

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 July 16, 2024 to consider the rezoning of Tax Map 077H, Parcel 001.10 and a portion of Parcel 002.00 located along Riverbend Drive from the B-4P, Planned 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:

Parcel 001.10

BEGINNING at an Iron Rod set in the ROW of River Bend Drive and being a corner with DT Retail Properties, LLC ; thence with the ROW of River Bend Drive S 50°56'16" W a distance of 124.99' to an Iron Rod; thence with a curve turning to the left with an arc length of 32.84', with a radius of 260.00', with a chord bearing of S 47°17'11" W, with a chord length of 32.82' to an Iron Rod; thence S 43°40'06" W a distance of 272.21' to an Iron Rod; thence leaving the ROW of River Bend Drive N 30°25'53" W a distance of 375.06' to an Iron Rod being a corner with Lot 19 of the Cliffside Development; thence with the property line of the Cliffside Development N 50°48'09" E a distance of 371.07' to an Iron Rod being a corner to DT Retail Properties, LLC; thence with the DT Retail Properties, LLC line S 39°07'32" E a distance of 335.06' to an Iron Rod; which is the point of beginning, having an area of 3.165 acres

Portion of Parcel 002.00

BEGINNING an Iron Rod set with the corner of the Murphy Oil USA Inc. and the ROW of River Bend Drive, thence with the line of Murphy Oil USA Inc. S 38°39'11" E a distance of 216.23' to an Iron Rod; thence leaving the Murphy Oil USA line S 54°45'16" W a distance of 561.79' to a point in the line of Lot 7; thence with the line of Lot 7 N 35°17'55" W a distance of 154.39' to an Iron Rod set in the ROW of River Bend Drive; thence along the ROW of River Bend Drive N 43°40'06" E a distance of 180.56' to an Iron Rod; thence with a curve turning to the right with an arc length of 25.19', with a radius of 200.00', with a chord bearing of N 47°16'35" E, with a chord length of 25.18' to an Iron Rod; thence N 50°53'05" E a distance of 347.72' to an Iron Rod set with the corner of the Murphy Oil USA Inc. line; which is the point of beginning, having an area of 2.466 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: 6/24/2024