



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, September 04, 2025 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: BZA25-0204– The owner of property located at 300 Blakley Drive, Control Map 105, Parcels 02.04 & 02.20** requests a special exception to Sec. 114-181(c)(5) to allow the development of a new private recreation area. The property is zoned R-1B, Residential District (pending rezoning to A-1, Agricultural District).

INTERESTED PARTIES:

Owner:

Jennifer & Travis Helton

302 Blakley Drive

Kingsport, TN 37664

(423)579-8886

Representative: Jennifer Helton

- 2. Case BZA25-0218– The owner of property located at 410 W. Carters Valley Road, Control Map 012N, Group E, Parcel 08.20** requests a 1,150-square-foot variance to Section 114-133(2) to exceed the maximum allowable square footage for an accessory structure to allow for the installation of a new carport to accommodate RV storage. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

David Salyer

410 W. Carters valley Road

Kingsport, TN 37665

(423)384-6422

Representative: David Salyer

IV. BUSINESS

- 1. Approval of the August 7, 2025 regular meeting minutes.**

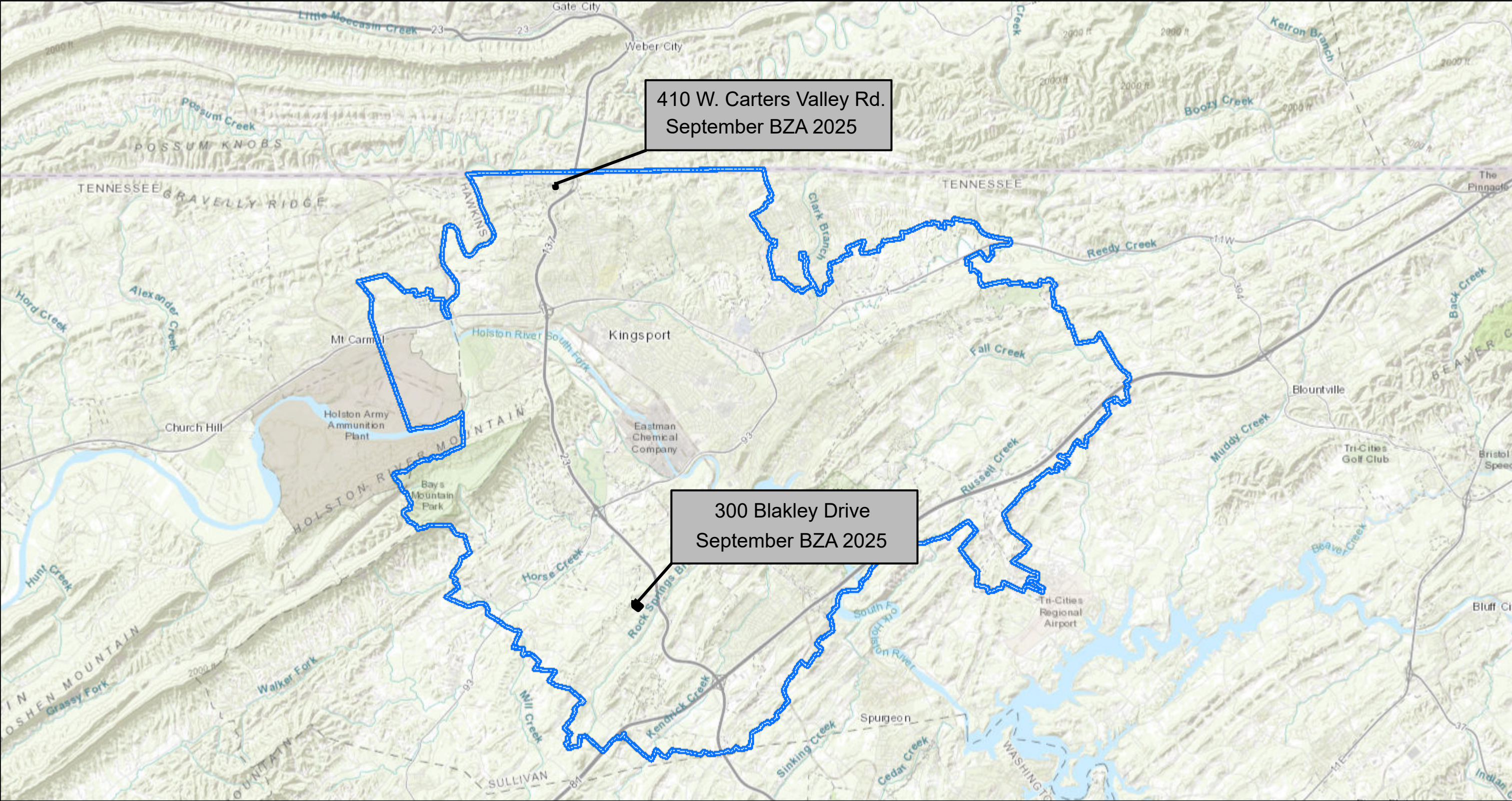
Stating for public record, the next application deadline is September 15, 2025 at noon, and meeting date (Thursday, October 2, 2025).

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.

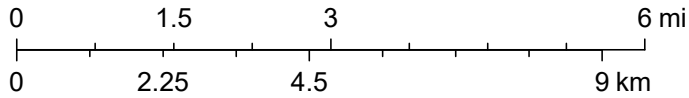
VII. ADJOURN



8/26/2025, 8:50:42 AM

 Urban Growth Boundary

1:144,448



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, September 4, 2025 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: BZA25-0204– The owner of property located at 300 Blakley Drive, Control Map 105, Parcels 02.04 & 02.20 requests a special exception to Sec. 114-181(c)(5) to allow for the development of a new private recreation area. The property is zoned A-1, Agricultural District.

Case BZA25-0218– The owner of property located at 410 W. Carters Valley Road, Control Map 012N, Group E, Parcel 08.20 requests a 1,150-square-foot variance to Section 114-133(2) to exceed the maximum allowable square footage for an accessory structure to allow for the installation of a new carport to accommodate RV storage. The property is zoned R-1B, Residential District.

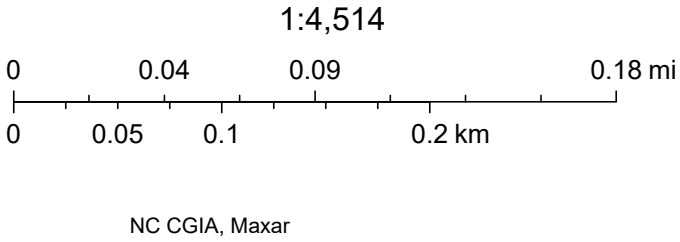
All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

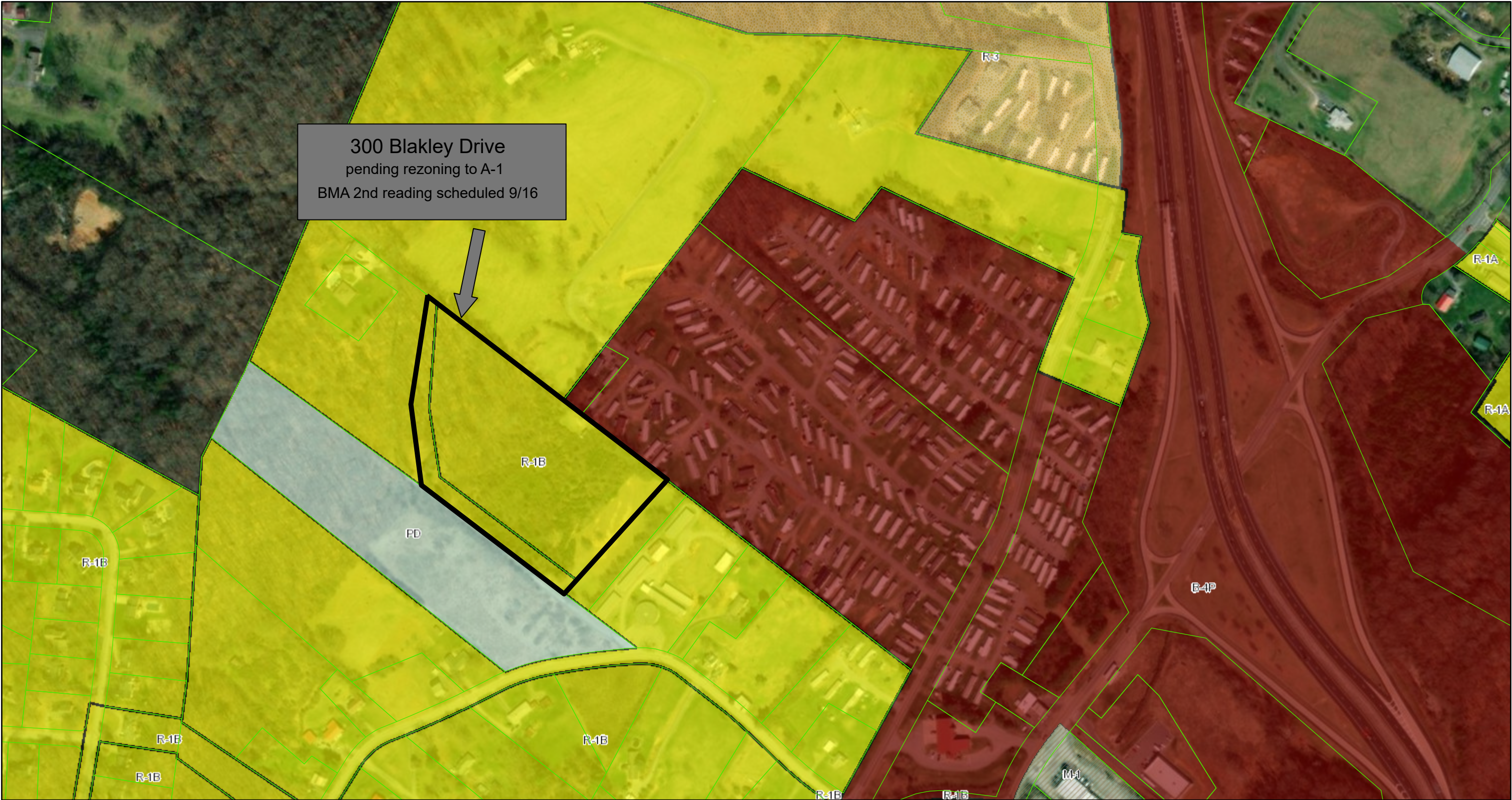
All City of Kingsport public meetings are conducted in accessible locations. If you require accommodations to participate in this meeting, these may be requested by calling (423) 229-9485 or by emailing ADAContact@KingsportTN.gov at least 72 hours in advance. Copies of any documents used are available in accessible formats upon request.

CITY OF KINGSPORT
Angie Marshall, City Clerk
PIT: 8/25/2025



8/25/2025, 9:29:04 AM
Sullivan County Parcels Jan 2023
Parcels
Urban Growth Boundary





8/25/2025, 9:18:02 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

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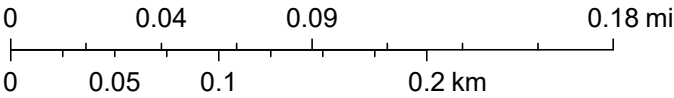
TA/C

R-5

GC

B-2E	B-3	M-1R	PD	R-1B	Split
A-1	B-4	M-2	PMD-1	R-1C	TA
A-2	B-4P	MX	PMD-2	R-2	TA-C
AR	B-4P	P-1	PUD	R-3	UAE
B-1	BC	P-D	PVD	R-3A	Urban Growth Boundary
B-2	GC	PBD-3	R-1	R-3B	
B-3	M-1	PBD/*	R-1A	R-4	

1:4,514



NC CGIA, Maxar

TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: August 15, 2025

RE: 300 Blakley Drive

The Board is asked to consider the following request:

Case: BZA25-0204– The owner of property located at 300 Blakley Drive, Control Map 105, Parcels 02.04 & 02.20 requests a special exception to Sec. 114-181(c)(5) to allow the development of a new private recreation area. The property is zoned R-1B, Residential District(pending rezoning to A-1, Agricultural District).

*The Board of Mayor and Aldermen approved the **rezoning to A-1, Agricultural District** on first reading August 19, 2025. The second reading is scheduled for September 16, 2025.*

Code reference:

114-181. - A-1, Agricultural District.

(c)Special exceptions. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the A-1 district as follows:

- (1) Cemeteries and other burial grounds.*
- (2) Tenant homes, only for persons working on the farm.*
- (3) Hospitals, nursing homes and rehabilitation homes.*
- (4) Sewage treatment plants or landfills operated by a government.*
- (5) Private recreation areas, country clubs and golf courses.*
- (6) Churches and other places of worship, schools and colleges.*
- (7) Commercial kennels and veterinary facilities.*
- (8) Communication facilities.*



APPLICATION

Board of Zoning Appeals

APPLICANT INFORMATION:

Last Name	Helton	First	Jennifer	M.I.	L	Date	7/31/2025
Street Address	302 Blakley Dr.			Apartment/Unit #			
City	Kingsport	State	TN	ZIP		37664	
Phone	423-579-8886			E-mail Address			

PROPERTY INFORMATION:

Tax Map Information	Tax map:	105	Group:	2.04 and 2.20	Parcel:	Lot:
Street Address	300 Blakley Dr			Apartment/Unit #		
Current Zone	R1B			Proposed Zone A1		
Current Use	R1B			Proposed Use Private Rec Area		

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

Special Exception for private recreation

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:

Jennifer Helton

Date:

7/31/25

Signed before me on this 31st day of July, 2025

a notary public for the State of Tennessee

County of Sullivan

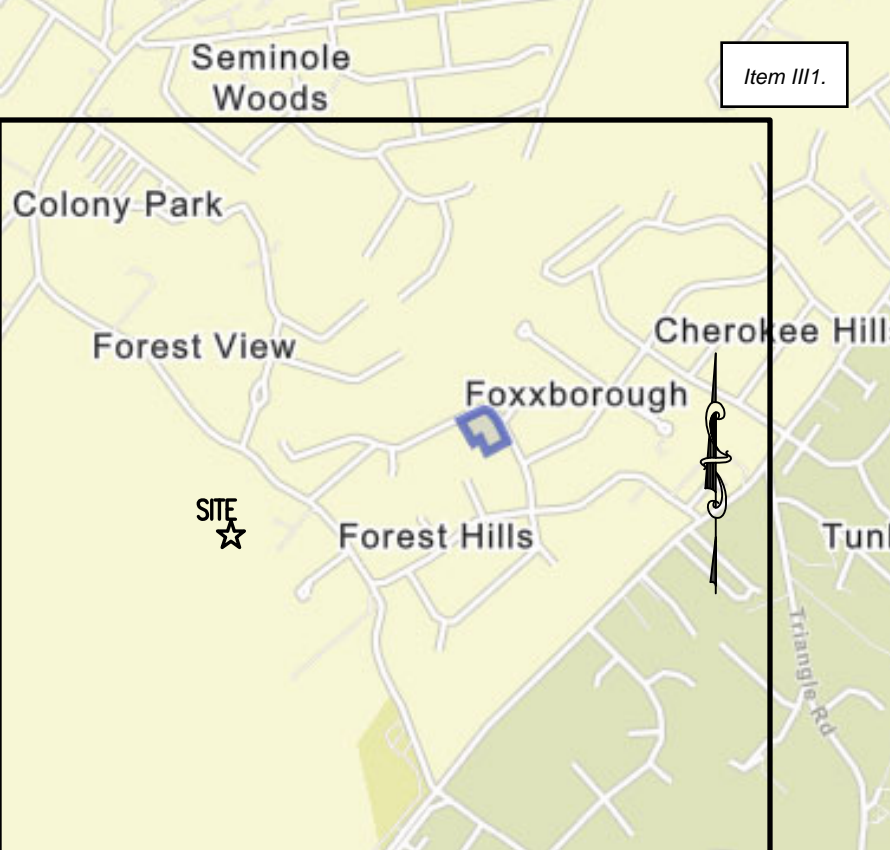
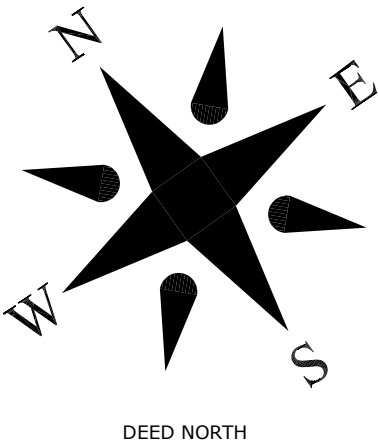
Notary Lori L. Pyatte

My Commission Expires 11-21-2026

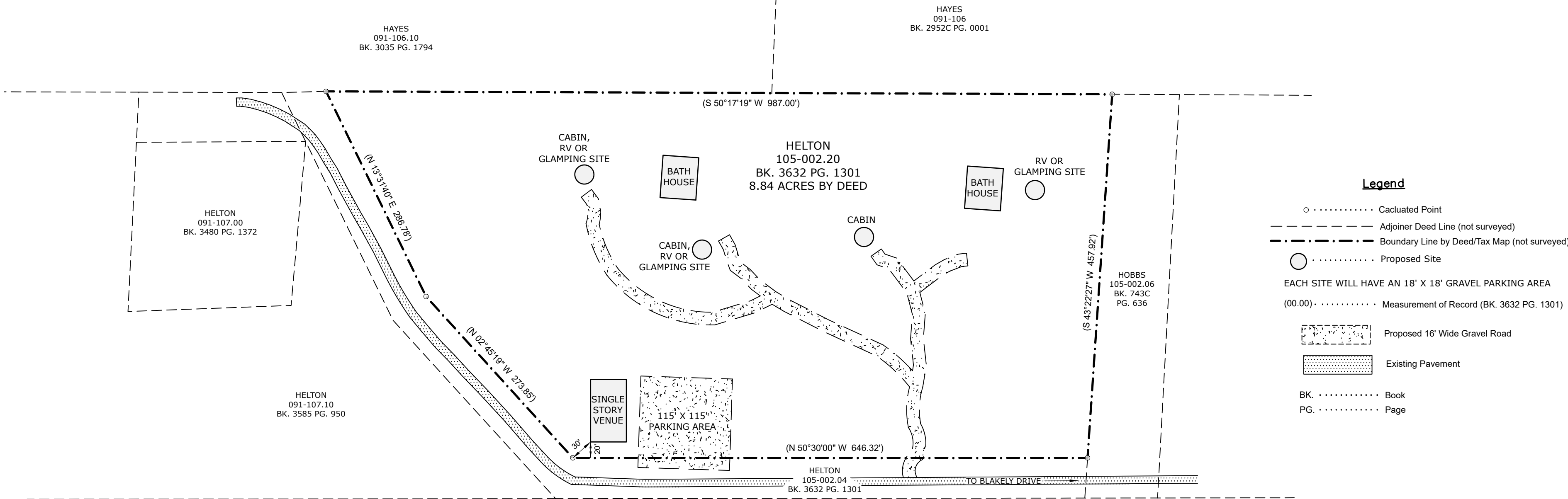


NOTES

- * THIS PROPOSED SITE PLAN IS SHOWN ON AN EXISTING PARCEL OR PARCELS OF LAND.
- * THIS PLAN WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- * THE SUBJECT MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, INCLUDING FROM TDOT AND TVA, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- * THE SUBJECT PROPERTY IS SUBJECT TO ZONING REGULATIONS, BUILDING SETBACKS, AND OTHER REGULATIONS AS SET FORTH BY LOCAL PLANNING AND OTHER AGENCIES. CONSULT WITH LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- * ADJOINER INFORMATION TAKEN FROM COUNTY GIS WEBSITE.
- * UNDERGROUND UTILITIES AND FEATURES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THERETO.
- * ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
- * THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1B.
- * THE PROPERTY LIES WITHIN A ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 47163C0235D, EFFECTIVE DATE OF 9/29/2006.
- * A BOUNDARY RETRACEMENT SURVEY WAS NOT CONDUCTED AS PART OF THIS PROPOSED SITE PLAN.



Vicinity Map
(not to scale)



Legend

- Calculated Point
- Adjoiner Deed Line (not surveyed)
- - - - - Boundary Line by Deed/Tax Map (not surveyed)
- Proposed Site
- EACH SITE WILL HAVE AN 18' X 18' GRAVEL PARKING AREA
- (00.00) Measurement of Record (BK. 3632 PG. 1301)
- [Pattern] Proposed 16' Wide Gravel Road
- [Pattern] Existing Pavement
- BK. Book
- PG. Page

THIS PROPOSED SITE PLAN IS SHOWN ON AN EXISTING PARCEL OR PARCELS OF LAND.
THIS IS NOT A BOUNDARY RETRACEMENT OR LOT COMBINATION SURVEY.

PRELIMINARY PROPOSED SITE PLAN

NOT A SURVEY.

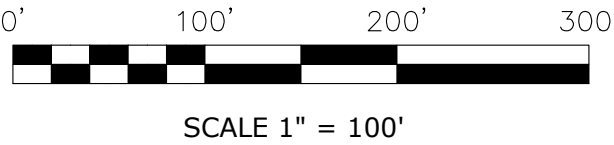
NOT TO BE USED FOR CONSTRUCTION,
RECORDING, SALES, OR INSURANCE

06/04/2025

PEAKGEOMATICS
LAND SURVEYORS
P.O. Box 891 Johnson City, TN 37605
423.202.7093
matt@peakg.com
www.peakg.com

PRELIMINARY
PROPOSED SITE PLAN FOR
PEACEFUL PEAK
VACATION RENTALS

REFERENCES
Requested By Jennifer Helton
Book 3632 Page 1301
Tax Map 105 Parcel 002.20
8.84 Acres by Deed
300 Blakely Dr. Kingsport, TN
13th Civil District, Sullivan County, TN
Drawn By: MDL Checked BY: ARS
Project #25039



Rezoning Proposal Summary

Peaceful Peak Vacation Rentals

Applicants: Travis & Jennifer Helton

Subject Property: 300 Blakley Dr., Kingsport, TN 37664

Parcels: 105-002.20 and 105-002.04 | Combined Approximately 10.24 Acres

Project Vision

Peaceful Peak Vacation Rentals seeks to rezone the subject property from R-1B (low-density residential) to A-1 (agricultural district) to support a thoughtfully planned, nature-integrated hospitality and event space. The rezoning will allow for the continued development of an upscale, low-density retreat with short-term lodging and a small-scale venue for intimate events.

Our goal is to enhance Kingsport's rural tourism offerings while preserving the natural beauty of the area.

About Peaceful Peak

- We currently live and operate The Summit at Peaceful Peak at the adjoining property of 302 Blakley Dr.
- Recognized in the top 1% of vacation rentals statewide, with a 77% occupancy rate in 2024.
- Visitors include guests from across the U.S. and abroad, contributing to Kingsport's tourism economy.

Development Plan

The project will be implemented in two phases:

Phase 1 – Currently Permitted and Underway

- Construction of a 764 sq. ft. luxury vacation rental unit (already in progress).

Phase 2 – Future Development (Pending Rezoning Approval)

- One RV/glamping site with:
 - o Renovated 1972 Winnebago Brave
 - o Covered deck, outdoor sauna
 - o Standalone luxury bathhouse and laundry facility (ADU)
- Two additional premium glamping sites (e.g., safari tents, yurts, or RVs)
- A shared ADU bathhouse and laundry facility for glamping guests
- A small single-story event venue for micro-weddings and private retreats
 - o Dedicated parking below and in front of the venue
 - o Access via internal gravel road branching from the main driveway

Property Details

- Total Acreage: ~10.24 acres (2 parcels)
- Current Zoning: R-1B
- Proposed Zoning: A-1
- Utilities: Water, electricity, and sewer planned for all units
- Access: Private shared driveway (currently serves both properties)
- Environment: Wooded, secluded, with natural buffers and very limited visibility from neighbors
- Location: Quiet area in Rock Springs, just minutes from downtown Kingsport and I-26/I-81 interchange
- Adjacent to: Rock Springs Storage

Preliminary Site Plan Overview

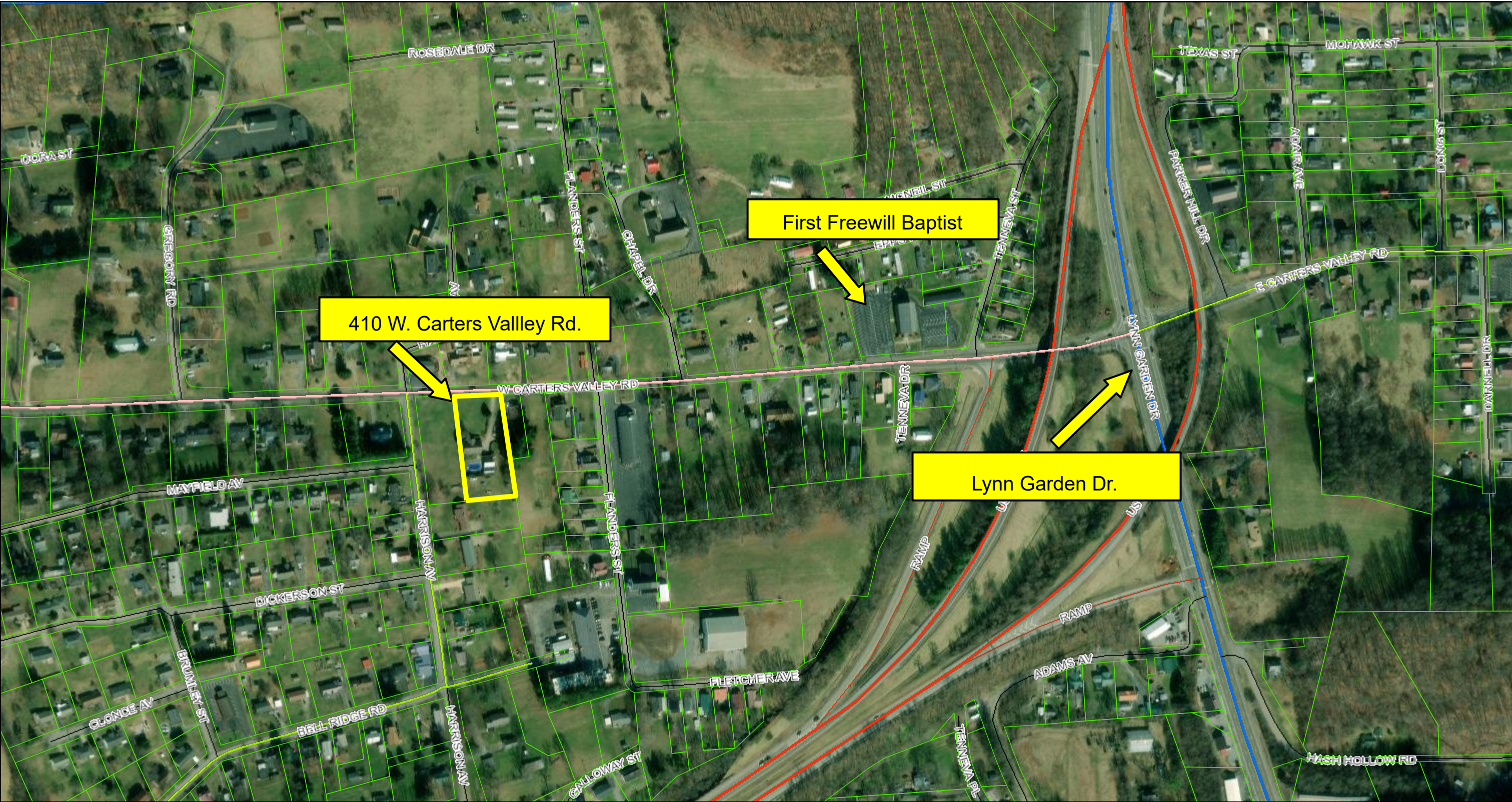
- Preliminary Site plan completed by Peak Geomatics. Final survey and site plan is in process.
- Includes gravel access road, parking area for venue, and estimated placement of future structures.
- FEMA Zone X – not in floodplain
- Natural landscaping, fire access, and low-impact development strategies

Community & Tourism Alignment

- Expanding nature-based tourism and high-end lodging options
- Promoting sustainable development with minimal environmental disturbance
- Driving economic impact through increased overnight stays and guest spending
- Preserving the area's character while enhancing its appeal as a rural retreat destination

Request

We respectfully request the Kingsport Planning Commission review for approval of rezoning at 300 Blakley Dr. Parcels: 105-002.20 and 105-002.04 from R-1B to A-1 to support the continued development of Peaceful Peak Vacation Rentals in alignment with local planning objectives and tourism growth strategies.



8/18/2025, 11:36:29 AM

Sullivan County Parcels Jan 2023

- Parcels

Streets

Interstate
- Expressway

Major Arterial

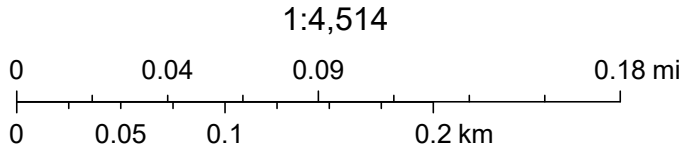
Minor Arterial

Collector Street
- Local Street

Private Street

Ramp

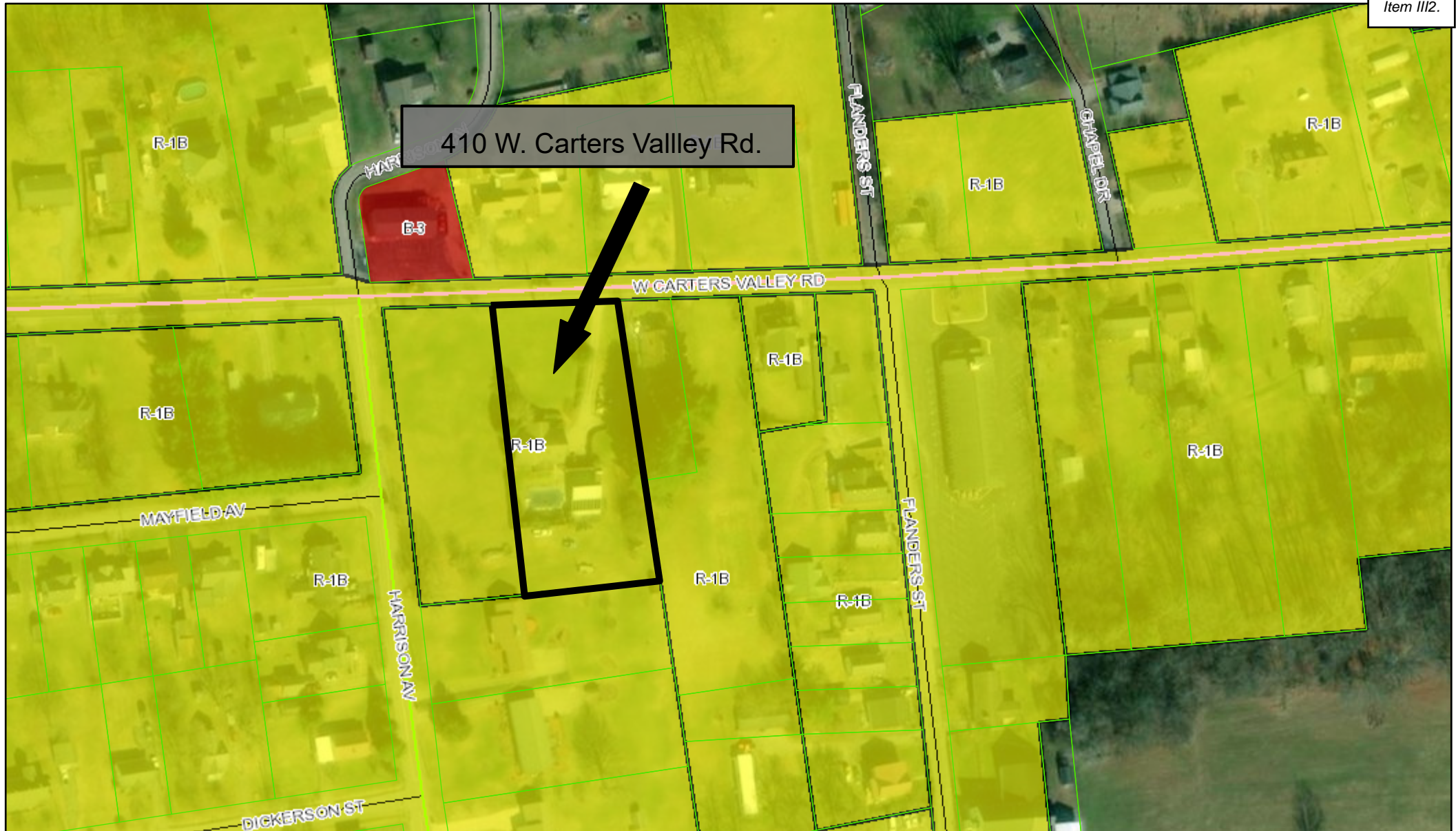
Urban Growth Boundary



NC CGIA, Maxar

ArcGIS Web Map

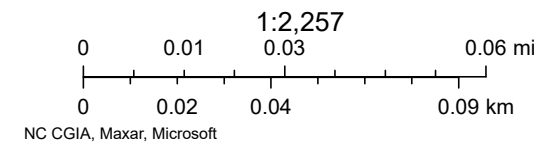
Item III/2.



8/18/2025, 11:31:33 AM

Sullivan County Parcels Jan 2023

Collector Street	R-5	B-2	GC	PBD-3	R-1	R-3B
Local Street	GC	B-3	M-1	PBD/*	R-1A	R-4
Private Street	B-2E	B-3	M-1R	PD	R-1B	Split
Ramp	A-1	B-4	M-2	PMD-1	R-1C	TA
City Zoning	A-2	B-4P	MX	PMD-2	R-2	TA-C
<Null>	AR	B-4P	P-1	PUD	R-3	UAE
TAVC	B-1	BC	P-D	PVD	R-3A	Urban Growth Boundary



TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: August 15, 2025

RE: 410 W. Carters Valley Road

The Board is asked to consider the following request:

Case BZA25-0218– The owner of property located at 410 W. Carters Valley Road, Control Map 012N, Group E, Parcel 08.20 requests a 1,150-square-foot variance to Section 114-133(2) to exceed the maximum allowable square footage for an accessory structure to allow for the installation of a new carport to accommodate RV storage. The property is zoned R-1B, Residential District.

Code reference:

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

(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.

**APPLICATION**

Board of Zoning Appeals

APPLICANT INFORMATION:

Last Name Salyer First David M.I. C. Date _____
 Street Address 410 W. Carters Valley Rd. Apartment/Unit # _____
 City Kingsport State TN ZIP 37665
 Phone (423) 384-6422 E-mail Address _____

PROPERTY INFORMATION:

Tax Map Information Tax map: 012N Group: E Parcel: 8.20 Lot: _____
 Street Address 410 W. Carters Valley Rd. Apartment/Unit # _____
 Current Zone R-1B Proposed Zone no change
 Current Use single family Proposed Use no change

REPRESENTATIVE INFORMATION:

Last Name SAME AS OWNER First _____ M.I. _____ Date _____
 Street Address _____ Apartment/Unit # _____
 City _____ State _____ ZIP _____
 Phone _____ E-mail Address _____

REQUESTED ACTION:

1,150 sq ft variance for increased accessory structure
size allotment (new carport)

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: David Salyer
 Signed before me on this 14th day of August 2025
 a notary public for the State of Tennessee
 County of Sullivan
 Notary Lori L. Pyatte
 My Commission Expires 11-21-2026

Date: 8-14-25

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.

The premises cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted. We cannot install a metal carport cover for our camper without a variance because this cover would exceed the square footage allowance of existing detached structures as it is 1,150 sq. ft.

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

Due to our existing garage square footage, the square footage of the cover would exceed the floor area of accessory structures as stated in the Kingsport Code of Ordinances Section 114-133.

- 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 large parcel and please note that we also own the adjoining existing parcel (see attached plat).

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

This variance will not impede nor interfere with any other property owners. The metal carport would not change the character of the neighborhood, increase traffic in the neighborhood, negatively impact the abutting property owners or violate the spirit of the zoning regulations. There is no risk to the public health, safety or welfare.

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.

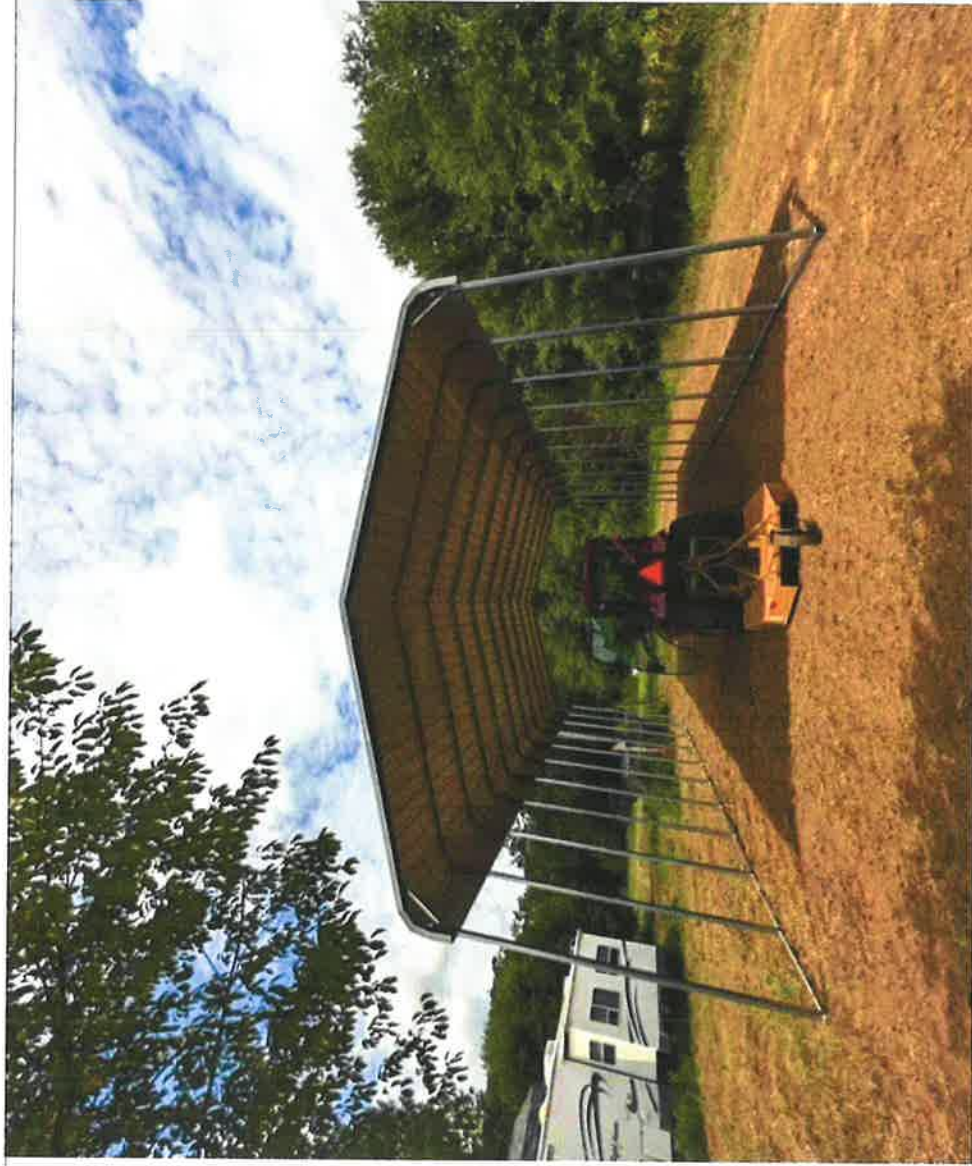
Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

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.





51' long rv carports



51' long rv carports
\$4,500

 Send seller a message

Hello, is this still available?

Send

Item III2.

...

large carport

Item III2.



large carport
\$4,500

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

August 7, 2025 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Bill Sumner

Hoyt Denton

Wes Combs

Joe White

Josh Taylor

Members Absent:

Calvin Clifton

Staff Present:

Lori Pyatte

Ken Weems

Jessica McMurray

Visitors:

Jeffrey Hooker

JB Lashley

Stacey Andis Quillen

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: BZA25-0184– The owner of property located at 224 E. Stone Drive, Control Map 046B, Group D, Parcels 012.00 & 013.00 requests special exception to Sec 114-191(c)6 for the purpose of constructing a new medical spa. The property is zoned P-1, Professional Offices District.

Ms. Stacey Andis Quillen presented her request for a special exception to the board, proposing to operate a medical spa within the Professional Offices (P-1) district. She explained that a medical spa offers massage and skincare services, and she hopes to expand to full services including aesthetics and a hair salon.

When asked if she is currently in business, Ms. Andis Quillen stated that she currently rents a room where she provides massage and skincare treatments. With the opening of a new building, she plans to expand her offerings to include salt therapy and enhanced massage and skincare services.

The board inquired about the number of rooms in the proposed facility, to which she responded that the building will have six treatment rooms and three to four salon chairs. Questions were also raised regarding parking. Staff noted that the current site plan is conceptual and confirmed that all parking requirements must be met in accordance with zoning regulations.

Staff clarified that the board was only being asked to consider the special exception request at this time, and the board acknowledged this.

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

Case BZA25-0189– The owner of property located at 219 Sasanoa Court, Control Map 118D, Group A, Parcel 005.20 requests a 1,200-square-foot variance to Section 114-133(2) in order to exceed the maximum allowable square footage for an accessory structure to allow for the construction of a new detached garage. The property is zoned R-1B, Residential District.

Mr. JB Lashley presented his request to the board, explaining his intent to construct a detached garage for the storage of collectible cars. He noted that he owns 4 acres within the city, where his home is located, as well as an adjoining 6-acre parcel situated in the county outside city limits.

The board inquired whether a large accessory structure already exists on the property. Mr. Lashley confirmed that one does and added that neither his home nor the accessory structures are visible from the road. He further explained that his property sits on a ridge, with the land sloping steeply behind his home and next to the existing garage.

Staff confirmed that no public comments or calls had been received regarding the request.

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

Case: BZA25-0190 – The owner of the property located at 4507 Timberlake Lane, Control Map 045P, Group A, Parcel 025.00 requests a 10.09-foot front yard variance from Section 114-182(e)(1)c to allow for the construction of an attached garage. The property is zoned R-1A, Residential District.

Mr. Jeffrey Hooker presented his case to the board, requesting a setback variance to construct an attached two-car garage. He explained that the triangular shape of his lot makes it challenging to place the garage within the required 40-foot setback. He also noted that his home is located on a corner lot and that similar structures exist in the surrounding area. The board inquired about the location of the proposed garage, and Mr. Hooker explained that, as shown on the survey, the addition would create an L-shaped extension to the house. When asked about the existing carport, he stated that it would likely be converted into a porch. Staff reported that one neighbor had called with questions and indicated they would follow up if they had concerns. No further contact was received.

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 August 15, 2024 at noon, and meeting date Thursday, September 4, 2025 at noon.

The board reviewed the July 3, 2025 regular meeting minutes.

MOTION: made by Mr. Hoyt Denton, seconded by Mr. Joe White to approve the Kingsport Board of Zoning Appeals minutes for June 5, 2025.

VOTE: 5-0 to approve the minutes.

Staff informed the board that a new state law now requires training on property rights and constitutional rights. This training will be included in the upcoming session scheduled for September 25th.

Adjudication of Cases:

Case: BZA25-0184– The owner of property located at 224 E. Stone Drive, Control Map 046B, Group D, Parcels 012.00 & 013.00 requests special exception to Sec 114-191(c)6 for the purpose of constructing a new medical spa. The property is zoned P-1, Professional Offices District.

The board acknowledged that a medical spa is suitable use for the parcel located along E. Stone Drive.

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

VOTE: 5-0 to approve the request.

Case BZA25-0189– The owner of property located at 219 Sasanoa Court, Control Map 118D, Group A, Parcel 005.20 requests a 1,200-square-foot variance to Section 114-133(2) in order to exceed the maximum allowable square footage for an accessory structure to allow for the construction of a new detached garage. The property is zoned R-1B, Residential District.

The board recognized that the hardship in this case stems from the property's topography and took into account the applicant's ownership of a large 4-acre parcel along with an adjoining 6 acres, supporting the request for additional accessory structure space.

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: BZA25-0190 – The owner of the property located at 4507 Timberlake Lane, Control Map 045P, Group A, Parcel 025.00 requests a 10.09-foot front yard variance from Section 114-182(e)(1)c to allow for the construction of an attached garage. The property is zoned R-1A, Residential District.

The board recognized the irregular shape of the lot as a contributing hardship.

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

VOTE: 5-0 to approve the request.

Public Comment:

With no further business the meeting was adjourned at 12:28pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator