



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, August 01, 2024 at 12:00 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom 307

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: BZA24-0141 – The owner of property located at 3971 Skyland Drive, Control Map 0620, Group D, Parcel 016.00 requests a 307 square foot variance to Sec. 114-133(2) to exceed the maximum square footage allowance for an accessory structure. The purpose of the request is to install a new metal carport to cover a recreational vehicle. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

Paul McRoy

3971 Skyland Dr.

Kingsport, TN 37664

423-361-3181

Representative: Paul McRoy

2. Case: BZA24-0144 – The owner of property located at 209 W. Wanola Avenue, Control Map 046I, Group C, Parcel 008.00 requests a 2.6 foot side yard (Western) variance to Sec 114-185(e)(1)d for the purpose of constructing a new addition to an existing home. The property is zoned R-2, Two-Family Residential District.

INTERESTED PARTIES:

Owner: Cheri Anglin
209 W. Wanola Ave.
Kingsport, TN 37660
423-361-5001

Representative: Holly Trick

- 3. Case: BZA24-0146 – The owner of property located at 2626 East Stone Drive, Control Map 047I, Group A, Parcel 018.00** requests approval to Sec 114-533(8)a to permit one additional freestanding sign. The purpose of the request is to install a new multi-panel freestanding sign. The property is zoned B-3, Highway-Oriented Business District.

INTERESTED PARTIES:

Owner: Nathan Cann
2626 E. Stone Dr.
Kingsport, TN 37660
720-836-6504

Representative: Scott Wortmann & Aiden Ziegler

IV. BUSINESS

- 1. Approval of the July 11, 2024 regular meeting minutes.**

Stating for public record, the next application deadline is August 15, 2024 at noon, and meeting date (Thursday, September 5, 2024).

V. ADJUDICATION OF CASES

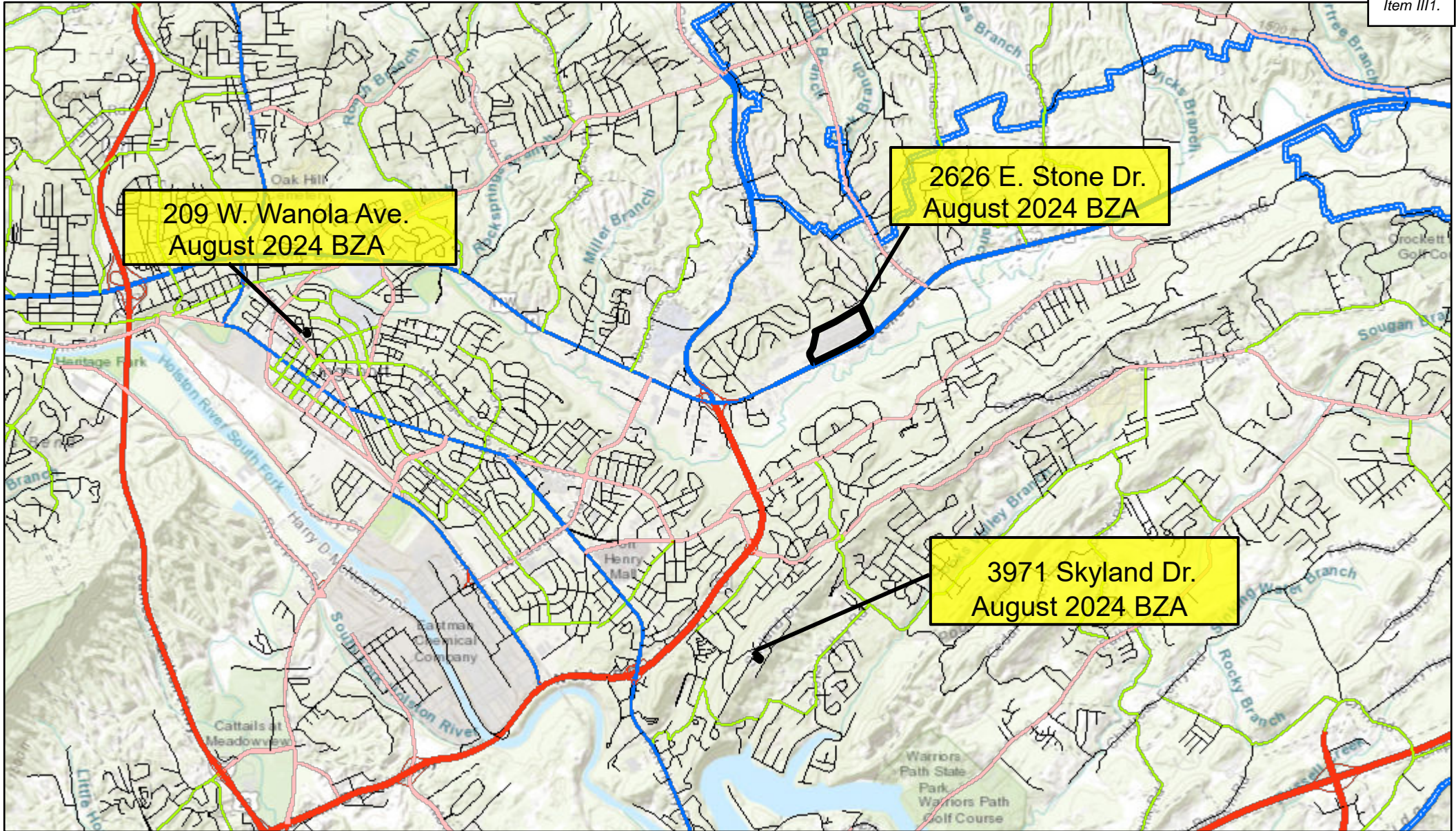
VI. PUBLIC COMMENT

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

ArcGIS Web Map

Item III.1.



7/16/2024, 3:32:56 PM

- | | | |
|----------------|------------------|-----------------------|
| Streets | Minor Arterial | Private Street |
| Interstate | Collector Street | Ramp |
| Expressway | Local Street | Urban Growth Boundary |
| Major Arterial | | |

1:72,224

0 0.5 1 2 mi

0 0.75 1.5 3 km

Tennessee STS GIS, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, METI/
NASA, NGA, EPA, USDA

REGULAR MEETING & PUBLIC HEARING
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, August 1, 2024 will be conducted beginning at NOON in the Kingsport City Hall, Montgomery-Watterson Boardroom, 415 Broad Street, 3rd floor, Kingsport, Tennessee.

Public Hearings: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following cases:

Case: BZA24-0141 – The owner of property located at 3971 Skyland Drive, Control Map 062O, Group D, Parcel 016.00 requests a 208 square foot variance to Sec. 114-133(2) to exceed the maximum square footage allowance for an accessory structure. The purpose of the request is to install a new metal carport to cover a recreational vehicle. The property is zoned R-1B, Residential District.

Case: BZA24-0144 – The owner of property located at 209 W. Wanola Avenue, Control Map 046L, Group C, Parcel 008.00 requests a two foot eight inch side yard variance to Sec 114-185(e)(1)d for the purpose of constructing a new addition to an existing home. The property is zoned R-2, Two-Family Residential District.

Case: BZA24-0146 – The owner of property located at 2626 East Stone Drive, Control Map 047I, Group A, Parcel 018.00 requests approval to Sec 114-533(8)a to permit one additional freestanding sign. The purpose of the request is to install a new multi-panel freestanding sign. The property is zoned B-3, Highway-Oriented Business District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, 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) 229-9485 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: 7/22/2024

ArcGIS Web Map

Item III.1.



7/16/2024, 3:01:45 PM

Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

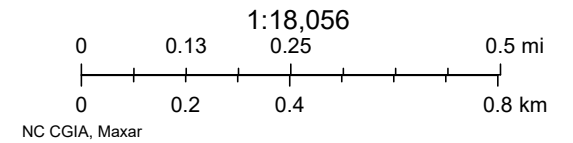
Collector Street

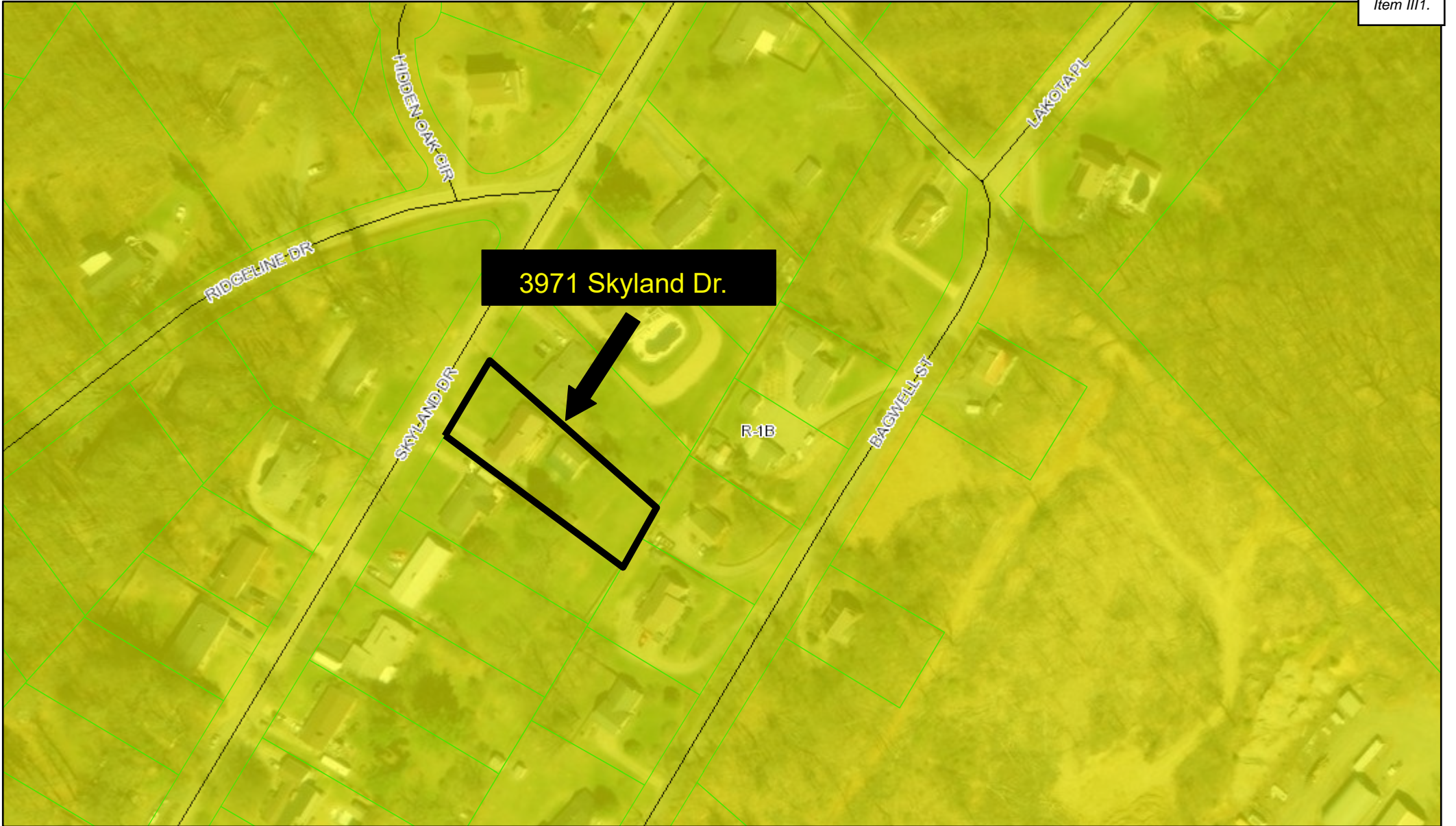
Local Street

Private Street

Ramp

Urban Growth Boundary





7/16/2024, 2:46:23 PM

Sullivan County Parcels Jan 2023

Parcels

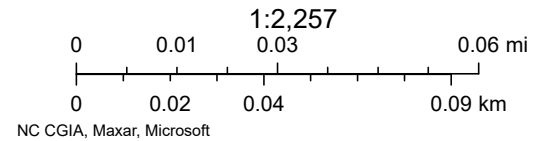
Streets

- Interstate
- Expressway

- Major Arterial
- Minor Arterial
- Collector Street
- Local Street

- Private Street
- Ramp
- City Zoning
- <Null>

T/A/C	A-1	B-2	B-4P	M-1
R-5	A-2	B-3	B-4P	M-1R
GC	AR	B-3	BC	M-2
B-2E	B-1	B-4	GC	MX



TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 18, 2024

RE: 3971 Skyland Drive

The Board is asked to consider the following request:

Case: BZA24-0141 – The owner of property located at 3971 Skyland Drive, Control Map 0620, Group D, Parcel 016.00 requests a 307 square foot variance to Sec. 114-133(2) to exceed the maximum square footage allowance for an accessory structure. The purpose of the request is to install a new metal carport to cover a recreational vehicle. The property is zoned R-1B, Residential District.

Code reference:

Sec. 114-133. - Accessory building location and height.

Under this chapter, the following shall apply to the location and height of accessory buildings:

- (1) *Yards.* No accessory building shall be erected in any required court or yard other than a rear yard with exceptions as provided in subsection (3) of this section.
- (2) *Location.* Except as provided in subsection (3) of this section, no accessory building shall be erected in any required front or side yard. Accessory residential structures shall be on the same lot as the principal residential structure. The floor area of accessory structures located upon any property zoned for residential use shall not exceed 30 percent of the floor area of the principal structure, or 1,100 square feet, whichever is greater. Lots that are two acres in size or larger may use the following calculation to determine accessory structure size: maximum of two percent of total parcel area but never more than 5,000 square feet. Accessory structures shall not exceed the height of the principal structure or 35 feet, whichever is less. Accessory structures shall be at least three feet from all lot lines and five feet from any other building on the same lot; provided, however, that where two adjoining property owners desire to build a double garage on the property line, one-half of which would be located on each property, they may secure a building permit to construct such garage by submitting written agreements signed by both parties concerned to the zoning administrator. The height of both the accessory structure and the principal structure shall be measured according to the provisions outlined in the current building code, as set forth in article III of [chapter 22](#). Swimming pools not covered by a permanent roof, tennis courts, pet enclosures not exceeding 100 square feet floor area, and satellite dish antennas shall not be subject to size or height restrictions in this section or included in calculating floor area.
- (3) *Garage.* Where the average natural grade of a required yard is more than eight feet above or below the established street grade, a private garage may be erected within such yard, but not within five feet of any street right-of-way.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name McRoy First PAUL M.I. E Date 7-11-24
 Street Address 3971 Skyland Dr Apartment/Unit #
 City Kingsport State TN ZIP 37664
 Phone 423-361-3181 E-mail Address mcroys.kingtn@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
 Street Address same as above Apartment/Unit #
 Current Zone Proposed Zone
 Current Use Proposed Use

REPRESENTATIVE INFORMATION:

Last Name same as above First M.I. Date
 Street Address Apartment/Unit #
 City State ZIP
 Phone E-mail Address

REQUESTED ACTION:

I am requesting an additional 200 ft of exterior building allowance for an engineered carport to cover an RV in my back yard.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: Paul S. McRoy

Date: 7-11-24

Signed before me on this 11th day of July, 2024,
 a notary public for the State of Tennessee
 County of Sullivan

Notary Rosalie Bayer
 My Commission Expires 3-25-26



Variance Worksheet – Finding of Facts

Variances. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

- a. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

Due to my existing garage the square footage would be 200 more than the allowed 1100 for the additional RV cover

- b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.

I would not be able to protect my RV. The cover would protect the RV and move it into the back yard. This would not detract from our neighborhood, as it has been beside my house.

- c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.

no

d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

The cover will protect the RV while keeping the neighborhood looking neat moving it into the back yard. Gravel will be used to get to the cover and park the RV on.

