

## 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 December 2, 2025 to consider the rezoning of Tax Map 032, a Portion of Parcel 112.20 located along E. Stone Drive from the A-1, Agricultural District to B-3, Highway Oriented 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 ROD (OLD) ON THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 11-W, EAST STONE DRIVE, SAID IRON ROD (OLD) BEING ON THE WESTERLY RIGHT-OF-WAY OF OLLIS BOWERS HILL ROAD; THENCE DEPARTING OLLIS BOWERS HILL ROAD AND WITH THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 11-W WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 652.24', A RADIUS OF 5,814.60', A CHORD BEARING OF S 87°34'08" W, A CHORD LENGTH OF 651.90' AND A DELTA ANGLE OF 06°25'37" TO A 1/2" IRON ROD (OLD) AT THE SOUTHEASTERLY CORNER OF THE PROPERTY OF RONALD JAYSON MITCHEM AND MARY NEVILLE MITCHEM (D.B. 3579, PG. 1513); THENCE DEPARTING HIGHWAY 11-W AND WITH THE EASTERLY LINE OF MITCHEM N 05°01'47" E A DISTANCE OF 115.59' TO A 1/2" IRON ROD (OLD) AND N 05°03'50" E A DISTANCE OF 65.46' TO A POINT APPROXIMATING THE SULLIVAN COUNTY AND CITY OF KINGSFORT BOUNDARY; THENCE DEPARTING MITCHEM AND WITH SAID COUNTY-CITY BOUNDARY LINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 620.87', A RADIUS OF 5,992.60', A CHORD BEARING OF N 87°38'40" E, A CHORD LENGTH OF 620.59', A DELTA ANGLE OF 05°56'10" TO A POINT ON THE WESTERN RIGHT-OF-WAY OF OLLIS BOWERS HILL ROAD; THENCE DEPARTING SULLIVAN COUNTY WITH THE WESTERN RIGHT-OF-WAY OF OLLIS BOWERS HILL ROAD S 07°10'27" E A DISTANCE OF 118.28' TO A 1/2" IRON ROD (NEW), S 83°08'17" W A DISTANCE OF 6.71' TO A 1/2" IRON ROD (NEW) AND S 06°51'43" E A DISTANCE OF 60.48' TO THE POINT OF BEGINNING, HAVING AN AREA OF 2.61± 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](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: 11/10/2025