

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 December 17, 2024 to consider the rezoning of Tax Map 105, Parcels 193.00 and 194.00 located along Summerville Road/Kendrick Creek Road from the A-1, Agricultural District to R-1C, Residential 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- Parcel 193.00

BEGINNING AT A HIGHWAY MONUMENT (TYPE C), SAID HIGHWAY MONUMENT BEING LOCATED AT THE INTERSECTION OF THE WESTERLY SIDELINE OF KENDRICKS CREEK ROAD AND THE SOUTHERLY SIDELINE OF SUMMERVILLE ROAD. THENCE WITH THE WESTERLY SIDELINE OF KENDRICKS CREEK ROAD SOUTH $29^{\circ}06'13''$ WEST, A DISTANCE OF 143.20 FEET TO A HIGHWAY MONUMENT (TYPE A), SAID HIGHWAY MONUMENT BEING LOCATED IN THE NORTHELY SIDELINE OF INTERSTATE 26. THENCE WITH THE CONTROLLED ACCESS SIDELINE OF INTERSTATE 26 A CURVE TO THE LEFT HAVING A RADIUS OF 4252.56 FEET, AN ARC LENGTH OF 399.79 FEET, AND A CHORD OF NORTH $57^{\circ}54'46''$ WEST, A DISTANCE OF 399.65 FEET TO A HIGHWAY MONUMENT (TYPE C). THENCE LEAVING THE SIDELINE OF INTERSTATE 26 AND ALONG THE SOUTHERLY SIDELINE OF SUMMERVILLE ROAD THE FOLLOWING THREE CALLS: NORTH $60^{\circ}06'49''$ EAST, A DISTANCE OF 109.36 FEET TO A HIGHWAY MONUMENT (TYPE B) LEANING; THENCE SOUTH $74^{\circ}20'04''$ EAST, A DISTANCE OF 199.07 FEET TO A HIGHWAY MONUMENT (TYPE A); THENCE SOUTH $54^{\circ}10'05''$ EAST, A DISTANCE OF 150.18 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 1.096 ACRES, MORE OR LESS.

Tract 2 - Parcel 194.00

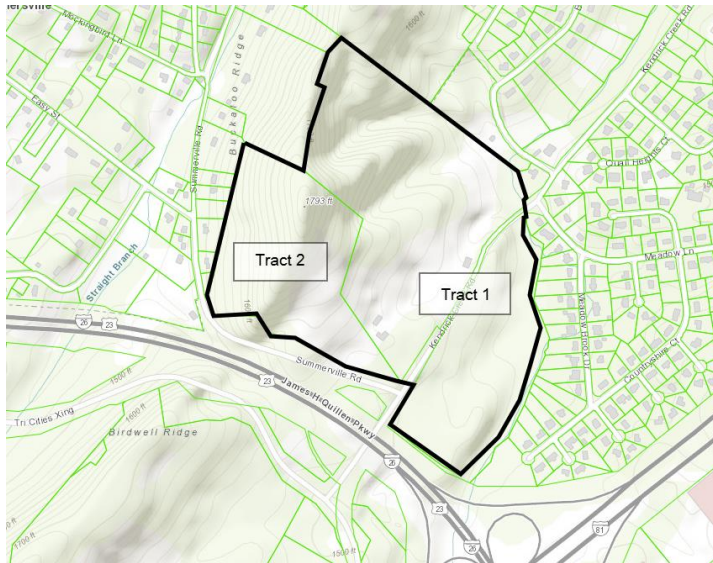
BEGINNING AT A HIGHWAY MONUMENT (TYPE C), SAID HIGHWAY MONUMENT BEING LOCATED AT THE INTERSECTION OF THE WESTERLY SIDELINE OF KENDRICKS CREEK ROAD AND THE NORTHERLY SIDELINE OF SUMMERVILLE ROAD. THENCE WITH THE NORTHERLY SIDELINE OF SUMMERVILLE ROAD THE FOLLOWING SEVEN CALLS: NORTH $85^{\circ}48'49''$ WEST, A DISTANCE OF 202.05 FEET TO A HIGHWAY MONUMENT (TYPE A); THENCE NORTH $74^{\circ}16'44''$ WEST, A DISTANCE OF 214.81 FEET TO A HIGHWAY MONUMENT (TYPE A); THENCE NORTH $63^{\circ}02'14''$ WEST, A DISTANCE OF 408.98 FEET TO A HIGHWAY MONUMENT (TYPE A); THENCE NORTH $77^{\circ}15'37''$ WEST, A DISTANCE OF 200.58 FEET TO A HIGHWAY MONUMENT (TYPE C); THENCE NORTH $44^{\circ}02'05''$ WEST, A DISTANCE OF 177.25 FEET TO A HIGHWAY MONUMENT (TYPE B); THENCE NORTH $88^{\circ}08'09''$ WEST, A DISTANCE OF 283.74 FEET TO A HIGHWAY MONUMENT (TYPE C); THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1160.92 FEET, AN ARC LENGTH OF 105.00 FEET, AND A CHORD OF NORTH $26^{\circ}38'25''$ WEST, A DISTANCE OF 104.96 FEET TO A POINT, SAID POINT BEING A CORNER FOR GIVENS (D.B. 2257C, PG. 742). THENCE LEAVING THE SAID SIDELINE AND WITH GIVENS NORTH $00^{\circ}29'10''$ WEST, A DISTANCE OF 161.92 FEET, PASSING A $1/2''$ IRON ROD OLD ON LINE AT 4.05 FEET, TO A $1/2''$ IRON ROD NEW. THENCE WITH GIVENS, GILLENWATER (D.B. 2377C, PG. 125) AND MILLER & GALLOW (D.B. 3580, PG. 108) NORTH $12^{\circ}18'32''$ EAST, A DISTANCE OF 436.00 FEET TO A $1''$ IRON PIPE OLD, SAID PIPE BEING A CORNER TO GILDEA (D.B. 608C, PG.

811). THENCE WITH GILDEA, FLOWERS (D.B. 983C, PG. 766), BUTLER (D.B. 2641C, PG. 491) AND LOT 2, EARNEST R. STRONG PROPERTY (P.B. 52, PG. 426) NORTH 07°34'04" EAST, A DISTANCE OF 509.91 FEET TO A 3/8" IRON ROD OLD, SAID IRON ROD BEING A CORNER TO LOT 2 AND STRONG (D.B. 1084C, PG. 776). THENCE WITH STRONG THE FOLLOWING NINE CALLS: SOUTH 76°01'09" EAST, A DISTANCE OF 412.16 FEET TO A 1/2" IRON ROD OLD (TALL); THENCE NORTH 07°11'09" WEST, A DISTANCE OF 22.40 FEET TO A 1/2" IRON ROD NEW; THENCE NORTH 01°20'51" EAST, A DISTANCE OF 96.75 FEET TO A 1/2" IRON ROD NEW; THENCE NORTH 07°18'51" EAST, A DISTANCE OF 72.17 FEET TO A 1/2" IRON ROD NEW; THENCE NORTH 19°14'51" EAST, A DISTANCE OF 292.44 FEET TO A 1/2" IRON ROD NEW; THENCE NORTH 15°58'51" EAST, A DISTANCE OF 37.14 FFET TO A 1/2" IRON ROD NEW; THENCE NORTH 10°55'51" EAST, A DISTANCE OF 86.39 FEET TO A 1/2" IRON ROD NEW; THENCE NORTH 12°48'28" EAST, A DISTANCE OF 81.20 FEET TO A 1/2" IRON ROD OLD; THENCE NORTH 21°41'47" EAST, A DISTANCE OF 197.27 FEET TO A 5/8" IRON ROD OLD, SAID IRON ROD BEING A CORNER TO FICKEY (D.B. 862C, PG. 188). THENCE WITH FICKEY NORTH 29°27'15" EAST, A DISTANCE OF 172.14 FEET TO A 3"X12" SET STONE IN THE LINE OF JONES (D.B. 1647C, PG. 551). THENCE WITH JONES SOUTH 55°47'44" EAST, A DISTANCE OF 622.82 FEET TO A 1/2" IRON ROD NEW. THENCE WITH JONES AND JONES (W.B. 48, PG. 44) SOUTH 54°48'51" EAST, PASSING A 1/2" IRON ROD NEW ON LINE AT 952.97 FEET, A DISTANCE OF 960.97 FEET TO A POINT IN KENDRICKS CREEK AND A CORNER TO LOT 1, DIVISION OF JONES PROPERTY (P.B. 47, PG. 58), THENCE WITH LOT 1, SOUTH 24°13'53" EAST, A DISTANCE OF 298.24 FEET TO A IRON ROD WITH ALLEY & ASSOCIATES CAP ON THE WESTERLY SIDELINE OF KENDRICKS CREEK ROAD. THENCE WITH THE WESTERLY SIDELINE OF KENDRICKS CREEK ROAD THE FOLLOWING FOURTEEN CALLS: SOUTH 55°26'53" WEST, A DISTANCE OF 10.58 FEET TO A 1/2" IRON ROD NEW; THENCE SOUTH 31°50'47" WEST, A DISTANCE OF 23.80 FEET TO A 1/2" IRON ROD NEW; THENCE SOUTH 51°29'22" WEST, A DISTANCE OF 20.11 FEET TO A 1/2" IRON ROD NEW; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1470.65 FEET, AN ARC LENGTH OF 244.43 FEET, AND A CHORD OF SOUTH 46°43'41" WEST, A DISTANCE OF 244.15 FEET TO A 1/2" IRON ROD NEW; THENCE SOUTH 41°58'00" WEST, A DISTANCE OF 53.17 FEET TO A 1/2" IRON ROD NEW; THENCE SOUTH 35°19'50" WEST, A DISTANCE OF 43.29 FEET TO A 1/2" IRON ROD NEW; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 413.32 FEET, AND ARC LENGTH OF 134.19 FEET, AND A CHORD OF SOUTH 26°09'16" WEST, A DISTANCE OF 133.60 FEET; THENCE SOUTH 16°51'56" WEST, A DISTANCE OF 61.39 FEET TO A 1/2" IRON ROD NEW; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 489.62 FEET, AN ARC LENGTH OF 106.28 FEET, AND A CHORD OF SOUTH 23°04'20" WEST, A DISTANCE OF 106.07 FEET TO A 1/2" IRON ROD NEW; THENCE SOUTH 29°17'26" WEST, A DISTANCE OF 113.82 FEET TO A 1/2" IRON ROD NEW; THENCE SOUTH 27°16'44" WEST, A DISTANCE OF 235.84 FEET TO A 1/2" IRON ROD NEW; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1270.77 FEET, AN ARC LENGTH OF 75.13 FEET, AND A CHORD OF SOUTH 28°58'22" WEST, A DISTANCE OF 75.12 FEET TO A 1/2" IRON ROD NEW; THENCE NORTH 57°19'10" WEST, A DISTANCE OF 7.68 FEET TO A HIGHWAY MONUMENT (TYPE B) DAMAGED; THENCE SOUTH 32°11'34" WEST, A DISTANCE OF 499.76 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 78.238 ACRES, MORE OR LESS.

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: 11/25/2024