



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, April 02, 2026 at 12:00 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom: Room 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: BZA26-0057–The owner of property located at 2020 Springfield Avenue, Control Map 046F, Group C, Parcel 018.00 requests a twenty-foot front yard variance from Sec. 114-182(e)(1)c in order to construct a new single-family home. The property is zoned R-1A, Residential District.

INTERESTED PARTIES:

Owner:

Richard Lane

310 South wood Lane

Kingsport, TN 37664

Representative: Richard Lane

IV. BUSINESS

1. Approval of the March 12, 2026 regular meeting minutes.

Stating for public record, the next application deadline is April 15, 2026 at noon, and meeting date (Thursday, May 7, 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

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, April 2, 2026 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: BZA26-0057–The owner of property located at 2020 Springfield Avenue, Control Map 046F, Group C, Parcel 018.00 requests a twenty-foot front yard variance from Sec. 114-182(e)(1)c in order to construct a new single-family home. The property is zoned R-1A, Residential 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: 3/23/2026

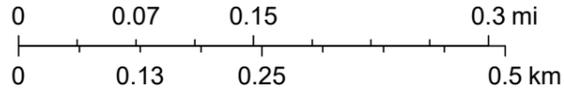


3/19/2026, 10:38:39 AM

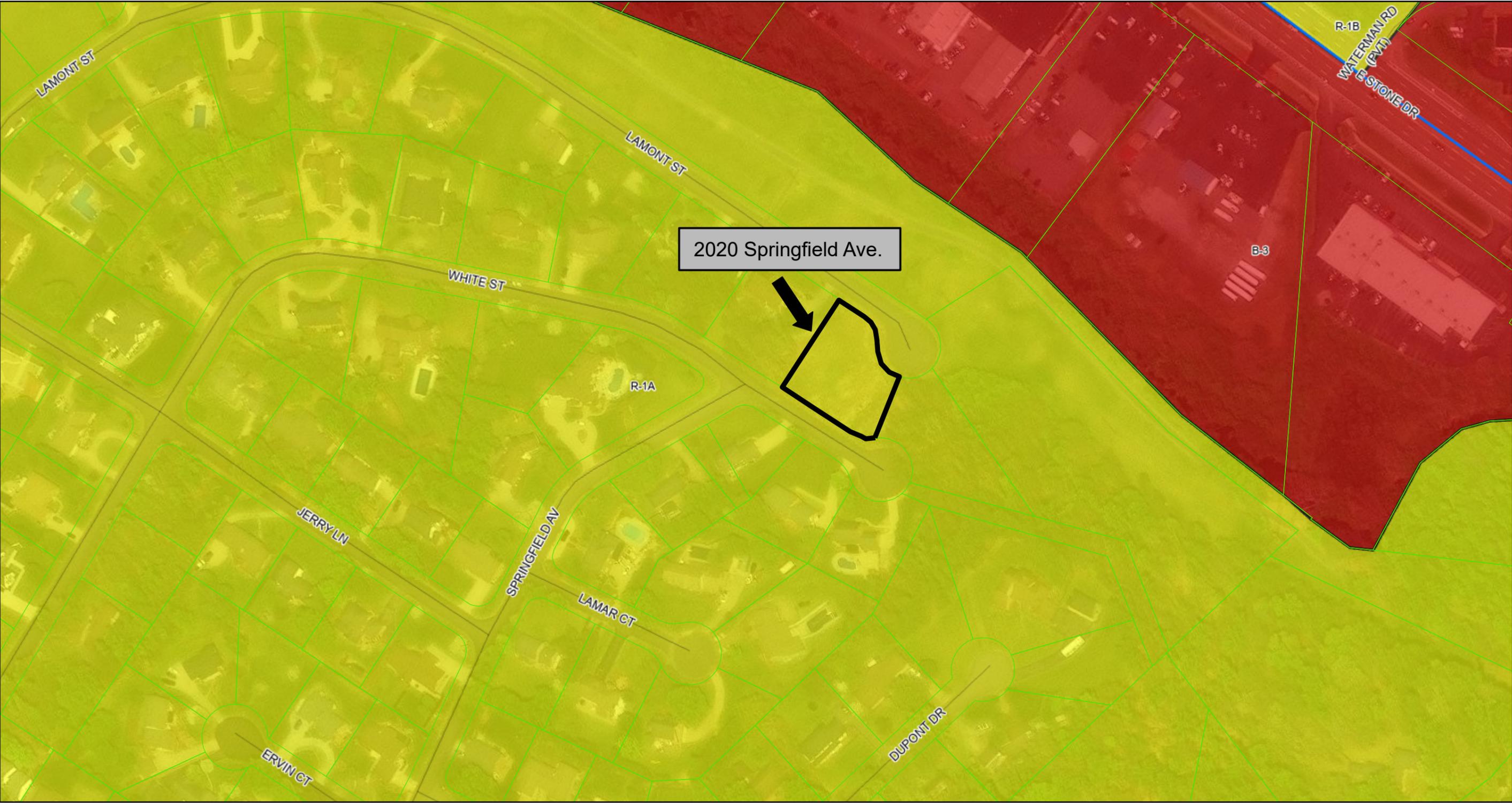
Sullivan County Parcels Jan 2023 Streets

- Parcels
- Urban Growth Boundary
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street

1:9,028



NC Collaboratory at UNCCH, Vantor



3/19/2026, 10:28:09 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-3

R-1A

R-1B

Urban Growth Boundary

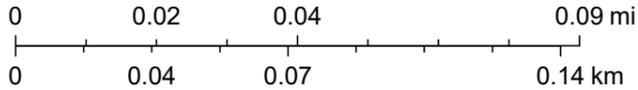
Streets

Major Arterial

Local Street

Private Street

1:2,257



NC Collaboratory at UNCCH, Microsoft, Vantor



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: March 17, 2026

RE: 2020 Springfield Avenue

The Board is asked to consider the following request:

Case: BZA26-0057–The owner of property located at 2020 Springfield Avenue, Control Map 046F, Group C, Parcel 018.00 requests a twenty-foot front yard variance from Sec. 114-182(e)(1)c in order to construct a new single-family home. The property is zoned R-1A, Residential District.

Code reference:

Sec. 114-182. - R-1A, Residential District.

(e)Dimensional requirements. The minimum and maximum dimensional requirements for the R-1A district are as follows:

(1) Minimum requirements.

- a. Lot area, 10,000 square feet.*
- b. Lot frontage, 60 feet.*
- c. Front yard, 40 feet.***
- d. Each side yard:*
 - 1. Ten feet for one or two stories;*
 - 2. 15 feet for three stories;*
 - 3. Plus 50 percent on the street side yard.*
- e. Rear yard, 30 feet.*
- f. Usable open space, not applicable.*

APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	Lane	First	Richard	M.I.		Date		
Street Address	310 Southwood Drive			Apartment/Unit #				
City	Kingsport	State	TN	ZIP	37664			
Phone	[REDACTED]			E-mail Address				[REDACTED]

PROPERTY INFORMATION:

Tax Map Information	Tax map: 046F Group: C Parcel: 18 Lot: 18						
Street Address	2020 Springfield Ave (Previously 2245 Lamont St)				Apartment/Unit #		
Current Zone	R-1A	Proposed Zone	N/A				
Current Use	Single Family	Proposed Use	Single Family				

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

A previously requested variance for 2245 Lamont (Case BZA24-0094) for previous lot owner Jasper Chin was approved due to the steep hill in the middle of the lot between Lamont St. and Springfield Ave. We are now requesting a variance for the same reason, except we are planning the new home facing Springfield instead of Lamont and the variance is to move the back of the home further away from the hill.

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: Richard Lane Date: 3/5/26

Signed before me on this 5th day of March, 2026,
 a notary public for the State of Tennessee
 County of Sullivan

Notary Toni Renee Crawford
 My Commission Expires 04/25/2026



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.

1. Steep slope lot between two cul-de-sacs on Springfield Ave and Lamont St.

2. Storm water drain and sewer easement on east side of lot

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

The location of the proposed home is the only one economically feasible for a Springfield Ave facing home.

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.

None

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

1. The proposed new home will be of brick and stone exterior, consistent with other homes in Tellico Hills. The quality and construction will be similar to existing homes in the neighborhood.

2. The home will be 1 story with a partially finished basement and two-car garage.

3. The house and landscaping will add to the beauty of the lot and street views.

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.

1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)

2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, LOCATION OF ANY UTILITY OR MUNICIPAL PUBLIC SERVICE FACILITIES FOR CONFORMANCE REGARDING THESE UTILITIES OR FACILITIES. PLEASE CONTACT THE APPROPRIATE AGENCIES.

3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.

