

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that the City of Kingsport Board of Mayor and Aldermen will conduct a Public Hearing during its regular business meeting on July 18, 2023 to consider the rezoning of Tax Map 046P, Group F, a portion of parcels 9, 9.5, and 10.5 from the M-2 zoning district to the PD zoning district. The regular business meeting will begin at 7:00 p.m. in the Montgomery-Watterson Boardroom located on the third floor of City Hall, 415 Broad Street, Kingsport, Tennessee.

The property proposed for rezoning is generally described as follows:

Tract 1:

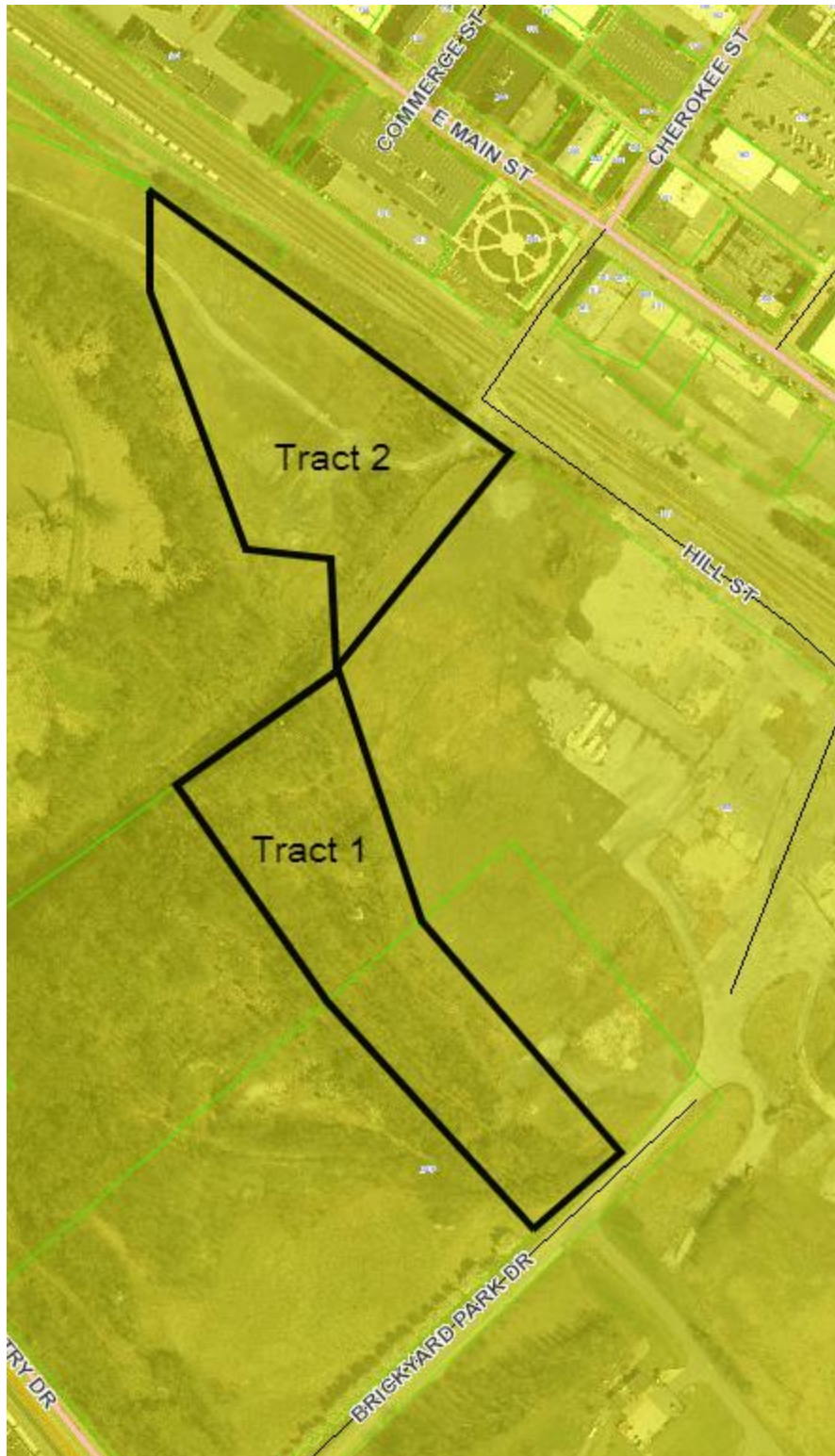
BEGINNING AT A POINT LOCATED ON THE NORTHERLY SIDELINE OF BRICKYARD PARK DRIVE AND A CORNER TO THE CITY OF KINGSFORT (DEED BOOK 3261, PAGE 2141). THENCE LEAVING SAID SIDELINE AND ALONG THE CITY OF KINGSFORT NORTH 46° 22' 50" WEST, A DISTANCE OF 430.14 FEET TO A POINT. THENCE CONTINUE ALONG THE CITY OF KINGSFORT AND THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSFORT, TENNESSEE (DEED BOOK 3464, PAGE 1703) NORTH 40° 37' 10" WEST, A DISTANCE OF 562.14 FEET TO A POINT, SAID POINT IN THE LINE OF THE CITY OF KINGSFORT (DEED BOOK 3464, PAGE 1416). THENCE ALONG THE CITY OF KINGSFORT NORTH 49° 23' 33" EAST, A DISTANCE OF 262.44 FEET TO A POINT, SAID POINT A CORNER TO LOT 2, DIVISION OF THE CITY OF KINGSFORT PROPERTY (PLAT BOOK 58, PAGE 593) AND THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSFORT, TENNESSEE (DEED BOOK 3464, PAGE 1703). THENCE ALONG THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSFORT, TENNESSEE SOUTH 35° 02' 49" EAST, A DISTANCE OF 469.85 FEET TO A POINT, SAID POINT IN THE LINE OF LOT 1, DIVISION OF CITY OF KINGSFORT PROPERTY (PLAT BOOK 58, PAGE 597). THENCE THROUGH LOT 1 SOUTH 41° 19' 59" EAST A DISTANCE OF 504.98 FEET TO A POINT LOCATED ON THE NORTHERLY SIDELINE OF BRICKYARD PARK DRIVE. THENCE ALONG SAID SIDELINE SOUTH 43° 49' 49" WEST, A DISTANCE OF 180.77 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 4.964 ACRES, MORE OR LESS.

Tract 2:

BEGINNING AT A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY FOR THE CC & O RAILROAD, SAID MONUMENT A CORNER TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSFORT, TENNESSEE (DEED BOOK 3464, PAGE 1703). THENCE ALONG SAME SOUTH 34° 26' 29" WEST, A DISTANCE OF 529.27 FEET TO A 1½" IRON ROD (OLD), SAID ROD IN THE LINE OF CITY OF KINGSFORT (DEED BOOK 3464, PAGE 1416). THENCE THROUGH THE CITY OF KINGSFORT PROPERTY NORTH 14° 28' 47" WEST, A DISTANCE OF 122.97 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; NORTH 34° 14' 01" WEST, A DISTANCE OF 171.28 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; NORTH 19° 05' 51" WEST, A DISTANCE OF 203.48 FEET TO A IRON ROD (NEW) WITH A&A CAP; NORTH 17° 18' 19" WEST, A DISTANCE OF 180.98 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; AND NORTH 07° 00' 20" EAST, A DISTANCE OF 172.34 FEET TO A ½" IRON ROD (OLD), SAID ROD LOCATED IN THE SOUTHERLY RIGHT OF WAY OF THE CC & O RAILROAD. THENCE ALONG SAME SOUTH 55° 34' 53" EAST, A DISTANCE OF 637.42 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 4.613 ACRES, MORE OR LESS AND IS KNOWN AS LOT 2, DIVISION OF THE CITY OF KINGSFORT, TENNESSEE PROPERTY AS SHOWN IN PLAT BOOK 58 AT PAGE 593.

All interested persons are invited to attend this meeting and public hearing. Additional information concerning this proposal may be obtained by contacting the Kingsport Planning Division, telephone 423-229-9485.

All City of Kingsport public meetings are conducted in accessible locations. If you require accommodations to participate in this meeting, these may be requested by calling (423) 229-9401, ext. 5 or by emailing ADAContact@KingsportTN.gov at least 72 hours in advance. Copies of any documents used are available in accessible formats upon request.



CITY OF KINGSPORT
Angie Marshall, City Clerk
PIT: 7/3/2023