

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 February 3, 2026 to consider the rezoning of Tax Map 032, a Portion of Parcel 015.20 located along Bancroft Chapel Road from the M-1, Light Manufacturing District to PD, Planned Development 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:

BEGINNING AT AN IRON PIN FOUND ON THE WESTERN RIGHT OF WAY OF BANCROFT CHAPEL ROAD, SAID PIN BEING A COMMON CORNER TO ANGELA BAILEY HARRIS (DB 3597 PG 2490 & DB 3303 PG 2237); THENCE LEAVING THE RIGHT OF WAY AND WITH SAID HARRIS S 50°28'40" W A DISTANCE OF 786.43' TO AN IRON PIN FOUND; THENCE S 39°58'30" E A DISTANCE OF 274.76' TO AN IRON PIN FOUND BEING A COMMON CORNER TO KINGSPORT UTILITIES; THENCE WITH SAID KINGSPORT UTILITIES S 81°54'00" W A DISTANCE OF 153.52' TO A CONCRETE MARKER, SAID MARKER BEING A COMMON CORNER TO ANGELA BAILEY HARRIS (DB 3597 PG 2490 & DB 483C PG 136); THENCE WITH HARRIS S 65°47'10" W A DISTANCE OF 780.37' TO AN IRON PIN FOUND; THENCE LEAVING SAID HARRIS AND CREATING A DIVISIONAL LINE THROUGH THE ORIGINAL 34.552 ACRE TRACT N 24°19'12" W A DISTANCE OF 647.67' TO AN IRON PIN FOUND AT A CORNER POST ON THE ORIGINAL BOUNDARY, SAID PIN BEING A COMMON CORNER TO BANCROFT CHAPEL (DB 646C PG 378); THENCE WITH SAID BANCROFT CHAPEL N 47°20'10" E A DISTANCE OF 102.36' TO AN IRON PIN FOUND AT A 16" WHITE OAK; THENCE N 47°12'28" E A DISTANCE OF 394.89' TO AN IRON PIN FOUND; THENCE N 47°09'10" E A DISTANCE OF 881.02' TO AN IRON PIN FOUND ON THE WESTERN RIGHT OF WAY OF BANCROFT CHAPEL ROAD; THENCE WITH THE WESTERN RIGHT OF WAY OF BANCROFT CHAPEL ROAD WITH A CURVE WITH A RADIUS OF 244.00', TURNING TO THE RIGHT WITH AN ARC LENGTH OF 72.46', WITH A CHORD BEARING OF S 45°03'00" E, WITH A CHORD LENGTH OF 72.19', TO A POINT NOT SET; THENCE WITH A REVERSE CURVE WITH A RADIUS OF 813.01', TURNING TO THE LEFT WITH AN ARC LENGTH OF 258.68', WITH A CHORD BEARING OF S 45°39'31" E, WITH A CHORD LENGTH OF 257.59', TO A POINT NOT SET; THENCE S 54°46'30" E A DISTANCE OF 177.99' TO A POINT NOT SET; THENCE S 50°13'40" E A DISTANCE OF 219.68' TO THE POINT OF BEGINNING, HAVING AN AREA OF 25.712 ACRES

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: 1/12/2026