

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 February 17, 2026 to consider the rezoning of Tax Map 048, a Portion of Parcel 036.10 and a Portion of Parcel 039.50 located along Memorial Boulevard from the B-3, Highway Oriented Business District to PD, Planned Development 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 AN IRON REBAR IN THE SOUTHWEST RIGHT OF WAY LINE OF MEMORIAL BLVD, HIGHWAY 126, BEING THE NORTHERN CORNER OF THE HYATT PROPERTY, (DEED BOOK 3528 PAGE 60) THENCE LEAVING SAID ROAD AND WITH SAID HYATT PROPERTY S 53°11' 43" W 257.01' TO AN IRON REBAR, THENCE LEAVING HYATT PROPERTY AND RUNNING ACROSS PARCEL 048 039.50 N 35°59' 44" W 397.24' TO A POINT IN THE LINE OF PARCEL 048 036.10, THENCE LEAVING PARCEL 048 039.50 AND CROSSING PARCEL 048 036.10 THE FOLLOWING 5 CALLS: 1) N 40°59' 39" W 321.98' TO A POINT, 2) N 84°28' 56" W 98.66' TO A POINT, 3) S 47°44' 44" W 14.59' TO A POINT, 4) S 25°20' 33" E 47.42' TO A POINT, AND 5) S 66°42' 16" W 140.65' TO A POINT IN THE LINE OF PARCEL 048 036.05, THENCE WITH THE LINE OF PARCEL 048 036.05 N 49°55' 04" E 134.94' TO A POINT BEING THE SOUTH CORNER OF PARCEL 048 036.06, THENCE CONTINUING WITH THE EAST LINE OF PARCEL 048 036.05 AND ALSO WITH THE WESTERN LINE OF PARCEL 048 036.06 THE FOLLOWING 2 CALLS: 1) N 25°14' 51" W 203.20' TO A POINT, AND 2) ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00' AND A CHORD BEARING AND DISTANCE OF N 1°28' 36" E 44.82' TO A POINT IN THE SOUTHWEST RIGHT OF WAY LINE OF THE AFOREMENTIONED HIGHWAY 126, THENCE LEAVING PARCEL 048 036.05 AND CONTINUING WITH SAID RIGHT OF WAY LINE THE FOLLOWING 5 CALLS: 1) ON A CURVE TO THE RIGHT HAVING A RADIUS OF 788.60 AND A CHORD BEARING AND DISTANCE OF S 85°11' 01" E 54.06' TO A POINT, 2) ON A CURVE TO THE RIGHT HAVING A RADIUS OF 788.60 AND A CHORD BEARING AND DISTANCE OF S 60°08' 49" E 618.13' TO A POINT, 3) S 37°03' 22" E 27.18' TO AN IRON REBAR, 4) N 56°29' 41" E 19.98' TO AN IRON REBAR AND 5) S 36°48' 17" E 379. TO THE POINT OF BEGINNING, CONTAINING 5.114 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: 1/26/2026