

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 April 7, 2026 to consider the rezoning of Tax Map 120, Parcel 003.20 located along Fordtown Road from the R-3, Low Density Apartment District to M-1R, Light Manufacturing Restricted 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 NEW IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF EASTERN STAR ROAD, CORNER TO PROPERTY OF BRECKENRIDGE VILLAGE, LLC (TAX MAP 120, PARCEL 27.30); THENCE WITH THE EASTERLY RIGHT OF WAY LINE OF EASTERN STAR ROAD FOUR CALLS: N 26°47' E, 133.52' TO AN NEW IRON PIN; N 18°25' E, 53.61' TO A HIGHWAY MONUMENT; N 18°25' E, 204.27' TO AN NEW IRON PIN AND WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 192.92' AND A RADIUS OF 476.63 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FORDTOWN ROAD; THENCE WITH THE SOUTHERLY RIGHT OF WAY LINE OF FORDTOWN ROAD N 61°34' E, 634.42' TO AN OLD IRON PIN, CORNER TO PROPERTY OF TAYLOR PROPERTIES #2, L.P. (TAX MAP 120, PARCEL 3.30); THENCE WITH TAYLOR PROPERTIES #2, L.P. (TAX MAP 120, PARCEL 3.30) S 28°33' E, 669.69' TO AN OLD IRON PIN, CORNER TO PROPERTY OF BRECKENRIDGE VILLAGE, LLC (TAX MAP 120, PARCEL 27.30); THENCE WITH BRECKENRIDGE VILLAGE, LLC (TAX MAP 120, PARCEL 27.30) FIVE CALLS: S 42°04' W, 818.39' TO AN NEW IRON PIN; N 52°03' W, 159.74' TO AN NEW IRON PIN; N 29°27' W, 161.89' TO AN NEW IRON PIN; N 42°05' W, 103.84' TO AN NEW IRON PIN; AND N 83°56' W, 220.11' TO THE POINT OF BEGINNING, CONTAINING 15.67 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: 3/16/2026