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

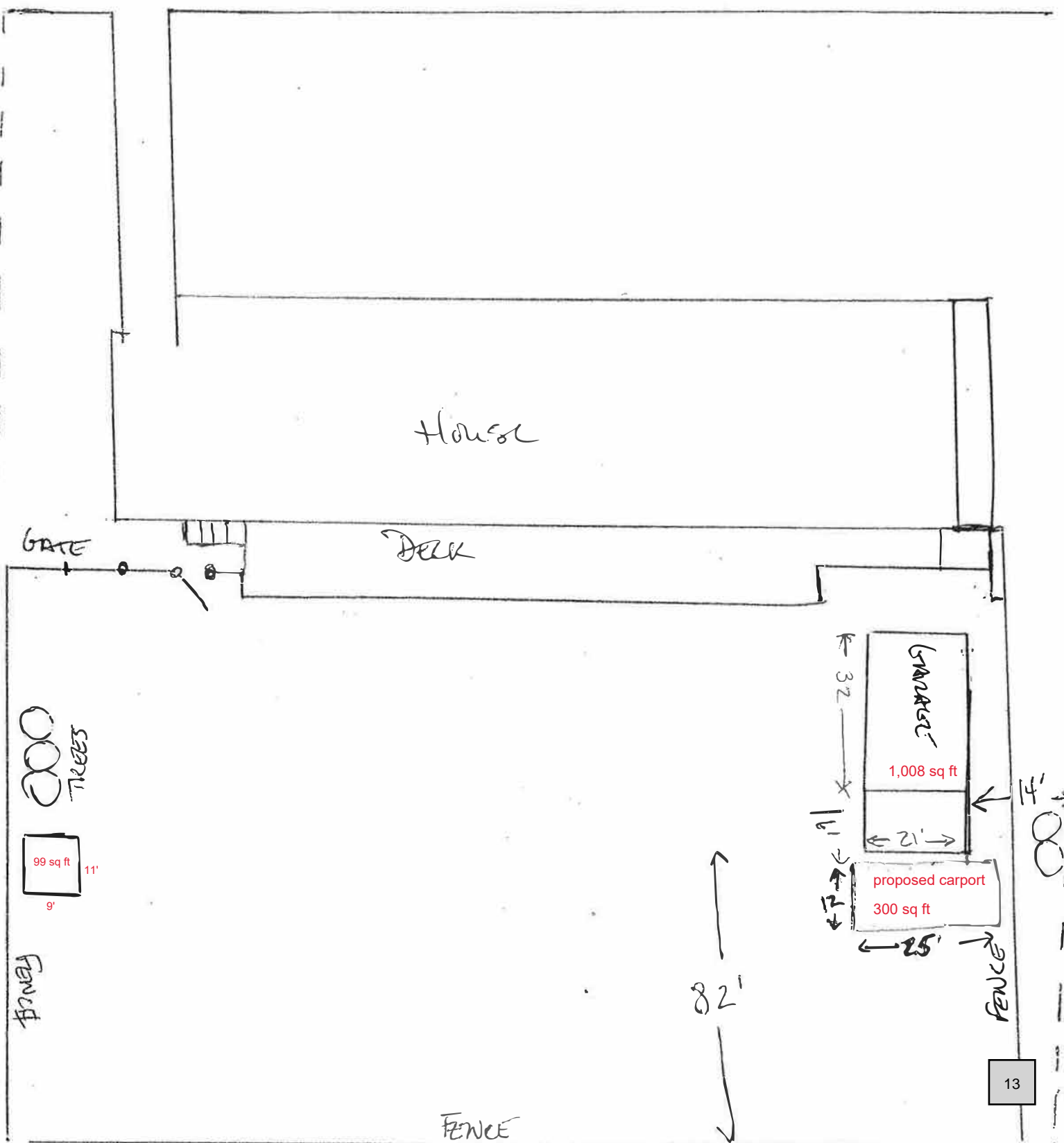
Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable use DOES NOT constitute a "hardship".
4. Mere inconvenience to the applicant is not sufficient grounds for determining a "hardship". In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.

Pam McKay
423-361-3181

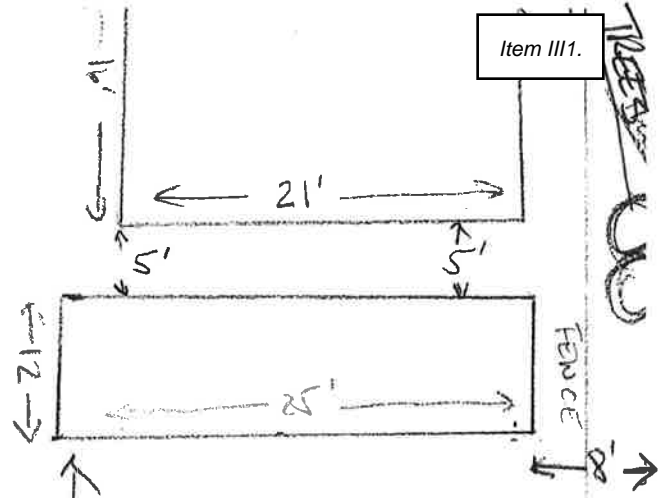
3971 Skyland Item III.1.

Skyland Drive





Item III.1.



Fence close to Property Line

Property Line

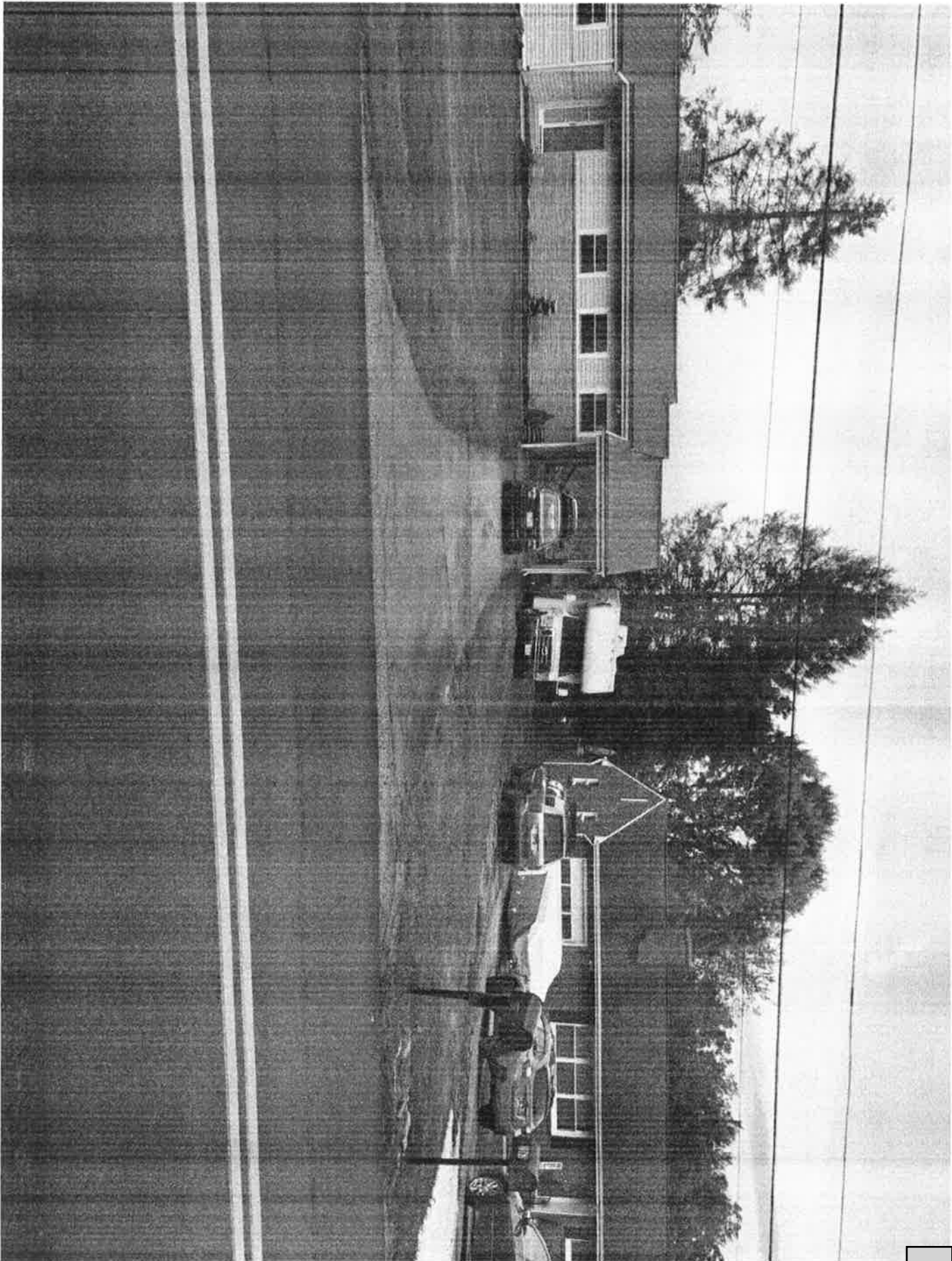
70'

close to
Fence - Property Line

75'

$$1'' = 10'$$

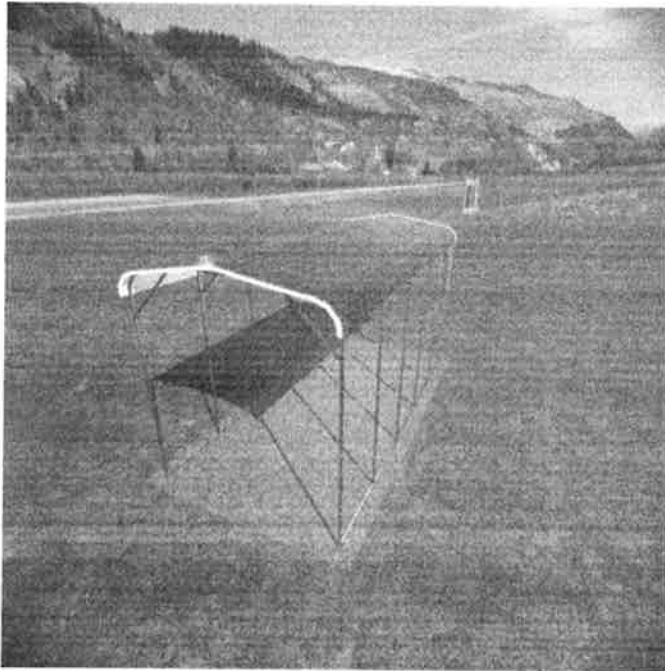




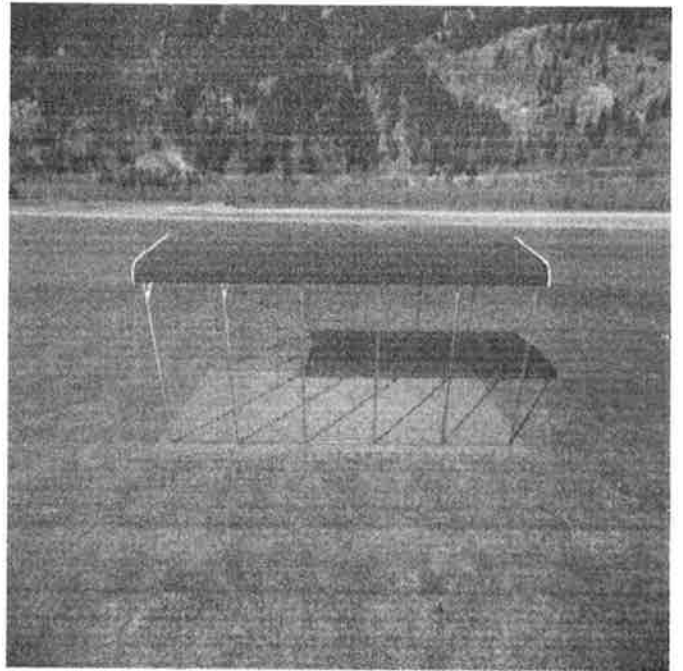


Your Custom Metal Building Design
alansfactoryoutlet.com | 1-800-488-6903

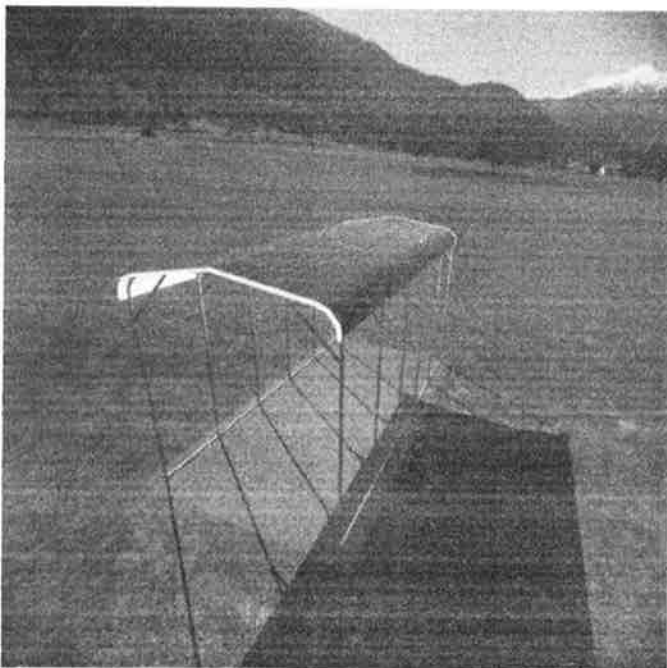
Edit or Buy Your Design: alansfactoryoutlet.com/design/3Kk0qnoT/
Delivery Zip Code: 37664



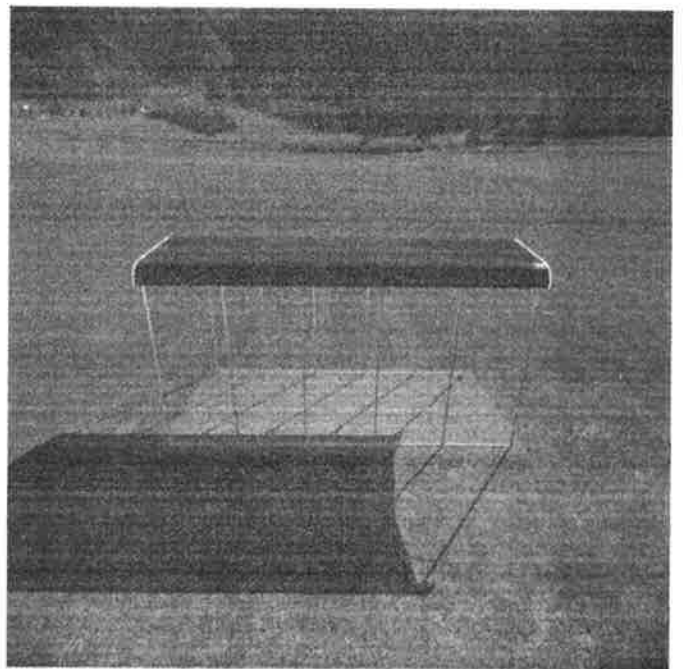
Front



Right



Back



Left

ArcGIS Web Map

Item III.2.



7/16/2024, 3:11:58 PM

Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

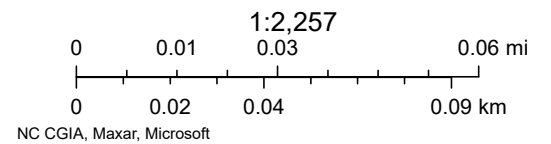
Collector Street

Local Street

Private Street

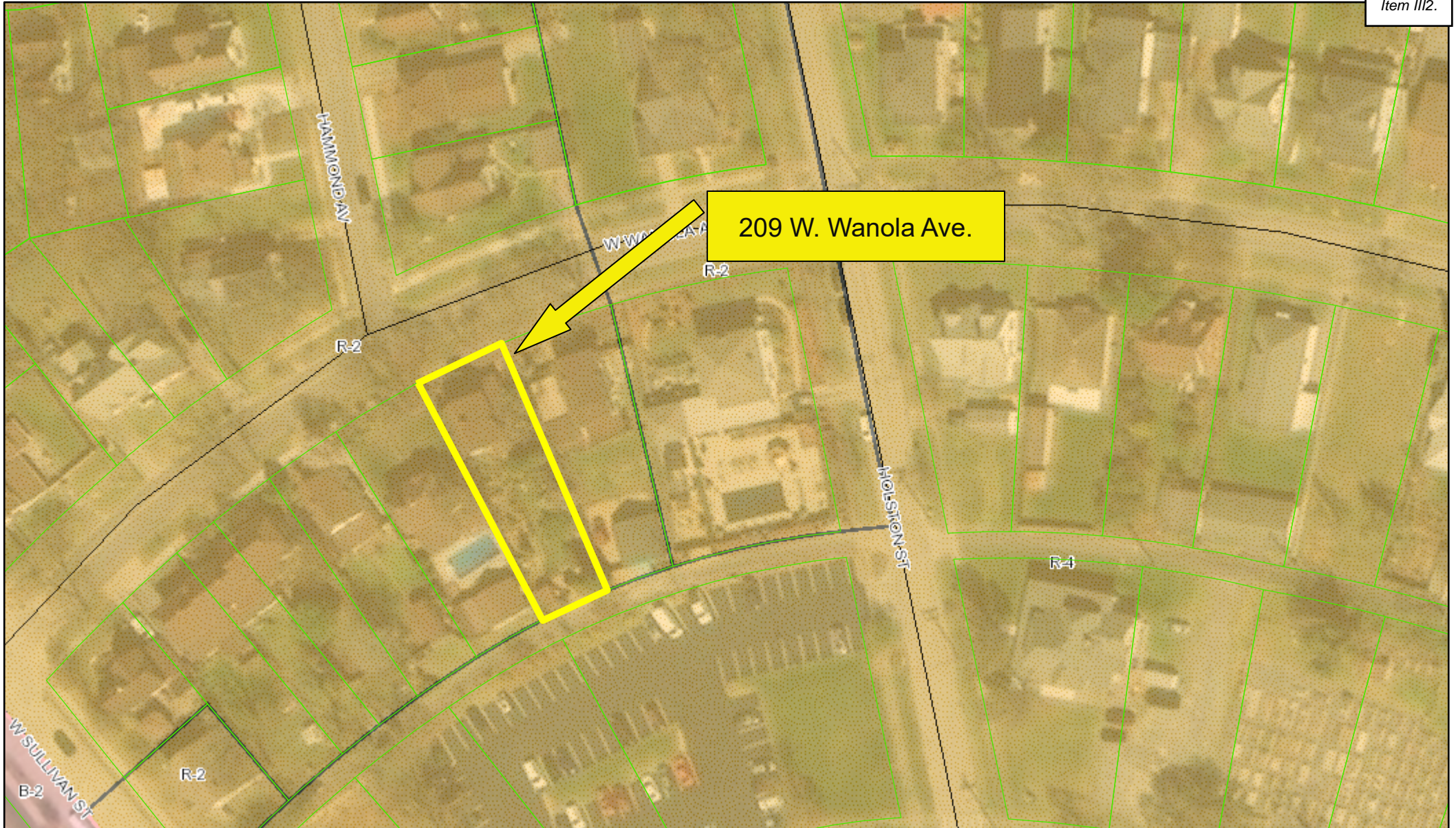
Ramp

Urban Growth Boundary



ArcGIS Web Map

Item III.2.



7/16/2024, 2:18:26 PM

Sullivan County Parcels Jan 2023

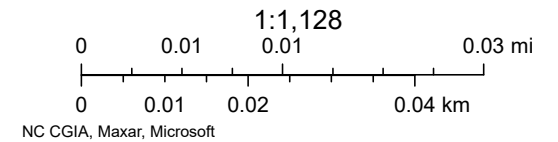
Parcels

Streets

- Interstate
- Expressway

- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp
- City Zoning**
- <Null>

- | | | | | |
|---|--|--|---|--|
| T/A/C | A-1 | B-2 | B-4P | M-1 |
| R-5 | A-2 | B-3 | B-4P | M-1R |
| GC | AR | B-3 | BC | M-2 |
| B-2E | B-1 | B-4 | GC | MX |





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 18, 2024

RE: 209 W. Wanola Avenue

The Board is asked to consider the following request:

Case: BZA24-0144 – The owner of property located at 209 W. Wanola Avenue, Control Map 046I, Group C, Parcel 008.00 requests a 2.6 foot side yard (Western) variance to Sec 114-185(e)(1)d for the purpose of constructing a new addition to an existing home. The property is zoned R-2, Two-Family Residential District.

Code reference:

Sec. 114-185. - R-2, Two-Family Residential District.

(e)Dimensional requirements. The minimum and maximum dimensional requirements for the R-2 district are as follows:

(1)Minimum requirements.

- a. Lot area, 7,500 square feet.*
- b. Lot frontage, 60 feet.*
- c. Front yard, 30 feet.*
- d. Each side yard, ten feet.*
- e. Rear yard, 20 feet.*
- f. Usable open space, not applicable.*

APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:			
Last Name	Anglin	First	Cheri
M.I.	L	Date	07-14-2024
Street Address	209 W. Wanola Ave.		Apartment/Unit #
City	Kingsport	State	TN
ZIP	37660		
Phone	423-361-5001		
E-mail Address	cheri.anglin@aol.com		
PROPERTY INFORMATION:			
Tax Map Information	Tax map: 0461	Group: C	Parcel: 008.00 Lot:
Street Address	209 W. Wanola Ave.		Apartment/Unit #
Current Zone	R-2	Proposed Zone	R-2
Current Use	Single Family Home		
Proposed Use	Single Family Home		
REPRESENTATIVE INFORMATION:			
Last Name	Trick	First	Holly
M.I.	S	Date	07-14-2024
Street Address	1292 Muddy Creek Rd.		Apartment/Unit #
City	Blountville	State	TN
ZIP	37617		
Phone	423-212-3153		
E-mail Address	holly.trick@collaboratearchitecture.com		
REQUESTED ACTION:			
See attached form.			
DISCLAIMER AND SIGNATURE			
<p>By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.</p>			
Signature:	<i>Holly Trick</i>		Date: 07/14/2024
Signed before me on this <u>14th</u> day of <u>July</u> , 20 <u>24</u> , a notary public for the State of <u>Florida</u> County of <u>Saint Lucie</u> .			
Notary <u>Echard bien-aime</u>			
My Commission Expires <u>07/14/2025</u>			

Notarized remotely online using communication technology via Proof.

209 W. Wanola: Requested Action for Zoning Board

The homeowner of 209 W. Wanola uses the home as primary residence. Due to the age of this structure, being constructed in 1920, there is no laundry room or ground floor bathroom in the original building. A temporary small extension was created to house a laundry room but is not sufficient for long-term needs.

This renovation intends to replace the temporary extension and further extend the existing structure to the rear of the property by adding a laundry room, bathroom and ground floor den.

The current structure is non-conforming on the West (left) façade with a 7.7' setback when 10' is required. The extension is in alignment with the existing façade in order to seamlessly integrate the new construction, however, due to the tight conditions and angled nature of the lot unique to this property, this new extension will reduce the setback to 7.4' (a reduction of approximately 3.6 inches).

On the East (right) façade, the existing home is conforming to the setback. The extension will push to the east property line but will maintain a larger setback than is required.

On the South (bottom) region of the extension, the current deck will be pushed further into the backyard. The existing deck currently reaches the maximum 1/3 of the 10' distance into the setback (3.3'). Therefore, the new deck will be angled to maintain the setback requirements.

This design is intended to match and continue the materials and aesthetics of the existing structure to provide an extension that is compatible with the neighborhood and historical guidelines. The extension is directed solely to the rear yard so that it will be minimally visible from W. Wanola Ave. The new addition is also limited to a single story in order to minimize the impact on the property and surrounding structures.

SUMMARY:

- Nonconforming West façade directly extended reduces setback from 7.7' to 7.4' due to tight lot conditions and shape
- East façade extension remains conforming
- South deck extension angled to maintain maximum setback allowed

GENERAL NOTES:

1. This property is subject to any and all restrictions, zoning, ordinances, rights of way, or easements of record whether shown or not shown hereon.
2. This survey has been completed without the benefit of a full and complete title search.
3. Deed References and Adjoining Land Owner information is based on information from the County tax assessors office and is subject to the accuracy thereof.
4. This Survey is based upon a current field survey.

FLOOD NOTE:

This Property Lies within Zone X of FIRM Map 47163C0045D,
Effective on 09/29/2006

BASIS OF BEARINGS:

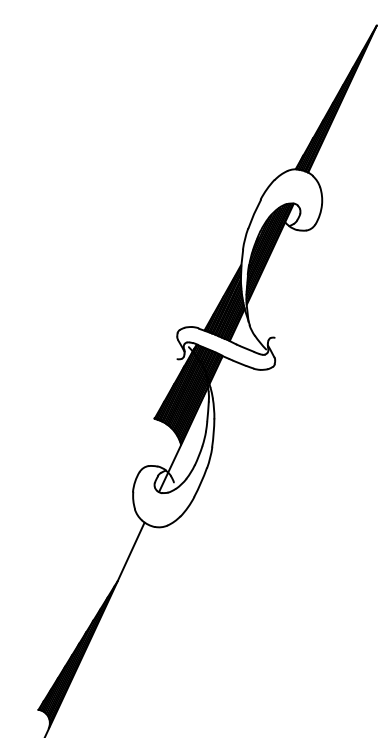
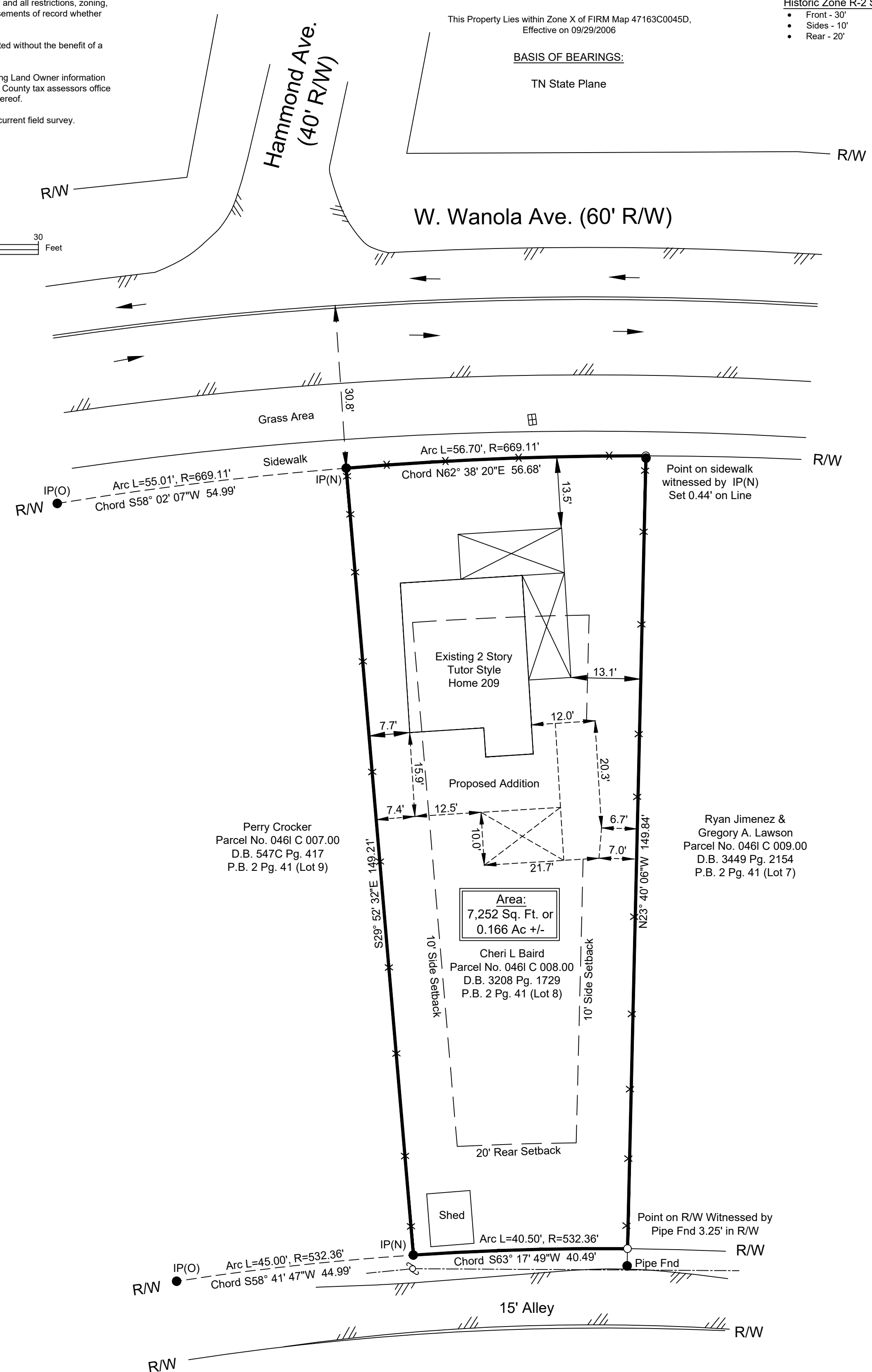
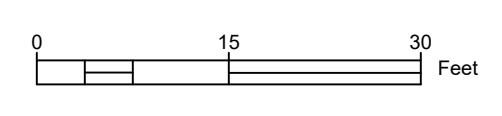
TN State Plane

Historic Zone R-2 Setbacks:

- Front - 30'
- Sides - 10'
- Rear - 20'

LEGEND:

- Boundary Line
- Overhead Elec
- Adjoining P/L
- Setbacks
- IR(O) Old Iron Rod Found
- IR(N) New Iron Rod Set Point
- ⊠ Water Meter

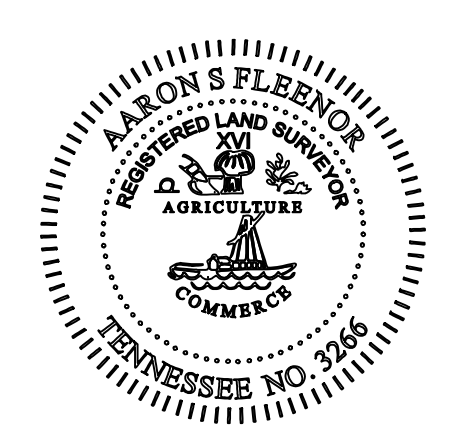


Perry Crocker
Parcel No. 0461 C 007.00
D.B. 547C Pg. 417
P.B. 2 Pg. 41 (Lot 9)

Ryan Jimenez &
Gregory A. Lawson
Parcel No. 0461 C 009.00
D.B. 3449 Pg. 2154
P.B. 2 Pg. 41 (Lot 7)

Area:
7,252 Sq. Ft. or
0.166 Ac +/-

Cheri L Baird
Parcel No. 0461 C 008.00
D.B. 3208 Pg. 1729
P.B. 2 Pg. 41 (Lot 8)



CERTIFICATE OF ACCURACY:

I hereby certify that this is a category 1 Survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon, and that the Lines taken from Plats of record are subject to the accuracy thereof.

