



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, July 02, 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 BZA26-0154– 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.

INTERESTED PARTIES:

Owner:

Travis Sampson

117 E. Sevier Avenue

Kingsport, TN 37660

Representative: Travis Sampson

- 2. 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.

INTERESTED PARTIES:

Owner:

Scott Fish

2309 Brandon Lane

Kingsport, TN 37605

Representative: Scott Fish

IV. BUSINESS

1. Approval of the June 4, 2026 regular meeting minutes.

Stating for public record, the next application deadline is July 15, 2026 at noon, and meeting date (Thursday, August 6, 2026).

V. ADJUDICATION OF CASES

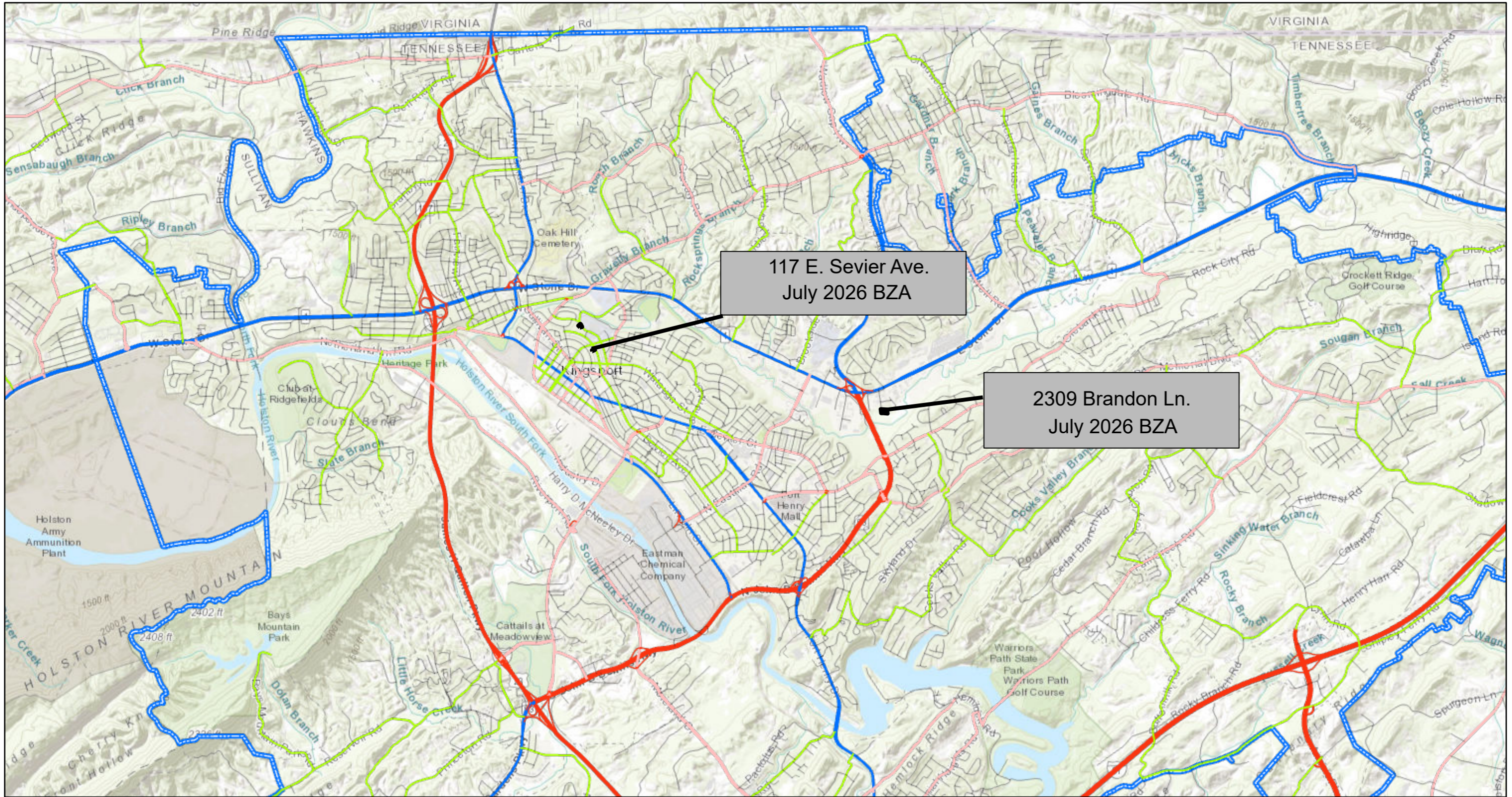
VI. PUBLIC COMMENT

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

ArcGIS Web Map

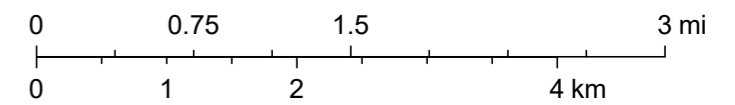
Item III.1.



6/23/2026, 1:30:05 PM

1:72,224

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



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, July 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 BZA26-0154– 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.

Case: BZA26-0156 – The owner of property located at 216 & 220 W. Ravine Road, Control Map 046H, Group N, Parcels 019.00 & 020.00 requests special exception to Sec 114-191(c)6 for the purpose of opening a physical therapy and wellness center. The property is zoned P-1, Professional Offices District.

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.

