

## 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 4, 2024 to consider the rezoning of Tax Map 046N, Group H, Parcel 016.00 located along East Center Street from the R-1B, Residential District to B-1, Neighborhood 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:

PARCEL NO. 1: BEGINNING at an iron pin, said point being corner for Lots 38 and 39, Block 116, City of Kingsport, and being 111.97' from the northerly sideline of East Center Street, also in the easterly right-of-way line of Valley Street; thence with the division line, between Lots 38 and 39, 170.17' to an iron pin corner for Lots 38 and 39, and in the sideline of Lot 36; thence with an interior angle to the left  $95^{\circ} 32' 50.25''$  to a point corner for Lots 39 and 40, and in the sideline of Lot 36; thence with the division line of Lots 39 and 40 with an interior angle to the left of  $84^{\circ} 27'$  for 181.85' to a point corner for Lots 39 and 40, and in the easterly sideline of Valley Street. Thence with said sideline of Valley Street with an interior angle of  $82^{\circ} 13'$  to the left 50.42' to the point of beginning of said property being all of Lot 39, Block 116, City of Kingsport.

PARCEL NO. 2: BEGINNING at a hole in the concrete sidewalk, corner for Lot 40, Block 116, City of Kingsport, being located on the sideline of East Center Street and Valley Street, thence with the sideline of Valley Street 61.55' to a point, corner for Lots 39 and 40; thence with an interior angle to the left of  $97^{\circ} 26'$  and with the sideline of Lots 39 and 40 181.85' to a point corner for Lots 39 and 40, and in the sideline of Lot 36; thence with said sideline having an interior angle of  $95^{\circ} 48'$  to the left 42.40' to an iron pin, corner for Lots 36 and 40 and in the northerly sideline of Wabash Street; thence with the said sideline of interior angle of  $98^{\circ} 02'$  to the left 180.50' to a hole in concrete sidewalk corner of Lot 40, and at the intersection of Wabash Street and East Center Street. Thence with the sideline of East Center Street with an interior angle to the left of  $115^{\circ} 02'$ , 30.17' to the point of beginning of said property, being all of Lot 40, Block 116, City of Kingsport.

This being the same property described in new survey of Lots 39 and 40, Block 116, City of Kingsport, as shown on Plat dated October 5, 1993 by James S. Montgomery, Volunteer Surveying, of record in the Register's Office for Sullivan County, at Blountville, Tennessee in Plat Book 5, at Page 172-A.

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: 5/15/2024