4 FIELD SURVEY CONDUCTED ON DATE: 2-5-24

5 CAO FILE: 24012-SP

6 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA (0.2% ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO FEMA FIRM NUMBER 47163C0045D WITH EFFECTIVE DATE OF 09-29-2006. DELINEATION SHOW HEREON IS AS GRAPHICALLY DEPICTED ON SAID FIRM.

7 KINGSFORD ZONING: R-1A

8 I CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1: 7,500 AS SHOWN HEREON AND THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

LEGEND

- FOUND/EXISTING IRON REBAR
- ⊗ POINT NOT MONUMENTED
- ⊙ SEWER MANHOLE
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
- SEWER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ADJOINING PROPERTY LINE, (APPROXIMATE)

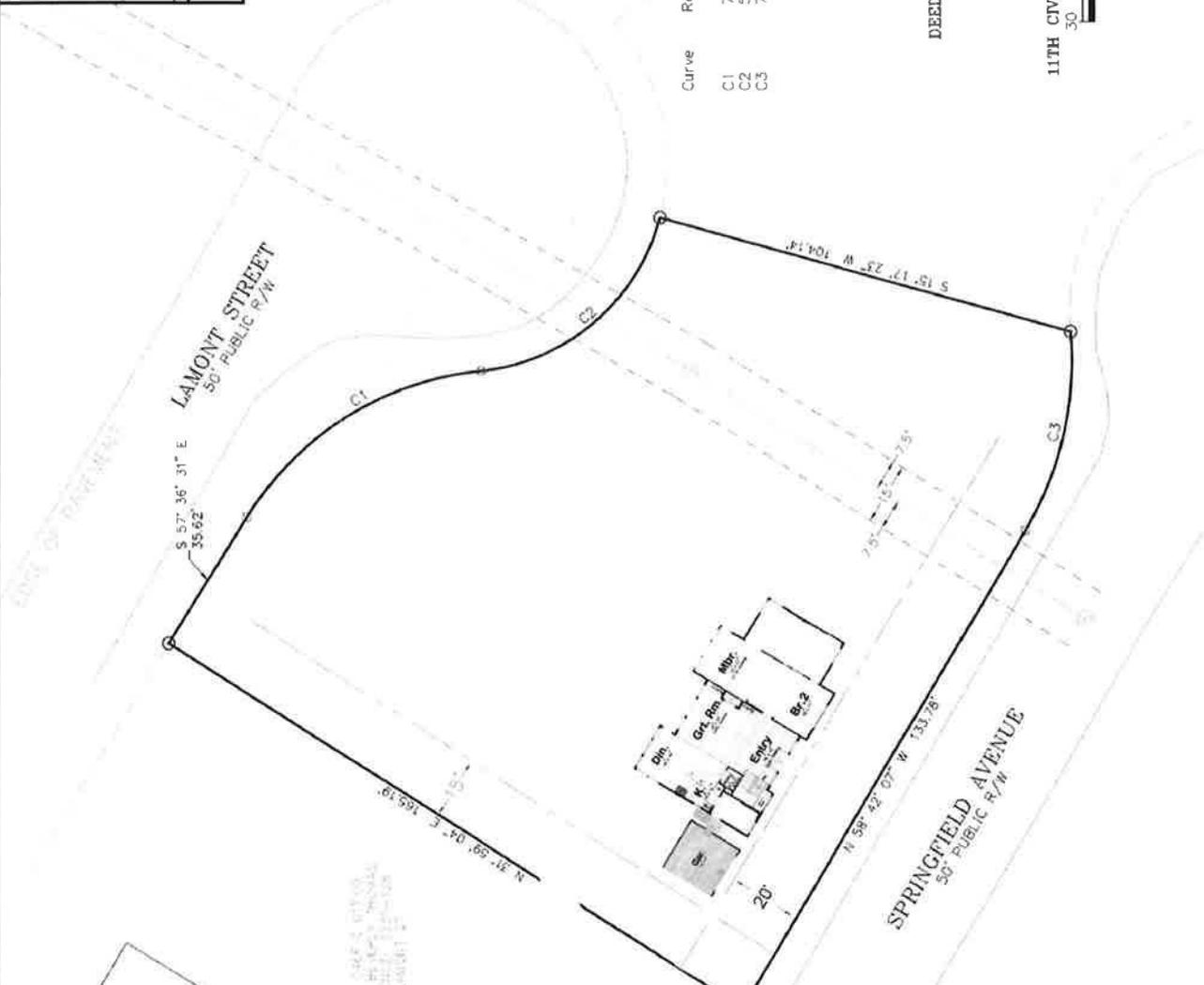


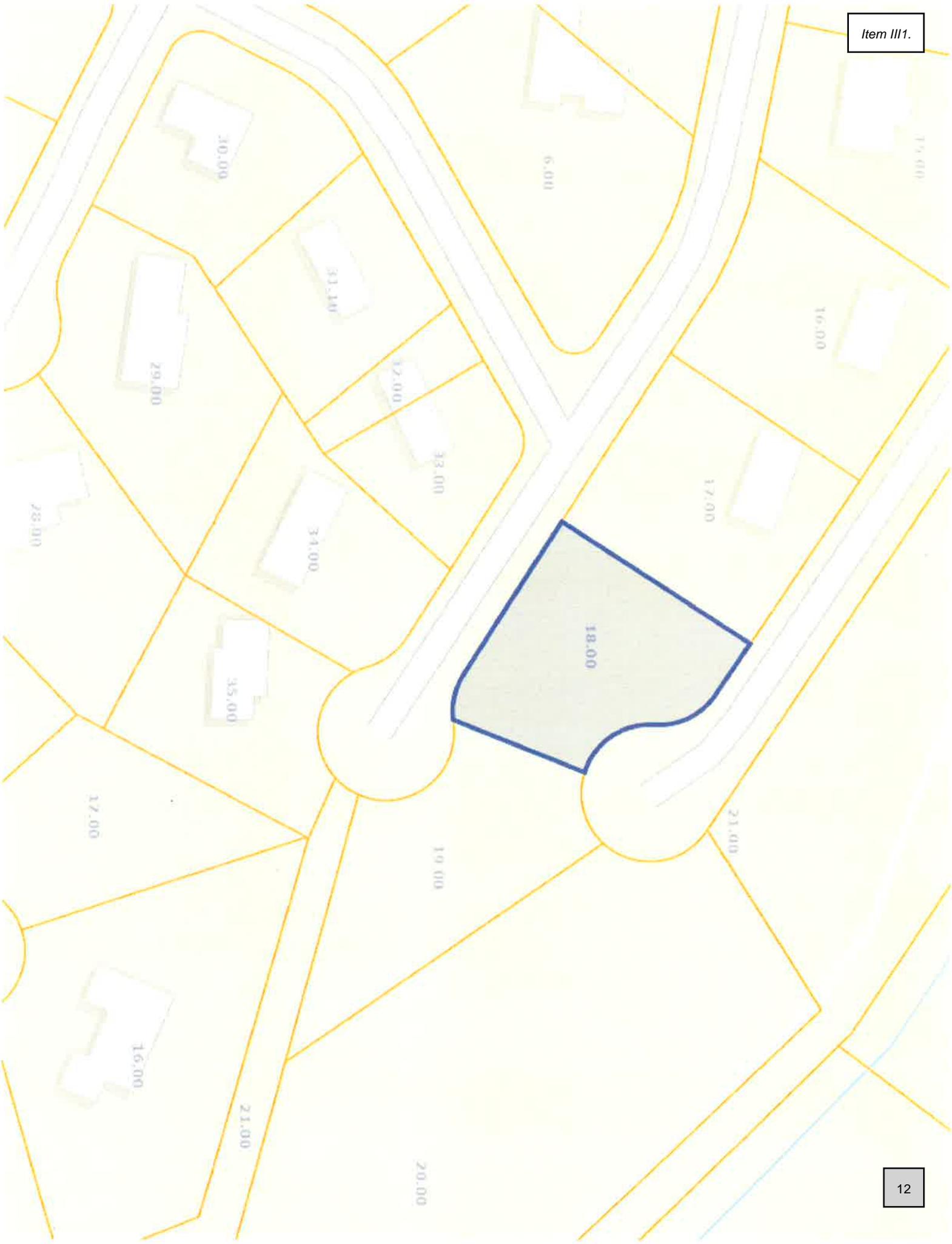
TN Grid North NAD 83 (2011)

Curve	Radius	Chord Bearing and Distance	Arc Len
C1	76.14'	S 31° 28' 09" E 67.08'	69.4'
C2	50.64'	S 39° 51' 55" E 57.42'	61.0'
C3	78.94'	N 76° 45' 17" W 48.92'	49.7'

SITE PLAN FOR PROPOSED HOUSE
 2245 LAMONT STREET
 NOW OR FORMERLY OWNED BY:
 JASPER CHIN

DEED REFERENCE: DEED BOOK 3577 PAGE 123
 LOT 18, BLOCK 249, TELlico HILLS
 PLAT REFERENCE: BOOK 28 PAGE 20
 TAX MAP ID: 046F C 01B 00
 IN THE CITY OF KINGSFORD
 11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE

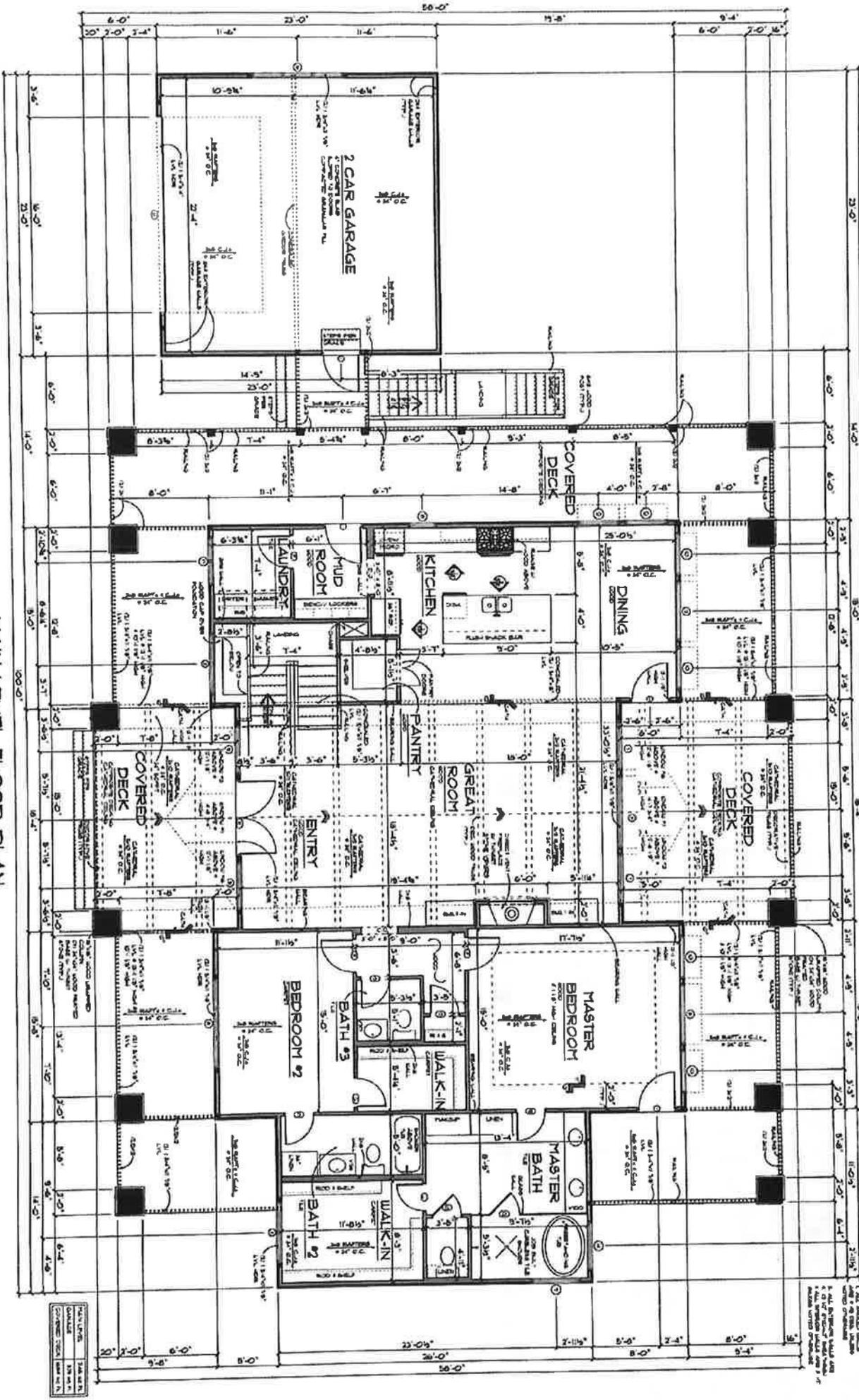






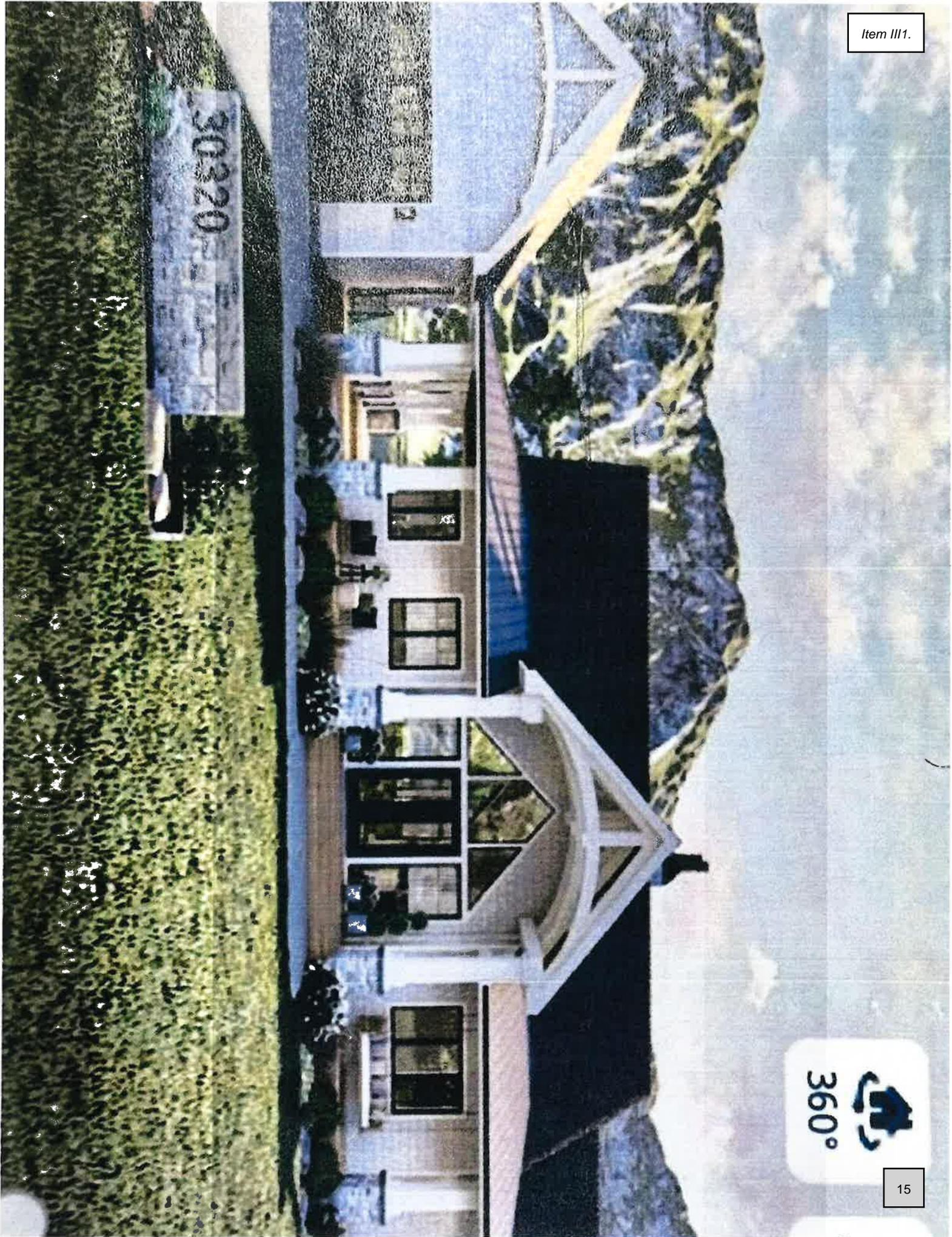
NO.	TYPE	DESCRIPTION	QTY	UNIT	AMOUNT
1	CONCRETE	CONCRETE	1	CU YD	1.00
2	CONCRETE	CONCRETE	1	CU YD	1.00
3	CONCRETE	CONCRETE	1	CU YD	1.00
4	CONCRETE	CONCRETE	1	CU YD	1.00
5	CONCRETE	CONCRETE	1	CU YD	1.00
6	CONCRETE	CONCRETE	1	CU YD	1.00
7	CONCRETE	CONCRETE	1	CU YD	1.00
8	CONCRETE	CONCRETE	1	CU YD	1.00
9	CONCRETE	CONCRETE	1	CU YD	1.00
10	CONCRETE	CONCRETE	1	CU YD	1.00
11	CONCRETE	CONCRETE	1	CU YD	1.00
12	CONCRETE	CONCRETE	1	CU YD	1.00
13	CONCRETE	CONCRETE	1	CU YD	1.00
14	CONCRETE	CONCRETE	1	CU YD	1.00
15	CONCRETE	CONCRETE	1	CU YD	1.00
16	CONCRETE	CONCRETE	1	CU YD	1.00
17	CONCRETE	CONCRETE	1	CU YD	1.00
18	CONCRETE	CONCRETE	1	CU YD	1.00
19	CONCRETE	CONCRETE	1	CU YD	1.00
20	CONCRETE	CONCRETE	1	CU YD	1.00

NO.	TYPE	DESCRIPTION	QTY	UNIT	AMOUNT
1	WOOD	WOOD	1	CU YD	1.00
2	WOOD	WOOD	1	CU YD	1.00
3	WOOD	WOOD	1	CU YD	1.00
4	WOOD	WOOD	1	CU YD	1.00
5	WOOD	WOOD	1	CU YD	1.00
6	WOOD	WOOD	1	CU YD	1.00
7	WOOD	WOOD	1	CU YD	1.00
8	WOOD	WOOD	1	CU YD	1.00
9	WOOD	WOOD	1	CU YD	1.00
10	WOOD	WOOD	1	CU YD	1.00
11	WOOD	WOOD	1	CU YD	1.00
12	WOOD	WOOD	1	CU YD	1.00
13	WOOD	WOOD	1	CU YD	1.00
14	WOOD	WOOD	1	CU YD	1.00
15	WOOD	WOOD	1	CU YD	1.00
16	WOOD	WOOD	1	CU YD	1.00
17	WOOD	WOOD	1	CU YD	1.00
18	WOOD	WOOD	1	CU YD	1.00
19	WOOD	WOOD	1	CU YD	1.00
20	WOOD	WOOD	1	CU YD	1.00

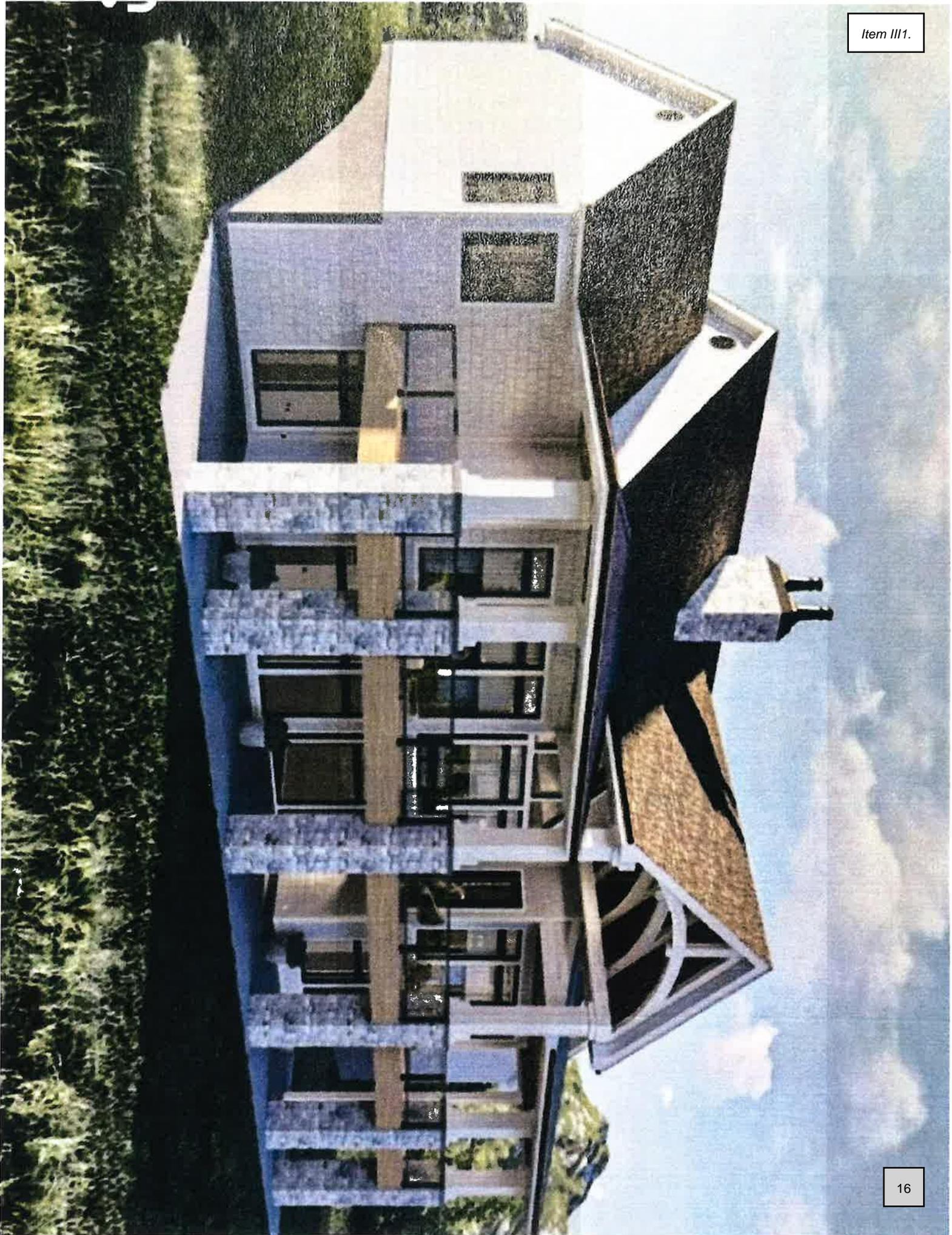


MAIN LEVEL FLOOR PLAN

1. ALL FINISHES TO BE DETERMINED BY THE ARCHITECT.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL FINISHES TO BE DETERMINED BY THE ARCHITECT.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL FINISHES TO BE DETERMINED BY THE ARCHITECT.



360° 



MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

March 12, 2026 Regular Meeting

Noon
Montgomery-Watterson Boardroom, City Hall

Members Present:

Lora Barnett
Bill Sumner
Joe White
Hoyt Denton
Calvin Clifton
Josh Taylor

Members Absent:

Wes Combs

Staff Present:

Lori Pyatte
Ken Weems
Jessica McMurray

Visitors:

James Coyle
Steve Oliver

Chairman Bill Sumner called the meeting to order at 12:00pm.

Chairman Bill 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: BZA26-0009– The owner of property located at 1225 E. Stone Drive, Control Map 046L, Group A, Parcel 003.00 requests a 66.1-foot deviation from the rear-yard requirement of Sec. 114-133(1) to allow placement of a dumpster enclosure in the front yard, along with a 17.3-foot rear-yard variance and a 5-foot reduction to the required landscape buffer. These requests are to accommodate construction of a new Murphy Oil Fuel Center. The property is zoned B-3, Highway-Oriented Business District.

Mr. James Coyle presented the case to the Board on behalf of the property owner. He explained that the owner intends to construct a new Murphy Oil fuel center and, due to the site’s topography, is requesting several variances: a 66.1-foot deviation from the rear yard requirement to allow placement of a dumpster enclosure in the front yard, a 17.3-foot rear yard variance, and a 5-foot reduction to the required landscape buffer. He stated that these requests are necessary to accommodate construction of the proposed fuel center. Mr. Coyle also noted that an agreement has been reached with the Boys and Girls Club to utilize Positive Place Drive for access.

The Board asked questions regarding the site plan, including sidewalks, greenspace, landscaping, traffic pattern and other design elements. Ultimately, the Board agreed that the site’s topography and irregular lot shape were key factors contributing to the need for the requested variances.

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

BUSINESS:

Staff stated for record, the next application deadline is March 15, 2026 at noon, and meeting date Thursday, April 2, 2026 at noon.

The board reviewed the February 5, 2026 regular meeting minutes.

MOTION: made by Mr. Joe White, seconded by Ms. Lora Barnett to approve the Kingsport Board of Zoning Appeals minutes for February 5, 2026.

VOTE: 6-0 to approve the minutes.

Adjudication of Cases:

Case: BZA26-0009– The owner of property located at 1225 E. Stone Drive, Control Map 046L, Group A, Parcel 003.00 requests a 66.1-foot deviation from the rear-yard requirement of Sec. 114-133(1) to allow placement of a dumpster enclosure in the front yard, along with a 17.3-foot rear-yard variance and a 5-foot reduction to the required landscape buffer. These requests are to accommodate construction of a new Murphy Oil Fuel Center. The property is zoned B-3, Highway-Oriented Business District.

The Board found that the hardship is created by the property’s topography and irregular lot shape.

MOTION: Made by Vice Chairman Clifton and seconded by Mr. Joe White to approve the request as presented.

VOTE: 6-0 to approve the request.

Public Comment:

With no further business the meeting was adjourned at 12:25pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator