

## **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 May 20, 2025 to consider the rezoning of Tax Map 062, Parcels 03.00 and 03.50 located along Cooks Valley Road from the R-1B, Residential 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:

### **Tract 1**

Located in the 7th Civil District of Sullivan County, Tennessee and being more particularly described as follows:

Beginning on a 5/8" rebar found in the southern and eastern right of way line of Lakota Place, corner to Lot 12, A.V. Cole Subdivision (PB 4 – PG 169); thence with the eastern right of way line of Lakota Place, N 52°00'34" W 199.43' to a 1" pipe, corner to City View Addition (PB 6 – PB 153B); thence with the line of said City View Addition three calls, (1) N 43°55'37" E 174.80' to a rebar found @ base of wood post, (2) N 48°33'45" E 301.32' to a rebar found, (3) N 42°51'58" E 798.31' to a point; thence continuing with said City View Addition and then with Linda Bushong (DB 3140 – PG 634), N 39°36'35" E 550.53' to a 1/2" rebar found, corner to Lot 9 of Longview Estates (PB 12 – PG 53); thence with said Lot 9, S 49°11'04" E 348.12' to a 1" pipe found 25.7' from the center of Triangle Circle; thence with the northern right of way line of Triangle Circle, S 24°42'37" W 175.45' to a 3/4" pipe found, corner to Steve Mahaffey (DB 3571 – PG 1027); thence four calls with said Mahaffey, (1) S 47°33'41" W 277.92' to a rebar found, (2) S 15°16'33" E 152.23' to a rebar found, (3) S 31°05'45" W 236.43' to 3/4" pipe found, (4) S 39°06'46" E 308.82' to a 1" pipe found; thence S 39°48'28" W 742.59' to a rebar set; thence S 48°21'34" E 197.92' to a rebar found, corner to Kingsport Power Company (DB 284A – PG 426); thence with said Power Company, S 9°49'31" E 81.96' to a rebar found, corner to Kingsport Power Company (DB 3509 – PG 2037); thence with last said Power Company property three calls, (1) S 41°38'49" W 250.19' to a rebar found, (2) S 48°00'57" E 126.95' to a rebar found, (3) S 49°23'51" E 447.72' to a rebar found in the northwestern right of way line of Cooks Valley Road being 30' from the center of the road; thence with the northwestern right of way line of Cooks Valley Road being 30' from the center of the road six calls, (1) S 40°14'55" W 106.22' to a point, (2) S 39°44'46" W 90.58' to a point, (3) S 38°05'31" W 50.12' to a point, (4) S 33°20'46" W 47.87' to a point, (5) S 24°12'32" W 61.03' to a point, (6) S 14°58'41" W 11.74' to a rebar found 30' from the center of the road; thence with the line of Joel D. Gonce (DB 1819C – PG 626) three calls, (1) S 40°08'05" W 488.62' to a 1/2" rebar found, (2) S 41°09'51" W 319.31' to a 1.5 pipe found, (3) S 39°14'22" W, passing a rebar found at base of gum at 102.21, a total distance of 104.33' to a double gum tree; thence with the line of Martin Bagwell ET. UX. (DB 3475 – PG 1300), N 45°23'16" W, passing a rebar found at base of gum at 2.25', a total distance of 1364.93' to a rebar found, corner to Lot 1 of said A.V. Cole Subdivision; thence with said A.V. Cole Subdivision two calls, (1) N 37°22'35" E 1243.86' to a 5/8" rebar found, (2) N 50°19'42" W 151.81' to the Beginning, containing ±69.54 acres.

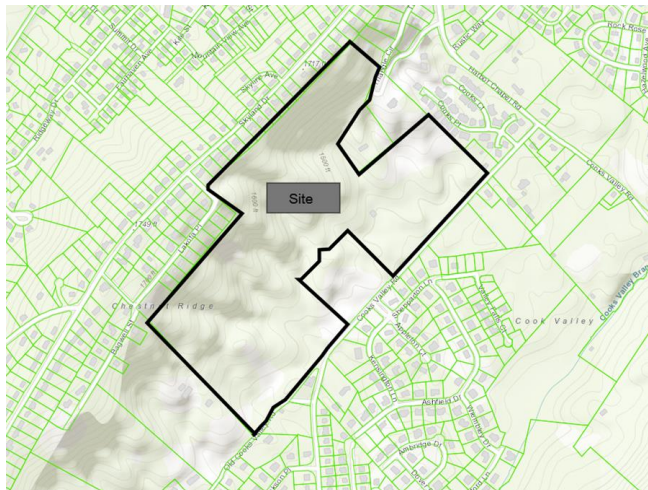
### **Tract 2**

Located in the 7th Civil District of Sullivan County, Tennessee and being more particularly described as follows:

Beginning on a rebar found in the line of Brandon D. Willingham (DB 3274 – PG 1137) and in the northwestern right of way line of Cooks Valley Road, being 30' from the center of the road; thence with said right of way line lying 30' northwesterly from the center of the road five calls, (1) S 41°06'53" W 115.42' to a point, (2) S 40°41'12" W 280.66' to a point, (3) S 40°33'41" W 245.44' to a point, (4) S 40°42'33" W 337.73' to a point, (5) S 40°54'17" W 253.23' to a rebar found, corner to Kingsport Power Company (DB 3509 – PG 2037); thence with said Power Company two calls, (1) N 48°09'58" W 568.07' to a rebar found, (2) S 41°38'49" W 219.33' to a rebar found, corner to Kingsport Power Company (DB 284A – PG 426); thence with last said Power Company property, S 80°10'29" W 102.94' to a rebar found; thence N 48°21'34" W 197.92' to a rebar set; thence N 39°48'28" E 742.59' to a 1" pipe found, corner to Steve Mahaffey (DB 3571 – PG 1027); thence with said Mahaffey, N 48°00'58" E 424.65' to a 1" pipe found, corner to Patricia Cole & Justin Cole (DB 3136 – PG 923); thence with said Cole, N 47°48'13" E 394.90' to a 1" pipe found in the line of Cooks Point (PB 51 – PG 988, PB 52 – PP 30, 80, 87 & 474); thence with the line of said Cooks Point, S 46°12'37" E 443.28' to a rebar found; thence with said Cooks Point and then with said Willingham, S 46°28'14" E 302.44' to the Beginning, containing ±25.00 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: 4/30/2025