



BOARD OF ZONING APPEALS MEETING AGENDA

**Thursday, September 03, 2026 at 12:00 PM
City Hall, 415 Broad Street, Boardroom**

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. CALL TO ORDER - 12:00 P.M. NOON

II. INTRODUCTION AND MEETING PROCEDURES

III. PUBLIC HEARING

1. **Case: BZA26-0219 – The owner of property located at 2000 Greenway Street, Control Map 045F, Group E, Parcel 001.10** requests special exception to Sec 114-186(c) for the purpose of opening an inpatient substance use disorder residential treatment and detoxification center. The property is zoned R-3, Low Density Apartment District.

INTERESTED PARTIES:

Owner:

Madison House Reality
544 Park Avenue Suite B04
Brooklyn, NY 11205

Representative: Katie Vokes

2. **Case: BZA26-0220–The owner of property located at 1225 E. Stone Drive, Control Map 046L, Group A, Parcel 003.00** requests a 65.36-foot deviation from the rear-yard requirement of Sec. 114-133(1) to allow placement of a dumpster enclosure in the front yard and a 13.21-foot rear-yard variance. These requests are to accommodate construction of a new Murphy Oil Fuel Center. The property is zoned B-3, Highway-Oriented Business District.

INTERESTED PARTIES:

Owner:

Jonathan Pratt, Trustee of Canyon Mountain Trust
3530 Betty Ford Road
Murfreesboro, TN 37130

Representative: James Coyle

3. **Case: BZA26-0226–The owner of property located at 1841 Highland Street & 1707 Pierce Street, Control Map 046M, Group K, Parcel 001.00** requests a 2,924.75-square-foot lot area reduction variance from Sec. 114-183(e)(1)a and a 21.53-foot rear yard variance from Sec. 114-183(e)(1)e for Lot 13A. For Lot 13B, the applicant requests a 2,275.25-square-foot lot area reduction variance from Sec. 114-183(e)(1)a, an 8.43-foot rear yard variance from Sec. 114-183(e)(1)e, and a 5-foot side yard variance from Sec. 114-183(e)(1)d. The purpose of the request is to replat the property, which contains two existing houses, to create individual lots and deeds for each residence. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

Isaac Villanueva
190 Williams Road
Johnson City, TN 37601

Representative: Isaac Villanueva

4. **Case BZA26-0227 – The owner of property located at 650 Mayfield Avenue, Control Map 012N, Group C, Parcel 001.00** requests a 720-square-foot variance to Section 114-133(2) to exceed the maximum allowable square footage for an accessory structure to allow for the installation of a new carport to accommodate RV storage. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

Joshua & Tonya Dykes
650 Mayfield Avenue
Kingsport, TN 37665

Representative: Joshua & Tonya Dykes

IV. BUSINESS

1. Approval of the August 6, 2026 regular meeting minutes.

BZA/PC Training Opportunity – September 24, 2026 12-4pm – Press Room, Clinchfield Street.

Stating for public record, the next application deadline is September 15, 2026 at noon, and meeting date (Thursday, October 1, 2026).

V. ADJUDICATION OF CASES

VI. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

VII. ADJOURN