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: 6/22/2026



6/23/2026, 11:15:19 AM

Sullivan County Parcels Jan 2023

Parcels

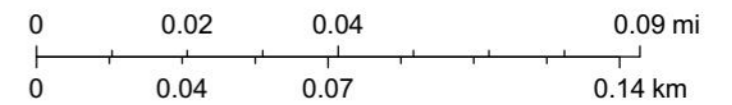
Streets

Minor Arterial

Collector Street

Local Street

1:2,257



NC Collaboratory at UNCCH, Microsoft, Vantor



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 19, 2026

RE: 117 E. Sevier Avenue

The Board is asked to consider the following request:

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 from Sec. 114-133(2) to exceed the maximum permitted square footage for an accessory structure for the purpose of constructing a new detached two-level garage. The subject property is zoned R-4, Medium Density Apartment 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:

- (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>Travis Sampson</u>				Name: <u>Same</u>			
Address: <u>117 E. Sevier Ave</u>				Address: _____			
<u>Kingsport TN</u>		<u>37660</u>		_____		_____	
City	State	Zip		City	State	Zip	
Telephone:				Telephone: _____			
Email: _____				Email: _____			

Information regarding the property site:

Street Address: 117 E Sevier Ave Kingsport TN 37660

Tax Map: 0465 Group: B Parcel: 5 Lot: 25

Current Zoning: R4 Current Use: Single Family

Requested action:

- Variance
- Special Exception
- Administrative Review
- Called Meeting

Request:

Additional structure space 100 sq feet

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.

[Signature]
Signature of Property Owner

6-8-26
Date

Signed before me on this 8th day of June, 2026
a notary public for the State of Tennessee
County of Sullivan

Notary Signature Ashley Kilby
My Commission Expires 4/17/30



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.

I have a single driveway. One way in, one way out.
Three people live at my house. That's three cars and a patrol car. I need this to get all those cars off the road.

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.

See above

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.

Getting cars off the road.

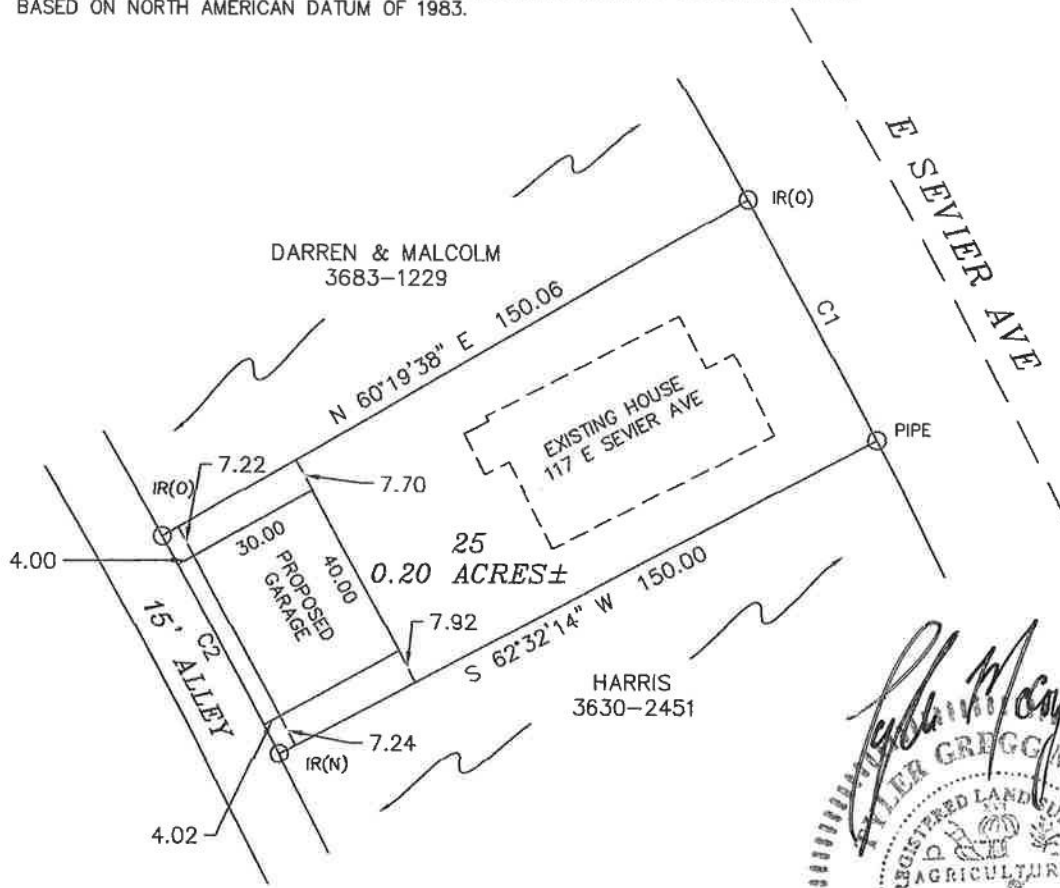
TDOT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.09	1590.00	2°09'55"	S 28°39'56" E	60.09
C2	54.30	1440.00	2°09'38"	N 28°44'40" W	54.30



McCOY LAND SURVEYING
 806 E JACKSON BLVD STE 11
 JONESBOROUGH, TENN 37659
 PH- 423-753-9192

I, TYLER GREGG MCCOY, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION; THAT THIS GPS SURVEY WAS PERFORMED TO "CLASS 1 FGDC SPECIFICATIONS AND THAT I USED TENNESSEE REAL TIME NETWORK METHODS. GPS FIELD PROCEDURES AND COORDINATES WERE OBTAINED BY LEAST SQUARES ADJUSTMENT. THAT THIS SURVEY WAS PERFORMED ON MAY 26, 2026 USING A CARLSON BRX-7 RECEIVERS AND ALL COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983.



IR(O)- IRON ROD OLD
 IR(N)- IRON ROD NEW

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS RECORDED AND/OR UNRECORDED.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.

