

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 076, a Portion of Parcel 006.50 located along South John B Dennis Highway from the BC, Business Conference District to B-3, Highway Oriented Business 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 ON AN IRON ROD LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD WILCOX DRIVE, COMMON CORNER WITH NOW OR FORMERLY KAY CASSELL PROPERTY (DEED BOOK 3230, PAGE 1146), SAID POINT LOCATED 70 FEET FROM THE CENTER LINE OF SAID DRIVE; THENCE LEAVING SAID DRIVE AND ALONG SAID CASSELL PROPERTY THE FOLLOWING SEVEN (7) CALLS: N57°29'20"E, 83.74 FEET TO AN IRON ROD; THENCE N50°14'21"E, 270.97 FEET TO AN IRON ROD; THENCE S89°48'53"E, 75.73 FEET TO AN IRON ROD; THENCE N13°25'01"E, 192.57 FEET TO AN IRON ROD; THENCE N88°06'59"E, 175.98 FEET TO AN IRON ROD; THENCE S65°22'24"E, 153.88 FEET TO AN IRON ROD; THENCE N42°52'08"E, 211.43 FEET TO A POINT, SAID POINT BEING ON THE COMMON ZONING LINE BETWEEN B-3 AND BC, MORE OR LESS; THENCE LEAVING SAID CASSELL PROPERTY BY A NEW LINE ALONG SAID ZONING LINE, MORE OR LESS, S14°57'17"E, 750.20 FEET TO A CONCRETE HIGHWAY MONUMENT LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF JOHN B. DENNIS HIGHWAY; THENCE LEAVING SAID ZONING LINE AND ALONG SAID RIGHT-OF-WAY LINE N25°31'17"W, 30.34 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE S64°54'14"W, 190.47 FEET TO AN IRON ROD, CORNER TO NOW OR FORMERLY ANNA JO MESLER, ETAL PROPERTY; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID MESLER PROPERTY S89°52'20"W, 675.46 FEET TO AN AXLE; THENCE N89°03'48"W, 185.66 FEET TO AN IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD WILCOX DRIVE, SAID POINT LOCATED 100 FEET FROM THE CENTER LINE OF SAID DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE BY A CURVE TO THE LEFT HAVING A RADIUS OF 2010.01 FEET, A DELTA ANGLE OF 04°37'53", AN ARC LENGTH OF 162.47 FEET, A CHORD BEARING OF N06°30'29", AND A CHORD LENGTH OF 162.43 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE N87°05'45"W, 30.00 FEET TO AN IRON ROD, SAID POINT LOCATED 70 FEET FROM THE CENTER LINE; THENCE N02°54'15"E, 111.91 FEET TO THE POINT OF BEGINNING, CONTAINING 12.71 ACRES, MORE OR 2 LESS, AND BEING PART OF THE DONNA PIERCE PROPERTY, AS DESCRIBED IN DEED BOOK 3222, PAGE 1721, REGISTER OF DEEDS OFFICE FOR SULLIVAN COUNTY, TENNESSEE.

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.

