

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 November 21, 2023 to consider the rezoning of Tax Map 029F, Group B, Parcels 009.00, 012.00, 013.00, 014.00 and 027.00 from the R-1B zoning district to the R-3 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:

Being a certain tract or parcel of land located in the 12th Civil District of Sullivan County, Tennessee, and more particularly described as follows:

BEGINNING at a 1/2 inch iron rod (found), located in the Northerly sideline of Granby Road, a common corner to Derrick (D.B. 1040C, PG. 184); Thence with said line the following three calls: North 18 degrees, 52 minutes, 17 seconds West, a distance of 232.31 feet to a 1/2 inch iron rod (found), bent; South 75 degrees, 43 minutes, 29 seconds West, a distance of 131.27 feet to a 1/2 inch iron rod (found), bent; South 13 degrees, 01 minutes, 53 seconds East, a distance of 54.82 feet to a 1/2 inch iron rod (found), bent, corner to Davis Family G.P.(D.B. 3213, PG. 936); Thence with said line South 76 degrees, 28 minutes, 05 seconds West, a distance of 64.00 feet to a 5/8 inch iron rod (set), common corner to Ketron (D.B. 898C, PG. 210) and Spears (D.B. 3176, PG. 792); Thence with the line of Spears the following two calls: North 10 degrees, 09 minutes, 51 seconds West, a distance of 191.35 feet to a 4 inch metal post; South 71 degrees, 09 minutes, 58 seconds West, a distance of 171.14 feet to a 60D nail (found), in base of 36 inch oak, in the line of Taylor (D.B. 3072, PG. 1020); Thence with said line the following two calls: North 18 degrees, 56 minutes, 53 seconds West, a distance of 187.77 feet to a iron rod (found), with cap, (Weems); North 89 degrees, 05 minutes, 06 seconds West, a distance of 181.85 feet to a iron rod (found), with cap, (Weems), in the line of Mullins (D.B. 3546, PG. 256); Thence with the line of Mullins, Mathes, Parker, Sweetbriar Road, and Parker North 18 degrees, 50 minutes, 03 seconds West, a distance of 501.96 feet to a iron rod (found), with cap, (Davies), in the line of lot 28 Harmony Ridge Re-Plat (P.B. 54, PG. 266); Thence with the line of lots 18, 17, and open space South 89 degrees, 05 minutes, 43 seconds East, a distance of 182.02 feet to a 1/2 inch iron rod (found), in a 1 inch pipe (found), corner to open space Harmony Ridge Re-Plat (P.B. 54, PG. 266); Thence with said line South 89 degrees, 13 minutes, 31 seconds East, a distance of 181.53 feet to a 1/2 inch iron rod (found); Thence with line of open space, lots 16, 15, 14, 13 Harmony Ridge Re-Plat (P.B. 54, PG. 266) South 89 degrees, 03 minutes, 04 seconds East, a distance of 512.82 feet to a 1/2 inch iron rod (found), corner to Boggs (D.B. 3298, PG. 106); Thence with said line South 18 degrees, 49 minutes, 22 seconds East, a distance of 746.42 feet to a 1/2 inch iron rod (found), in the Westerly sideline of Ramsey Avenue; Thence with sideline of Ramsey Avenue South 29 degrees, 44 minutes, 54 seconds West, a distance of 199.59 feet to a 1/2 inch iron rod (found), bent, in the Northerly sideline of Granby Road; Thence with the sideline of Granby Road South 85 degrees, 06 minutes, 11 seconds West, a distance of 165.83 feet to the POINT OF BEGINNING, containing 13.962 acres, and being the Combination of 3 Lands, LLC. Property, as shown on plat of record in the Register's Office for Sullivan County, Tennessee, in Plat Book P58, Page 569.

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: 11/6/2023