

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 15, 2025 to consider the rezoning of Tax Map 046B, Parcel 013.00 and a Portion of Parcel 012.00 located along Tyson Lane from the R-1B, Residential District to P-1, Professional Offices 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 a point on the northerly right of way margin of E. Stone Road (US Hwy 11W / TN 1) 120' north of the centerline of right of way, at its intersection with the easterly right of way margin of Tyson Lane, 25' east of the centerline of right of way, being the southwestern most corner of property now or formerly owned by McDavid, Trustee, and identified as Parcel 13.00;

THENCE, along said Tyson Lane right of way margin and Parcel 13.00, now or formerly owned by McDavid, North 33 degrees 40 minutes 33 seconds East, 70.18 feet to a point;

THENCE, departing Tyson Lane and crossing Parcel 13.00, now or formerly owned by McDavid, Trustee, along the former right of way margin of E. Stone Drive (US 11W / TN 1), 180' north of and parallel to centerline of right of way, North 87 degrees 34 minutes 21 seconds West, for a distance of 164.95 feet to a point on the westerly boundary of Parcel 12.00, now or formerly owned by McKamey;

THENCE, turning northward along the westerly boundary of property now or formerly owned by McKamey and identified as Parcel 12.00, common with property now or formerly owned by McDavid, Trustee, and identified as Parcel 13.00, North 42 degrees 36 minutes 55 seconds East, 111.83 feet to a point on the rear boundary of Lot 21 of Block B in Bloomington Heights Subdivision as recorded in Plat Book 7 page 123-B, now or formerly owned by David W. Harper and Pamela L. Harper as recorded in Deed Book 1199C, page 562 et.seq.;

THENCE, along the common boundary of McKamey with Bloomington Heights Subdivision, Block B, Lot 21, South 54 degrees 46 minutes, 21 seconds East, for a distance of 35.00 feet to the common corner with Lot 20 of Block B in Bloomington Heights Subdivision, now or formerly owned by Theodore D. Vaughn and Tracy Vaughn as recorded in Deed Book 3235, page 805 et.seq.;

THENCE, continuing along the common boundary of McKamey with Bloomington Heights Subdivision, Block B, Lot 20, South 54 degrees 46 minutes 21 seconds East, for a distance of 122.71 feet to a point on the northerly right of way of E. Stone Drive (US 11W / TN 1), 180 feet from centerline of right of way;

THENCE, departing the boundary with Bloomington Heights Subdivision, turning southward along property now or formerly owned by McKamey and the right of way of E. Stone Drive (US 11W / TN 1), South 02 degrees 33 minutes 05 seconds East, for a distance of 60.23 feet to a point 120 feet from centerline of the right of way;

THENCE, continuing along the northerly right of way margin of E. Stone Drive (US 11W / TN 1), and the properties of McKamey and McDavid, Trustee, North 87 degrees 34 minutes 21 seconds West, for a total distance of 411.31 feet to the POINT OF BEGINNING.

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: 6/23/2025