Date _____, 20____

Preliminary (For Review)
Tennessee Registered Land Surveyor



36435 Kelly Chapel Rd. Glade Spring, VA 24340
(276) 477-4180 (276) 608-7777
aflenor@hsmllc.org

CERTIFICATE OF THE APPROVAL OF STREETS
I hereby certify: (1) That streets have been installed in an acceptable manner and according to the specifications or, (2) Adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed.
Date _____, 20____
City Engineer or County Road Commissioner

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS
I hereby certify that the public water utility system installed or proposed for installation fully meets the requirements of the _____ utility system, and are hereby approved as shown.
Date _____, 20____
Authorizing Agent

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT
I hereby certify that the addresses, as noted on the final plat, are approved as assigned.
Date _____, 20____
City G.I.S. Division or Sullivan County Director of 911 Addressing or His/Her Authorized Representative

**Survey and Variance Request
of Property owned by:
Cheri L. Baird**

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.
Date _____, 20____
Owner _____ Date _____

CERTIFICATE OF THE APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Kingsport, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the _____ Register. If required, a surety bond in the amount of \$_____ has been posted with the Kingsport Regional Planning Commission to assure completion of all required improvements in case of default.
Date _____, 20____
Kingsport Municipal/Regional Planning Commission

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS
I hereby certify that the sewerage disposal system installed fully meets the requirements of the Tennessee Department of Environment and Conservation and is hereby approved as shown
Date _____, 20____
Tennessee Department of Environment and Conservation or
Kingsport Authorizing Agent

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION
TOTAL ACRES 0.166 +/- TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER Cheri L. Baird CIVIL DISTRICT 11
SURVEYOR Aaron S. Fleenor CLOSURE ERROR 1: 10,000
SCALE: 1" = 10'

ANGLIN HOME EXTENSION

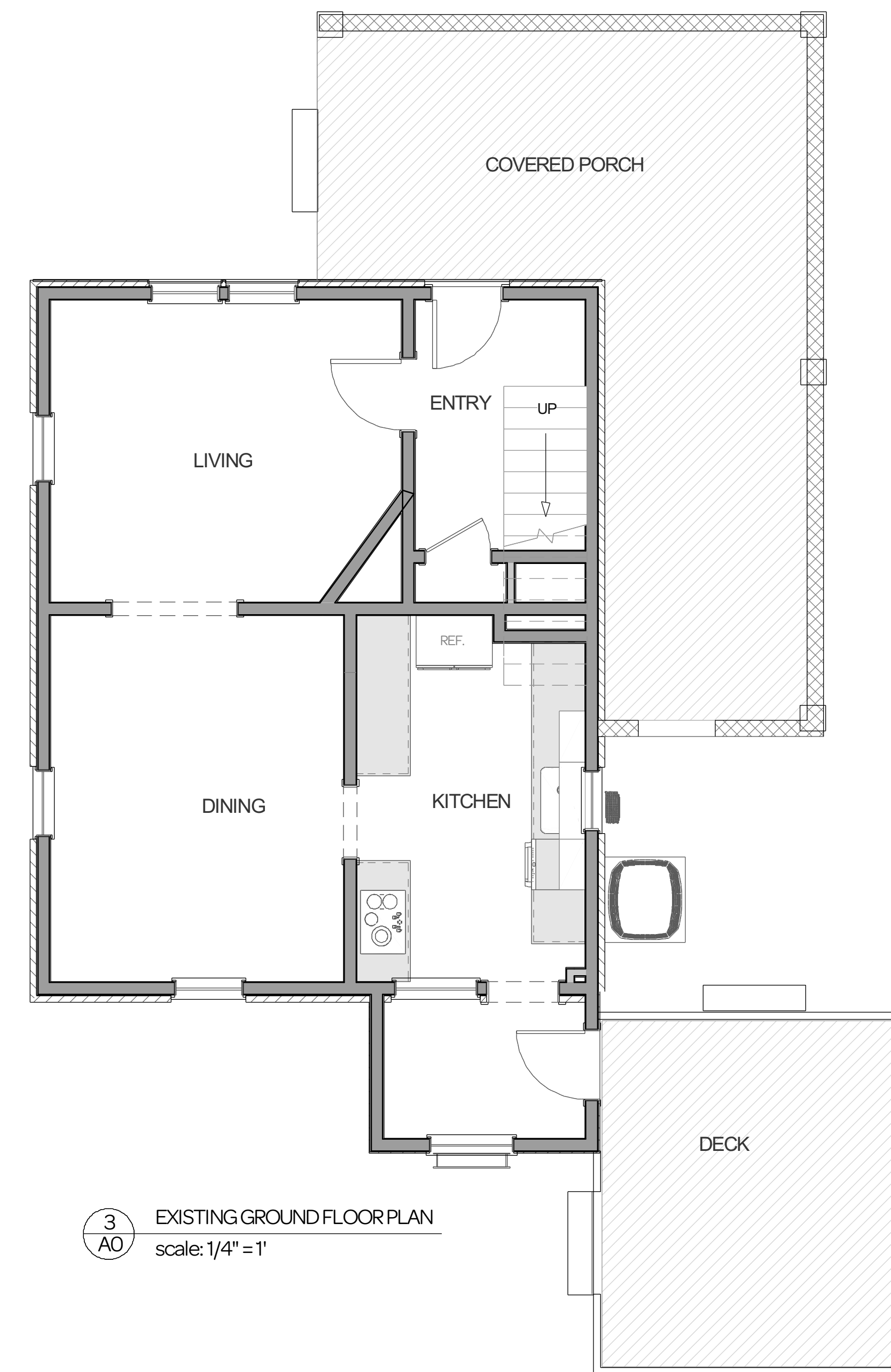
209 W. Wanola Ave, Kingsport, TN 37660



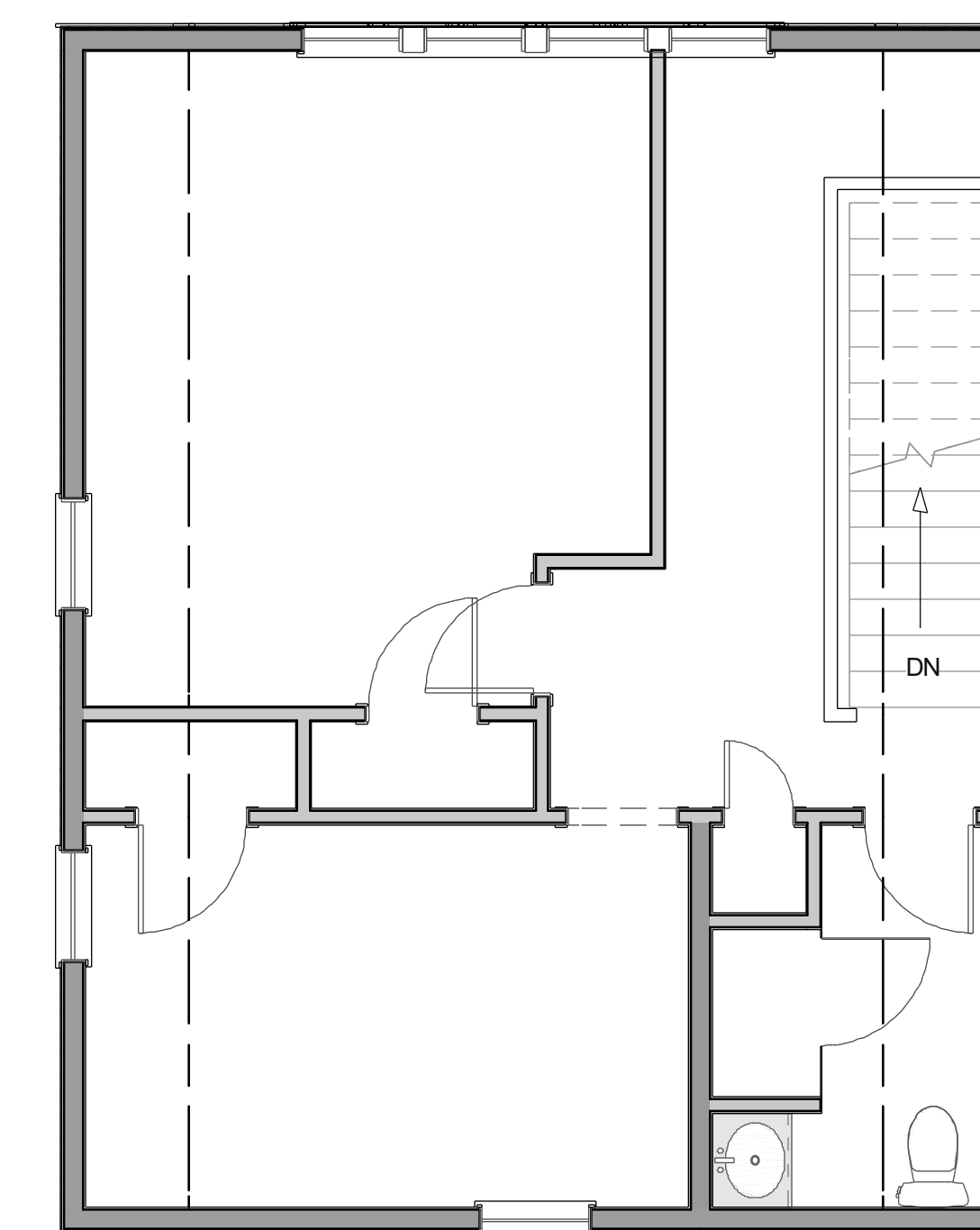
1
AO EXISTING HOME RENDERING



2
AO RENOVATION RENDERING



3
AO EXISTING GROUND FLOOR PLAN
scale: 1/4" = 1'



4
AO EXISTING SECOND FLOOR PLAN
scale: 1/4" = 1'

DRAWING SHEET INDEX

- A0 - Cover Page
- A1 - Floor Plans, Door and Window Schedules
- A2 - Building Elevations and Sections
- A3 - Project Renderings

PROJECT DATA

Description: Extension of single family home in R-2/ historical Zoning District

Owners: Cheri Anglin

Occupancy Group: Single Family Home R-3

Square Footages:

- First Floor Dining/Kitchen Renovation - Conditioned: 323 sq. ft.
- First Floor Extension - Conditioned: 367 sq. ft.
- Second Floor Nook and Bathroom - Conditioned: 242 sq. ft.
- Second Floor Extension - Conditioned: 397 sq. ft.

Total Renovation + Extension: 1,329 sq. ft.

R-VALUES

COMPONENT	REQUIRED	PROPOSED
Exterior Walls	20	20
Basement Walls	15	15
Windows	0.32	0.32
Ceilings	49	49

CONSTRUCTION NOTES

All work shall be done in accordance with the requirements of the Tennessee building code as amended, the 2015 IECC and all other applicable laws. The contractor is to provide for all required notifications of and coordination with City and State agencies, and provide required permits to the owner. All tests and inspections associated with obtaining approvals to proceed with and complete the work shall be paid to the contractor.

General Contractor is responsible for reading and complying with all general notes on this page and sheet notes on drawing sheets that follow. Notify designer with any questions or discrepancies prior to installation and work.

Verify field conditions prior to commencement of each portion of the work.

All products and materials shall be installed in accordance with manufacturer's instructions/ specifications unless specified otherwise.

Materials, equipment and craftsmanship of all trades shall conform to recognized ASTM of quality appropriate to grade of said materials, equipment and craftsmanship. Materials and equipment shall be new, sound, of high quality and suitable for applications specified. Materials shall be positioned in an orderly manner and shall be aligned with the building structure. Vertical members/surfaces shall be plumb, horizontal and true to line and dimension. Finish materials shall be free of tool marks, flaws and blemishes. Joinery and connections shall be accurate, close/ tight fitting and well crafted. Tolerances recognized by national trade associations will be the minimum acceptable standard for respective trade work.

Materials, equipment, and/or constructive services not indicated in drawings or specified herein, but required for successful and efficient completion of the installation shall be considered implied in the documents. Content and said materials, equipment and/or constructive services shall be furnished and installed at no additional cost to the owner.

The contractor shall be responsible for maintaining the construction site and resulting construction. All shall be maintained neat, clean, orderly and free of debris.

GENERAL NOTES

Dimensions are to face of frame unless otherwise noted.

All interior walls are shown as 2x4 unless otherwise noted or required by code or structural drawings.

All ceilings are 1/2" gypsum board unless otherwise specified.

Doors and cased openings indicated nearby wall intersections shall be located so that the edge of the finish opening is four inches from the face of the nearby wall unless otherwise indicated. All other doors and cased opening shall be centered between adjacent wall intersections.

Contractor shall provide blocking for all bathroom accessories as needed.

Contractor shall provide clothing rod at 5'-5" a.f.f. and painted birch plywood shelf for all closets unless otherwise specified.

All grille, register, thermostat, light, switch and outlet locations are to be approved by homeowner in the field before installation.

STRUCTURAL DISCLAIMER

All structural elements shown or noted are suggestions based on preliminary calculations. These are not to be considered structurally adequate without review. It is highly recommended that these plans be reviewed by a structural engineer prior to construction.

DRAWINGS PROVIDED BY:



ANGLIN EXTENSION
209 W. Wanola Ave
Kingsport, TN 37660

DRAWING SET FOR BUILDING PERMIT

DATE:

7/14/2024

SCALE:

NOT TO SCALE

SHEET:

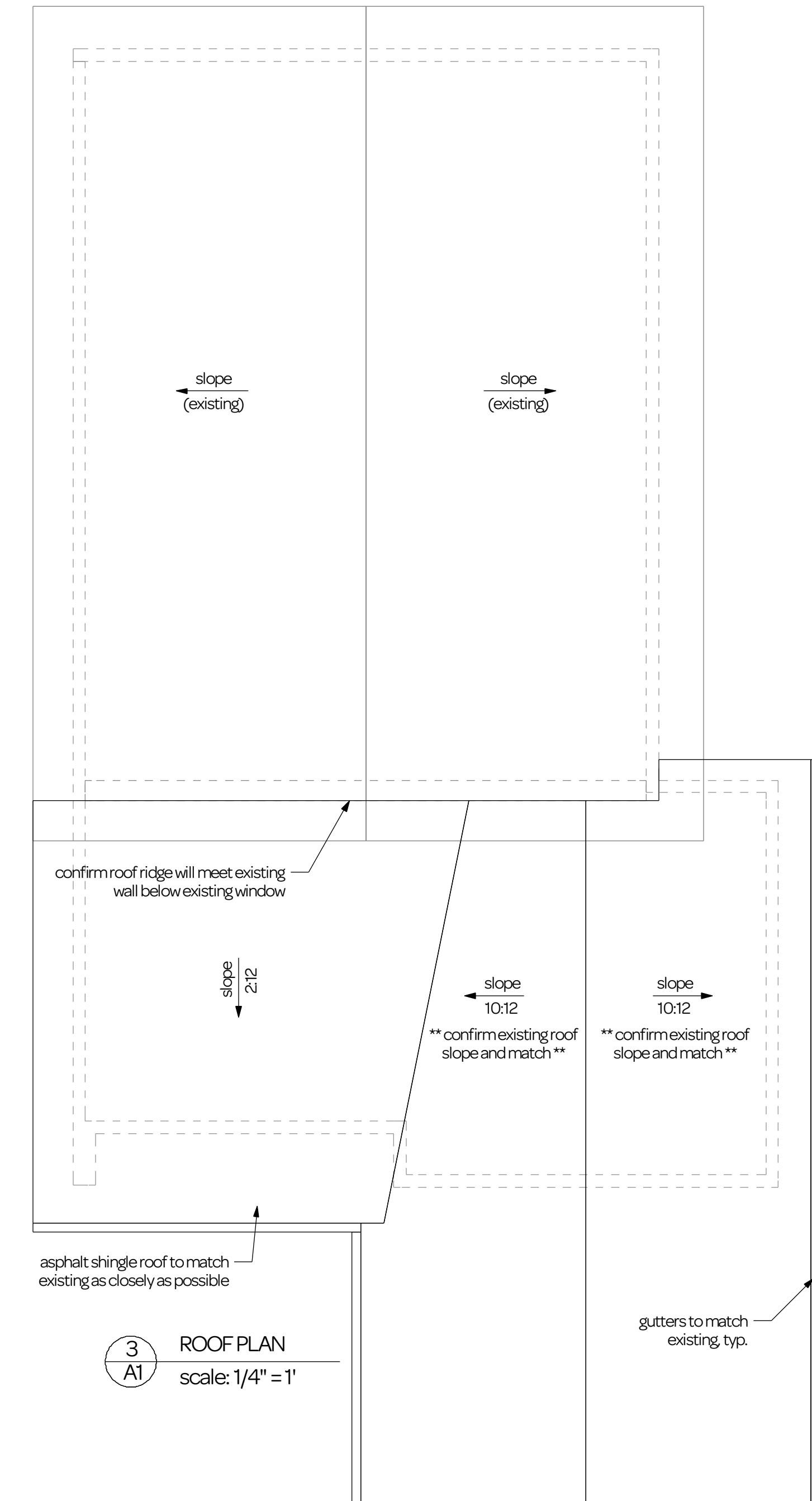
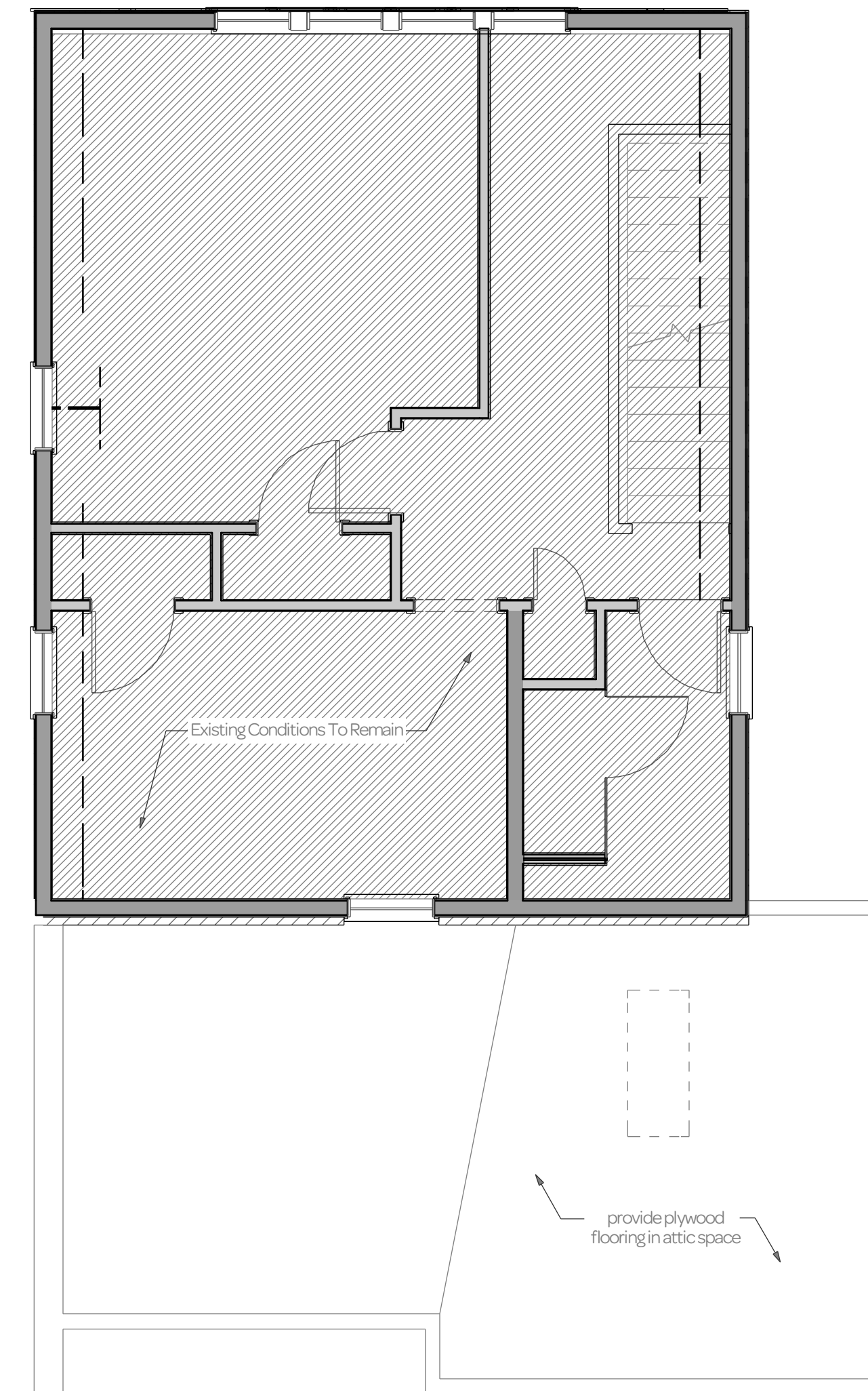
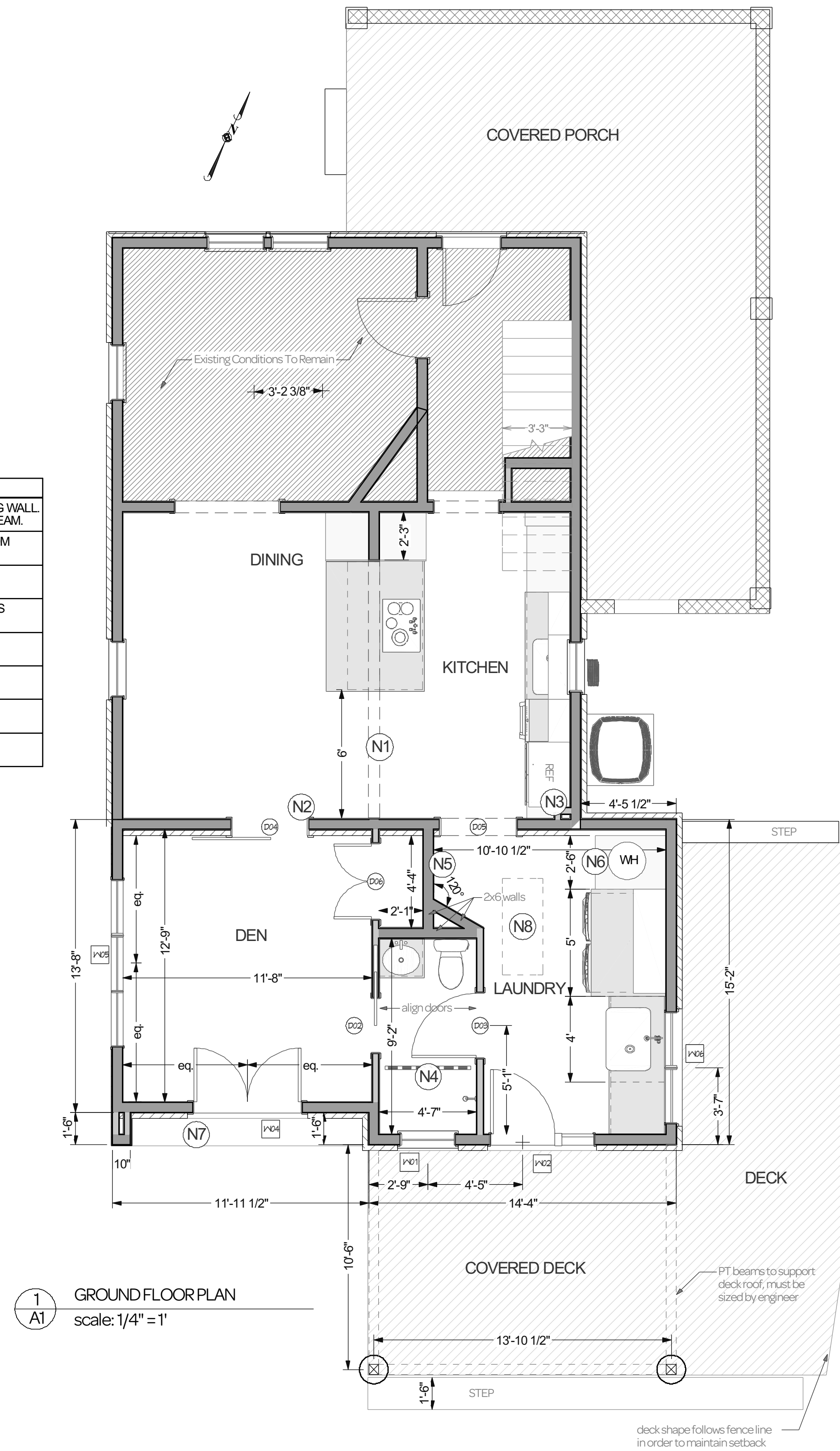
AO

508-469-0802
P.O. Box 621
Chatham, MA 02633

ADDITIONAL NOTES

- all exterior walls are 2x6 framing with 1/2" gypsum board interior
- all exterior walls are to have a minimum R-value of R-13
- any exterior light fixtures or hose bibs are to be reviewed with homeowner before construction
- it is suggested that the new spaces use minisplits for heating and cooling, this is to be reviewed with the homeowner before construction.
- It is recommended to seal, insulate and condition the new crawlspace. Review with homeowner before construction
- all cabinetry shown is for space planning purposes only, final cabinetry design is to be done by others

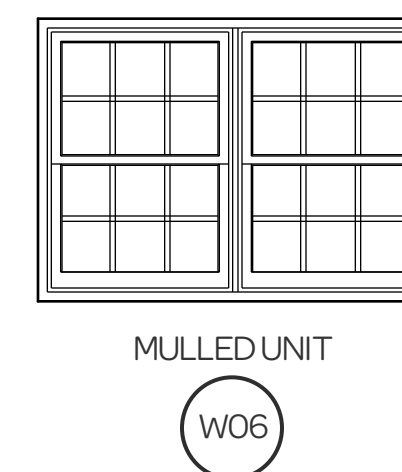
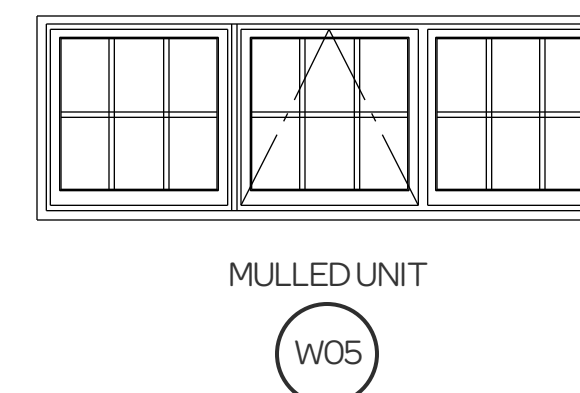
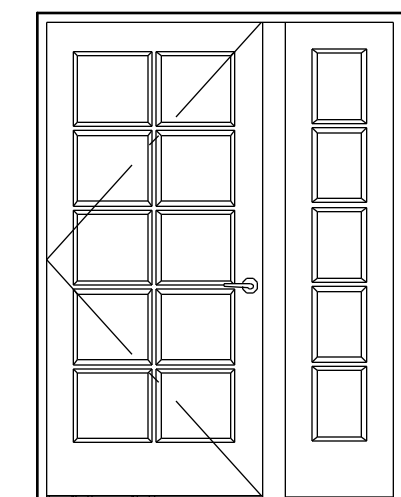
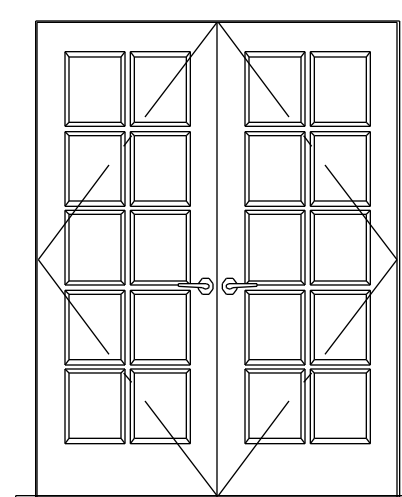
NOTE SCHEDULE	
(N1)	PROVIDE DROPPED BEAM AS NECESSARY TO CREATE OPENING IN EXISTING WALL MAINTAIN MAXIMUM HEIGHT BY USING WIDER BEAM INSTEAD OF DEEPER BEAM.
(N2)	SYMMETRICALLY PLACE BEDROOM DOOR ON OPPOSITE SIDE OF BEAM FROM DOORWAY INTO LAUNDRY ROOM
(N3)	RELOCATE PLUMBING CHASE INTO WATER HEATER CLOSET IF POSSIBLE
(N4)	PROVIDE FLUSH FLOOR DRAIN AND PITCH ALL BATHROOM FLOOR TOWARDS DRAIN
(N5)	ELECTRICAL PANEL LOCATION
(N6)	RELOCATE WATER HEATER TO THIS LOCATION AND INSTALL FULL HEIGHT CABINET AROUND HEATER
(N7)	PROVIDE DEEP STAIR TO YARD, MATCH DECKING STYLE AND MATERIALS
(N8)	PROVIDE DROP-DOWN ATTIC ACCESS STAIR CENTERED ON ROOF RIDGE



DOOR SCHEDULE					
NUMBER	QTY	HEIGHT	WIDTH	DESCRIPTION	COMMENTS
D02	1	80"	30"	PANEL POCKET DOOR	
D03	1	80"	36"	HINGED PANEL DOOR	
D04	1	80"	42"	BARN DOOR	
D05	1	80"	42"	CASED OPENING	
D06	1	80"	42"	DOUBLE HINGED PANEL DOOR	

WINDOW SCHEDULE				
NUMBER	QTY	DESCRIPTION	EGRESS	COMMENTS
W01	1	SINGLE AWNING		
W02	1	36W X 80H FRENCH DOOR AND 18W SIDELITE	YES	
W04	1	HINGED PATIO DOOR	YES	
W05	1	3X1 MULLED UNIT		
W06	1	2X1 MULLED UNIT		

- provide tempered doors and windows as required by code
- window finish is to match existing as much as possible
- provide screens for all operable windows and doors



** ALL WINDOW LITE PATTERNS TO BE APPROVED BY HOMEOWNER BEFORE PURCHASE **

508-469-0802
P.O. Box 621
Chatham, MA 02633



ANGLIN EXTENSION
209 W. Wanola Ave
Kingsport, TN 37660

FLOOR AND ROOF PLANS

DATE:
7/14/2024
SCALE:
1/4" = 1'
SHEET:
A1

508-469-0802
P.O. Box 621
Chatham, MA 02633



ANGLIN EXTENSION
209 W. Wanola Ave
Kingsport, TN 37660

BUILDING ELEVATIONS AND SECTIONS

DATE:

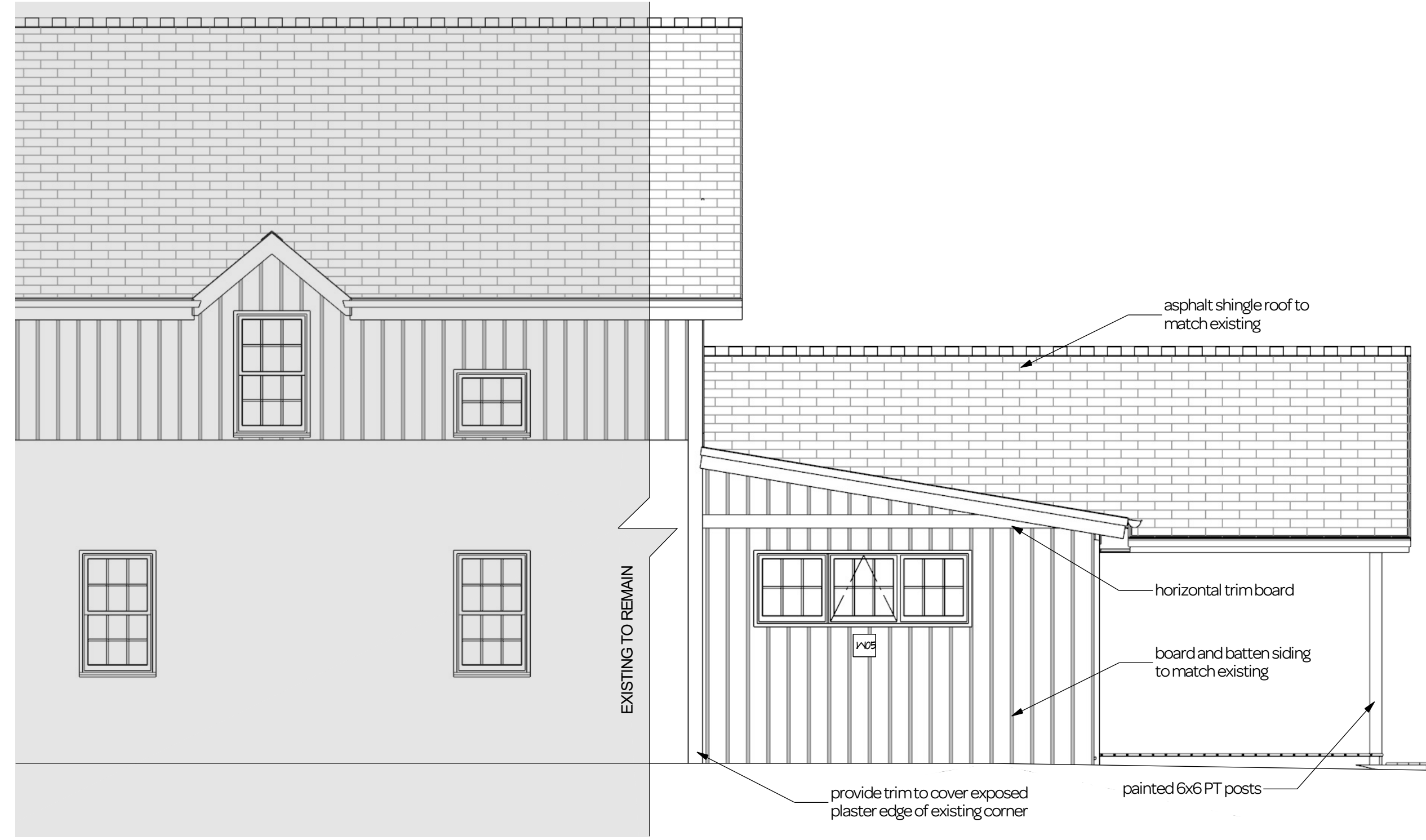
7/14/2024

SCALE:

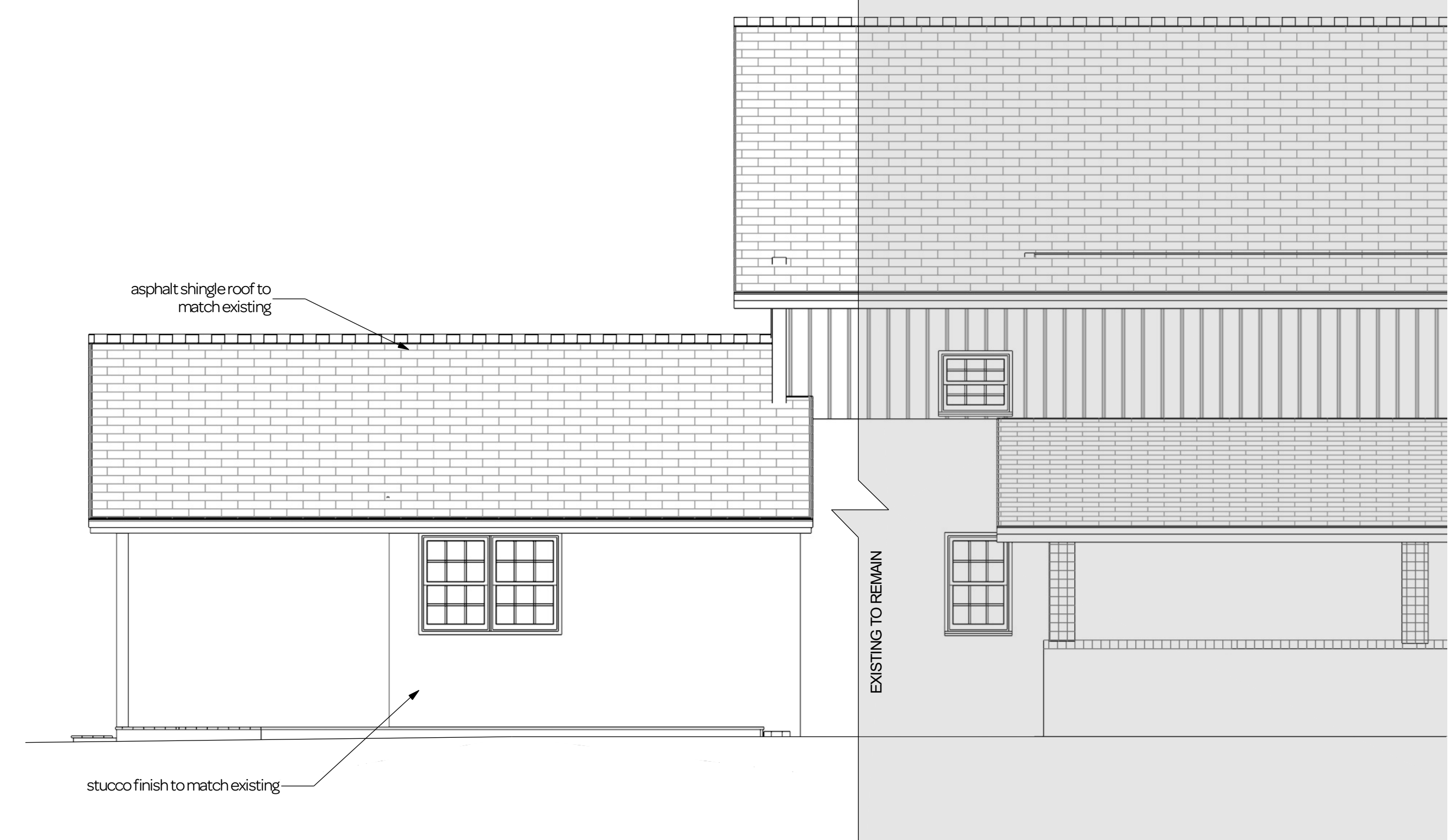
1/4" = 1'

SHEET:

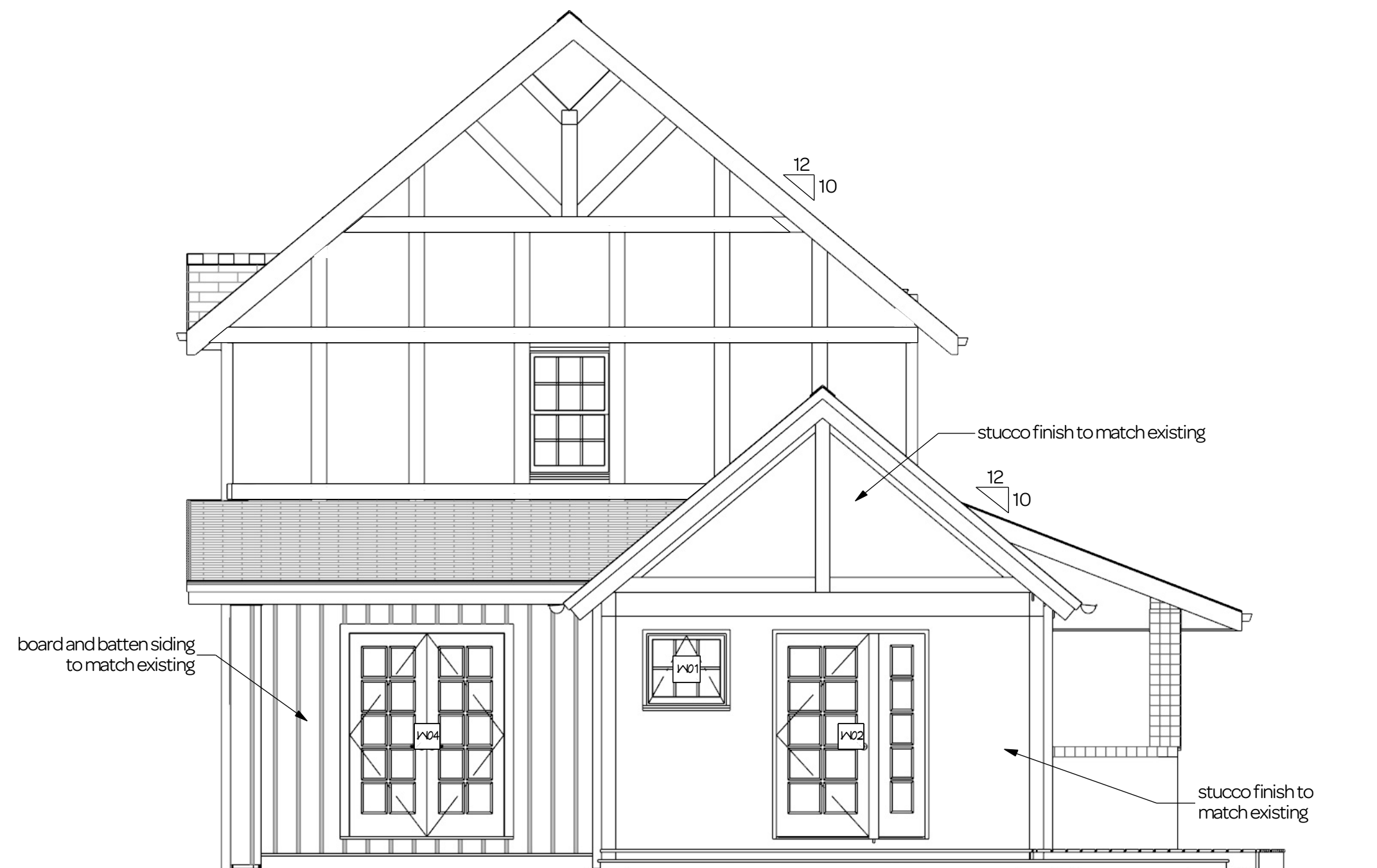
A2



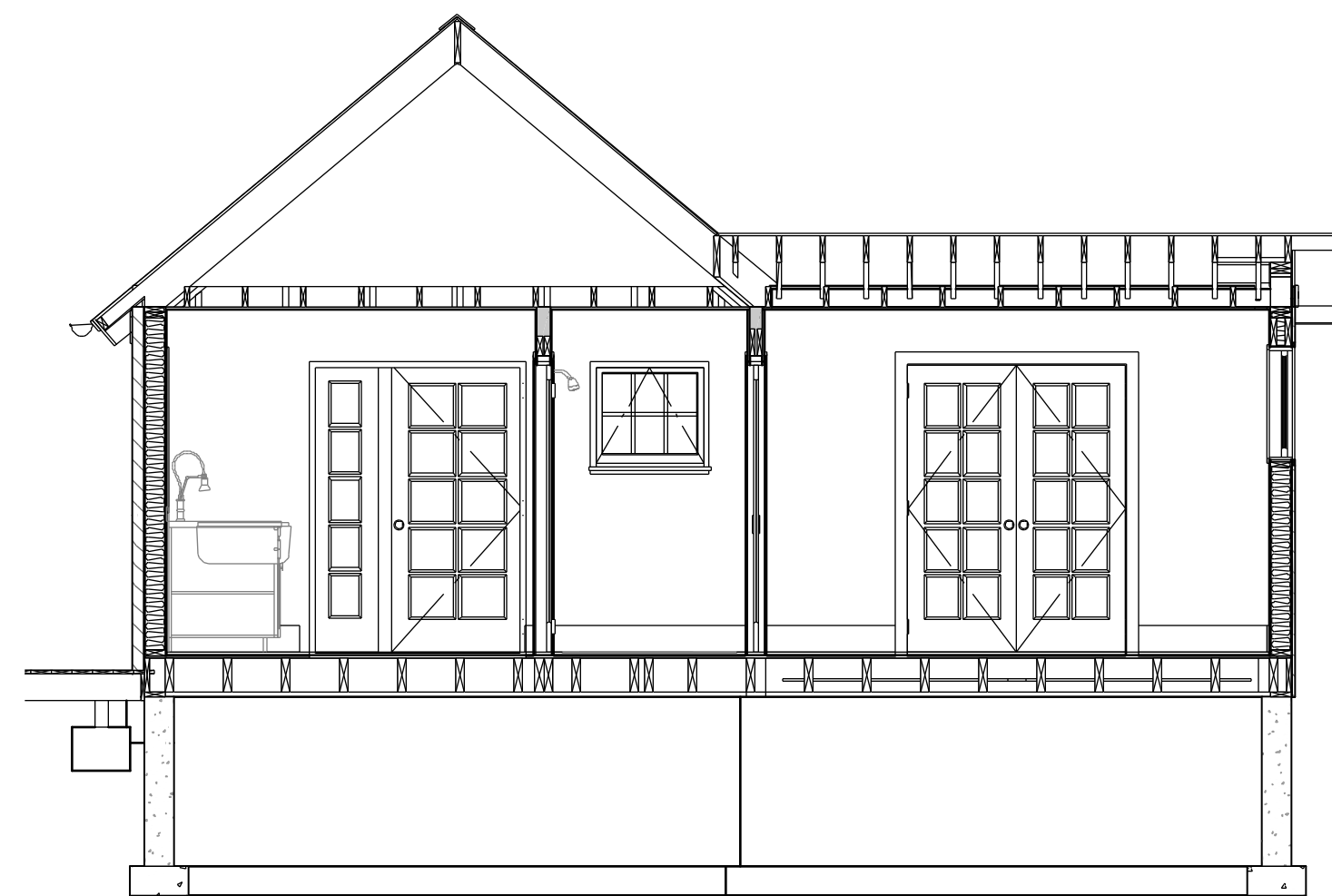
1 A2 SOUTHWEST / LEFT SIDE ELEVATION
scale: 1/4" = 1'



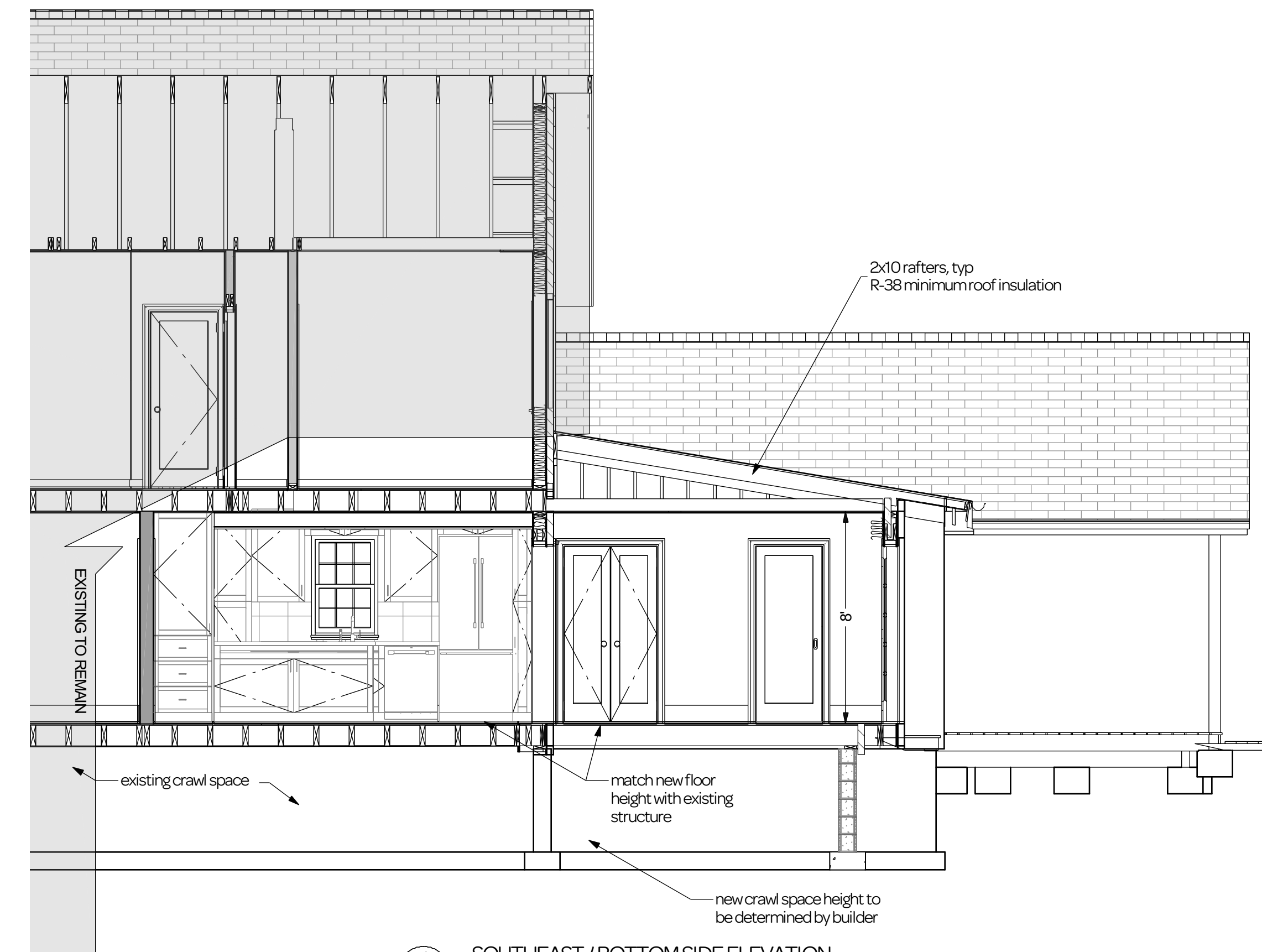
1 A2 NORTHEAST / RIGHT SIDE ELEVATION
scale: 1/4" = 1'



1 A2 SOUTHEAST / BOTTOM SIDE ELEVATION
scale: 1/4" = 1'



1 A2 SOUTHEAST / BOTTOM SIDE ELEVATION
scale: 1/4" = 1'



1 A2 SOUTHEAST / BOTTOM SIDE ELEVATION
scale: 1/4" = 1'

STRUCTURAL AND FINISH NOTES

All structural elements are intended to provide a level floor surface between the existing floors and new renovation. It is recommended that an engineer provides detailed sizing calculations for these components.

All exterior finishes are intended to match the existing as closely as possible. This includes eave details, trim style and finish, stucco paint and finish, and any other features that are a continuation or imitation of the existing facade. Builder is responsible for assessing existing finishes and providing suitable solutions to match.



508-469-0802
P.O. Box 621
Chatham, MA 02633



ANGLIN EXTENSION
209 W. Wanda Ave
Kingsport, TN 37660

PROJECT RENDERINGS FOR REFERENCE

DATE:

7/14/2024

SCALE:

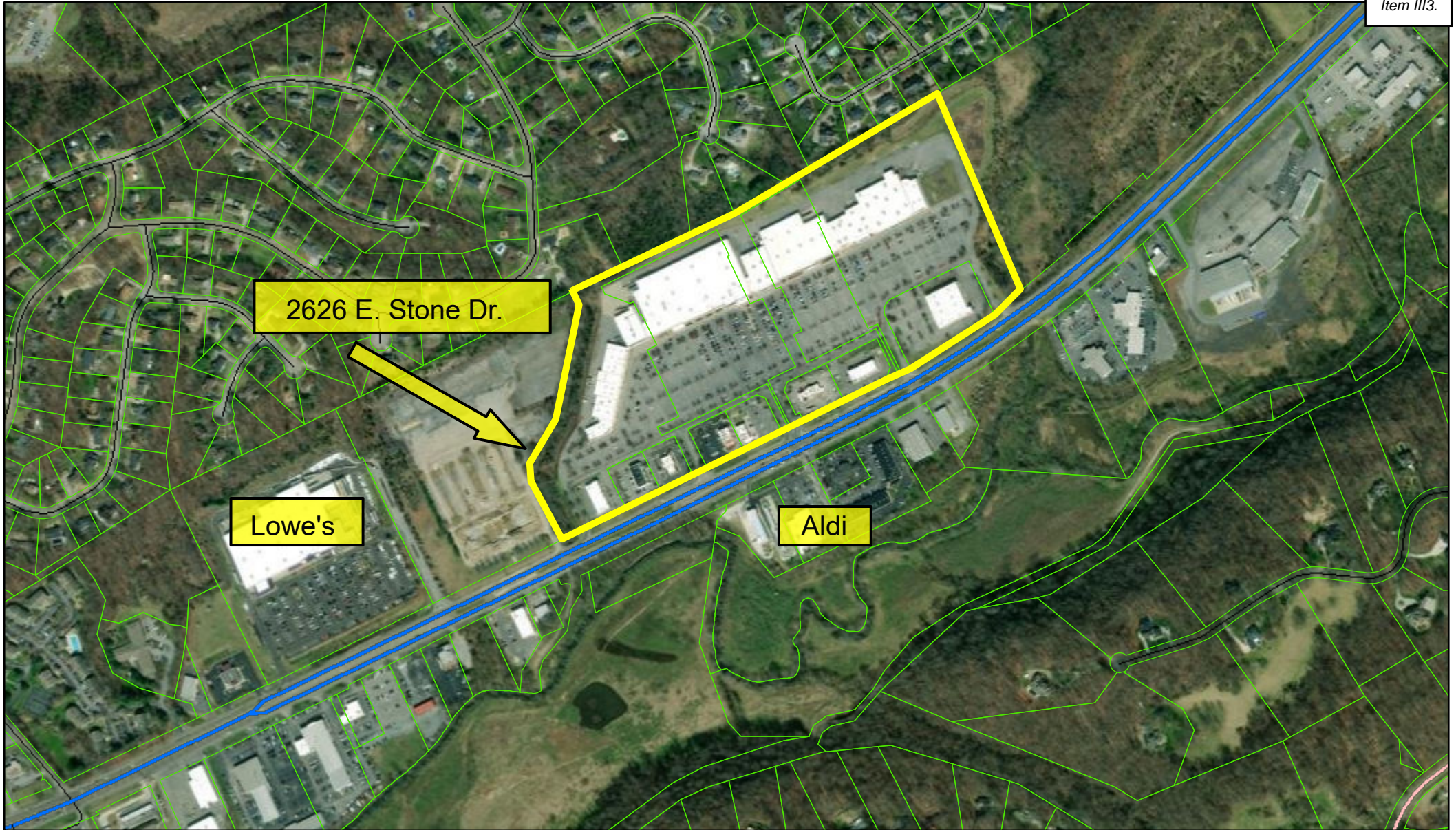
1/4" = 1'

SHEET:

A3

ArcGIS Web Map

Item III.3.



7/16/2024, 3:06:21 PM

Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street

Ramp

Urban Growth Boundary

1:9,028

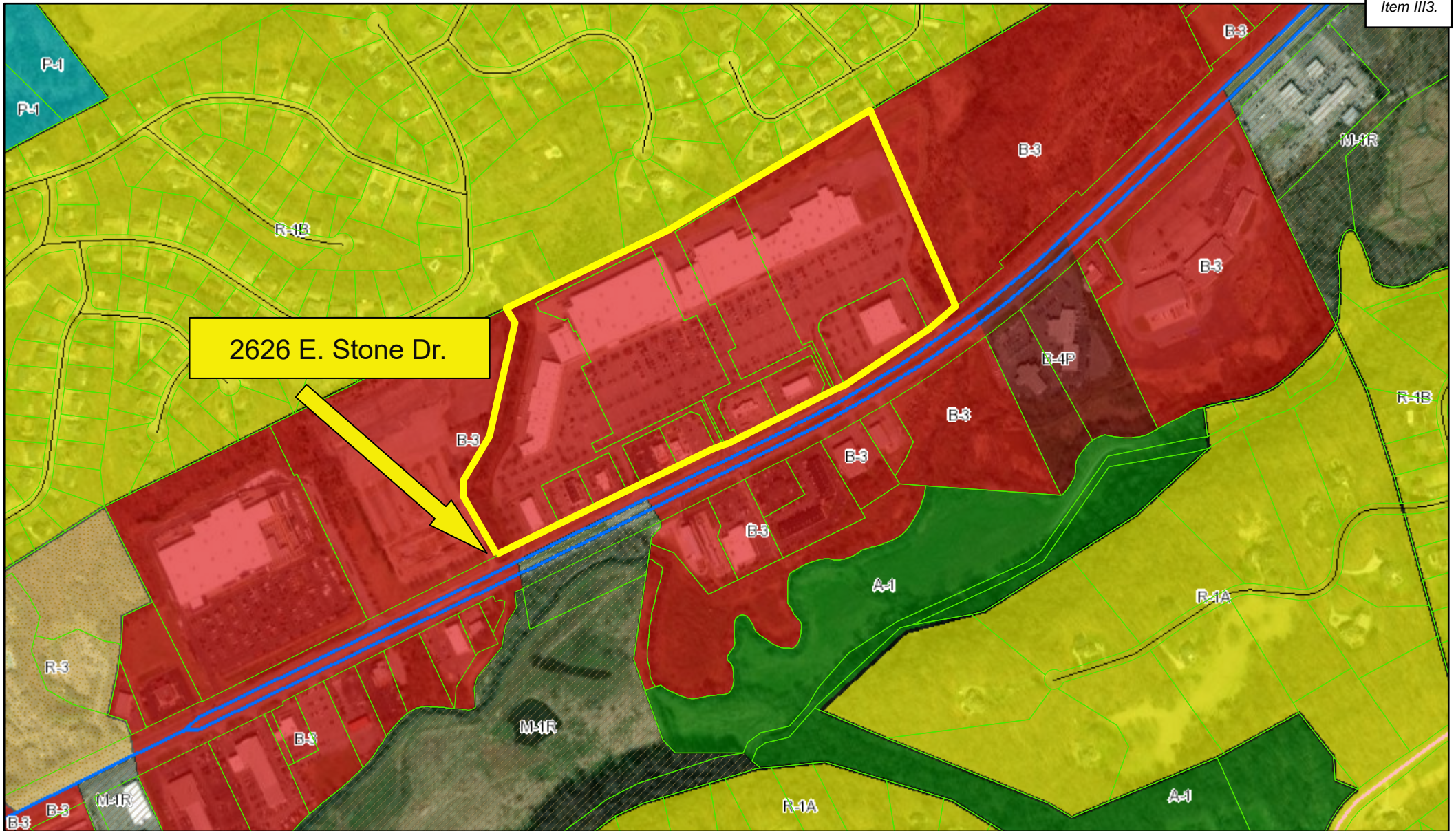
0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

NC CGIA, Maxar

ArcGIS Web Map

Item III.3.



7/16/2024, 2:42:47 PM

Sullivan County Parcels Jan 2023

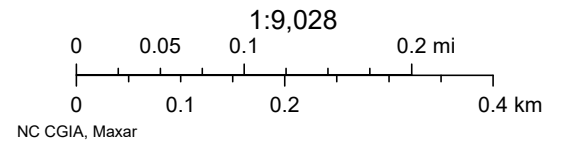
Parcels

Streets

- Interstate
- Expressway

- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp
- City Zoning
- <Null>

- | | | | | |
|---|--|--|---|--|
| T/A/C | A-1 | B-2 | B-4P | M-1 |
| R-5 | A-2 | B-3 | B-4P | M-1R |
| GC | AR | B-3 | BC | M-2 |
| B-2E | B-1 | B-4 | GC | MX |



TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 25, 2024

RE: 2626 E. Stone Drive

The Board is asked to consider the following request:

Case: BZA24-0146 – The owner of property located at 2626 East Stone Drive, Control Map 047I, Group A, Parcel 018.00 requests approval to Sec 114-533(8)a to permit one additional freestanding sign. The purpose of the request is to install a new multi-panel freestanding sign. The property is zoned B-3, Highway-Oriented Business District. The total sign square footage of the additional freestanding sign is 125.65 square feet. This exceeds the allowed 100 square feet of signage in a B-3 zone; however, the zoning code does not address size limits for additional freestanding signage. Please note BZA case no. 06-701-00030 was approved by the board allowing six additional out parcel signs limited to 40 square feet per side and no higher than 8 feet.

Code reference:

Sec. 114-533. - On-premises signs.

(8) Highway Oriented Business District (B-3).

a. Single-tenant business and multitenant centers are permitted one freestanding sign, provided:

- 1. The sign surface area shall not exceed one square foot per lineal foot of frontage for the first 100 feet of frontage;*
- 2. The maximum sign surface area shall be 100 square feet per side or 200 square feet total of all sides;*
- 3. A lot with a multiple-street frontage, including a corner lot, uses only one street frontage for computing the sign surface area; and*
- 4. The height of the sign shall not exceed 30 feet above the ground.*

an electronic Sign in a B-3, General Business District, [Kingsport Code of Ordinances, Section 114-571(b)]. Mr. Kevin Bennett and Mr. James Warren presented the case to the Board. On a motion by Bob Winstead, seconded by Frank Oglesby, the Board voted unanimously, 4-0, to grant the variance as with the following stipulations: 1) the messages do not scroll. 2) The messages would not change quicker than every 30 seconds.

Case No. 06-701-00027: The property located at 1526 Bridgewater Lane. (Sullivan County tax map 47H, group A, parcel 6.01) requests a special exception to allow the installation of an electronic Sign in a B-3, General Business District, [Kingsport Code of Ordinances, Section 114-571(b)]. Mr. James Hayes presented the case to the Board. On a motion by Bob Winstead, seconded by Frank Oglesby, the Board voted unanimously, 4-0, to grant the variance as with the following stipulations: 1) the messages do not scroll. 2) The messages would not change quicker than every 30 seconds.

Case No. 06-701-00028: The property located at 1336 East Stone Drive. (Sullivan County tax map 46L, group B parcel 7) requests a special exception to allow the installation of an electronic Sign in a B-3, General Business District, [Kingsport Code of Ordinances, Section 114-571(b)]. Mr. James Leonard presented the case to the Board. On a motion by Bob Winstead, seconded by Frank Oglesby, the Board voted unanimously, 4-0, to grant the variance as with the following stipulations: 1) the messages do not scroll. 2) The messages would not change quicker than every 30 seconds.

Case No. 06-701-00029: The property located at 2354 Fort Henry Drive. (Sullivan County tax map 62I, group J parcel 4) requests a special exception to allow the installation of an electronic Sign in a B-3, General Business District, [Kingsport Code of Ordinances, Section 114-571(b)]. Mr. James Leonard presented the case to the Board. On a motion by Bob Winstead, seconded by Frank Oglesby, the Board voted unanimously, 4-0, to grant the variance as with the following stipulations: 1) the messages do not scroll. 2) The messages would not change quicker than every 30 seconds.

Case No. 06-701-00030: The property located at 2626 East Stone Drive (Sullivan County tax map 47, parcel 26) requests a dimensional variance in order to construct a free standing sign for a multi-tenant shopping center in a B-3, General Business District which requires a maximum height of (30)ft and a maximum sign surface area not to exceed (100)sq.ft. per side [Kingsport Code of Ordinances, Section 114-569(8) (a) (1) (2) (4)]. Mr. Matt Lukas presented the case to the Board. After a detailed discussion with the representative and on a motion by John Caldwell, seconded by Bob Winstead, the Board voted unanimously, 4-0, to grant the variance as presented taking into consideration that this property has 2,500 linear feet of road frontage and the development is in excess of 400,000 sq.ft. and the character of the highway is a four-lane divided highway with the following stipulation: 1)The 6 out parcels signage be limited to 40 sq.ft. per side and no be placed no higher than 8 ft.



APPLICATION

Board of Zoning Appeals

APPLICANT INFORMATION:

Last Name: Cann	First: Nathan	M.I.	Date: 06-25-2024
Street Address: 2626 E Stone Dr		Apartment/Unit #	
City: Kingsport	State: TN	ZIP	37660
Phone 7208366504	E-mail Address ncann@drycreekcp.com		

PROPERTY INFORMATION:

<i>Tax Map Information</i>	Tax map: 047	Group:	Parcel: 025.00	Lot: 27.09
Street Address 2626 E Stone Dr, Kingsport TN 37660			Apartment/Unit #	
Current Zone	Proposed Zone			
Current Use	Proposed Use			

REPRESENTATIVE INFORMATION:

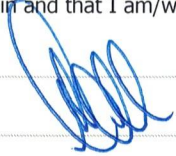
Last Name Wortmann, and Ziegler	First Scott, and Aiden	M.I.	Date 07/15/2024
Street Address 383 Inverness Parkway Suite 390		Apartment/Unit #	
City Englewood	State Colorado	ZIP	80112
Phone 720-836-6511	E-mail Address swortmann@drycreekcp.com, aziegler@drycreekcp.com		

REQUESTED ACTION:

Seeking approval for a second freestanding sign. 25ft2 inches high and 8 ft 4 inches wide. With 150.67 Sqft.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: 

Date:

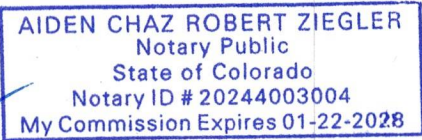
Signed before me on this 15 day of July, 2024,

a notary public for the State of Colorado

County of Douglas

Notary Aiden Ziegler

My Commission Expires 01-22-28



Variance Worksheet – Finding of Facts

Variances. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, **because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property**, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

a. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

Due to the large size of the shopping center, there are some tenants that do get the recognition and visibility they deserve. On the west wing of Kings Port Pavilion, the stores get less visibility from the road due to our parcel building blocking vision. The design of Kingsport was not built for some smaller tenants and was meant for large groups which is why the visibility is hindered by the out parcels it was expected to have a large Tenant.

b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.

The large amount of unseen buildings hurts our foot traffic since people do not know what is there and available to see. With a mini pylon on the corner, it will give that added site line for us.

c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.

**This is a unique circumstance since we already have a large Pylon we want to accompany it with a mini-
pylon to give the shopping center a much better look. The adoption of this will result in positive feedback from the city and its people.**

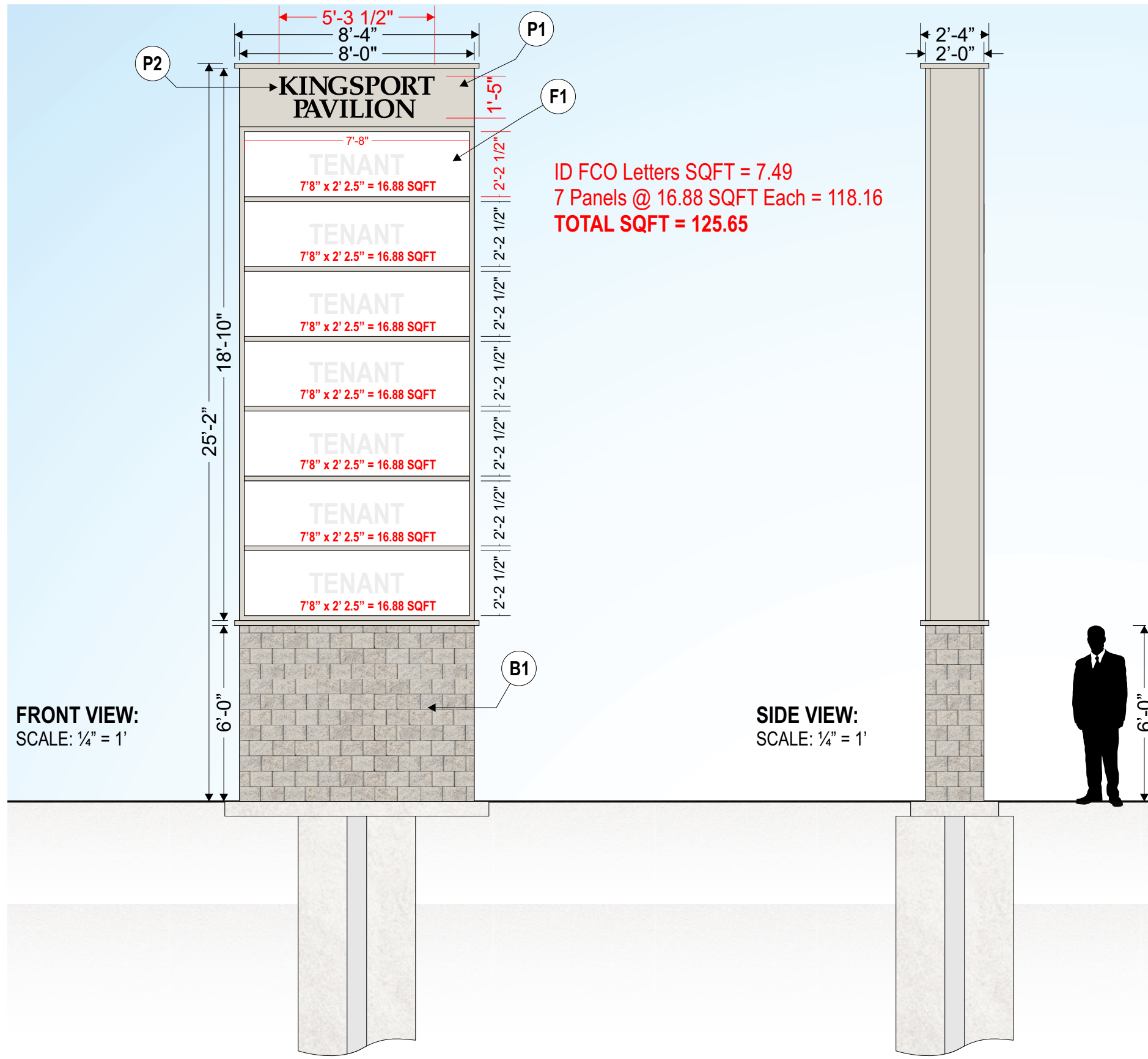
d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

It will be a reminder to the community that we do not forget the little guy or the unseen. Want to make sure the smaller places are able to get there sign. It will only take a few weeks of installation and that will be the most noise heard. We follow all the proper permits and safety protocols.

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable use DOES NOT constitute a "hardship".
4. Mere inconvenience to the applicant is not sufficient grounds for determining a "hardship". In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.



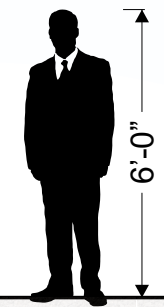
ID FCO Letters SQFT = 7.49
 7 Panels @ 16.88 SQFT Each = 118.16
TOTAL SQFT = 125.65

GENERAL SPECIFICATIONS:
 Aluminum Construction Sign Cabinet, 2" Retainers,
 2" H-Bars, 2" Aluminum Topper & Bottom Section,
 Flat Cut .125" Aluminum Letters for ID Logo
 Beige Block Masonry Base, LED Illumination
 Power ran to sign location by client electrician.

Foundation & Steel:
 TBD
(1) Foundations:
 TBD

COLOR GUIDE:

P1	Retainers, Returns to match SW 9166 Drift of Mist (Satin Finish)
P2	Flat Cut Out .125" Aluminum Letters painted Black (Satin)
F1	White Lexan Faces
B1	Beige Block Masonry Base



DRY CREEK CAPITAL PARTNERS | PYLON SIGN - LOCATION

Item III.3.

GIS VIEW:
SCALE: NTS
SITE PLAN NEEDED



Possible Pylon Sign Location

This is an original unpublished drawing submitted for your use on a project being planned for you by DBM Signage & Branding. It is shall not be reproduced, copied, or shown in any manner without written permission of DBM Signage & Branding.



Electrical Requirements:
120 Volts | 20 AMP Circuit

Client: Dry Creek Capital Partners
Project Name: Freestanding Sign
Project Location: Kingsport, TN
Project Zoning Jurisdiction: City of Kingsport, TN
Drawing #: 24-052101
Drawing Date: 07/24/24
Designer: CN

Notes & Info:

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

July 11, 2024, Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Bill Sumner
Calvin Clifton
Joe White
Wes Combs

Members Absent:

Tracey Cleek

Staff Present:

Lori Pyatte
Ken Weems
Jessica McMurray
Finn Hounshell

Visitors:

Ben Herrick
Harris Simpson
Diane Caldwell
Jonathan Pierce
Rhonda Morris
Geoffrey Miller

Chairman Bill Sumner called the meeting to order at 12:01pm.

Chairman Sumner explained the meeting procedures.

Ms. Lori Pyatte conducted the swearing in ceremony for those wishing to speak during the regular meeting. All visitors were sworn in.

Public Hearing:

Case: BZA24-0068 – The owner of property located at TBD N. Eastman Road, Control Map 061D, Group E, Parcel 023.10 requests special exception to Sec 114-191(c)4 for the purpose of constructing a new cell tower. The property is zoned P-1, Professional Offices District.

Mr. Ben Herrick introduced himself as the owner's representative and presented the case to the board. Mr. Herrick began by stating this item was presented to the board initially in May 2024. The meeting resulted in the board tabling the item and requesting the applicant submit property valuation data. Mr. Herrick continued, stating the Property Valuation Report was completed and submitted to the board. Mr. Herrick went on to say the report showed the location of a cell tower near residential neighborhoods had no impact on property values. Mr. Herrick noted Mr. Harris Simpson, Real Estate Appraiser completed the report, was an expert in property valuation and present to answer any questions the board may have. Chairman Sumner inquired as to if the board would like to hear a summary of the report. Mr. Combs stated he would. Mr. Herrick then introduced Mr. Harris Simpson to the board.

Mr. Simpson noted his qualifications and directed the board to the Property Valuation report provided in the packet.

Mr. Simpson then explained his method for completing the report was through interviews with homeowners, builders, tax assessors and realtors as well as assessing current home values and recent sells in residential areas located near cell towers. Mr. Simpson explained he ended with a body of data and the preponderance of it showing how the market is perceiving and reacting to the cell towers. In this case the market is very good and he did not find any example where there was a negative impact on property values from the cell tower.

Mr. Combs asked if Mr. Simpson could walk the board through his analysis of data. Mr. Simpson referenced exhibit "A" in the report as his best example. He cited a newly developed subdivision at an old Wal-Mart site in close proximity to an existing cell tower, where the majority of new homes sold within two years of construction. The research is a combination of things, in this case, talking to the realtor who stated the new homes "sold like hotcakes" and homeowners who stated it was not an issue. Then by profiling data and taking a look at actual sells Mr. Simpson determined it could be proven there was no negative impact.

Chairman Sumner inquired as to if the strong housing market had an impact on the results. Mr. Simpson responded that a strong market is not just in this area.

Vice Chair Clifton stated, topographically speaking the site is horrible due to elevation and asked Mr. Herrick if a diagram was available to provide an elevation view of the proposed retaining wall around the tower in proximity to Eastman Road and the surrounding properties. Mr. Herrick stated he did not have an elevation diagram but could commission if requested. Vice Chairman Clifton went on say he knows the site well and it will be extremely difficult to develop. Continuing on to say that the retaining wall itself will be an eyesore to patrons at the eating establishment across the street. Vice Chairman Clifton then referenced the tower at the old Wal-Mart site, stating that tower has been for a number a years and the individuals buying a home in the new subdivision had a choice as to whether they wanted to buy there or not. In this case, the new tower is being built in an older neighborhood that is completely built out. Vice Chairman Clifton inquired as to if staff had any record of comment received from the commercial property owners across the street. Mr. Ken Weems stated, Mr. Jonathan Pierce provided testimony at the May meeting. Mr. Herrick inquired as to if stealthing the tower could be a condition of approval. Mr. Combs asked if a stealth tower would be the same size, Mr. Herrick responded, stating that yes it would the same 150 feet.

Mr. Jonathan Pierce introduced himself as the owner of the commercial property located at 1700 N. Eastman Road. Mr. Pierce stated the cell tower would not impact his commercial property as much as it will impact the residential neighborhood. He went to say he is not against Verizon putting up a new tower just not at this location. This tower will be in these residents backyard, 150 feet tall and in their sky line and he is not convinced this will not affect their property values. Chairman Sumner inquired as to if Mr. Pierce believed the tower will affect his property values. Mr. Pierce stated he thinks it will affect his property and his pocketbook.

Ms. Rhonda Morris introduced herself as a homeowner at 1640 C Street and stated the tower would be located in her backyard. Ms. Morris stated the 150 feet tower does bother her and inquired as why a tower the same size as a light pole could be installed. She explained the tower would obscure her view and is concerned with the retaining wall. The board inquired as to how long Ms. Morris has lived at her home, she stated since 2002. Mr. Combs inquired as to if the homeowner believed this would affect her property value, she stated she did believe it would affect her property value.

Ms. Diane Caldwell introduced herself as a homeowner at 1639 C Street and stated the tower would be in the view of her front yard. Ms. Caldwell stated her concerns was the health effects and radiation from a cell tower. Mr. Combs inquired as to if the homeowner believed this would affect her property value, she stated she did believe it would affect her property value.

Chairman Sumner, seeing no one wishing to speak further on the item, closed the public hearing.

Case: BZA24-0121 – The owner of property located at 1447 Highpoint Avenue, Control Map 029E, Group B, Parcel 016.00 requests a 96 foot deviation from rear yard to Sec 114-133(1) for the purpose of constructing a detached two-car garage in the front yard. The property is zoned R-1B, Residential District.

Mr. Geoffrey Miller introduced himself as the homeowner and presented the case to the board. Mr. Miller explained the purpose of the request is to construct a new detached two-car garage in his front yard. Mr. Miller explained the building could not be located in his side yard due to the septic system and could be located in the rear yard due to a depression in the ground. Mr. Miller stated he did reach out to the adjoining property and they were supportive of the building location.

Chairman Sumner, seeing no one wishing to speak further on the item, closed the public hearing.

BUSINESS:

MOTION: made by Mr. White, seconded by Mr. Combs, to approve the Kingsport Board of Zoning Appeals minutes for June 6, 2024.

VOTE: 4-0 to approve the minutes.

10 year board of zoning appeals variance report – Staff recommended the board move into adjudicating cases and hear the presentation once adjudication is complete. Chairman Sumner agreed.

Adjudication of Cases:

Case: BZA24-0068 – The owner of property located at TBD N. Eastman Road, Control Map 061D, Group E, Parcel 023.10 requests special exception to Sec 114-191(c)4 for the purpose of constructing a new cell tower. The property is zoned P-1, Professional Offices District.

The board deliberated amongst members. Chairman Sumner noted a petition was submitted to the record with approximately 77 signatures. Petition signatures consisted of residents in the neighborhood located behind the subject property, Kingsport citizens at-large and a couple non-Kingsport residents. Chairman Sumner stated that 77 signatures is significant. Vice Chairman Clifton agreed and reiterated his concerns about the impact on nearby commercial properties, site topography and retaining wall elevations. Mr. Combs stated the effects of not approving the cell tower could result in lagging communications for the neighborhood over the next several years.

MOTION: made by Vice Chair Clifton, seconded by Mr. Joe White, to deny the special exception for the purpose of constructing a new cell tower.

VOTE: 4-0 to deny the request based upon neighborhood impact.

Case: BZA24-0121 – The owner of property located at 1447 Highpoint Avenue, Control Map 029E, Group B, Parcel 016.00 requests a 96 foot deviation from rear yard to Sec 114-133(1) for the purpose of constructing a detached two-car garage in the front yard. The property is zoned R-1B, Residential District.

The board noted the hardship is the irregular lot shape and topography.

MOTION: made by Mr. Combs, seconded by Mr. White, to approve the 96 foot deviation from rear yard as requested.

VOTE: 4-0 to approve the request.

With adjudication of cases complete, Mr. Ken Weems introduced Finn Hounshell to the board as a summer intern working within the planning department. Mr. Hounshell present a 10 year board of zoning appeals variance report. The board noted the report was very well done and informative. They thanked Mr. Hounshell for his work.

With no further business the meeting was adjourned at 1:29 p.m.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator