

ORDINANCE NO. 14-417

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY ADJACENT TO WEST CARTERS VALLEY ROAD FROM R-1, LOW DENSITY RESIDENTIAL DISTRICT TO B-1, NEIGHBORHOOD BUSINESS DISTRICT 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 West carters Valley Road from R-1, Low Density Residential District to B-1, Neighborhood Business 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 northeast corner of parcel 124.00 of Tax Map 11, of the Hawkins County Tax Maps for April 2010; thence in a southeasterly direction approximately two hundred (200.00)- feet to a point; thence in a southwesterly direction approximately two thousand eight hundred fifty two (2,852.00)- feet to a point; thence in a northwesterly direction approximately two hundred (200.00)- feet to a point, said point being on the southern right-of-way of West Carters Valley Drive and also the northwest corner of parcel 162.06; thence in a northeasterly direction following the southern right-of-way of West Carters Valley Road approximately two thousand four hundred fifty three (2,453)- feet to a point; thence in a southeasterly direction following the right-of-way of West Carters Valley Drive approximately fifteen (15.00)- feet to a point; thence in a northeasterly direction following the right-of-way of West Carters Valley Drive approximately four hundred forty two (442.00)- feet to the point of BEGINNING, and being a portion of parcels 124.00, 124.04, 124.05, 124.06, 130.00, 95.00, 127.00, 89.01, 162.02 and 162.06 Tax Map 11, 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

WITHDRAWN

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 parcels 124.00, 124.04, 124.05, 124.06, 130.00, 95.00, 127.00, 89.01, 162.02 and 162.06 Tax Map 11 located along West Carters Valley Road from R-1 District to B-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:

BEGINNING at a point, said point being the northeast corner of parcel 124.00 of Tax Map 11, of the Hawkins County Tax Maps for April 2010; thence in a southeasterly direction approximately two hundred (200.00)- feet to a point; thence in a southwesterly direction approximately two thousand eight hundred fifty two (2,852.00)- feet to a point; thence in a northwesterly direction approximately two hundred (200.00)- feet to a point, said point being on the southern right-of-way of West Carters Valley Drive and also the northwest corner of parcel 162.06; thence in a northeasterly direction following the southern right-of-way of West Carters Valley Road approximately two thousand four hundred fifty three (2,453)- feet to a point; thence in a southeasterly direction following the right-of-way of West Carters Valley Drive approximately fifteen (15.00)- feet to a point; thence in a northeasterly direction following the right-of-way of West Carters Valley Drive approximately four hundred forty two (442.00)- feet to the point of BEGINNING, and being a portion of parcels 124.00, 124.04, 124.05, 124.06, 130.00, 95.00, 127.00, 89.01, 162.02 and 162.06 Tax Map 11, 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.



Order Confirmation

<u>Ad Order Number</u>	<u>Customer</u>	<u>Payor Customer</u>
0001160368	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>
\$114.32	\$0.00	\$114.32	\$0.00	\$114.32

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Pick Up Number</u>
0001160368-01	LL Legal Liner	2.0 X 51 Li	

<u>External Ad #</u>	<u>Ad Attributes</u>

<u>Run Dates</u>	5/30/2014
-------------------------	-----------



Order Confirmation

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 parcels 124.00, 124.04, 124.05, 124.06, 130.00, 95.00, 127.00, 89.01, 162.02 and 162.06 Tax Map 11 located along West Carters Valley Road from R-1 District to B-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:

BEGINNING at a point, said point being the north east corner of parcel 124.00 of Tax Map 11, of the Hawkins County Tax Maps for April 2010; thence in a southeasterly direction approximately two hundred (200.00)- feet to a point; thence in a southwesterly direction approximately two thousand eight hundred fifty two (2,852.00)- feet to a point; thence in a northwesterly direction approximately two hundred (200.00)- feet to a point, said point being on the southern right-of-way of West Carters Valley Drive and also the northwest corner of parcel 162.06; thence in a northeasterly direction following the southern right-of-way of West Carters Valley Road approximately two thousand four hundred fifty three (2,453)- feet to a point; thence in a southeasterly direction following the right-of-way of West Carters Valley Drive approximately fifteen (15.00)- feet to a point; thence in a northeasterly direction following the right-of-way of West Carters Valley Drive approximately four hundred forty two (442.00)- feet to the point of BEGINNING, and being a portion of parcels 124.00, 124.04, 124.05, 124.06, 130.00, 95.00, 127.00, 89.01, 162.02 and 162.06 Tax Map 11, 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.

PUB1T: 05/30/14

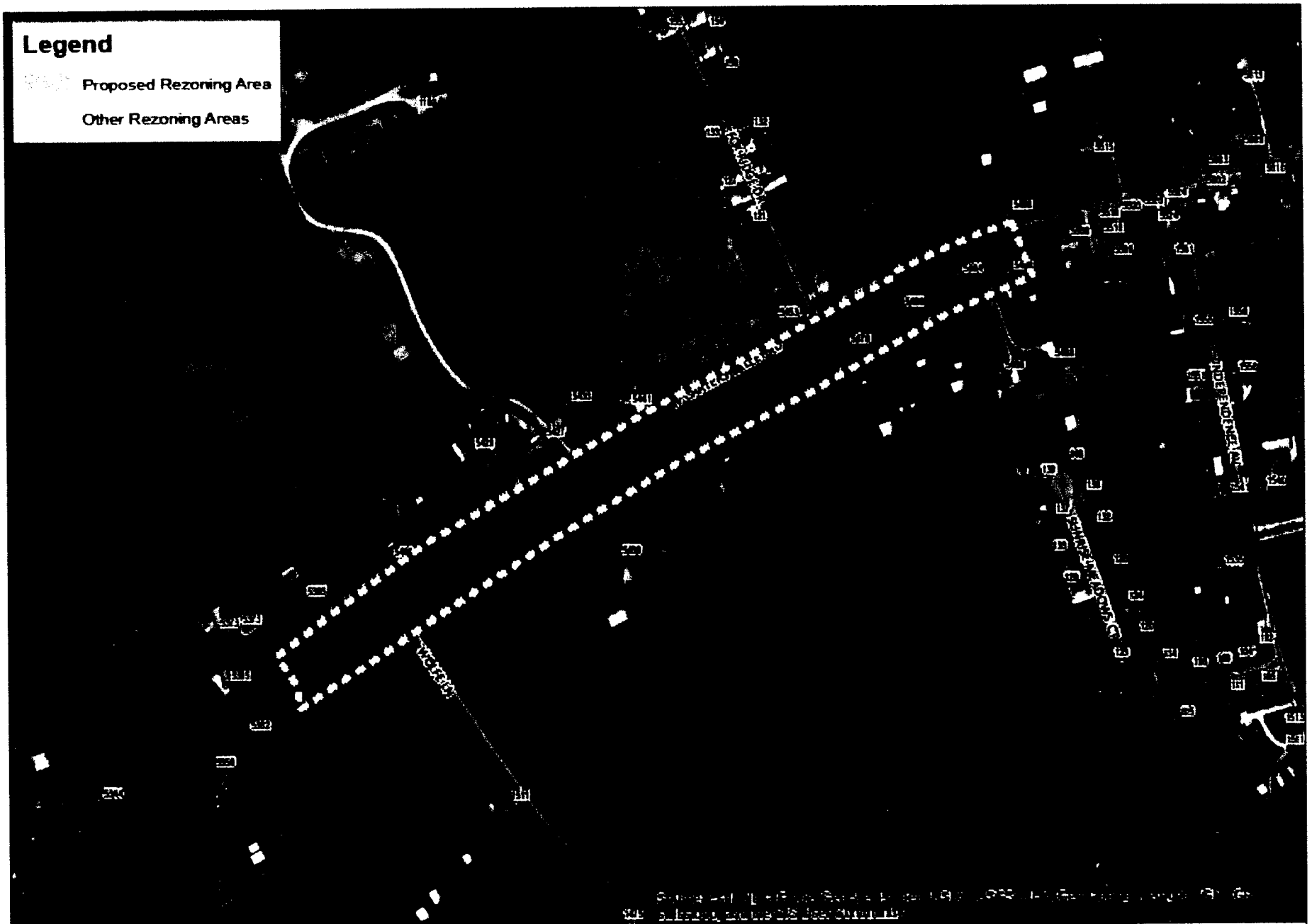
Carters Valley Mailing List

21	BARRETT LEON & BONNIE		5403 CARTERS VALLEY RD	CHURCH HILL	TN	37642		21 AC. INSIDE MT CARMEL	CARTERS VALLEY RD	961141.70105400000	12	B-1
28	FARMEN MARY ANNE	REVOCABLE LIVING TRUST	1018 LYONSDALE DR	SURGOINSVILLE	TN	37873		ALSO LOTS 3,5,6,7,8	CARTERS VALLEY RD	261758.83707700000	12	B-1
30	FLETCHER KENNETH S &	MARGARET	5362 CARTERS VALLEY RD	CHURCH HILL	TN	37642		21.66 AC OUTSIDE MT CARMEL	CARTERS VALLEY RD	624602.92088100000	12	B-1
13	GIBSON LINDA J		5486 W CARTERS VALLEY RD	MT CARMEL	TN	37645	FRANK CALHOUN ETAL PROP		CARTERS VALLEY RD W 5486	78606.92207560000	12	B-1
9	HASS LARRY K & MELISSA D		5498 CARTERS VALLEY RD	MT CARMEL	TN	37645	FRANK CALHOUN ETAL PROP		CARTERS VALLEY RD 5498	51257.06732530000	12	B-1
126	PIERSON FRED W & SALLY		5480 CARTERS VALLEY RD	MT CARMEL	TN	37645			CARTERS VALLEY RD 5480	1622120.29186000000	12	B-1
11	SALLEE ROBERT W & TINA L ✓		5488 CARTERS VALLEY RD	MT CARMEL	TN	37645	FRANK CALHOUN ETAL PROP		CARTERS VALLEY RD 5488	139865.47592900000	12	B-1
127	SMITH STANLEY & BETTY S & ✓	BRUCE L	26342 HWY 38	HOLMES HILLS	KY	40843	FRANK CALHOUN ETAL PROP		CARTERS VALLEY RD	33303.92015920000	12	B-1
23	STACY JACK G & PATRICIA S		5430 CARTERS VALLEY RD	MT CARMEL	TN	37645			CARTERS VALLEY RD 5430	537796.97693500000	12	B-1

Legend

 Proposed Rezoning Area

 Other Rezoning Areas



Mount Carmel Rezoning Area 12 | Proposed Zoning: B-2



Town of Mt Carmel, TN
Office of the Mayor
100 East Main Street
PO Box 1421
Mount Carmel, TN 37645
June 16, 2014

GIBSON LINDA J
5486 W CARTERS VALLEY RD
MT CARMEL, TN 37645

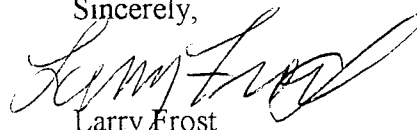
Friends and Neighbors:

Recently you were advised that the Town was considering rezoning a 200 stripe along the south side of Carters Valley Road from residential to business. Many of you attended and spoke at the Planning Commission meeting June 10th. All who spoke were against the rezoning. Accordingly, the Planning Commission voted unanimously against the proposed rezoning.

This rezoning was being considered because the Town needs places where businesses can locate other than along Main Street. However, it is apparent that you, the citizens, do not support this effort. I have therefore directed staff to withdraw the rezoning proposal.

This means the rezoning proposal is dead. It will not be considered by the BMA now or in the future. Any other future rezoning proposals will be handled in the same manner as this one—you will be advised by letter and signage and given the opportunity to voice your opinion.

Sincerely,



Larry Frost
Mayor

Mount Carmel Planning Commission – Rezoning Report

Mount Carmel Area 12 Rezoning

Property Information			
Land Use Designation	Commercial		
Acres	17 acres +/-		
Existing Use	Residential/Agricultural	Existing Zoning	R-1
Proposed Use	Residential/Agricultural	Proposed Zoning	B-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 R-1 to B-1 to allow for neighborhood commercial uses along West Carters Valley Road. The rezoning site extends 200' south along Carters Valley Road.	
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/agricultural in use • The rezoning area encompasses property on the south side of West Carters Valley Road			
Planner:	Ken Weems	Date:	28 May 2014
Planning Commission Action		Meeting Date:	10 June 2014
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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 consecutive weeks (times) as per order of Town of Mt. Carmel (12)

Signed Sheryl Edwards

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 parcels 124.00, 124.04, 124.05, 124.06, 130.00, 95.00, 127.00, 89.01, 162.02 and 162.06 Tax Map 11 located along West Carters Valley Road from R-1 District to B-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:

BEGINNING at a point, said point being the north east corner of parcel 124.00 of Tax Map 11, of the Hawkins County Tax Maps for April 2010; thence in a southeasterly direction approximately two hundred (200.00) feet to a point; thence in a southwest ery direction approximately two thousand eight hundred fifty two (2,852.00) feet to a point; thence in a northeasterly direction approximately two hundred (200.00) feet to a point, said point being on the southern right-of-way of West Carters Valley Drive and also the northwest corner of parcel 162.06; thence in a northeasterly direction following the southern right-of-way of West Carters Valley Road approximately two thousand four hundred fifty three (2,453) feet to a point; thence in a southeasterly direction following the right-of-way of West Carters Valley Drive approximately fifteen (15.00) feet to a point; thence in a northeasterly direction following the right-of-way of West Carters Valley Drive approximately four hundred forty two (442.00) feet to the point of BEGINNING, and being a portion of parcels 124.00, 124.04, 124.05, 124.06, 130.00, 95.00, 127.00, 89.01, 162.02 and 162.06 Tax Map 11, 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 423-228-9485 or 423-357-7311.

PUB1T: 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

FIRST READING	AYES	NAYS	OTHER
ALDERMAN EUGENE CHRISITAN			
ALDERMAN WANDA DAVIDSON			
ALDERMAN LEANN DEBORD			
ALDERMAN FRANCES FROST			
ALDERMAN CARL WOLFE			
VICE-MAYOR PAUL HALE			
MAYOR LARRY FROST			
TOTALS			

PASSED FIRST READING: June 24, 2014

SECOND READING	AYES	NAYS	OTHER
ALDERMAN EUGENE CHRISITAN			
ALDERMAN WANDA DAVIDSON			
ALDERMAN LEANN DEBORD			
ALDERMAN FRANCES FROST			
ALDERMAN CARL WOLFE			
VICE-MAYOR PAUL HALE			
MAYOR LARRY FROST			
TOTALS			

PASSED SECOND READING: July 26, 2014

PUBLICATION AFTER PASSAGE:

DATE: July , 2014

NEWSPAPER: *Kingsport Times-News*