

## **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 June 2, 2026 to consider the rezoning of Tax Map 046O, Group J, Parcel 17.00, 18.00 and 19.00 located along E. Sevier Avenue from the R-1B, Residential District to the R-3, Low Density Apartment 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:

### **PARCEL 17.00:**

BEGINNING AT A POINT ON THE SOUTHWEST SIDE OF EAST SEVIER AVENUE, 250 FEET SOUTHWESTERLY FROM THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF EAST SEVIER AVENUE WITH THE SOUTHEASTERLY SIDE OF OAK STREET, AND RUNNING IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY SIDE OF EAST SEVIER AVENUE, 50 FEET TO THE DIVISIONAL LINE BETWEEN LOTS 32 AND 33. THENCE ALONG SAID DIVISIONAL LINE, IN A SOUTHWESTERLY SIDE OF A 15 FOOT ALLEY. THENCE ALONG THE NORTHEASTERLY SIDE OF SAID ALLEY, IN A NORTHWESTERLY DIRECTION 50 FEET TO THE DIVISIONAL LINE BETWEEN LOTS 33 AND 34. THENCE ALONG SAID DIVISIONAL LINE IN A NORTHEASTERLY DIRECTION 150 FEET TO THE BEGINNING, CONTAINING 0.172 OF AN ACRE, MORE OR LESS, AND BEING LOT 33 IN BLOCK 73, AS SHOWN ON MAP OF RECORD IN THE REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE IN DEED BOOK 109, PAGE 430 AND BEING THE SAME PROPERTY CONVEYED TO THE PARTY OF THE FIRST PART BY DEED DATED MAY 29, 1992, OF RECORD IN SAID REGISTER'S OFFICE IN DEED BOOK 862C, PAGE 547, TO ALL OF WHICH REFERENCE IS HEREBY EXPRESSLY MADE.

### **PARCEL 18.00**

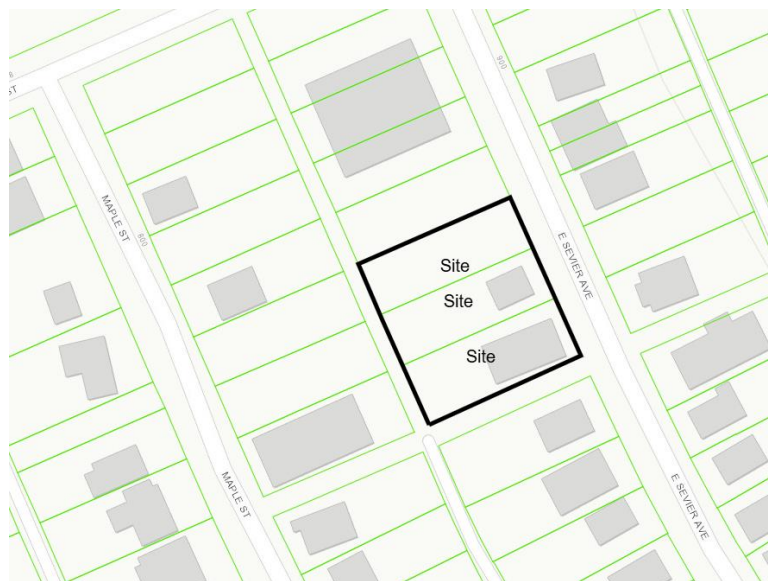
BEGINNING AT A POINT ON THE SOUTHWEST SIDE OF EAST SEVIER AVENUE, 300 FEET SOUTHWESTERLY FROM THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF EAST SEVIER AVENUE WITH THE SOUTHEASTERLY SIDE OF OAK STREET, AND RUNNING IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY SIDE OF EAST SEVIER AVENUE, 50 FEET TO THE DIVISIONAL LINE BETWEEN LOTS 31 AND 32. THENCE ALONG SAID DIVISIONAL LINE, IN A SOUTHWESTERLY SIDE OF A 15-FOOT ALLEY. THENCE ALONG THE NORTHEASTERLY SIDE OF SAID ALLEY, IN A NORTHWESTERLY DIRECTION 50 FEET TO THE DIVISIONAL LINE BETWEEN LOTS 32 AND 33. THENCE ALONG SAID DIVISIONAL LINE IN A NORTHEASTERLY DIRECTIONS 150 FEET TO THE BEGINNING, CONTAINING 0.172 OF AN ACRE, MORE OR LESS, AND BEING LOT 32 IN BLOCK 73, AS SHOWN ON MAP OF RECORD IN THE REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, IN DEED BOOK 109 AT PAGE 430; AND BEING THE SAME PROPERTY AS THAT CONVEYED TO IRENE LONG, DECEASED, BY DEED OF CORRECTION DATED MARCH 24, 1975 AND RECORDED IN THE REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, IN DEED BOOK 49C, PAGE 17, TO ALL OF WHICH REFERENCE IS HEREBY MADE.

**PARCEL 19.00**

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF EAST SEVIER AVENUE 350 FEET SOUTHEASTERLY FROM THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF EAST SEVIER AVENUE WITH THE SOUTHEASTERLY SIDE OF OAK STREET , CORNER FOR LOTS 31 AND 32; THENCE IN A SOUTHERLY DIRECTION ALONG THE SOUTHWESTERLY SIDE OF EAST SEVIER AVENUE 58.5 FEET TO THE NORTHWESTERLY SIDE OF A 20 FOOT ALLEY, SOUTH EASTERLY CORNER FOR LOT 31; THENCE ALONG THE NORTHWESTERLY SIDE OF SAID ALLEY IN A SOUTHWESTERLY DIRECTION, 150 FEET TO THE NORTHEASTERLY SIDE OF A 15 FOOT ALLEY, SOUTHWESTERLY CORNER FOR LOT 31; THENCE WITH THE NORTHEASTERLY SIDE OF SAID ALLEY IN A NORTHWESTERLY DIRECTION 58.5 FEET, CORNER FOR LOTS 31 AND 32; THENCE ALONG THE DIVISIONAL LINE OF LOTS 31 AND 32 IN A NORTHEASTERLY DIRECTION 150 FEET TO THE BEGINNING, CONTAINING 0.201 OF AN ACRE, MORE OR LESS, AND BEING LOT NO. 31 IN BLOCK NO. 73, AS SHOWN ON THE MAP MARKED "ADDITION NO. 2 TO KINGSPORT TOWNSITE PLAN, SHOWING LOTS LAID OUT IN BLOCKS 63, 69, 70, 71, 72, 73, 74 AND 75, DECEMBER 18,1915." SAID MAP BEING OF RECORD IN SULLIVAN COUNTY DEED BOOK 109, AT PAGE 430.

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](mailto: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: 5/11/2026