



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, August 06, 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 BZA26-0183 – The owner of property located at 435 Press Street, Control Map 046I, Group A, Parcel 024.00** requests to reinstate the nonconforming use of front yard on-site parking under Section 114-8(4). The property is zoned B-2, Central Business District.

INTERESTED PARTIES:

Owner:

Industrial Development Board
400 Clinchfield Street Suite 100
Kingsport, TN 37660

Representative: Clinton Roberts

- 2. Case BZA26-0185 – The owner of property located at 5601 Orebank Road, Control Map 048H, Group A, Parcel 002.00** requests a 52-square-foot variance and a 6-foot 11-inch height variance from Section 114-133(2) to exceed the maximum permitted size and height of an accessory structure for the construction of a new detached garage. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

David & Jenna Spangler
5601 Orebank Road
Kingsport, TN 37660

Representative: Michael Walker

IV. BUSINESS

1. Approval of the July 2, 2026 regular meeting minutes.

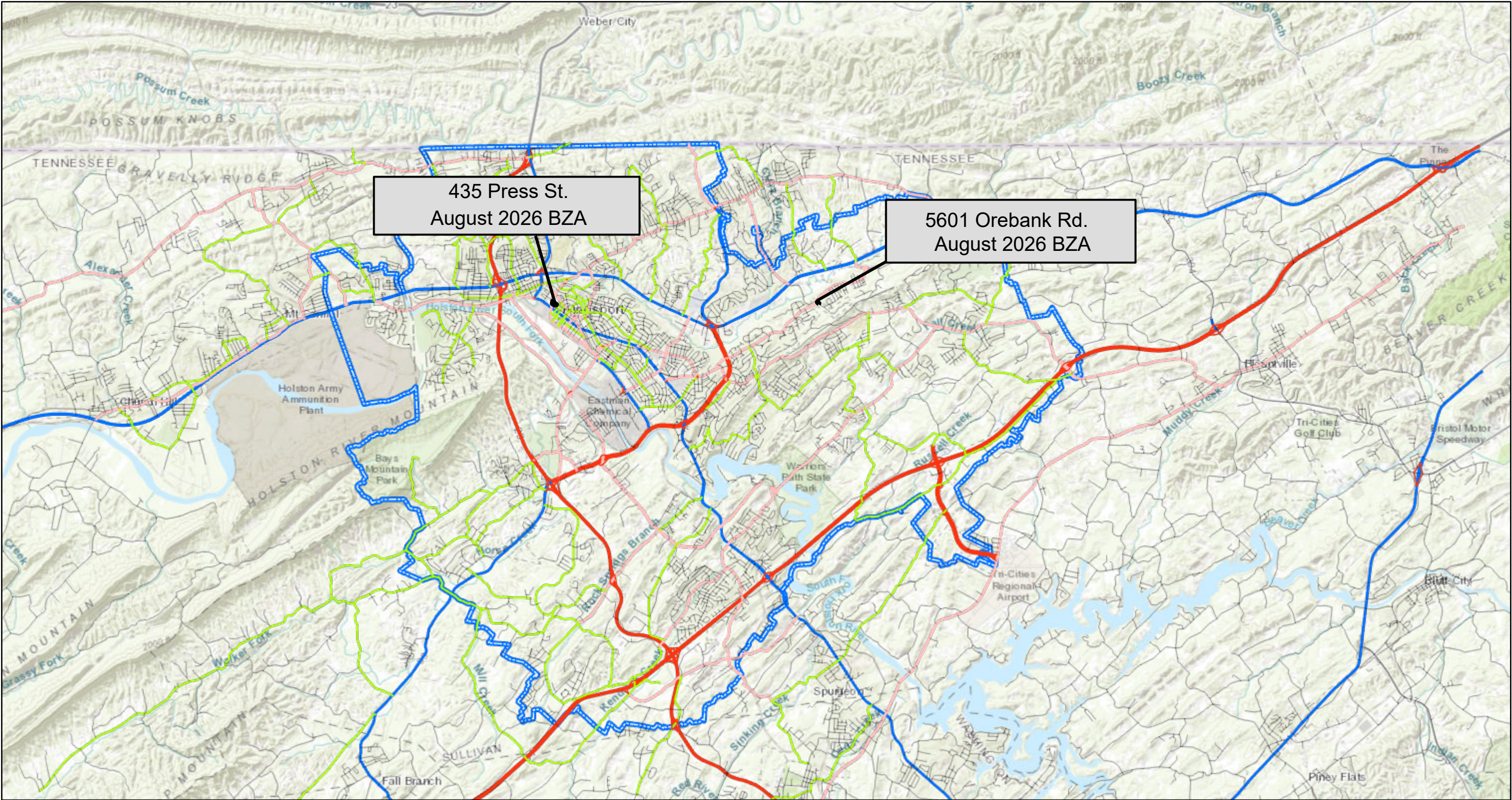
Stating for public record, the next application deadline is August 15, 2026 at noon, and meeting date (Thursday, September 3, 2026).

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.

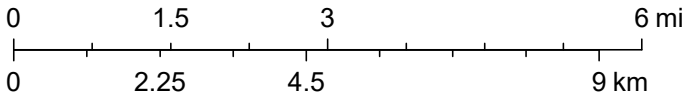
VII. ADJOURN



7/27/2026, 9:05:07 AM

1:144,448

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



Tennessee STS GIS, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

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 6, 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 BZA26-0183 – The owner of property located at 435 Press Street, Control Map 046I, Group A, Parcel 024.00 requests to reinstate the nonconforming use of front yard on-site parking under Section 114-8(4). The property is zoned B-2, Central Business District.

Case BZA26-0185 – The owner of property located at 5601 Orebank Road, Control Map 048H, Group A, Parcel 002.00 requests a 52-square-foot variance and a 6-foot 11-inch height variance from Section 114-133(2) to exceed the maximum permitted size and height of an accessory structure for the construction of a new detached garage. The property is zoned R-1B, 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, please call (423) 229-9485 or email 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: 7/27/2026



7/27/2026, 8:47:22 AM

Sullivan County Parcels Jan 2023

- Parcels

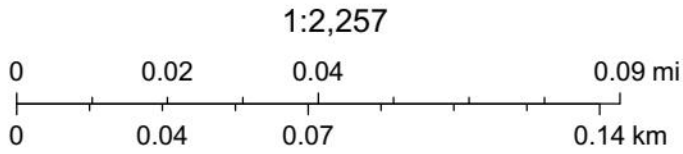
Streets
- Collector Street

Local Street

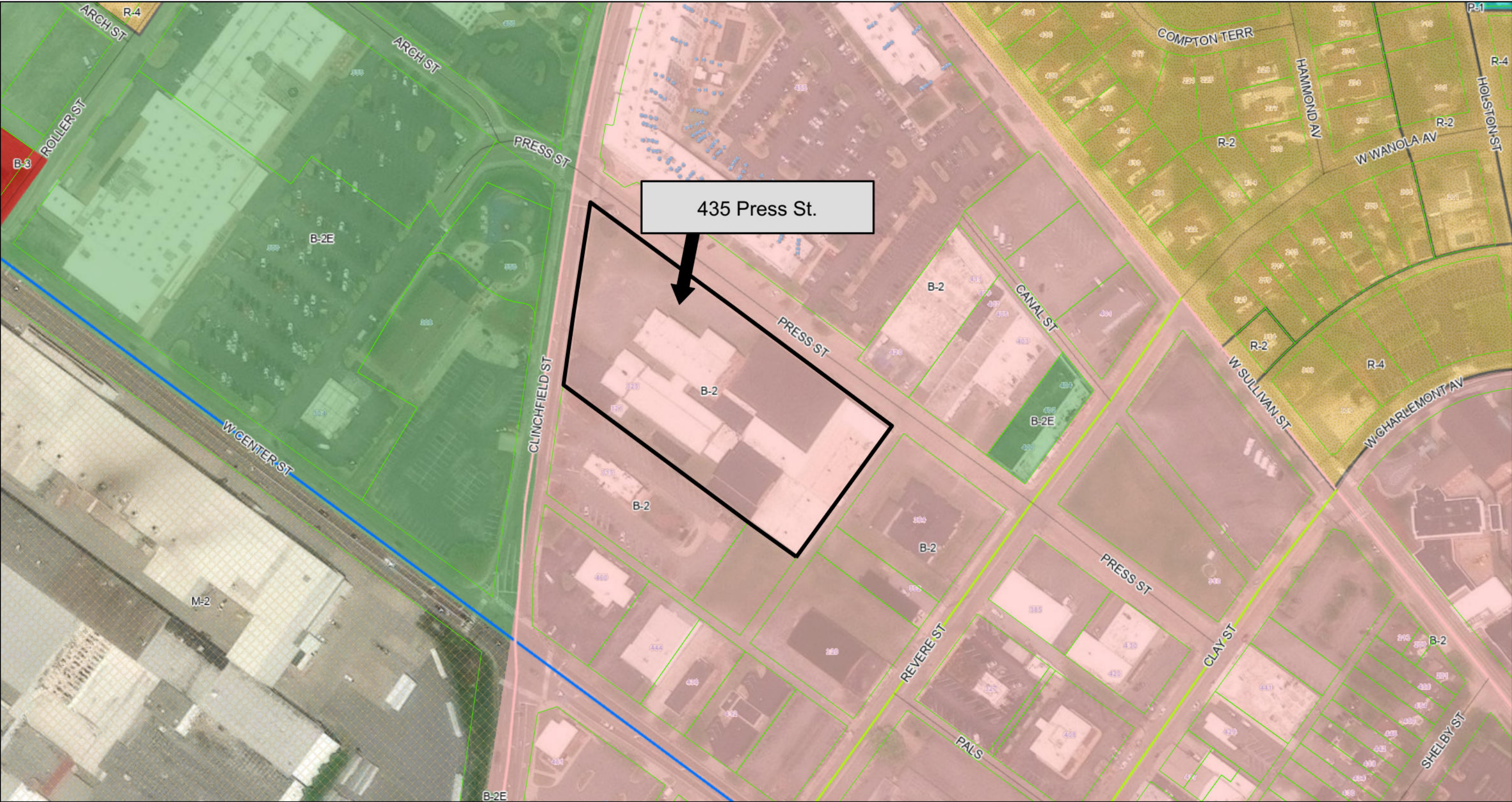
Major Arterial

Minor Arterial

Kpt 911 Address



NC Collaboratory at UNCCH, Microsoft, Vantor



7/27/2026, 8:44:33 AM

Sullivan County Parcels Jan 2023

City Zoning

- R-5
- B-2E

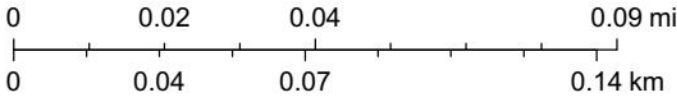
- B-2
- B-3
- M-2
- P-1
- R-2
- R-4

Streets

Major Arterial

- Minor Arterial
- Collector Street
- Local Street
- Kpt 911 Address

1:2,257



NC Collaboratory at UNCCH, Microsoft, Vantor

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 20, 2026

RE: 435 Press Street

The Board is asked to consider the following request:

Case BZA26-0183 – The owner of property located at 435 Press Street, Control Map 0461, Group A, Parcel 024.00 requests to reinstate the nonconforming use of front yard on-site parking under Section 114-8(4). The property is zoned B-2, Central Business District.

Code reference:

Sec. 114-8. - Nonconforming uses.

Under this chapter, nonconforming uses shall be governed by the following:

(1)Conditions for continuation. Any building or use existing on June 16, 1981, or whenever a district is changed by an amendment may be continued, subject to subsections (3) and (4) of this section, even though such building or use does not conform to this chapter.

(2)Extension of uses. No building or land containing a nonconforming use shall be extended unless such extension shall conform with the sections of this chapter for the district in which it is located; provided, however, that a nonconforming use may be extended throughout those parts of a building which were manifestly arranged or designed for such use prior to June 16, 1981.

(3)Damage or deterioration. Any nonconforming structure damaged by fire, flood, wind or other act of God or man, including dilapidation, to the extent of more than 50 percent of the assessed value, as established from time to time by the appropriate county property assessor, shall not be reconstructed. However, any structure suffering such degree of damage or dilapidation may be reconstructed and the nonconforming use permitted to continue if the reconstruction is completed within 12 months of the date of such damage or finding of dilapidation. All reconstruction authorized by this subsection shall be accomplished in conformity with the applicable provisions of the building code, as set forth in chapter 22, and the applicable sections of this chapter in force immediately preceding the date of the zoning change by which the structure or its use became nonconforming.

(4)Discontinuance. When a nonconforming use of any building or land has ceased for a period of one year, it shall not be reestablished or changed to any use not in conformity with this chapter without the written approval of the board of zoning appeals.

Case No. B2A26-0183

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS

To be completed by applicant:

Property Owner			Representative		
Name: <u>Industrial Development Board</u>			Name: <u>Clinton Roberts</u>		
Address: <u>400 Clinchfield St. Ste 100</u>			Address: <u>130 Regional Park Drive</u>		
<u>Kingsport, TN 37660</u>			<u>Kingsport, TN 37660</u>		
City	State	Zip	City	State	Zip
Telephone: [REDACTED]			Telephone: [REDACTED]		
Email: [REDACTED]			Email: [REDACTED]		

Information regarding the property site:

Street Address: 435 Press Street, Kingsport, TN 37660Tax Map: 0461 Group: A Parcel: 024.00 Lot: 37Current Zoning: B-2 Current Use: Vacant Building

Requested action:

- ☒ Variance
☐ Special Exception
☐ Administrative Review
☐ Called Meeting

Request:

See attached page

By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board of Zoning Appeals.

Craig Dawson
 Signature of Property Owner

7-14-26
 Date

Signed before me on this 14th day of July, 20 26
 a notary public for the State of Tennessee
 County of Sullivan

Notary Signature Page M. Jeffers
 My Commission Expires Jan. 3, 2028



Dobyns-Taylor Hotel – 435 Press St.

BZA Request:

1. To reinstate the nonconforming use of front yard on-site parking under Section 114-8(4). Front yard parking was permitted in the B-2 zoning district until 2015. Due to parking requirements for the proposed use as a hotel /restaurant, parking will be required between the building and street to achieve the desired parking count.



THIS DRAWING AS PREPARED
BY CainRashWest Architects
SHALL BE USED FOR THE
SPECIFIC IDENTIFIED PROJECT
ONLY. THIS DRAWING IS THE
PROPERTY OF CainRashWest
Architects AND SHALL BE
RETURNED PER THEIR REQUEST

PRELIMINARY
7/14/2026
NOT FOR
CONSTRUCTION

Issued Date	06-04-2026
Checked by	BWJ
Drawn by	JDG
Project number	202526

C-11

PROPERTY LINE THIS PROJECT

ADJACENT PROPERTY LINE

EXISTING OVERHEAD POWER

EXISTING STORM SEWER

PROPOSED STORM SEWER

PROPOSED CATCH BASIN

PROPOSED ROOF DRAIN

PROPOSED STANDARD DUTY ASPHALT

PROPOSED CONCRETE

NEW GRASSED AREA

NEW LANDSCAPE BED

PROPOSED RIVER ROCK

NEW SHRUB

NEW TREE

NEW SHRUB / TREE DESIGNATION / QUANTITY

Parcel #: 0461 A 024.00
Current Zoning: B-2
Parcel Area: 3.025 ac.
Setbacks:

- Min. Front Yard: N/A
- Min. Rear Yard: N/A
- Min. Side Yard: N/A

Building Square Footage: 63,792 sf.
Parking Required (Hotel):

- 1 space per rental unit plus 4 spaces per 50 rental units
57 units = 61 Parking Spaces Required

Parking Required (Eating Establishment):

- One space per four seats where seating is at tables, or
one space per two seats where seating is at the counter
72 seats at tables = 18 Parking Spaces Required
13 seats at the counter = 7 Parking Spaces Required

Total Parking Required:

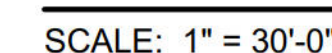
- 86 Parking Spaces Required

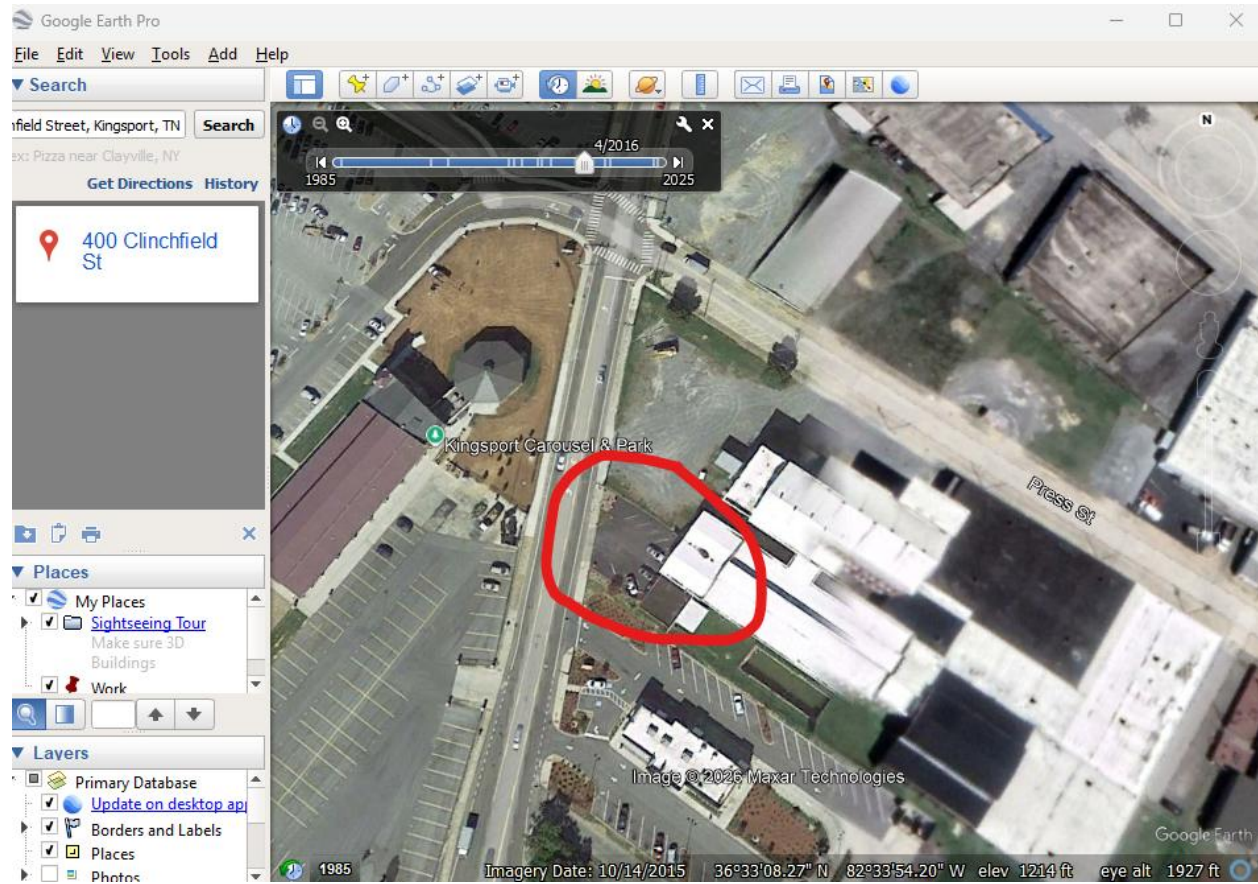
Parking Provided:

- 134 spaces (of which 5 are ADA)

Adjacent Property Zoning:
Parcel 046P F 003.05: B-2
Parcel 046P F 004.00: B-2
Parcel 046P F 004.10: B-2

Dobyns Taylor Hardware
1216 Watauga Street
Kingsport, TN 37660

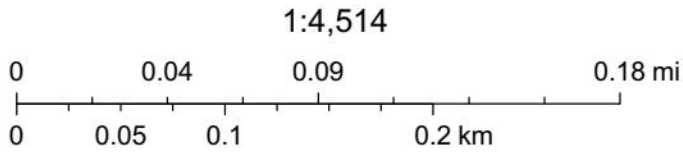




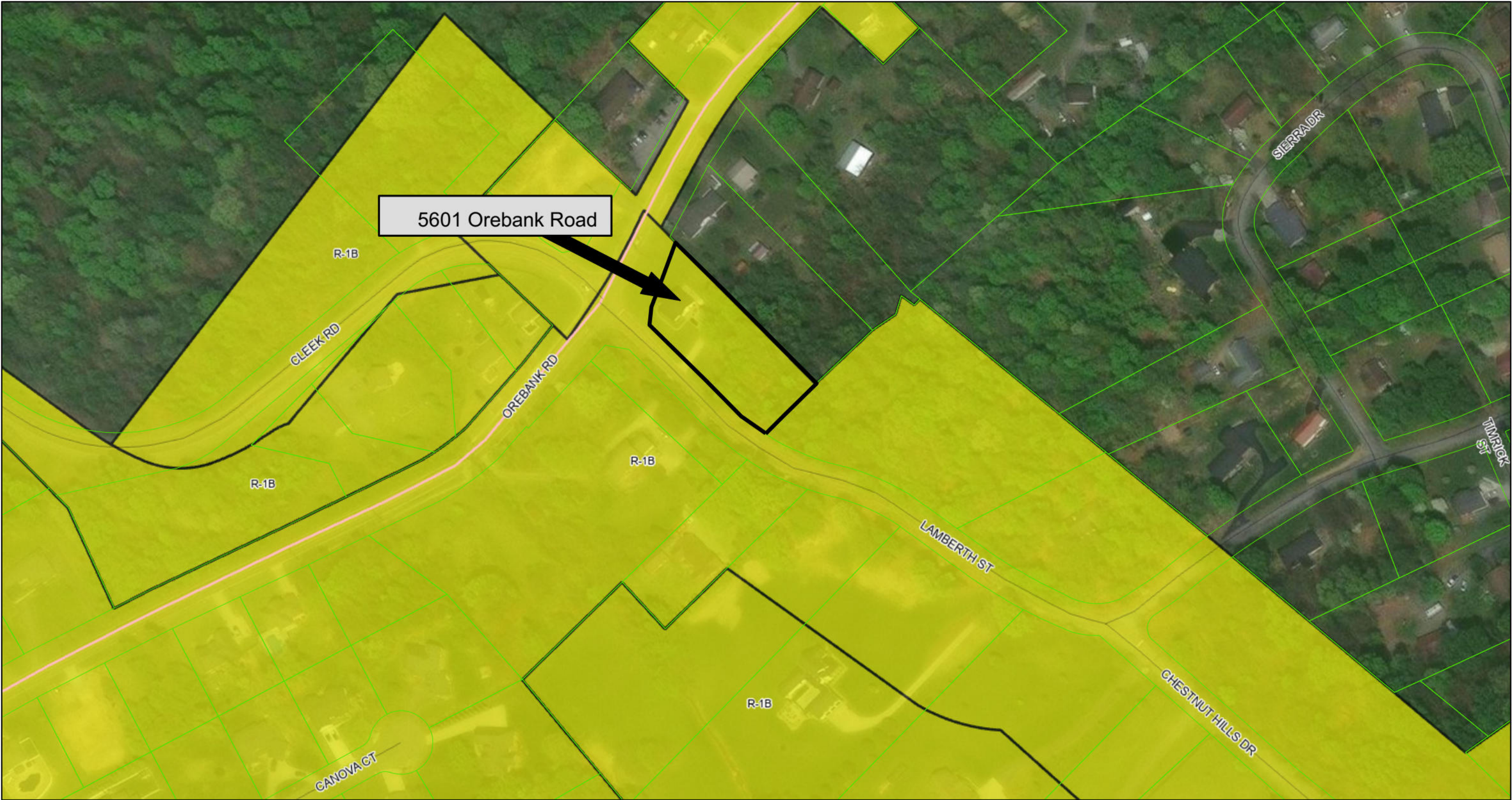


7/27/2026, 8:57:42 AM
Sullivan County Parcels Jan 2023
Parcels

Streets
Minor Arterial
Local Street



NC Collaboratory at UNCCH, Vantor



7/27/2026, 8:54:12 AM

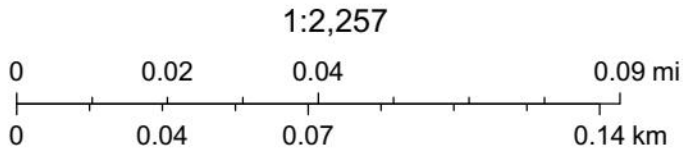
Sullivan County Parcels Jan 2023 City Zoning Streets

- Parcels

R-1B

Minor Arterial

Local Street



NC Collaboratory at UNCCH, Microsoft, Vantor

TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 20, 2026

RE: 5601 Orebank Road

The Board is asked to consider the following request:

Case BZA26-0185 – The owner of property located at 5601 Orebank Road, Control Map 048H, Group A, Parcel 002.00 requests a 52-square-foot variance and a 6-foot 11-inch height variance from Section 114-133(2) to exceed the maximum permitted size and height of an accessory structure for the construction of a new detached garage. 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.



Case No. _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS

To be completed by applicant:

Property Owner			Representative		
Name: <u>David + Jenna Spangler</u>			Name: <u>Michael Walker</u>		
Address: <u>5601 Orebank Rd.</u>			Address: <u>728 W. Main Blvd.</u>		
<u>Kingsport</u>	<u>TN</u>	<u>37660</u>	<u>Church Hill</u>	<u>TN</u>	<u>37642</u>
City	State	Zip	City	State	Zip
Telephone: [REDACTED]			Telephone: [REDACTED]		
Email: _____			Email: [REDACTED]		

Information regarding the property site:

Street Address: 5601 Orebank Rd. Kingsport, TN 37660

Tax Map: 048H Group: A Parcel: 2.00 Lot: _____

Current Zoning: R-1B Current Use: Residence

Requested action:

- ☒ Variance
- ☐ Special Exception
- ☐ Administrative Review
- ☐ Called Meeting

Request:

Additional accessory structure space.
Roof pitch taller than current home.

By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board of Zoning Appeals.

David Spangler Jenna Spangler 7-13-26
 Signature of Property Owner Date

Signed before me on this 13th day of July, 2026
 a notary public for the State of Tennessee
 County of Hawkins

Notary Signature Michael Walker
 My Commission Expires 5/2/29



Variance Worksheet – Finding of Facts

Please answer the questions below and submit with your application:

1. What specific conditions make your property unique?

Please describe these conditions in detail. Explain how they are different from other properties in the same zoning district and nearby area.

N/A

2. How does strict application of this chapter limit your ability to reasonably use your property?

Explain what you are unable to do under the current requirements.

Garage will have a taller roof in order to have storage.

3. Did you create these unique conditions?

Explain whether the conditions existed before you owned the property or before the chapter was adopted or amended.

No. ?

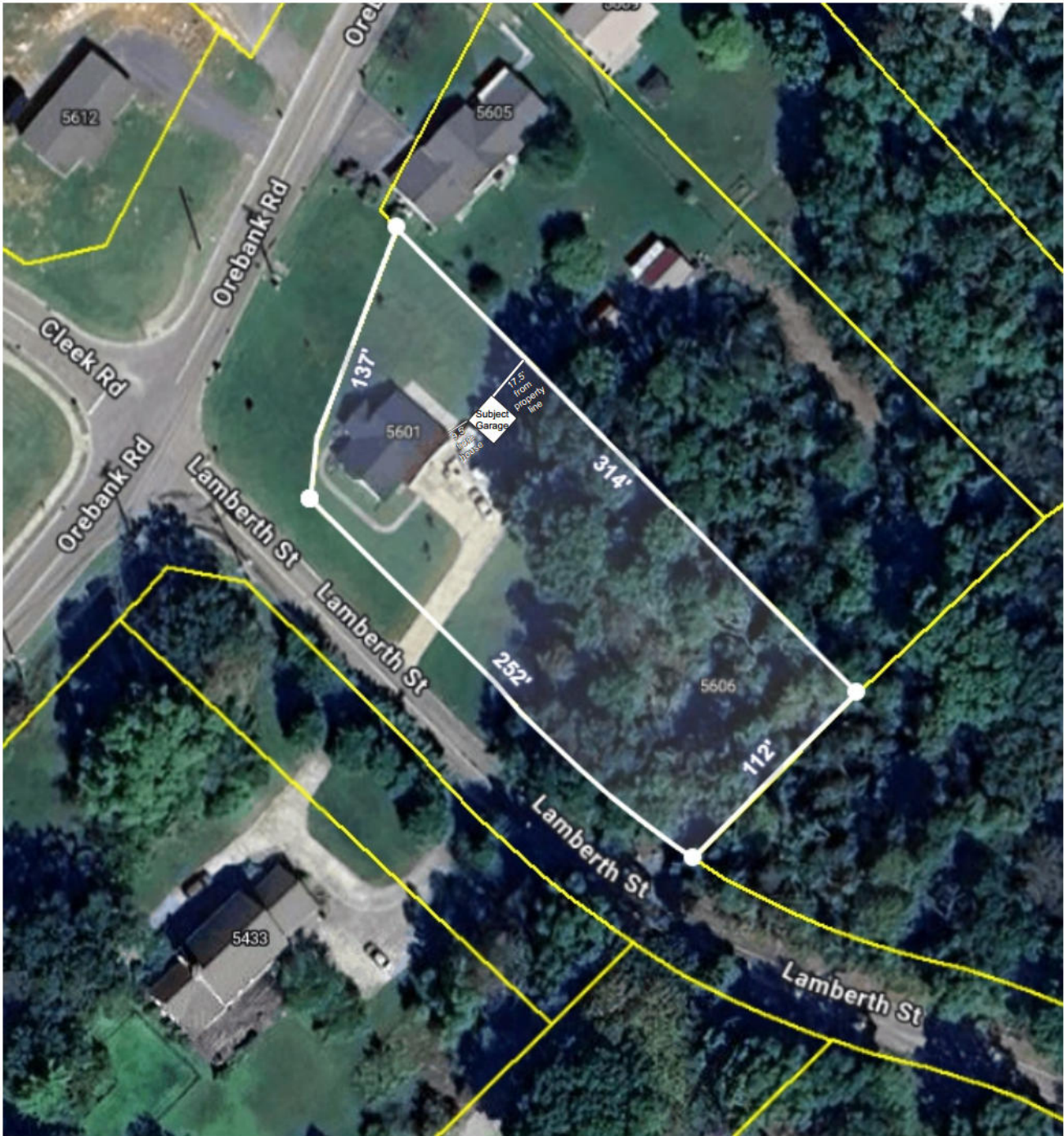
4. How will your requested variance protect public health, safety, and welfare?

Explain why the variance will not change the overall character of the neighborhood.

There are several other homes with garages and roofs with the same style pitch.

5601 Orebank Rd. Kingsport, TN 37664
Future Garage Site Plan

Item III.2.





FINISHED GARAGE – COMPLETED AND MOVE-IN READY

- FINISHED INTERIOR
- PAINTED WALLS
- CONCRETE FLOOR
- STAIRS TO ATTIC (STORAGE)
- MINI SPLIT HVAC



GARAGE INTERIOR – MAIN LEVEL



ATTIC – FINISHED WITH SHEETROCK & LVT FLOORING

GARAGE HEIGHT INFORMATION (FROM AVERAGE GRADE)

TOP OF SLAB (GARAGE)	0'-0" (REFERENCE POINT)
TOP OF PLATE	9'-1 1/8"
PEAK HEIGHT	23'-11"
OVERALL HEIGHT TO PEAK	23'-11"

NOTE: HEIGHTS ARE FROM AVERAGE GRADE LEVEL.

COMPARISON TO HOUSE (FROM AVERAGE GRADE)

	GARAGE	HOUSE (APPROX.)
TOP OF PLATE	9'-1 1/8"	8'-1"
PEAK HEIGHT	23'-11"	17'-0"
OVERALL HEIGHT TO PEAK	23'-11"	17'-0"

NOTE: HOUSE HEIGHTS ARE APPROXIMATE.

24' X 24' GARAGE

10/12 PITCH ROOF

Item III2.

- 10/12 PITCH ROOF
- 18'x7' SINGLE GARAGE DOOR
- PALE YELLOW VINYL SIDING
- BLACK SHINGLES, GUTTERS, DOWNSPOUTS & DOORS

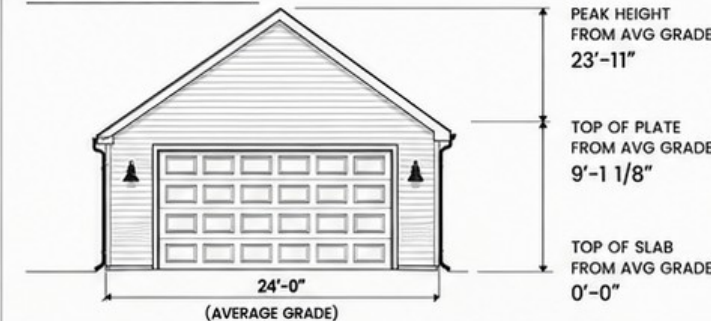
SQUARE FOOTAGE

MAIN LEVEL (GARAGE): 576 SQ FT

ATTIC (UNFINISHED): 576 SQ FT

TOTAL: 1,152 SQ FT

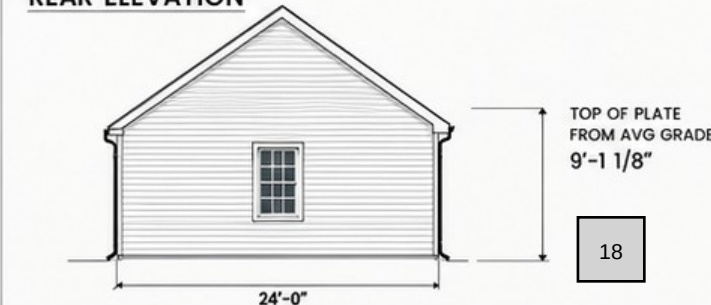
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
MICHAEL WALKER	T01	ATTIC	12	1	

Item III.2.

Kilby Truss, Inc., Gray, TN

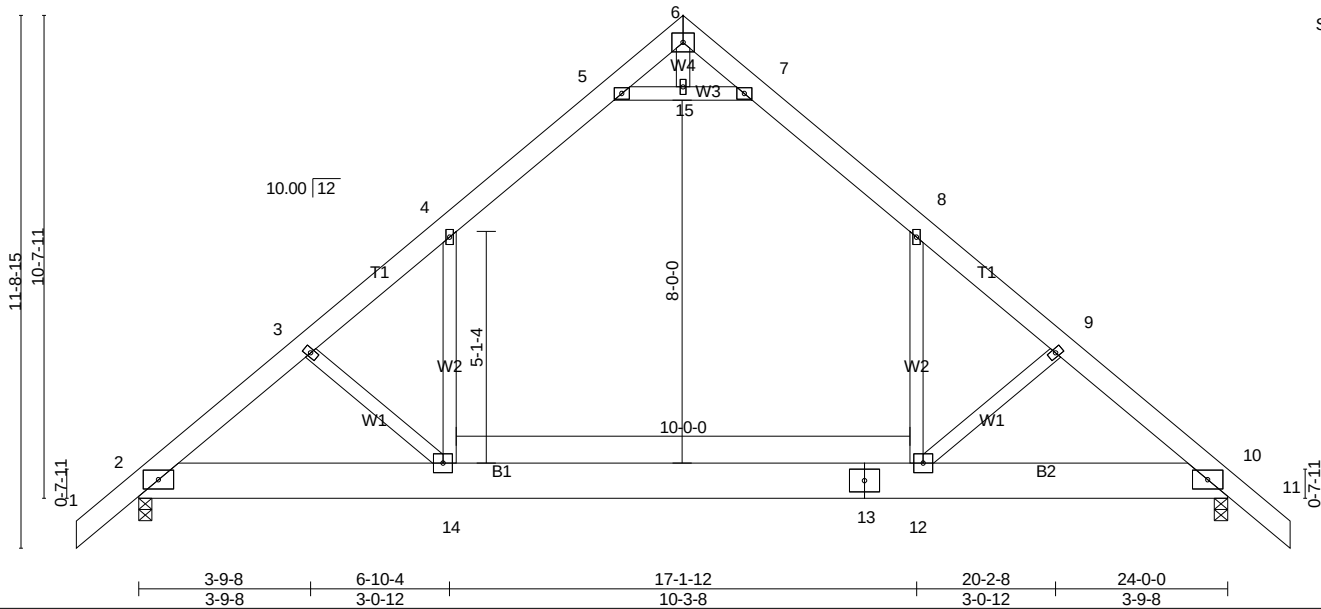
25.4.0 s Apr 17 2026 MiTek Industries, Inc. Wed Jul 8 07:27:32 2026 Page 1

ID: sGxNixs7GsWql75KGkJHsz_CuH-rt7tsNjZf8AEfh_2cnKUxf9qo3mFlys4x3cxdWz_CpP

1-4-8 3-9-8 6-10-4 10-7-13 12-0-0 13-4-3 17-1-12 20-2-8 24-0-0 25-4-8

1-4-8 3-9-8 3-0-12 3-9-9 1-4-3 1-4-3 3-9-9 3-0-12 3-9-8 1-4-8

Scale = 1:50.8



LOADING (psf)		SPACING-		CSI.		DEFL.				PLATES		GRIP	
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.87	Vert(LL)	-0.29	12-14	>972	L/d	240	MT20	244/19
Snow (Pf/Pg)	13.9/20.0	Lumber DOL	1.15	BC	0.28	Vert(CT)	-0.44	12-14	>651		180		
TCDL	10.0	Rep Stress Incr	YES	WB	0.22	Horz(CT)	0.01	10	n/a	n/a			
BCLL	0.0 *	Code IBC2021/TPI2014		Matrix-SH		Attic	-0.09	12-14	1382	360			
BCDL	10.0											Weight: 210 lb	FT =

LUMBER-

TOP CHORD 2x6 SP No.1

BOT CHORD 2x10 SP 2400F 2.0E

WEBS 2x4 SP No.1

BRACING-

TOP CHORD

Structural wood sheathing directly applied or 2-2-0 oc purlins.

BOT CHORD

Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS. (lb/size)	
2	= 927/0-3-8 (min. 0-1-8)
10	= 927/0-3-8 (min. 0-1-8)
Max Horz	
2	= 205(LC 9)
Max Grav	
2	= 1497(LC 23)
10	= 1497(LC 24)

FORCES. (lb)

Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD

2-3=-1967/0, 3-4=-1754/8, 4-5=-1083/68, 5-6=-31/622,

6-7=-32/623, 7-8=-1083/68, 8-9=-1754/8,

9-10=-1967/0

BOT CHORD

2-14=0/1572, 13-14=0/1132, 12-13=0/1132,

10-12=0/1505

WEBS

5-15=-1901/89, 7-15=-1901/89, 4-14=0/838,

8-12=0/838, 3-14=-596/114, 9-12=-597/115

- NOTES-** (10-12)
- 1) Unbalanced roof live loads have been considered for this design.
 - 2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) gable end zone; cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
 - 3) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=20.0 psf; Pf=13.9 psf (Lum DOL = 1.15 Plate DOL = 1.15); Is=1.0; Rough Cat B; Fully Exp.; Ce=0.9; Cs=1.00; Ct=1.10
 - 4) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 13.9 psf on overhangs non-concurrent with other live loads.
 - 5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
 - 7) Ceiling dead load (5.0 psf) on member(s). 4-5, 7-8, 5-15, 7-15
 - 8) Bottom chord live load (40.0 psf) and additional bottom chord dead load (0.0 psf) applied only to room. 12-14
 - 9) Attic room checked for L/360 deflection.
 - 10) If Southern Pine (SP) lumber is specified, the design values are those effective 06/01/2013 by ALSC.
 - 11) Contractor to verify loadings and dimensions prior to fabrication.
 - 12) The builder and/or the building designer are solely responsible for the review and approval of all pertinent data reflected on this drawing, such as; but not limited to; pitch, dimensions, loads, etc., before fabrication to insure accuracy and full compliance with existing applicable building code requirements.

LOAD CASE(S)

Standard





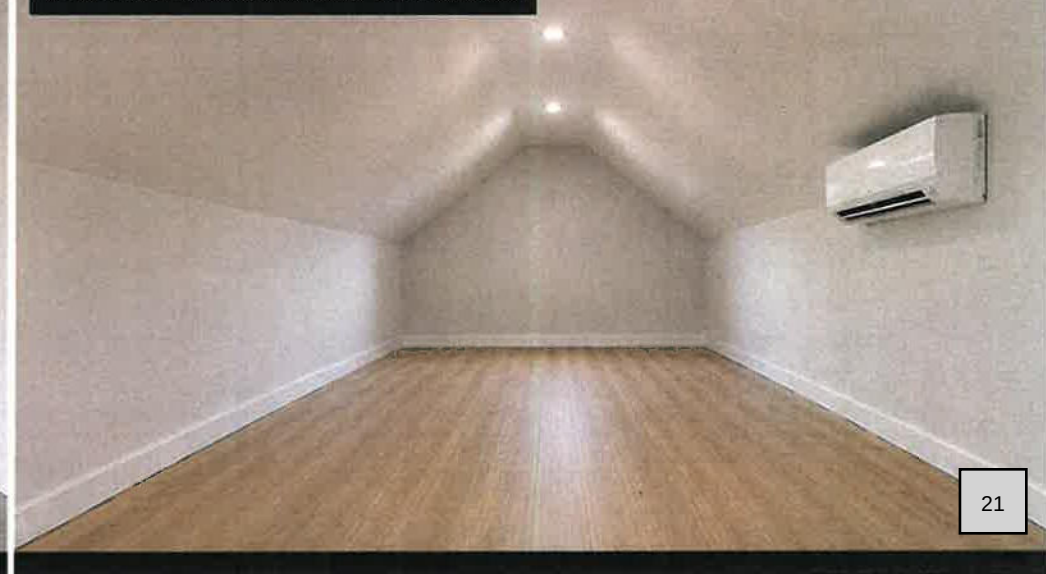
24' X 24' GARAGE

- 8/12 PITCH ROOF
- 18'x7' SINGLE GARAGE DOOR
- PALE YELLOW VINYL SIDING
- BLACK SHINGLES, GUTTERS, DOWNSPOUTS & DOORS

INTERIOR - MAIN LEVEL



ATTIC - FINISHED WITH SHEETROCK & LVT FLOORING



MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

July 2, 2026 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Lora Barnett
Bill Sumner
Wes Combs
Joe White

Members Absent:

Josh Taylor
Hoyt Denton
Calvin Clifton

Staff Present:

Angie Marshall
Ken Weems
Jessica McMurray

Visitors:

Scott Fish
Travis Sampson

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

Chairman Bill Sumner explained the meeting procedures.

Ms. Angie Marshall conducted the swearing in ceremony for those wishing to speak during the regular meeting. All visitors and the Planning Manager were sworn in.

Public Hearing:

Case BZA26-0154– The owner of property located at 117 E. Sevier Avenue, Control Map 046J, Group B, Parcel 005.00 requests a 1,300 square foot variance to Sec. 114-133(2) to exceed the maximum square footage allowance for an accessory structure for the purpose of constructing a new detached 2-level garage. The property is zoned R-4, Medium Density Apartment District.

Mr. Travis Sampson, the property owner, presented the request to the Board. Mr. Sampson explained that he wishes to construct a new two-level detached garage. He stated that his family currently parks their vehicles on the street because the existing single-lane driveway is too narrow to accommodate all of their vehicles.

Mr. Sampson further explained that he intends to construct a mother-in-law suite above the garage, as the existing residence has only one bathroom, making it difficult to accommodate visiting family members. He stated that the request included an additional 1,300 square feet of accessory structure space. He also noted that the existing residence measures approximately 24 feet in height from average ground elevation, while the proposed garage would have a height of approximately 20 feet from average ground elevation.

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

Case BZA26-0165 – The owner of property located at 2309 Brandon Lane, Control Map 047O, Group A, Parcel 022.00 requests a 1,120-square-foot variance from Section 114-133(2) to exceed the maximum permitted size for an accessory structure and a 95-foot rear yard deviation from Section 114-133(1) to allow the structure to be located within the side yard. The requested variances are for the construction of a new detached garage. The property is zoned R-1B, Residential District.

Mr. Scott Fish, the property owner, presented the request to the Board. Mr. Fish explained that he wishes to construct a detached garage in the side yard of his property and requested additional accessory structure space.

Mr. Fish stated that the garage must be located in the side yard because the rear yard is steeply sloped and located within the floodplain, making it unsuitable for construction. He further explained that the additional accessory structure space is needed to store several antique vehicles under cover, protecting them from the elements and improving the overall appearance of the property. Mr. Fish also noted that the property consists of approximately 1.5 acres.

Mr. Fish added that the proposed garage would be designed to complement the existing residence by incorporating similar architectural features, including windows and exterior materials, to enhance the property's overall curb appeal.

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 July 15, 2026 at noon, and meeting date Thursday, August 6, 2026 at noon.

The board reviewed the June 4, 2026 regular meeting minutes.

MOTION: made by Ms. Lora Barnett, seconded by Mr. Joe White to approve the Kingsport Board of Zoning Appeals minutes for June 4, 2026.

VOTE: 5-0 to approve the minutes.

Adjudication of Cases:

Case BZA26-0154– The owner of property located at 117 E. Sevier Avenue, Control Map 046J, Group B, Parcel 005.00 requests a 1,300 square foot variance to Sec. 114-133(2) to exceed the maximum square footage allowance for an accessory structure for the purpose of constructing a new detached 2-level garage. The property is zoned R-4, Medium Density Apartment District.

The Board discussed the property's single-lane, narrow driveway access, noting that this type of driveway configuration was common during the period in which the home was constructed. The Board also observed that similar accessory structures were present within the surrounding neighborhood.

MOTION: Made by Mr. Wes Combs and seconded by Mr. Joe White to approve the request as presented.

VOTE: 5-0 to approve the request.

Case BZA26-0165 – The owner of property located at 2309 Brandon Lane, Control Map 0470, Group A, Parcel 022.00 requests a 1,120-square-foot variance from Section 114-133(2) to exceed the maximum permitted size for an accessory structure and a 95-foot rear yard deviation from Section 114-133(1) to allow the structure to be located within the side yard. The requested variances are for the construction of a new detached garage. The property is zoned R-1B, Residential District.

The Board found that the hardship was created by the steep slope and floodplain located in the rear yard, limiting the property's buildable area. The Board also noted that constructing the garage would allow the antique vehicles to be stored under cover, improving the overall appearance of the property and benefiting the surrounding neighborhood.

MOTION: Made by Ms. Lora Barnett and seconded by Mr. Joe White to approve the request as presented, subject to the conditions and representations made by the applicant during the public hearing, including that the proposed detached garage will be constructed using architectural features and exterior materials compatible with the existing residence.

VOTE: 5-0 to approve the request.

Public Comment:

With no further business, the meeting was adjourned at 12:27pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator