

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 March 7, 2023 to consider the annexation, zoning, and plan of services for the property defined as Sullivan County Tax Map 030O, Group A, Parcel 015.00 and Sullivan County Tax Map 030J, Group A, Parcel 005.00. The regular business meeting will begin at 7:00 p.m. in the Board of Mayor and Alderman meeting room on the third floor of City Hall, at 415 Broad Street, Kingsport, Tennessee.

The property proposed for annexation and is generally described as follows:

NEW DESCRIPTION COMMITMENT PARCEL 1 LOCATED IN THE ELEVENTH CIVIL DISTRICT OF SULLIVAN COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:: TO FIND THE POINT OF BEGINNING COMMENCE ON AN IRON ROD WITH VOLUNTEER SURVEYING IDENTIFICATION CAP FOUND IN THE WESTERLY RIGHT OF WAY LINE OF SHIPP SPRINGS ROAD (MISCELLANEOUS BOOK 121, PAGE 580), BEING THE NORTHERNMOST CORNER OF SUBDIVISION OF NEIL PROPERTY (PLAT BOOK 33, PAGE 35); THENCE WITH SAID WESTERLY RIGHT OF WAY LINE THREE CALLS: (1) ON AN ARC TO THE RIGHT HAVING A DELTA ANGLE OF 16°48'49", RADIUS 196.00', ARC LENGTH 57.52' AND CHORD N 53°52'28" W 57.31' TO AN IRON ROD SET, (2) ON AN ARC TO THE RIGHT HAVING A DELTA ANGLE OF 13°49'28", RADIUS 375.00', ARC LENGTH 90.48' AND CHORD N 38°33'20" W 90.26' TO AN IRON ROD SET, (3) N 31°38'35" W 112.90' TO AN UNMARKED POINT NEAR THE WEST EDGE OF ROACH BRANCH, THE POINT OF BEGINNING; THENCE TWO CALLS WITH THE COMMON BOUNDARIES OF PROPERTIES DESCRIBED IN BOOK 15A, PAGE 122 (SECOND PARCEL) AND BOOK 32A, PAGE 473 (TRACT NO. 11): (1) S 54°12'48" W, CROSSING A POST FOUND AT 9.89', A TOTAL 11): (1) S 54°12'48" W, CROSSING A POST FOUND AT 9.89', A TOTAL): (1) S 54°12'48" W, CROSSING A POST FOUND AT 9.89', A TOTAL DISTANCE OF 1267.83' TO A " DIAMETER IRON ROD SET, (2) S 72°00'47" W 667.71' TO A " 12" DIAMETER IRON ROD SET, (2) S 72°00'47" W 667.71' TO A " 12" DIAMETER IRON ROD FOUND; THENCE N 24°05'41" W 355.90' TO A " DIAMETER IRON ROD FOUND, 12" DIAMETER IRON ROD FOUND, COMMON CORNER TO PROPERTY DESCRIBED IN BOOK 32A, PAGE 473 (TRACT NO. 11) AND BOOK 11) AND BOOK) AND BOOK 842C, PAGE 134; THENCE WITH THE COMMON LINE OF LAST SAID PROPERTIES, N 52°24'47" E, CROSSING A POST AT 1886.40', A TOTAL DISTANCE OF 1905.02' TO AN UNMARKED POINT IN THE SAID WESTERLY RIGHT OF WAY LINE OF SHIPP SPRINGS ROAD AND NEAR THE EAST EDGE OF ROACH BRANCH; THENCE WITH SAID WESTERLY RIGHT OF WAY LINE SIX CALLS: (1) S 28°29'49" E 49.83' TO AN IRON ROD SET, (2) ON AN ARC TO THE RIGHT

HAVING A DELTA ANGLE OF 6°04'48", RADIUS 975.00', ARC LENGTH 103.46' AND CHORD S 25°27'25" E 103.41' TO AN IRON ROD SET, (3) S 22°25'01" E 128.99' TO AN IRON ROD SET, (4) ON AN ARC TO THE LEFT HAVING A DELTA ANGLE OF 13°22'19", RADIUS 625.00', ARC LENGTH 145.87', CHORD S 29°06'11" E 145.54' TO AN IRON ROD SET, (5) S 35°47'20" E 177.43' TO AN IRON ROD SET, (6) S 31°38'35" E 13.88' TO THE POINT OF BEGINNING, CONTAINING 23.915 ACRES. BEARINGS IN THE FOREGOING DESCRIPTION ARE REFERENCED TO TENNESSEE STATE PLANE GRID NORTH (NAD83) AND IRON ROD SET IS A "DIAMETER IRON ROD 12" DIAMETER IRON ROD WITH MATTERN & CRAIG IDENTIFICATION CAP.

NEW DESCRIPTION COMMITMENT PARCEL 2 LOCATED IN THE ELEVENTH CIVIL DISTRICT OF SULLIVAN COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:: TO FIND THE POINT OF BEGINNING COMMENCE ON AN IRON ROD WITH VOLUNTEER SURVEYING IDENTIFICATION CAP FOUND IN THE WESTERLY RIGHT OF WAY LINE OF SHIPP SPRINGS ROAD (MISCELLANEOUS BOOK 121, PAGE 580), BEING THE NORTHERNMOST CORNER OF SUBDIVISION OF NEIL PROPERTY (PLAT BOOK 33, PAGE 35); THENCE WITH SAID WESTERLY RIGHT OF WAY LINE EIGHT CALLS: (1) ON AN ARC TO THE RIGHT HAVING A DELTA ANGLE OF 16°48'49", RADIUS 196.00', ARC LENGTH 57.52' AND CHORD N 53°52'28" W 57.31' TO AN IRON ROD SET, (2) ON AN ARC TO THE RIGHT HAVING A DELTA ANGLE OF 13°49'28", RADIUS 375.00', ARC LENGTH 90.48' AND CHORD N 38°33'20" W 90.26' TO AN IRON ROD SET, (3) N 31°38'35" W 126.78' TO AN IRON ROD SET, (4) N 35°47'20" W 177.43' TO AN IRON ROD SET, (5) ON AN ARC TO THE RIGHT HAVING A DELTA ANGLE OF 13°22'19", RADIUS 625.00', ARC LENGTH 145.87' AND CHORD N 29°06'11" W 145.54' TO AN IRON ROD SET, (6) N 22°25'01" W 128.99' TO AN IRON ROD SET, (7) ON AN ARC TO THE LEFT HAVING A DELTA ANGLE OF 6°04'48", RADIUS 975.00', ARC LENGTH 103.46' AND CHORD N 25°27'25" W 103.41' TO AN IRON ROD SET, (8) N 28°29'49" W 49.83' TO AN UNMARKED POINT NEAR THE EAST EDGE OF ROACH BRANCH, THE POINT OF BEGINNING; THENCE WITH THE COMMON LINE OF THE PROPERTIES DESCRIBED IN BOOK 32A, PAGE 473 (TRACT NO. 11) AND BOOK 842C, PAGE 134, S 11) AND BOOK 842C, PAGE 134, S) AND BOOK 842C, PAGE 134, S 52°24'47" W 1905.02' TO A " DIAMETER IRON ROD FOUND; THENCE N 27°38'14" W 377.31' TO 12" DIAMETER IRON ROD FOUND; THENCE N 27°38'14" W 377.31' TO AN IRON ROD FOUND WITH VOLUNTEER SURVEYING IDENTIFICATION CAP, BEING THE SOUTHERNMOST CORNER OF WAKEFIELD ESTATES (PLAT BOOK 39, PAGES 65 & 71), BEING WITHIN THE RIGHT OF WAY OF LE AMRON DRIVE AS SHOWN ON SAID PLATS OF WAKEFIELD ESTATES AND NEAR THE SOUTHERLY

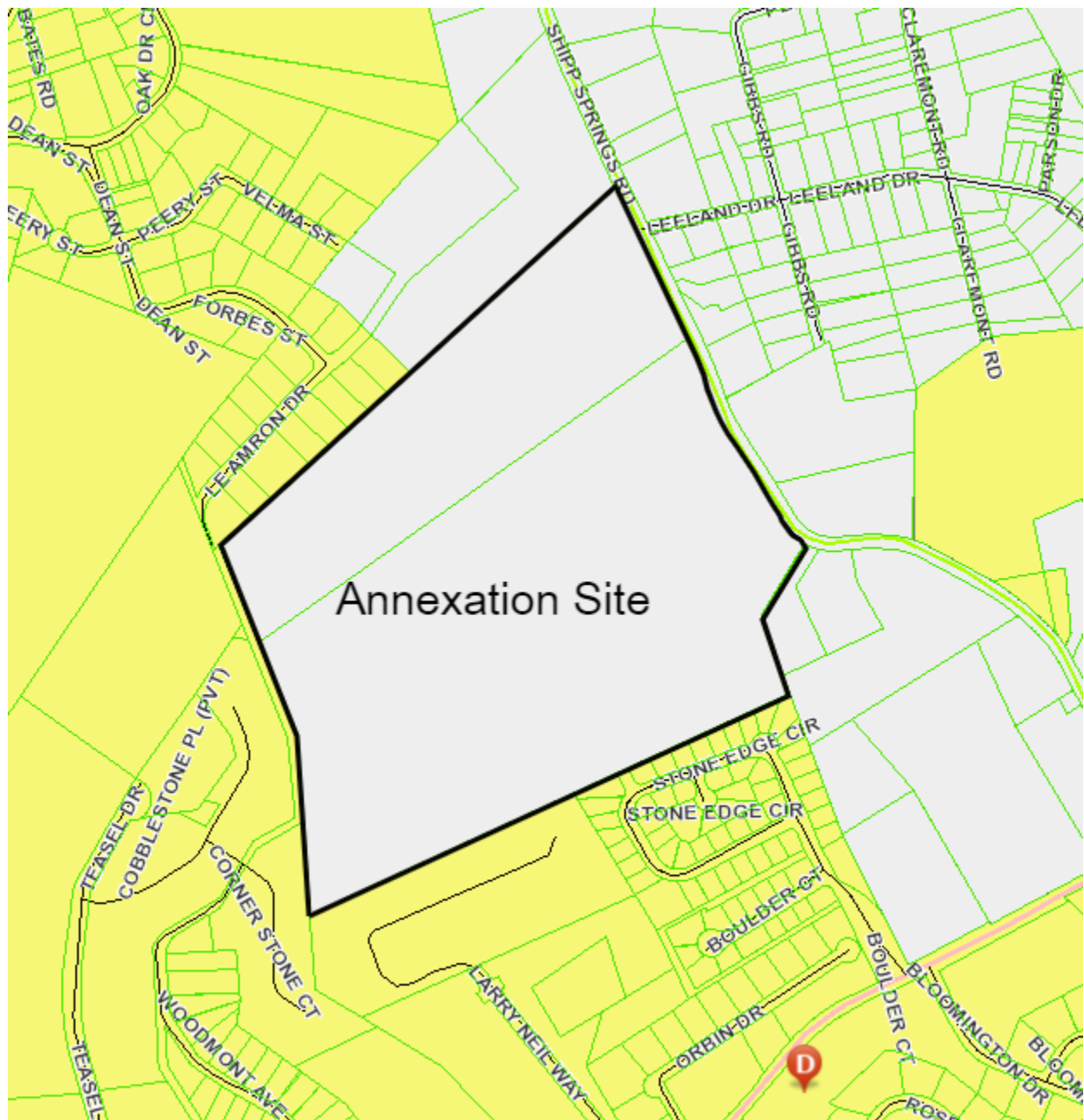
TERMINUS OF LE AMRON DRIVE PAVED ROAD; THENCE WITH THE LINE OF SAID WAKEFIELD ESTATES AND THEN THE LINE OF THE REMAINING PORTION OF R. C. BOWEN AND NORMA BOWEN PROPERTY (BOOK 416C, PAGE 116), N 45°48'35" E, CROSSING AN IRON ROD FOUND WITH VOLUNTEER SURVEYING IDENTIFICATION CAP AT 21.11', A TOTAL DISTANCE OF 1480.67' TO AN IRON ROD SET; THENCE TWO CALLS CONTINUING WITH THE SAID LINE OF BOWEN: (1) N 41°23'37" E 104.45' TO AN IRON ROD SET, (2) N 40°44'18" E 386.11' TO AN IRON ROD SET IN THE WESTERLY RIGHT OF WAY LINE OF SHIPP SPRINGS ROAD (MISCELLANEOUS BOOK 122, PAGE 110); THENCE FOUR CALLS WITH THE LAST SAID WESTERLY RIGHT OF WAY LINE: (1) S 24°46'08" E 19.87' TO AN IRON ROD SET, (2) S 28°26'18" E 242.20' TO AN IRON ROD SET, (3) S 27°14'44" E 348.35' TO AN IRON ROD SET, (4) S 28°29'49" E 39.31' TO THE POINT OF BEGINNING, CONTAINING 21.406 ACRES. BEARINGS IN THE FOREGOING BEARINGS IN THE FOREGOING DESCRIPTION ARE REFERENCED TO TENNESSEE STATE PLANE GRID NORTH (NAD83) AND IRON ROD SET IS A "DIAMETER IRON ROD WITH MATTERN & CRAIG IDENTIFICATION CAP.12" DIAMETER IRON ROD WITH MATTERN & CRAIG IDENTIFICATION CAP.

NEW DESCRIPTION NO COMMITMENT PARCEL LOCATED IN THE ELEVENTH CIVIL DISTRICT OF SULLIVAN COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:: BEGINNING ON AN IRON ROD WITH VOLUNTEER SURVEYING IDENTIFICATION CAP FOUND IN THE WESTERLY RIGHT OF WAY LINE OF SHIPP SPRINGS ROAD (MISCELLANEOUS BOOK 121, PAGE 580), BEING THE NORTHERNMOST CORNER OF SUBDIVISION OF NEIL PROPERTY (PLAT BOOK 33, PAGE 35); THENCE WITH THE LINE OF SAID SUBDIVISION OF NEIL PROPERTY, S 31°20'40" W 312.22' TO A " DIAMETER IRON 12" DIAMETER IRON ROD FOUND; THENCE WITH THE LINE OF SAID SUBDIVISION OF NEIL PROPERTY AND THEN THE LINE OF SUSAN M. QUAY (BOOK 3283, PAGE 2264), S 25°48'20" E 310.20' TO A " DIAMETER IRON ROD 12" DIAMETER IRON ROD SET ON OR NEAR THE NORTHERNMOST CORNER OF STONE EDGE P.D. (PHASE TWO) FINAL (BOOK P51, PAGE 316); THENCE WITH THE LINE OF SAID STONE EDGE P.D. (PHASE TWO) FINAL, S 63°52'55" W 857.68' TO A " DIAMETER IRON ROD FOUND, CORNER TO KING'S VIEW L.P. (BOOK 2181C, POGE 12" DIAMETER IRON ROD FOUND, CORNER TO KING'S VIEW L.P. (BOOK 2181C, POGE 89); THENCE WITH THE LINE OF SAID KING'S VIEW L.P., S 63°59'25" W 1057.12' TO A " 58" DIAMETER IRON ROD FOUND IN THE LINE OF COBBLESTONE PLACE PHASE 4 (BOOK P51, PAGE 547); THENCE WITH THE LINE OF SAID COBBLESTONE PLACE PHASE 4, N 6°23'10" W 333.92' TO A " 12" DIAMETER IRON

PIN FOUND, CORNER TO SAID COBBLESTONE PLACE PHASE 4 AND THE NORTHERLY LINE OF A 10' WIDE AREA DEDICATED TO CITY OF KINGSPORT AS SHOWN ON PLAT OF SAID COBBLESTONE PLACE PHASE 4; THENCE N 7°30'55" W 310.79' TO A " DIAMETER IRON ROD FOUND, CORNER TO 12" DIAMETER IRON ROD FOUND, CORNER TO PROPERTIES DESCRIBED IN BOOK 15A, PAGE 122 (SECOND PARCEL) AND BOOK 32A, PAGE 473 (TRACT NO. 11); THENCE WITH THE COMMON LINES OF LAST SAID PROPERTIES TWO CALLS: (1) N 11); THENCE WITH THE COMMON LINES OF LAST SAID PROPERTIES TWO CALLS: (1) N); THENCE WITH THE COMMON LINES OF LAST SAID PROPERTIES TWO CALLS: (1) N 72°00'47" E 667.71' TO A " DIAMETER IRON ROD SET, (2) N 54°12'48" E, CROSSING A POST AT 12" DIAMETER IRON ROD SET, (2) N 54°12'48" E, CROSSING A POST AT 1257.94', A TOTAL DISTANCE OF 1267.83' TO AN UNMARKED POINT NEAR THE WEST EDGE OF ROACH BRANCH AND IN THE SAID WESTERLY RIGHT OF WAY LINE OF SHIPP SPRINGS ROAD; THENCE WITH THE SAID WESTERLY RIGHT OF WAY LINE THREE CALLS: (1) S 31°38'35" E 112.90' TO A " DIAMETER IRON 12" DIAMETER IRON ROD SET, (2) ON AN ARC TO THE LEFT HAVING A DELTA ANGLE OF 13°49'28", RADIUS 375.00', ARC LENGTH 90.48' AND CHORD S 38°33'20" E 90.26' TO A " DIAMETER IRON ROD SET, (3) ON AN 12" DIAMETER IRON ROD SET, (3) ON AN ARC TO THE LEFT HAVING A DELTA ANGLE OF 16°48'49", RADIUS 196.00', ARC LENGTH 57.52' AND CHORD S 53°52'28" E 57.31' TO THE POINT OF BEGINNING, CONTAINING 26.206 ACRES. BEARINGS IN BEARINGS IN THE FOREGOING DESCRIPTION ARE REFERENCED TO TENNESSEE STATE PLANE GRID NORTH (NAD83) AND IRON ROD SET IS A "DIAMETER IRON ROD WITH MATTERN & CRAIG IDENTIFICATION CAP.12" DIAMETER IRON ROD WITH MATTERN & CRAIG IDENTIFICATION CAP.

All interested persons are invited to attend this meeting and public hearing. A detailed map, annexation resolution, and plan of service resolution is on file in the offices of the City Clerk, Kingsport Chamber of Commerce, Kingsport Public Library, and in the territory that is proposed for annexation for inspection. Additional information concerning this proposal may be obtained by contacting the Kingsport Planning Division of the Development Services Department, telephone 423-229-9368.

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: 2/20/2023