independence Avenue and the northwest corner of parcel 14.00; thence in a southeasterly direction approximately three hundred ten (310.00)- feet to a point; thence in a southwesterly direction approximately two hundred thirty three (233.00)- feet to a point; thence in a southeasterly direction approximately nine (9.00)- feet to a point; thence in a southwesterly direction approximately one hundred ninety (190.00)- feet to a point, said point being the northwest corner of parcel 1.00 of Tax Map 22J, Group J; thence in a southeasterly direction approximately seven hundred (700.00)- feet to a point; thence in a southwesterly direction approximately thirty (30.00)- feet to a point; thence in a southwesterly direction approximately sixty three (63.00)- feet to a point; thence in a southeasterly direction approximately one hundred sixty four (164.00)- feet to a point; thence in a southeasterly direction approximately one hundred (100.00)- feet to a point; thence in a southeasterly direction approximately three hundred fifty six (356.00)- feet to a point, said point being the southwest corner of parcel 25.00 of Tax Map 22J, Group I; thence in a southwesterly direction crossing the right-of-way of Independence Avenue approximately ninety (90.00)- feet to a point; thence in a southwesterly direction approximately three hundred eighty-eight (388.00)- feet to the point of BEGINNING, and being all of parcel 14.00 of Tax Map 22 and parcels 12.00, 13.00, 14.00, 15.00, 16.00, 17.00, 19.00, 20.00, 21.00, 22.00, 23.00, 24.00, 25.00, 26.00, 27.00, 28.00, 29.00, 30.00, 31.00 of Tax Map 22P, Group E and parcels 1.00, 2.00, 3.00, 4.00, 5.00, 7.00 and a portion of parcel 8.00 on both sides of Independence Avenue of Tax Map 22J, Group J 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 14.00 of Tax Map 22 and parcels 12.00, 13.00, 14.00, 15.00, 16.00, 17.00, 19.00, 20.00, 21.00, 22.00, 23.00, 24.00, 25.00, 26.00, 27.00, 28.00, 29.00, 30.00, 31.00 of Tax Map 22P, Group E and parcels 1.00, 2.00, 3.00, 4.00, 5.00, 7.00 and a portion of parcel 8.00 on both sides of Independence Avenue of Tax Map 22J, Group J located along Independence Avenue 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 southwest corner of parcel 12.00 of Tax Map 22P, Group E of the Hawkins County Tax Maps for April 2010; thence in a northwesterly direction approximately two hundred ninety eight (298.00)-feet to a point, said point being on the eastern right-of-way of Southern Railroad; thence in a northeasterly direction following the arc of the Southern Railroad right-of-way approximately one thousand one hundred ninety (1190.00)- feet to a point; thence in a northwesterly direction approximately one hundred sixty (160.00)-feet to the point; thence in a northeasterly direction approximately fifty (50.00)- feet to a point; thence in a northeasterly direction approximately three hundred twenty (320.00)-feet to a point, said point being on the eastern right-of-way of Independence Avenue and the northwest corner of parcel 14.00; thence in a southeasterly direction approximately three hundred ten (310.00)- feet to a point; thence in a southwesterly direction approximately two hundred thirty three (233.00)- feet to a point; thence in a southeasterly direction approximately nine (9.00)- feet to a point; thence in a southwesterly direction approximately one hundred ninety (190.00)-feet to a point, said point being the northwest corner of parcel 1.00 of Tax Map 22J, Group J; thence in a southeasterly direction approximately seven hundred (700.00)- feet to a point; thence in a southwesterly direction approximately thirty (30.00)- feet to a point; thence in a southwesterly direction approximately sixty three (63.00)- feet to a point; thence in a southeasterly direction approximately one hundred sixty four (164.00)- feet to a point; thence in a southeasterly direction approximately one hundred (100.00)- feet to a point; thence in a southeasterly direction approximately three hundred fifty six (356.00)- feet to a point, said point being the southwest corner of parcel 25.00 of Tax Map 22J, Group I; thence in a southwesterly direction crossing the right-of-way of Independence Avenue approximately ninety (90.00)- feet to a point; thence in a southwesterly direction approximately three hundred eighty-eight (388.00)- feet to the point of BEGINNING, and being all of parcel 14.00 of Tax Map 22 and parcels 12.00, 13.00, 14.00, 15.00, 16.00, 17.00, 19.00, 20.00, 21.00, 22.00, 23.00, 24.00, 25.00, 26.00, 27.00, 28.00, 29.00, 30.00, 31.00 of Tax Map 22P, Group E and parcels 1.00, 2.00, 3.00, 4.00, 5.00, 7.00 and a portion of parcel 8.00 on both sides of Independence Avenue of Tax Map 22J, Group J 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

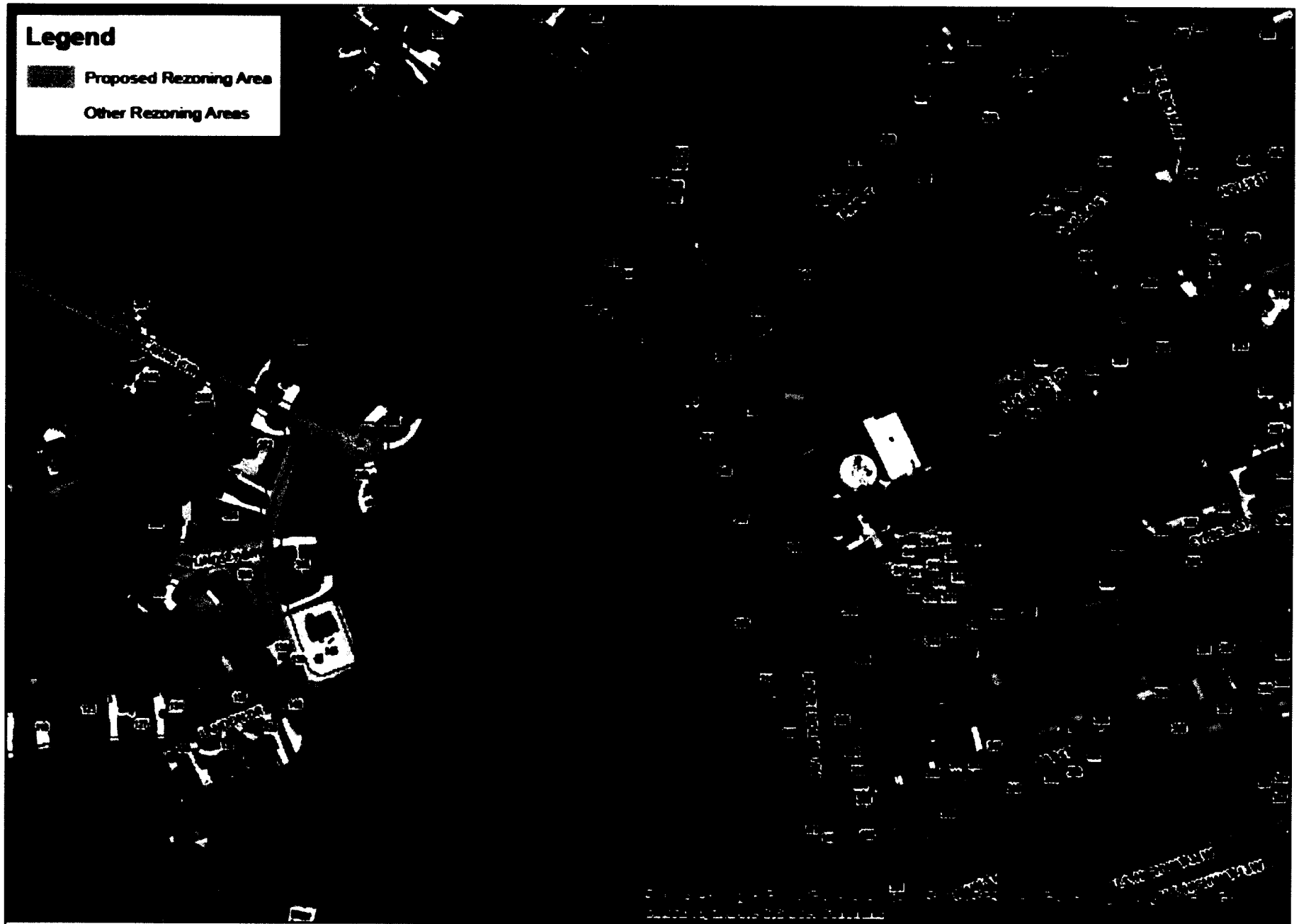
for inspection. Additional information concerning this proposal may be obtained by contacting the Planning Division of Mount Carmel, telephone 423-229-9485 or 423-357-7311.

Legend



Proposed Rezoning Area

Other Rezoning Areas



Mount Carmel Rezoning Area 7 | Proposed Zoning: MX-2



My commission expires 8.22.17



Order Confirmation

<u>Ad Order Number</u> 0001160898	<u>Customer</u> TOWN OF MOUNT CARMEL	<u>Payor Customer</u> TOWN OF MOUNT CARMEL
<u>Sales Rep.</u> sedwards	<u>Customer Account</u> 59632	<u>Payor Account</u> 59632
<u>Order Taker</u> kgillenwater	<u>Customer Address</u> P O BOX 1421, , MOUNT CARMEL TN 37645 USA	<u>Payor Address</u> P O BOX 1421, , MOUNT CARMEL TN 37645 USA
<u>Ordered By</u>	<u>Customer Phone</u> 423-357-7311	<u>Payor Phone</u> 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> 0	<u>Proofs</u> 0	<u>Affidavits</u> 1	<u>Payment Method</u>
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Invoice Text:

<u>Blind Box</u>	<u>Materials</u>	<u>Color</u> <NONE>
<u>Net Amount</u> \$167.32	<u>Tax Amount</u> \$0.00	<u>Total Amount</u> \$167.32
	<u>Payment Amt</u> \$0.00	<u>Amount Due</u> \$167.32

<u>Ad Number</u> 0001160898-01	<u>Ad Type</u> LL Legal Liner	<u>Ad Size</u> 2.0 X 76 Li	<u>Pick Up Number</u>
<u>External Ad #</u>	<u>Ad Attributes</u>		

Run Dates 5/30/2014



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Pub 1T: 05/30/2014

Mount Carmel Planning Commission – Rezoning Report

Mount Carmel Area 7 Rezoning

Property Information			
Land Use Designation	Commercial		
Acres	13 acres +/-		
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 Independence Avenue			
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*