

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 October 17, 2023 to consider the rezoning of Tax Map 022, parcel 036.01 from the B-3 zoning district to the R-4 zoning 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:

Tract:

BEGINNING AT A NEW MAG NAIL IN THE NORTHWEST RIGHT OF WAY OF WEST STONE DRIVE (HIGHWAY 11 US) SAID MAG NAIL BEING THE SOUTHWEST CORNER OF PROPERTY OF ABICO EAST, LLC (DEED BOOK 1115, PAGE 478); THENCE WITH THE NORTHWEST RIGHT OF WAY OF WEST STONE DRIVE SOUTH 73 DEG. 07 MIN. 30 SEC. WEST 54.53 FEET TO A MAG NAIL (NEW) IN THE CURB; THENCE WITH A CURVE TO THE LEFT WITH A CHORD CALL NORTH 28 DEG. 02 MIN. 10 SEC. EAST A CHORD DISTANCE OF 28.28 FEET (R=20.00'; L 31.41') TO AN IRON ROD (CAP); THENCE NORTH 16 DEG. 55 MIN. 47 SEC. WEST 180.42. FEET TO AN OLD IRON ROD; THENCE SOUTH 73 DEG. 00 MIN. 35 SEC. WEST 185.17 FEET TO AN IRON ROD (NEW); THENCE NORTH 16 DEG. 58 MIN. 53 SEC. WEST 165.75 FEET WITH THE DIVISION OF HUMPHREYS PROPERTY (MAP CABINET 3, ENVELOPE 959A); THENCE SOUTH 72 DEG. 57 MIN. 54 SEC. WEST 513.84 FEET TO A 5;8 INCH IRON ROD (OLD); THENCE NORTH 14 DEG. 16 MIN. 04 SEC. WEST 463.51 FEET ALONG THE LINE OF WESTRIDGE ESTATES, BLOCK 1, PLAT BOOK 1, PAGE 402, TO A 4"X 4" OLD CONCRETE MONUMENT; THENCE WITH THE LINE OF ALLANDALE FALLS 1000, LLC (DEED BOOK 1295, PAGE 137) NORTH 77 DEG. 39 MIN. 02 SEC. EAST 1,177.32 FEET TO A 1/2 INCH IRON ROD (OLD) BENT IN CONCRETE; THENCE WITH THE LINE OF UNIVERSITY SQUARE (DEED BOOK 280, PAGE 505) SOUTH 16 DEG. 59 MIN. 00 SEC. EAST, 518.22 FEET TO AN OLD NAIL; THENCE SOUTH 73 DEG. 01 MIN. 31 SEC. WEST 462.00 FEET TO AN OLD NAIL BEING THE NORTHWEST CORNER OF ARBICO EAST, LLC (DEED BOOK 1115, PAGE 478); THENCE WITH THE CENTERLINE OF A 69 FOOT ACCESS ROAD SOUTH 16 DEG. 57 MIN. 48 SEC. EAST 215.50 FEET TO A MAG NAIL (NEW), THE PLACE OF BEGINNING AND BEING 13.894 ACRES MORE OR LESS ACCORDING TO THE SURVEY DATED APRIL 9, 2021 BY MATTHEW STRICKLER, SURVEYOR, RLS TN NO. 2950, ALLEY & ASSOCIATES, INC. 243 E. MARKET ST., KINGSFORT, TENNESSEE BEARING FILE NO. 21-12196.

BEING THE SAME PROPERTY CONVEYED TO BJ HOLDINGS, LLC, BY WARRANTY DEED FROM BARBARA JANE BROWN HUMPHREYS DATED JUNE 4, 2010 OF RECORD IN DEED BOOK 992, PAGE 473 IN THE REGISTER'S OFFICE FOR HAWKINS COUNTY, TENNESSEE.

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.