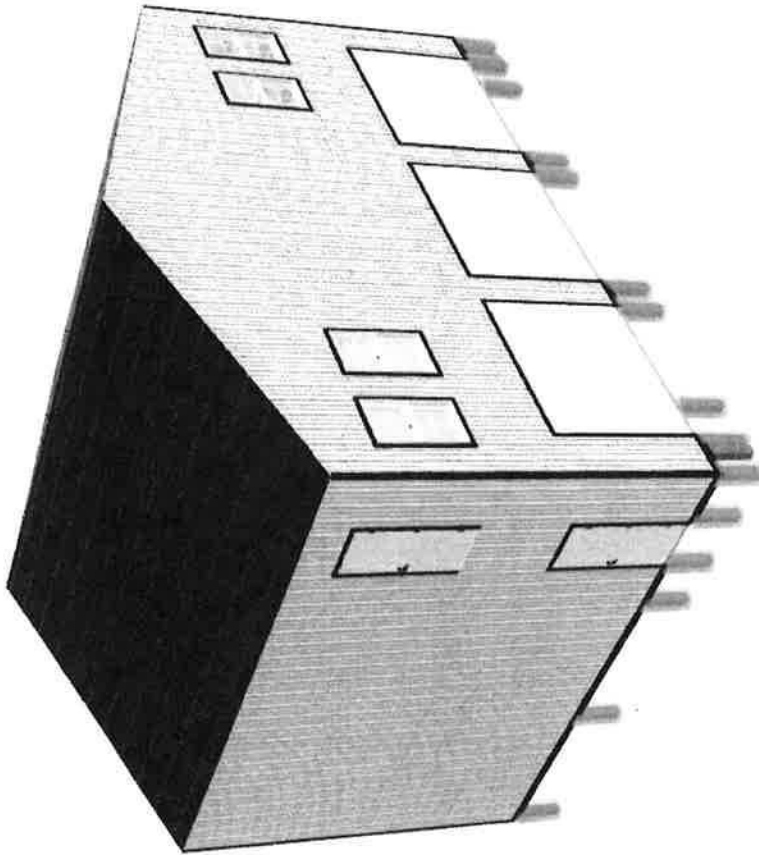
THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.



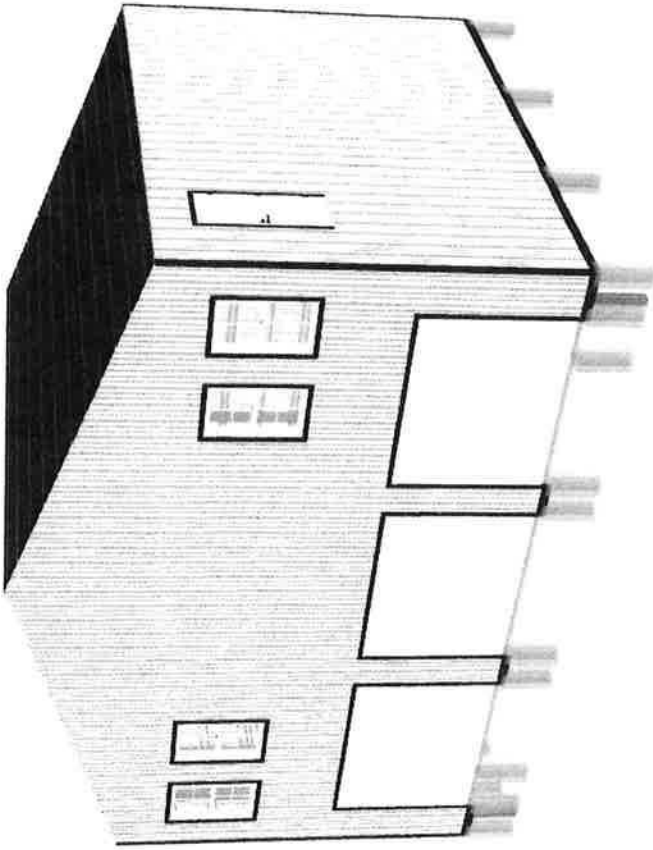
SAMPSON PROPERTY

11TH CIVIL DISTRICT SULLIVAN COUNTY TENN
 SUBJECT PROPERTY DEED REF: 3231-2112
 SUBJECT PROPERTY TAX MAP: 046J GRP: B PAR: 005.00
 SCALE 1-40 DATE: 5-26-2026
 DRAWN BY TGM

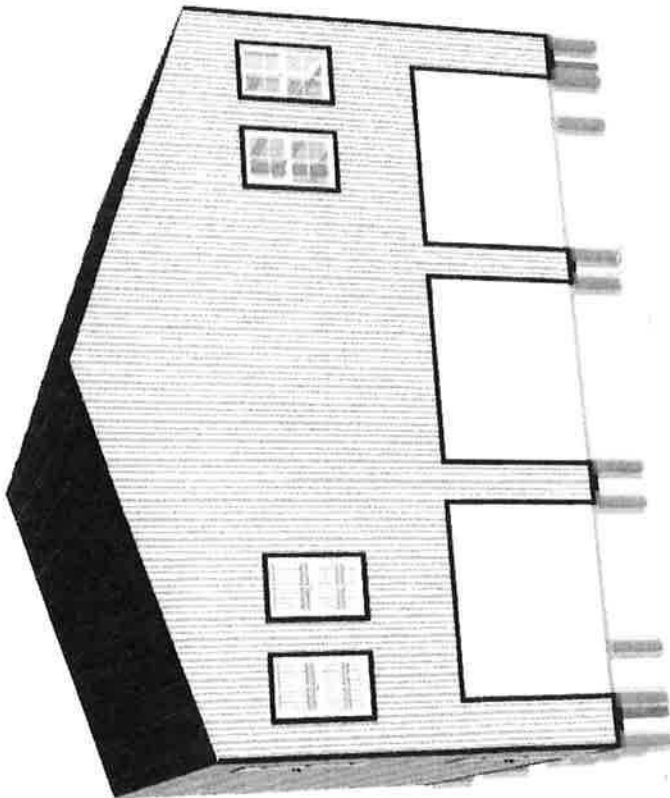
3d View for SAMPSON



3d View for SAMPSON



3d View for SAMPSON



Good afternoon Travis,

Thank you for reaching out to us about your future building plans. I am returning an estimate that you had submitted through our website. Below is what I have you quoted for the shell of your structure. This does not include interior second floor construction. This is priced on your leveled lot.

30 x 40 x 20 post frame building;
 Residential engineered;
 Full 2" insulation in roof and walls, white vinyl backed;
 4 – 3 x 5 windows, single hung double pane, insulated, in white, with or without grids;
 3 – 3 x 6'8" steel entry doors, insulated, in white, 99 series;
 2' overhang on all walls, with vented or non-vented soffit underneath;
 6 – 10 x 8 residential garage doors sectional overhead type, insulated, in white – this is priced with tying to customer's second floor with regular tracks;
 4" interior concrete 4000 psi, with perimeter turn down footer & foam board, with 6 mil plastic underneath slab, with 30 lbs. steel pins per cubic yard for reinforcement;
 Full trim package, seamless gutters with downspouts;
 17 metal color options for all metal;
 Total including labor = **\$74,717.00**

Please reach out with any questions that you may have. We look forward to helping you with your residential project!

Thank you,



HEATHER VANOVER

Sales Representative

- 📞 423-282-0644
- ✉ hvanover@whiteconstructioncompany.net
- 🌐 www.facebook.com/thewhiteconstruction
- 📍 1775 Old Gray Station Rd
Johnson City, Tn. 37615

From: noreply@whiteconstructioncompany.net
 <noreply@whiteconstructioncompany.net>
Sent: Monday, February 2, 2026 11:18 AM
To: Brandon White <bwhite@whiteconstructioncompany.net>; Sarah Willis <swillis@whiteconstructioncompany.net>; Heather Vanover <hvanover@whiteconstructioncompany.net>; Kayla Brooks <kbrooks@whiteconstructioncompany.net>; Marissa McGlothlin <mMcGlothlin@whiteconstructioncompany.net>
Subject: Estimate request from Travis Sampson

Name

Travis Sampson

City

Kingsport

State

Tennessee

Phone

(423) 416-2257

Email

tsampson@scsotn.com

Building Dimensions

Building Width

40

Building Length

30

Building Height

20

Building Needs

Type of structure

Residential/House

Insulation (check all needed)

- Roof Insulation
- Wall Insulation

Number of walk doors needed

3

Number of windows needed

4

Number of garage doors needed

6

Garage door 1 width

10'

Garage door 1 height

8'

Garage door 2 width

10'

Garage door 2 height

8'

Garage door 3 width

10'

Garage door 3 height

8'

Garage door 4 width

10'

Garage door 4 height

8'

Garage door 5 width

10'

Garage door 5 height

8'

Garage door 6 width

10'

Garage door 6 height

8'

4" Concrete Slab

Yes

How did you hear about us?

Friend Cliff Ramey

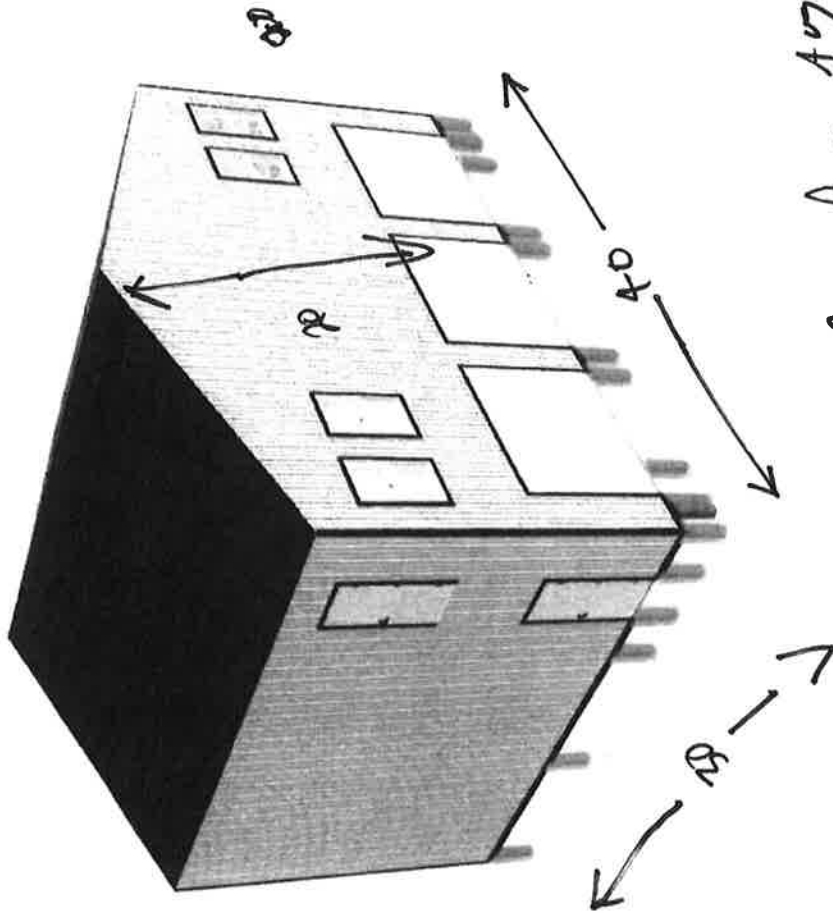
Additional information

3 car garage and 2 studio apartments

This e-mail may contain information that is privileged, law enforcement sensitive, or subject to other disclosure limitations. Such information is loaned to you and should not be further disseminated without the permission of the sender. If you have received this e-mail in error, do not keep, use, disclose, or copy it; notify the sender immediately and delete it.

This e-mail may contain information that is privileged, law enforcement sensitive, or subject to other disclosure limitations. Such information is loaned to you and should not be further disseminated without the permission of the sender. If you have received this e-mail in error, do not keep, use, disclose, or copy it; notify the sender immediately and delete it.

3d View for SAMPSON



40
24
40
from 40' ground level.

20 ft from 40' ground level.

24 ft from 40' ground level.

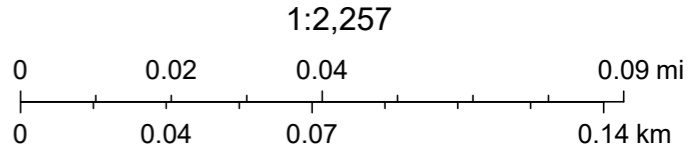
J. Sampson
92-03-30-26



6/23/2026, 1:18:10 PM

Sullivan County Parcels Jan 2023 Streets

- Parcels
- Expressway
- Major Arterial
- Local Street
- Ramp



NC Collaboratory at UNCCH, Microsoft, Vantor



6/23/2026, 1:06:07 PM

Sullivan County Parcels Jan 2023

City Zoning

- M-1R
- R-1B
- B-3

Parcels

Streets

Local Street

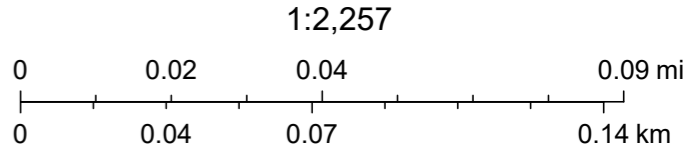
Ramp

Expressway

Local Street

Ramp

Expressway



NC Collaboratory at UNCCH, Microsoft, Vantor

TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: June 16, 2026

RE: 2309 Brandon Lane

The Board is asked to consider the following request:

Case BZA26-0156 – 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 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-4, Medium Density Apartment 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>SCOTT T. FISH</u>			Name: <u>SCOTT & LEE FISH</u>		
Address: <u>2309 BRANDON LANE</u>			Address: <u>SAME</u>		
<u>KINGSPORT</u>	<u>TN</u>	<u>37660</u>	_____	_____	_____
City	State	Zip	City	State	Zip
Telephone: _____			Telephone: _____		
Email: _____			Email: _____		

Information regarding the property site:

Street Address: 2309 BRANDON LANE

Tax Map: 0470 Group: A Parcel: 22.20 Lot: 2.00

Current Zoning: R-1B Current Use: single-family

Requested action:

- Variance
- Special Exception
- Administrative Review
- Called Meeting

Request:

NEED A VARIANCE TO PLACE CENTER OF WEST END PROPERTY DUE TO A HILL GOING DOWN TO FIELD OWNED BY CITY OF KPT. ALSO NEED A VARIANCE FOR 30X50 GARAGE SIZE. GARAGE WILL HAVE 2 SIDE ENTRANCE DRIVE THRU DOORS, MIN OF ONE WINDOW ON FRONT + SIDE WALL. ENTRANCE DOOR.

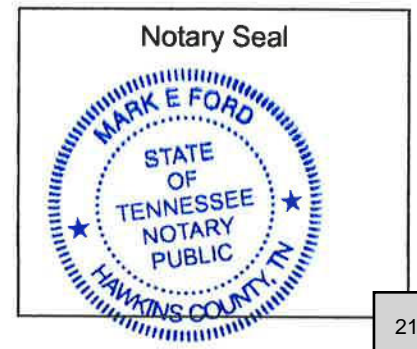
By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board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

Scott T. Fish
Signature of Property Owner

6/16/2026
Date

Signed before me on this 16th day of June, 2026
a notary public for the State of Tennessee
County of Sullivan

Notary Signature Mark E. Ford
My Commission Expires 12/1/27



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.

BACK SIDE OF PROPERTY IS A HILL THAT NO STRUCTURE OF ANY SIZE COULD BE BUILT,

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.

THE FLAT PART OF PROPERTY IS ONLY SPACE THAT CAN BUILD ON. CURRENT REQUIREMENTS ARE NOT POSSIBLE DUE TO HILL THAT IS PROPERTY BEHIND HOUSE.

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.

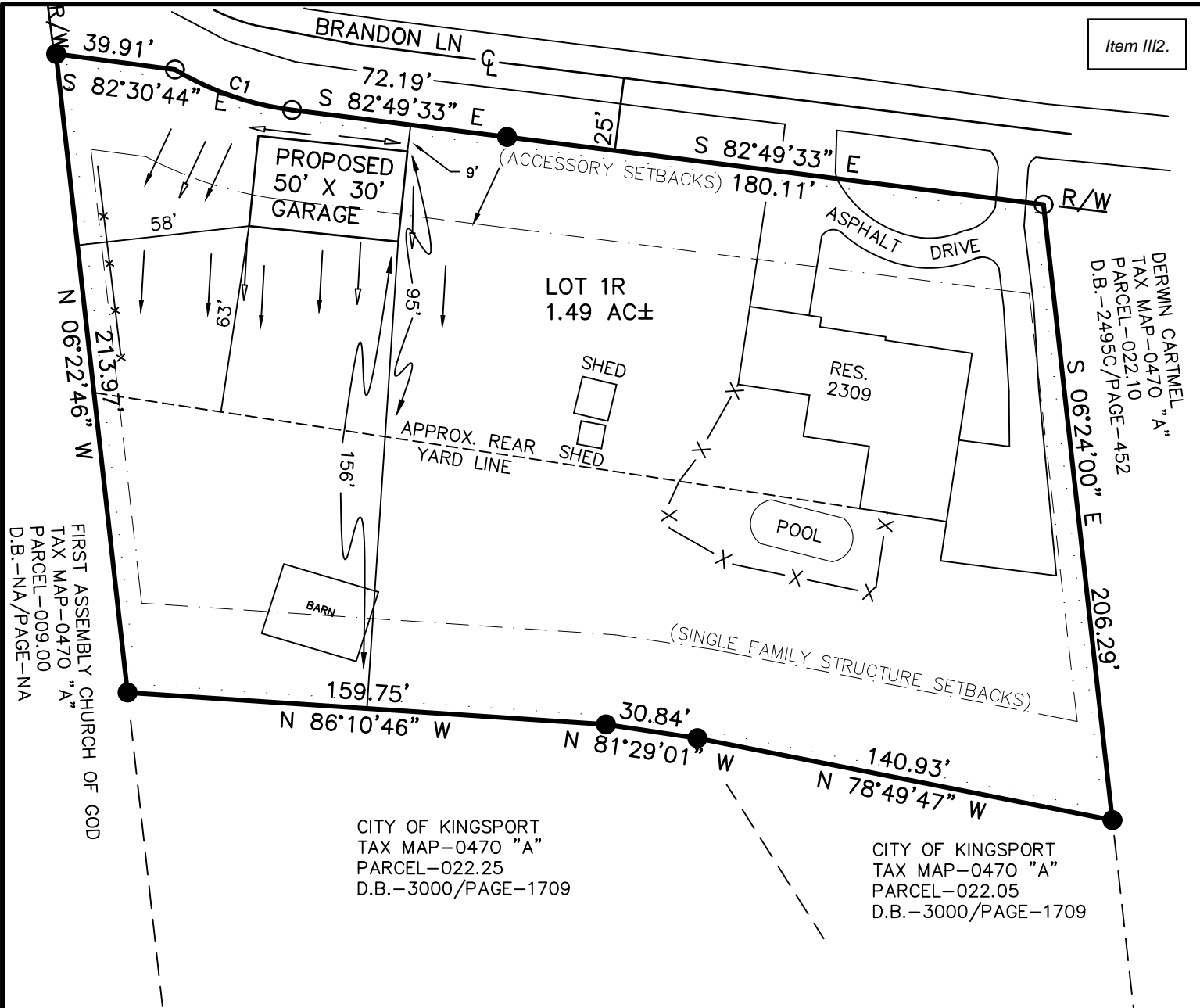
LAND IS SLOPED HILLSIDE NATURALLY AND HAS NOT BEEN MODIFIED. PROPERTY WHEN FIRST BOUGHT AND BUILT HOUSE ON FROM MY KNOWLEDGE FROM MY DAD DID NOT HAVE ANY RESTRICTIONS.

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.

GARAGE WILL BE A SUPER NICE HAND BUILT STRUCTURE TO MATCH IN COLOR MY HOUSE (WHITE/BLACK). I AM PLANNING ON SPENDING \$30000 ON THIS GARAGE SO THAT IT IS NICE AND POSSIBLY A DRESS UP FOR NEIGHBORHOOD.

Item III.2.



FIRST ASSEMBLY CHURCH OF GOD
 TAX MAP-0470 "A"
 PARCEL-009.00
 D.B.-NA/PAGE-NA

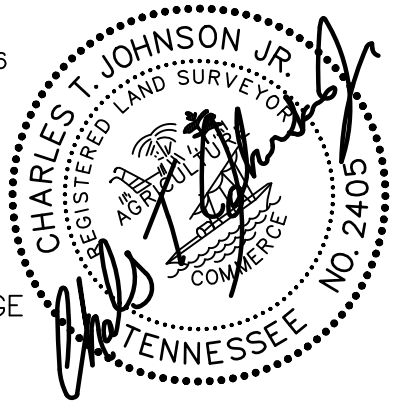
DERWIN CARTMEL-
 "A"
 TAX MAP-0470
 PARCEL-022.10
 D.B.-2495C/PAGE-452

CITY OF KINGSPORT
 TAX MAP-0470 "A"
 PARCEL-022.25
 D.B.-3000/PAGE-1709

CITY OF KINGSPORT
 TAX MAP-0470 "A"
 PARCEL-022.05
 D.B.-3000/PAGE-1709

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.64'	41.58'	41.29'	S 70°59'21" E	23°40'23"

SURVEY BY: CHARLES T. JOHNSON JR
 NUMBER: 2405
 PROJECT: 26116
 DATE: 06/17/2026



SITE PLAN for
2309 BRANDON LN
 11TH CIVIL DISTRICT
 SULLIVAN COUNTY TN.
 DATE 06/18/2026
 PROJECT 26116
 Scale is 1"=50'

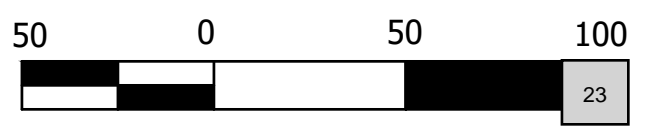
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- ××× SILT FENCE

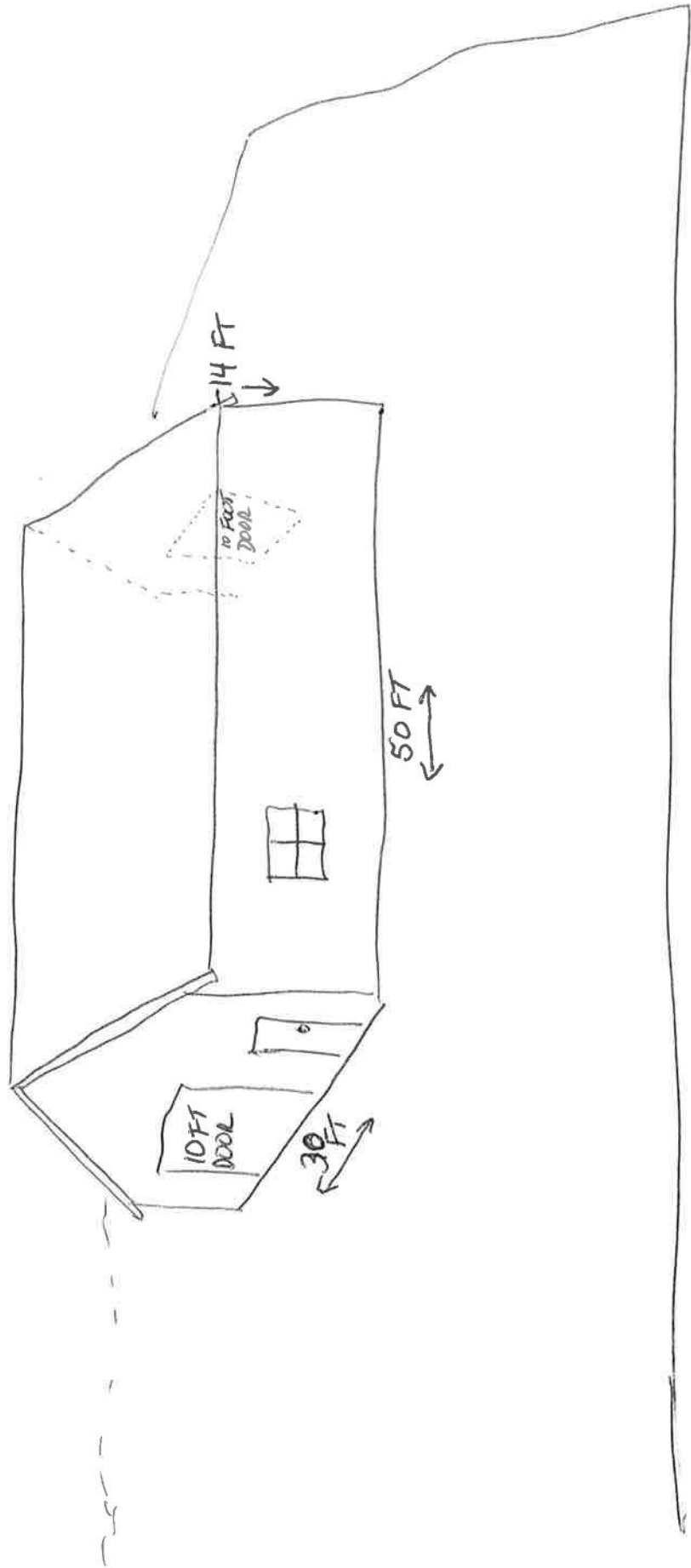
PROPERTY ZONED R1-B

FRONT =30'
 REAR =30'
 SIDE =8'
 ACCESSORY STRUCTURES 3'

TPSI TN. PROFESSIONAL SURVEYING INC.

405 N BOONE STREET
 JOHNSON CITY TN, 37604 423-915-1136





2309 BRANDON LANE

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

June 4, 2026 Regular Meeting

Noon
Montgomery-Watterson Boardroom, City Hall

Members Present:

Lora Barnett
Bill Sumner
Calvin Clifton
Wes Combs
Joe White
Hoyt Denton

Members Absent:

Josh Taylor

Staff Present:

Angie Marshall
Ken Weems
Jessica McMurray
Bart Rowlett
Jessica Harmon
Sam Cooper

Visitors:

Faith Balthazar	Joseph McMurray
Brandon D. Jessee	Angela Crawford
Kristie Ford	Alicia Jessee
David M. Jessee	Joya Hilton
Kenny Adams	Glen Pauling
Rita Pauling	Sam Stapleton
Regina Stapleton	Melissa Justice
Kattie Casebolt	Shawn Hunt
Hunter Swiney	Meaghan Swiney
Janie Childress	Richard Eshells
Justin Gonzales	

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

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: BZA26-0121–The owner of property located at 4472 W. Stone Drive, Control Map 022, Parcel 036.06 requests an 8.67 square foot variance from Section 114-528(1)b to allow directional signage that exceeds the maximum permitted sign area. The property is zoned B-3, Highway-Oriented Business District.

Ms. Melissa Justice, representative for the property owner, presented the case to the Board. Ms. Justice stated that she represents the sign company hired by the property owner. She explained that the owner is requesting approval to install directional signage that exceeds the maximum size permitted by the ordinance. Specifically, the request is to install four directional signs, each exceeding the allowable size by 8.68 square feet.

Ms. Justice further explained that the intersection serving the new Jules Apartments is heavily congested, creating visibility challenges for motorists and visitors. She stated that the larger signs would improve wayfinding.

The Board inquired about the proposed sign locations. In response, Ms. Justice presented photographs identifying the location of each proposed sign.

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

Case: BZA26-0123–The owner of property located at 1302 W. Sullivan Street, Control Map 045E, Group G, Parcel 028.00 requests a 9-inch variance in both side yards from Sec. 114-184(e)(1)d and Sec. 138(4)c to accommodate construction of single family home. The property is zoned R-1C, Residential District.

Mr. Justin Gonzales, representative for the property owner, presented the case to the Board. Mr. Gonzales stated that the owner is proposing to construct a cottage on the subject property. Due to the size of the lot and its corner location, the required setbacks limit the buildable area of the site. As a result, the applicant is requesting a 9-inch side yard setback variance on both sides of the property.

The Board inquired about the size of the proposed dwelling. Mr. Gonzales stated that the home would be approximately 980 square feet.

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

Case: BZA26-0127–The owner of property located at 1800 Lynn Garden Drive, Control Map 012M, Group C, Parcel 004.00 requests a four-space parking reduction variance from Sec. 114-564(4)p to allow for the construction of Stateline Collision Center. The property is zoned B-3, Highway-Oriented Business District.

Ms. Kattie Casebolt presented the case to the Board. Ms. Casebolt stated that the property owner is proposing to construct a new auto collision repair facility adjacent to the existing business. Due to the topography of the site, the applicant is unable to meet the required parking standards and is requesting a variance to reduce the required parking by four spaces.

Ms. Casebolt explained that the proposed building will be approximately twice the size of the existing facility, allowing more vehicles to be stored indoors and reducing the need for the additional parking spaces.

The Board inquired whether the owner intended to continue operating the existing business. The owner stated that he plans to keep the current business in operation at this time but may consider other options for the property in the future.

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

Case: BZA26-0129–The owner of property located at 1600 Arbor Place, Control Map 029D, Group D, Parcel 003.00 requests a 3,815.97 sq. ft. lot area reduction variance for Lot 16A and a 647.60 sq. ft. lot area variance for Lot 16B from Sec. 114-183(e)(1)a. The purpose of the request is to replat the property

containing two existing houses in order to create individual lots and deeds for each residence. The property is zoned R-1B, Residential District.

Mr. Joseph McMurray, property owner, presented the case to the Board. Mr. McMurray stated that he is seeking to subdivide a parcel containing two existing homes. In order to complete the subdivision, he is requesting a lot area variance, as the resulting parcels would not meet the minimum lot size requirements of the zoning ordinance.

Mr. McMurray explained that his intent is to sell the homes separately once the subdivision is completed. Approval of the variance would allow the property to be divided into two lots and create separate deeds for each residence.

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

Case: BZA26-0125–The owner of property located at 2529 Russell Street, Control Map 091A, Group E, Parcel 011.00 requests administrative review of the legal nonconforming status at 225 Shady View Road.

Mr. Brandon Jessee, applicant, presented the case to the Board and stated that he was requesting an administrative review of the legal nonconforming status of the property located at 225 Shady View Road.

Mr. Jessee presented evidence submitted as part of his application, additional supplemental documentation, and several impact statements from nearby residents. He noted concerns related to truck traffic, including speeding vehicles, as well as the operation of heavy equipment during both daytime and nighttime hours.

Mr. Jessee presented supplemental documentation from TDEC, including compliance review records, permit cancellation documents, and related correspondence. He argued that the records demonstrate the site transitioned from a concrete manufacturing operation to a bulk masonry supply business selling rock, sand, and rebar. Mr. Jessee further stated that the property historically operated as East Tennessee Supply Company rather than a concrete plant and contended that concrete plant operations did not begin until approximately February 2026. Based on the evidence presented, he asserted that a concrete plant had not historically existed on the property and had never been properly permitted.

The Board inquired about when the property was annexed into the City and what business was operating on the site at that time. Staff responded that the property was annexed in 1991. Mr. Jessee stated that East Tennessee Masonry was operating on the property at the time of annexation. Vice-Chairman Clifton recalled the operation and stated that concrete was being manufactured on-site for the production of precast septic tanks.

Mr. Richard Eshells, Real Estate Manager representing SRM Concrete Plant, addressed the Board. He explained that the property was an active concrete batch plant when acquired by SRM in late 2025 and that the outdated facility is being replaced with a modern plant that complies with current environmental standards.

Mr. Eshells acknowledged concerns regarding noise and explained that ongoing construction and site improvements have required extended work hours. He noted that construction is approximately 90 percent complete and that noise associated with the improvements is expected to cease upon project completion. He also noted that a nine-foot privacy fence was installed in response to neighboring property owners' concerns to help reduce noise impacts.

Mr. Eshells presented a zoning letter confirming the concrete batch plant as a legal nonconforming use. In response to questions from the Board, he indicated normal operating hours would be 6:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 12:00 p.m. on Saturdays and the facility is expected to generate approximately 40 truck trips per day. Addressing concerns regarding speeding trucks, Mr. Eshells explained that SRM monitors vehicle activity through tracking systems and has received no reports of speeding by company drivers.

Mr. Ken Weems, AICP, Planning Manager and acting Zoning Administrator for the City of Kingsport, presented his defense of the administrative decision. Mr. Weems referenced Tennessee Code Annotated § 13-7-208(g)(4), explaining that a legal nonconforming use can only be considered abandoned if the property owner intentionally and voluntarily abandons the use. He noted that he found no records indicating that the property owner had intentionally or voluntarily abandoned the nonconforming use of the property.

Mr. Weems also presented a State of Tennessee NPDES permit issued on January 24, 2024 associated with the property. To which, Mr. Weems indicated further demonstrated the property owner's intent to not intentionally or voluntarily abandon the use.

Mr. Weems cited a previous Board case involving what he referred to as the "Lamar Billboard Case," in which the Board determined that the legal nonconforming use had not been abandoned because there was no evidence of intentional or voluntary abandonment by the property owner. As a result, the Board upheld the Planning Manager's decision to allow the continuation of the legal nonconforming use.

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 June 15, 2026 at noon, and meeting date Thursday, July 2, 2026 at noon.

The board reviewed the May 7, 2026 regular meeting minutes.

MOTION: made by Mr. Wes Combs, seconded by Ms. Lora Barnett to approve the Kingsport Board of Zoning Appeals minutes for May 7, 2026.

VOTE: 6-0 to approve the minutes.

Adjudication of Cases:

Case: BZA26-0121–The owner of property located at 4472 W. Stone Drive, Control Map 022, Parcel 036.06 requests an 8.68 square foot variance from Section 114-528(1)b to allow directional signage that

exceeds the maximum permitted sign area. The property is zoned B-3, Highway-Oriented Business District.

The Board noted the property's irregular lot shape and the limited visibility of the entrance as the hardship supporting the request.

MOTION: Made by Ms. Lora Barnett and seconded by Mr. Wes Combs to approve the request for four directional signs, each with a variance of 8.68 square feet, as presented.

VOTE: 6-0 to approve the request.

Case: BZA26-0123–The owner of property located at 1302 W. Sullivan Street, Control Map 045E, Group G, Parcel 028.00 requests a 9-inch variance in both side yards from Sec. 114-184(e)(1)d and Sec. 138(4)c to accommodate construction of single family home. The property is zoned R-1C, Residential District.

The Board found that the hardship is created by the property's corner-lot configuration, which requires greater setback distances than those imposed on adjacent properties.

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

VOTE: 6-0 to approve the request.

Case: BZA26-0127–The owner of property located at 1800 Lynn Garden Drive, Control Map 012M, Group C, Parcel 004.00 requests a four-space parking reduction variance from Sec. 114-564(4)p to allow for the construction of Stateline Collision Center. The property is zoned B-3, Highway-Oriented Business District.

The Board found that the hardship is created by the property's topography, changes in elevation, and irregular lot shape.

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

VOTE: 6-0 to approve the request.

Case: BZA26-0129–The owner of property located at 1600 Arbor Place, Control Map 029D, Group D, Parcel 003.00 requests a 3,815.97 sq. ft. lot area reduction variance for Lot 16A and a 647.60 sq. ft. lot area variance for Lot 16B from Sec. 114-183(e)(1)a. The purpose of the request is to replat the property containing two existing houses in order to create individual lots and deeds for each residence. The property is zoned R-1B, Residential District.

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

VOTE: 6-0 to approve the request.

Case: BZA26-0125–The owner of property located at 2529 Russell Street, Control Map 091A, Group E, Parcel 011.00 requests administrative review of the legal nonconforming status at 225 Shady View Road.

The Board considered all evidence presented and deemed the weight of the evidence was in favor of a finding of a prior legal non-conforming that had not been intentionally and voluntarily abandoned. The Board noted that the reinstatement of the State of Tennessee NPDES permit evidenced an intent to continue operations.

MOTION: Made by Mr. Calvin Clifton and seconded by Mr. Hoyt Denton to uphold staffs decision to allow the continuation of the legal nonconforming use.

VOTE: 6-0 to allow the continuation of the legal nonconforming use.

Public Comment:

With no further business, the meeting was adjourned at 1:28pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator