

NOTICE OF PUBLIC HEARING

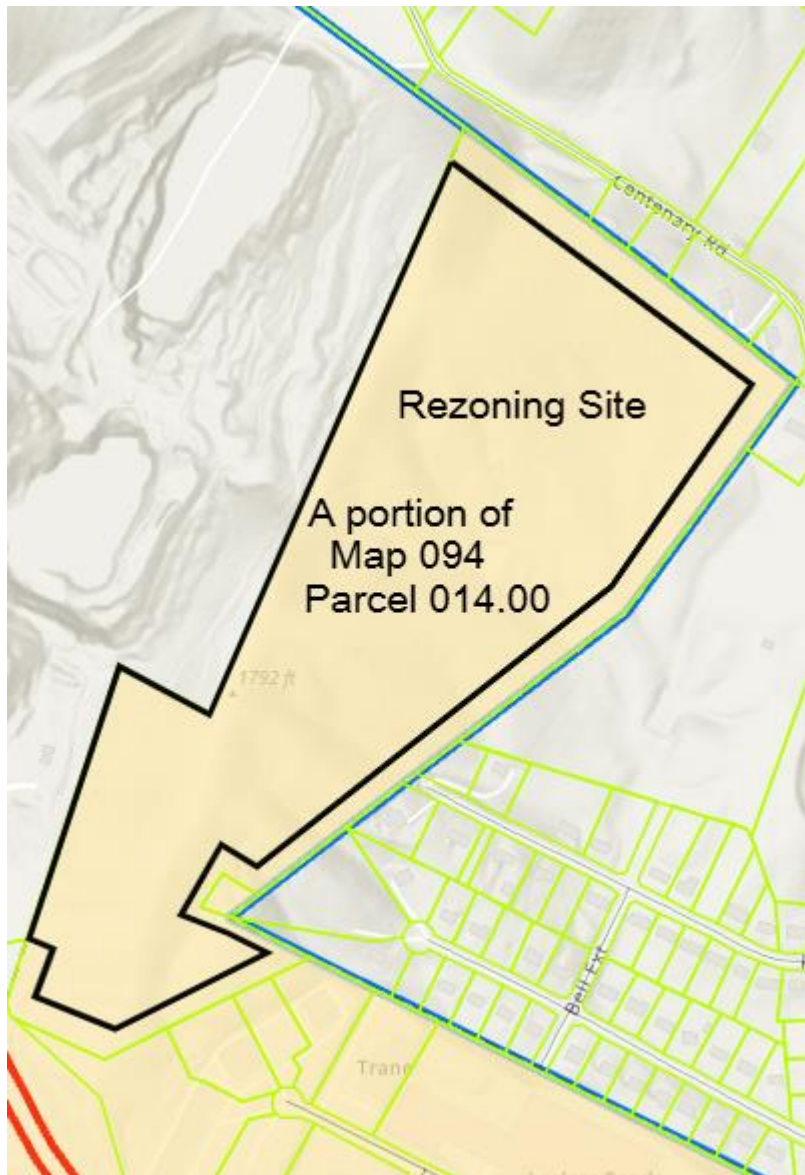
NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that the City of Kingsport Board of Mayor and Aldermen will conduct a Public Hearing during its regular business meeting on July 21, 2026 to consider the rezoning of a portion of Tax Map 094, Parcel 014.00 located along Airport Parkway from the MX, Mixed-Use District, to the M-2, General Manufacturing 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:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN THE COUNTY OF SULLIVAN, STATE OF TENNESSEE, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2 INCH REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF AIRPORT PARKWAY, BEING THE NORTHWEST CORNER OF LOT 2R1, RE-SUBDIVISION OF NORTHEAST TENNESSEE BUSINESS PARK, LOT 2 AS PER MAP RECORDED IN PLAT BOOK 55, PAGE 365; THENCE ALONG SAID RIGHT-OF-WAY LINE OF AIRPORT PARKWAY THE FOLLOWING TWO (2) COURSES: 1.) N47°59'56"W A DISTANCE OF 56.06 FEET TO A FOUND 6 INCH BY 6 INCH CONCRETE MONUMENT; 2.) N13°35'41"W A DISTANCE OF 101.53 FEET TO A FOUND 1/2 INCH REBAR AT THE SOUTHWEST CORNER OF LANDS NOW-OR-FORMERLY OF EAGLE WEST LLC PER BOOK 1507C, PAGE 355 OF THE SULLIVAN COUNTY OFFICE OF RECORDER OF DEEDS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG THE SOUTH AND WEST LINES OF SAID LANDS OF EAGLE WEST LLC THE FOLLOWING TWO (2) COURSES: 1.) S58°20'55"E A DISTANCE OF 8.07 FEET TO A FOUND 5/8" REBAR; 2.) N18°10'38"E A DISTANCE OF 160.29 FEET TO A FOUND 1/2" REBAR AT THE NORTHEAST CORNER OF SAID LANDS OF EAGLE WEST LLC, ALSO BEING THE SOUTHEAST CORNER OF LANDS NOW-OR-FORMERLY OF AGGREGATES USA EAST TN DIV PER BOOK 2879C, PAGE 338 OF THE SULLIVAN COUNTY OFFICE OF RECORDER OF DEEDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID LANDS OF AGGREGATES USA EAST TN DIV THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1.) N17°55'57"E A DISTANCE OF 846.75 FEET TO A FOUND 1/2 INCH REBAR; 2.) S68°41'24"E A DISTANCE OF 299.74 FEET TO A FOUND 1/2 INCH REBAR; 3.) N22°52'26"E A DISTANCE OF 1884.35 FEET; THENCE DEPARTING THE SAID EAST LINE S53°43'25"E A DISTANCE OF 452.24 FEET TO A ; THENCE S56°18'13"E A DISTANCE OF 153.07 FEET; THENCE S54°13'24"E A DISTANCE OF 148.18 FEET; THENCE S54°29'55"E A DISTANCE OF 294.51 FEET; THENCE S55°14'18"E A DISTANCE OF 108.67 FEET; THENCE S34°23'36"W A DISTANCE OF 167.22 FEET; THENCE S34°26'45"W A DISTANCE OF 613.59 FEET; THENCE S50°08'16"W A DISTANCE OF 631.88 FEET; THENCE S50°46'02"W A DISTANCE OF 448.15 FEET; THENCE S50°48'48"W A DISTANCE OF 282.67 FEET; THENCE N62°33'28"W A DISTANCE OF 183.58 FEET; THENCE S25°17'30"W A DISTANCE OF 303.81 FEET; THENCE S64°46'47"E A DISTANCE OF 200.57 FEET; THENCE S65°32'53"E A DISTANCE OF 110.03 FEET; THENCE S63°58'04"W A DISTANCE OF 155.41 FEET; THENCE S63°50'23"W A DISTANCE OF 149.81 FEET; THENCE S63°44'32"W A DISTANCE OF 119.42 FEET; THENCE S63°10'57"W A DISTANCE OF 63.78 FEET; THENCE N66°59'31"W A DISTANCE OF 226.46 FEET; THENCE N47°59'56"W A DISTANCE OF 8.37 FEET; THENCE N13°35'41"W A DISTANCE OF 27.20 FEET; THENCE N18°10'38"E A DISTANCE OF 205.13 FEET; THENCE S76°10'19"W A DISTANCE OF 117.92 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 48.929 ACRES (2,131,367 SQUARE FEET) MORE OR LESS.

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 423-229-9368.

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: 6/22/2026