



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, October 01, 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 BZA26-0250 – The owner of property located at 203 Gustavis Avenue, Control Map 012N, Group C, Parcel 001.00** requests a 788-square-foot variance from Section 114-133(2) to exceed the maximum allowable square footage for accessory structures. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

Edward Mullet

230 Gustavis Avenue

Kingsport, TN 37660

Representative: Edward Mullet

- 2. Case BZA26-0253 – The owner of property located at 3567 Wesley Road, Control Map 077I, Group A, Parcel 015.00** requests a special exception from Sec. 114-191(c)3 to allow a portion of the property to be used as a residential home and to Sec. 114-191(c)7 to allow a professional sign business to operate on the property. The property is zoned P-1, Professional Office District.

INTERESTED PARTIES:

Owner:
Brian & Marcy Vance
3567 Wesley Road
Kingsport, TN 37664

Representative: Brian & Marcy Vance

- 3. Case BZA26-0255 – The owner of property located at 2109 Alamo Place, Control Map 045G, Group B, Parcel 039.00** requests a 572-square-foot variance from Sec. 114-133(2) to exceed the maximum allowable square footage for an accessory structure and allow for the construction of a two-car detached garage. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:
Mike Singleton
2109 Alamo Place
Kingsport, TN 37660

Representative: Mike Singleton

IV. BUSINESS

- 1.** Approval of the September 3, 2026 regular meeting minutes.

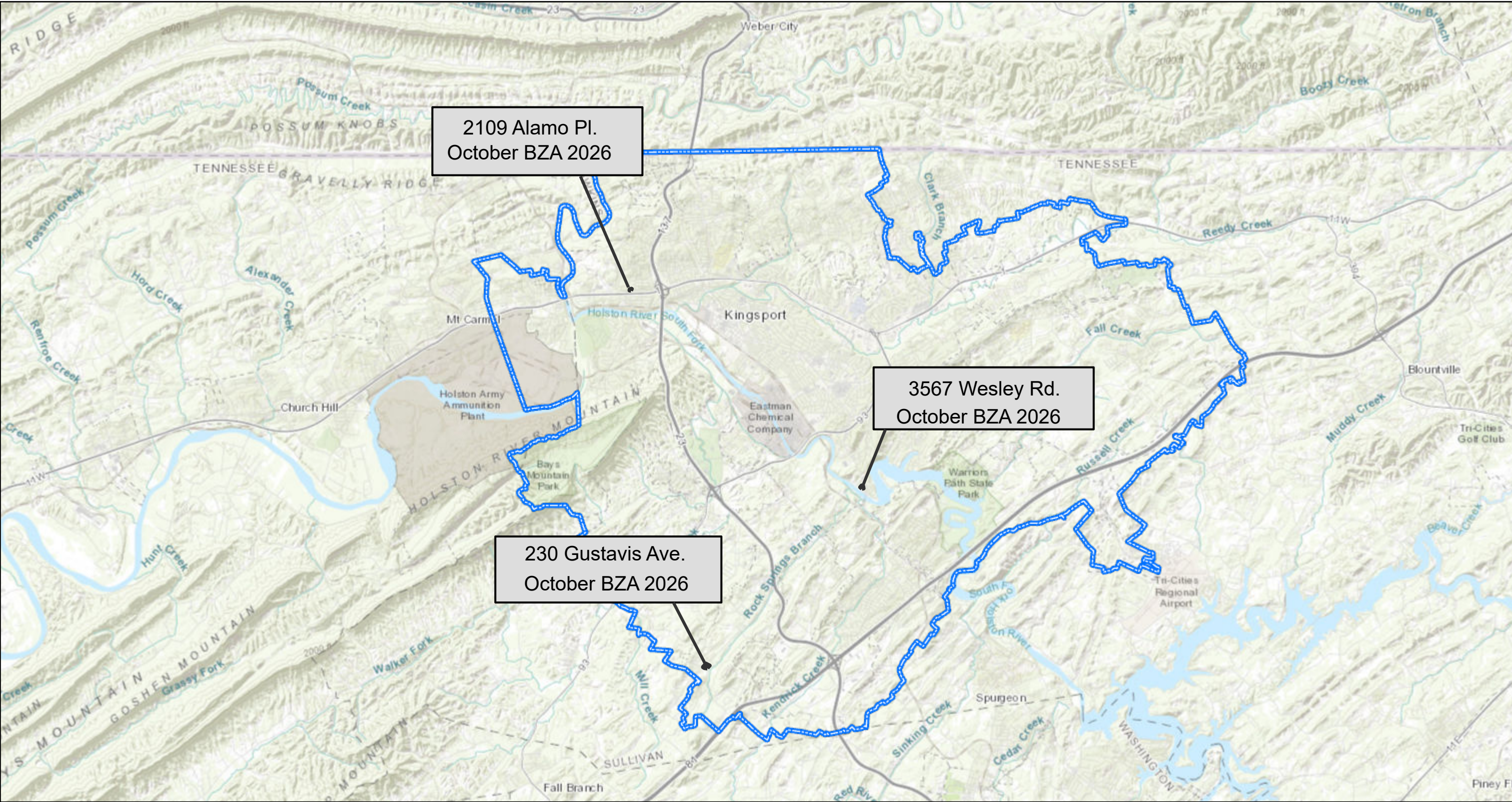
Stating for public record, the next application deadline is October 15, 2026 at noon, and meeting date (Thursday, November 5, 2026).

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.

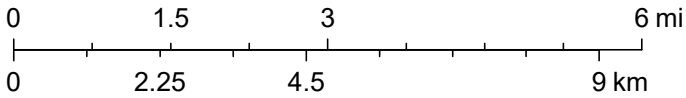
VII. ADJOURN



9/16/2026, 1:49:36 PM

 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, October 1, 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 BZA26-0250 – The owner of property located at 203 Gustavis Avenue, Control Map 012N, Group C, Parcel 001.00 requests a 788-square-foot variance from Section 114-133(2) to exceed the maximum allowable square footage for accessory structures. The property is zoned R-1B, Residential District.

Case BZA26-0253 – The owner of property located at 3567 Wesley Road, Control Map 077I, Group A, Parcel 015.00 requests a special exception from Sec. 114-191(c)3 to allow a portion of the property to be used as a residential home and to Sec. 114-191(c)7 to allow a professional sign business to operate on the property. The property is zoned P-1, Professional Office District.

Case BZA26-0255 – The owner of property located at 2109 Alamo Place, Control Map 045G, Group B, Parcel 039.00 requests a 572-square-foot variance from Sec. 114-133(2) to exceed the maximum allowable square footage for an accessory structure and allow for the construction of a two-car detached garage. The property is zoned R-1B, Residential District.

Case BZA26-0256 – The owner of property located at 437 Coralwood Drive, Control Map 106B, Group F, Parcel 001.40 requests a 48-foot deviation from Section 114-133(1) to allow a swimming pool to be located within the side yard. 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: 9/21/2026



9/11/2026, 10:21:18 AM

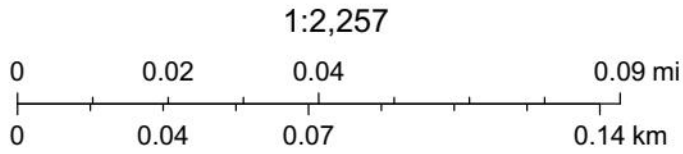
Sullivan County Parcels Jan 2023

- Parcels
- Sewer Mains

- Water Lines
- Streets

Local Street

Collector Street



NC Collaboratory at UNCCH, Microsoft, Vantor

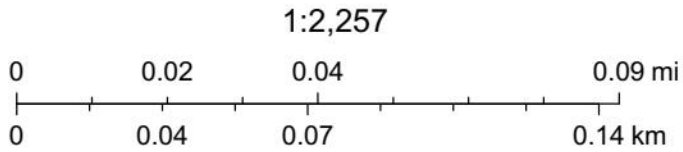


9/11/2026, 10:16:29 AM

Sullivan County Parcels Jan 2023 Streets

- Parcels
- City Zoning
- R-1B

- Collector Street
- Local Street
- Kpt 911 Address



NC Collaboratory at UNCCH, Microsoft, Vantor

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: September 15, 2026

RE: 230 Gustavis Avenue

The Board is asked to consider the following request:

Case BZA26-0250 – The owner of property located at 203 Gustavis Avenue, Control Map 012N, Group C, Parcel 001.00 requests a 788-square-foot variance to Section 114-133(2) to exceed the maximum allowable square footage for accessory structures. The property is zoned R-1B, Residential District.

The applicant has requested that the property be subdivided into two lots. Upon completion of the subdivision, the property located at 230 Gustavis Avenue will no longer comply with the zoning requirements for accessory structures. The resulting parcel will contain approximately 2.145 acres. For properties exceeding two acres, the maximum allowable accessory structure area is 2% of the total parcel area. Based on the resulting parcel size, the applicant is permitted a maximum allotment of 1,868 square feet of accessory structure area. However, the existing and proposed accessory structures exceed the permitted allotment. Therefore, the applicant is requesting an additional 788 square feet of accessory structure area.

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. BZA _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS

To be completed by applicant:

Property Owner	Representative
Name: <u>EDWARD G MULLETT Jr</u>	Name: _____
Address: <u>230 GUSTAVUS AVE</u>	Address: _____
<u>KINGSPORT</u> <u>TN</u> <u>37664</u>	_____
City State Zip	City State Zip
Telephone: <u>[REDACTED]</u>	Telephone: _____
Email: <u>[REDACTED]</u>	Email: _____

Information regarding the property site:

Street Address: 230 GUSTAVUS AVETax Map: 119 Group: N/A Parcel: 001.00 Lot: _____Current Zoning: R-1B Current Use: SINGLE FAMILY

Requested action:

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

Request:

A 788 SQ FT VARIANCE TO MAXIMUM
ALLOWED DETACHED ACCESSORY
STRUCTURE ALLOTMENT

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.

Edward G Mullett Jr
 Signature of Property Owner

9-8-2026
 Date

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

Notary Signature Amanda Nicole Sakellar
 My Commission Expires 11-21-26



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.

A. Three car Detached garage $41' \times 24' = 1104$

B. storage shed Detached $32' \times 11' = 352$

C. awning put up to cover a motor home Extended $50' \times 24' = 1200$

The garage is used for storage and work shop for equipment used on property. The shed is used for storage and play room for the Grand kids. The awning is used to cover motor home and larger piece of equipment used on property to maintain a decent appeal.

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.

Fail to receive a Variance with present subdivision of the land.

3. Did you create these unique conditions?

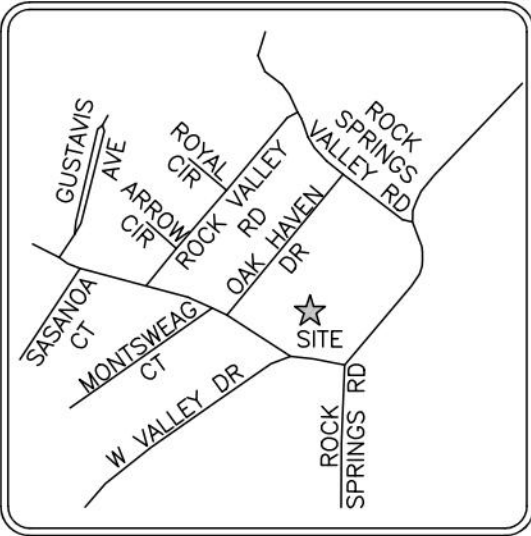
Explain whether the conditions existed before you owned the property or before the chapter was adopted or amended.

The amount of accessory structure on the property meet code due to its current size. The subdivisions proposal lowers the amount of accessory structure allowed.

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

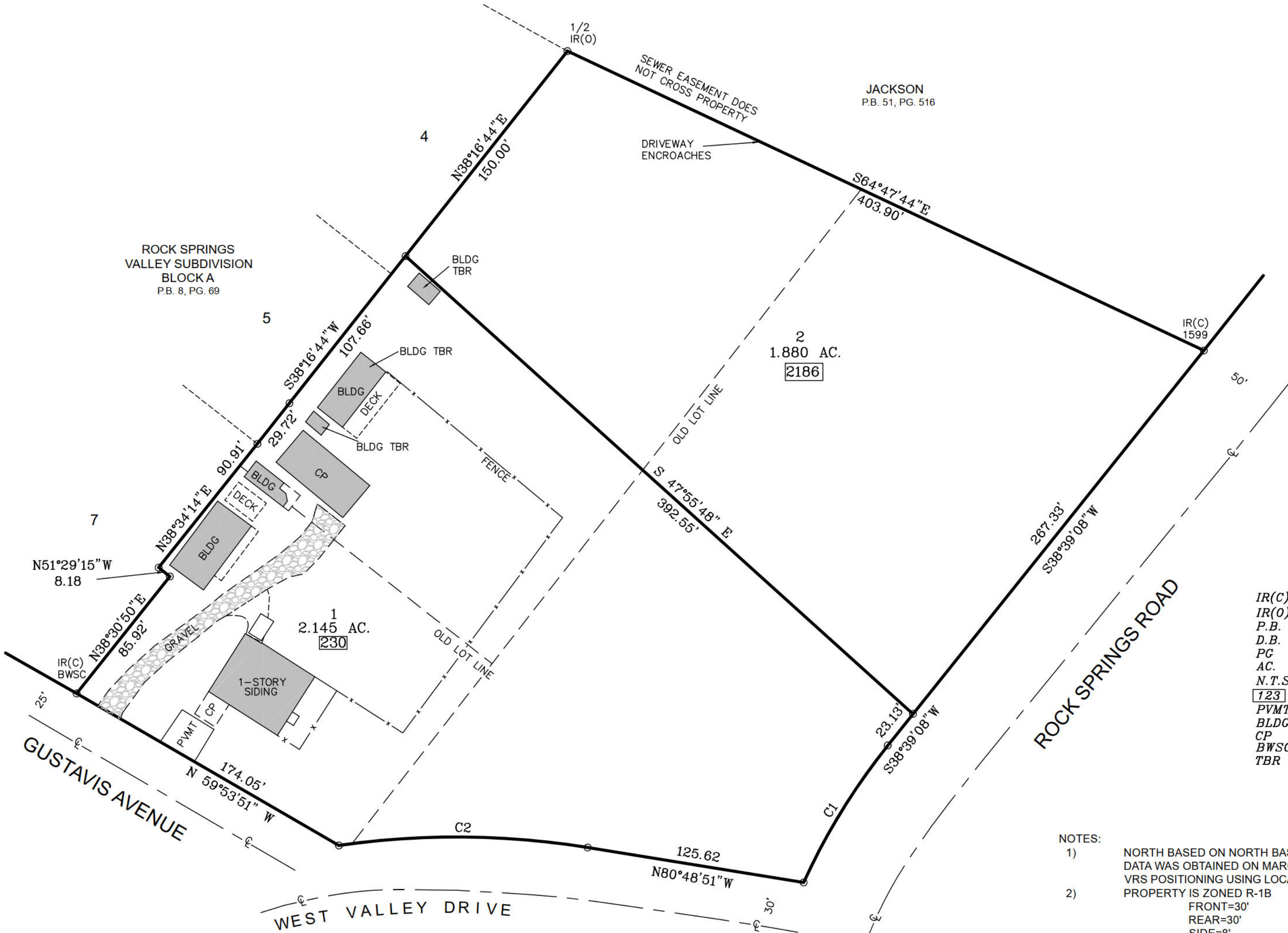
Explain why the variance will not change the overall character of the neighborhood.

The request will not endanger public health, safety, or welfare of the area.



LOCATION MAP
N.T.S.

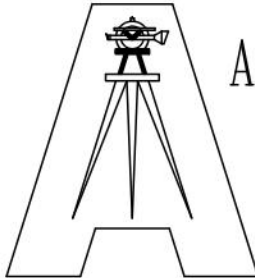
CURVE	RADIUS	ARC LENGTH	CHORD
C1	375.50'	92.61'	S 31°35'14" W 92.37'
C2	470.76'	143.43'	N 89°31'42" W 142.88'



LEGEND

- IR(C) IRON ROD W/ CAP
IR(O) IRON ROD, OLD
P.B. PLAT BOOK
D.B. DEED BOOK
PG. PAGE
AC. ACRES
N.T.S. NOT TO SCALE
123 911 ADDRESS
PVMT PAVEMENT
BLDG BUILDING
CP CARPORT
BWSC BARGE, WAGGONER, SUMNER, CANNON
TBR TO BE REMOVED

- NOTES:
- 1) NORTH BASED ON NORTH BASED TENNESSEE STATE PLANE COORDINATES. GPS DATA WAS OBTAINED ON MARCH 20, 2026. THE GPS DATA WAS DERIVED FROM VRS POSITIONING USING LOCAL CORS AND BASED ON NAD 83 (2011) DATUM. PROPERTY IS ZONED R-1B
FRONT=30'
REAR=30'
SIDE=8'
 - 2) SETBACKS TO CONFORM TO CURRENT ZONING.
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0230D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 26-14121
 - 5) ACAD FILE 26-14121 MULLET.DWG
 - 6) TAX MAP 119 PARCEL 001.00.
 - 7) REFERENCES: D.B.3459 PG. PG. 372.
 - 8) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
 - 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 11) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.



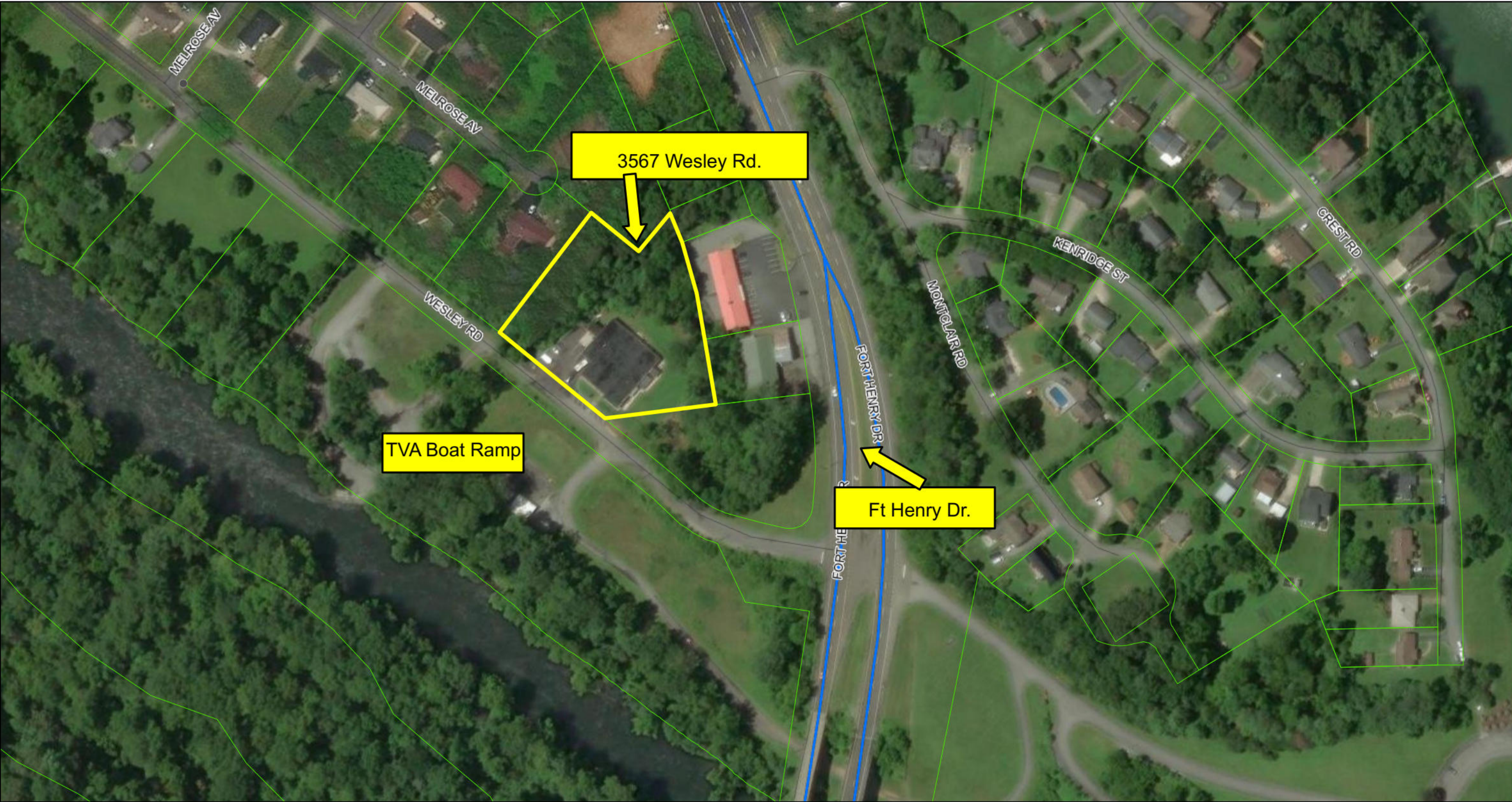
ALLEY & ASSOCIATES, INC.
◦ SURVEYORS ◦
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
EMAIL : tlingerfelt@alleyassociates.com

CERTIFICATE OF OWNERSHIP AND DEDICATION		CERTIFICATE OF ACCURACY		CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM	
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.		I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.		I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.	
OWNER _____ DATE _____		DATE _____ 20____		TRAFFIC ENGINEERING MANAGER _____ DATE _____ 20____	
OWNER _____ DATE _____		TENNESSEE REGISTERED LAND SURVEYOR			
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT		CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS		CERTIFICATION OF THE APPROVAL OF STREETS	
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.		I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.		I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED	
DATE _____ 20____		DATE _____ 20____		DATE _____ 20____	
CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING		KINGSPORT AUTHORIZED AGENT		CITY ENGINEER _____ DATE _____ 20____	
				KINGSPORT AUTHORIZING AGENT	
CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM			CERTIFICATE OF APPROVAL FOR RECORDING		
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN			I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.		
DATE _____ 20____			DATE _____ 20____		
KINGSPORT AUTHORIZING AGENT			SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION		
RESUBDIVISION OF MULLET PROPERTY					
KINGSPORT REGIONAL PLANNING COMMISSION					
TOTAL ACRES _____ 4.025 _____ TOTAL LOTS _____ 4 _____					
ACRES NEW ROAD _____ 0 _____ MILES NEW ROAD _____ 0 _____					
OWNER _____ BEDINGFIELD & MULLET _____ CIVIL DISTRICT _____ 13TH _____					
SURVEYOR _____ ALLEY & ASSOCIATES, INC. _____ CLOSURE ERROR _____ 1:10,000 _____					
SCALE 1" = 50' _____ 50 _____ 25 _____ 0 _____ 25 _____ 50 _____					



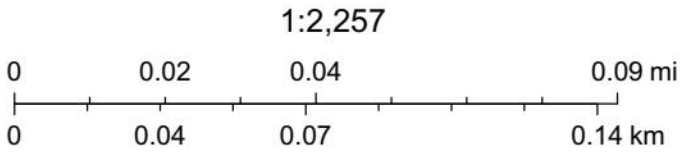




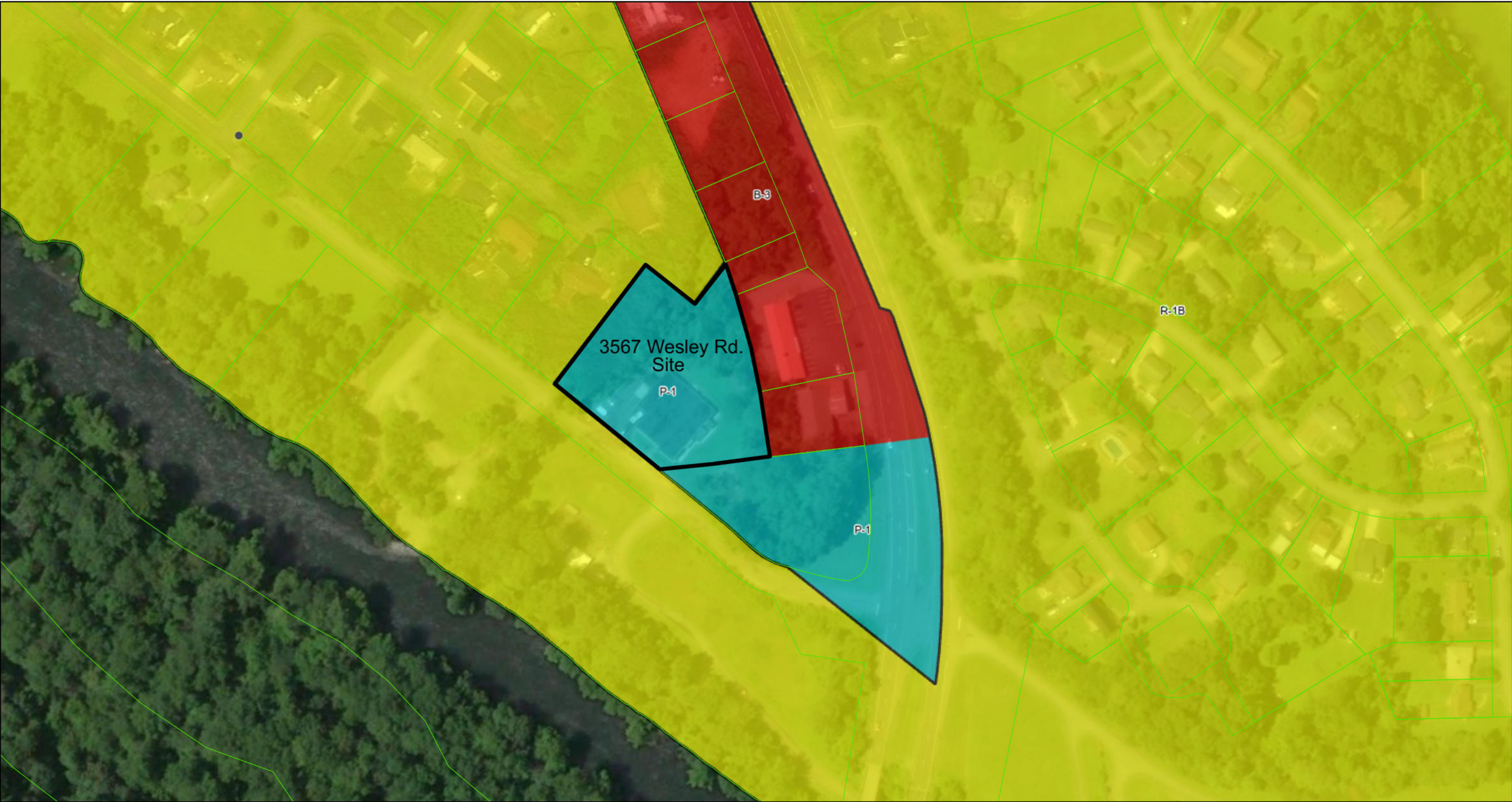


9/16/2026, 10:04:24 AM
Sullivan County Parcels Jan 2023
Parcels

Streets
Major Arterial
Local Street



NC Collaboratory at UNCCH, Microsoft, Vantor



9/16/2026, 9:51:58 AM

Sullivan County Parcels Jan 2023

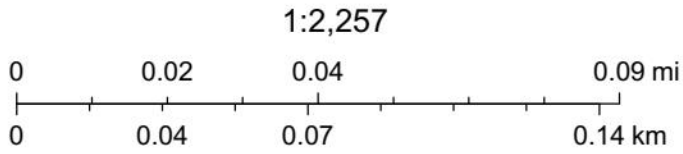
Parcels

City Zoning

B-3

P-1

R-1B



NC Collaboratory at UNCCH, Microsoft, Vantor

TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: September 14, 2026

RE: 3567 Wesley Road

The Board is asked to consider the following request:

Case BZA26-0253 – The owner of property located at 3567 Wesley Road, Control Map 077I, Group A, Parcel 015.00 requests a special exception to Sec. 114-191(c)3 to allow a portion of the property to be used as a residential home and to Sec. 114-191(c)7 to allow a professional sign business to operate on the property. The property is zoned P-1, Professional Office District.

Code reference:

Sec. 114-191. - P-1, Professional Offices District

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

(1) Offices of veterinarians, animal hospitals.

(2) Hospitals, rest or convalescent homes.

(3) Group homes.

(4) Communication facilities.

(5) Golf courses.

(6) Medical or dental offices, clinics provided that upon findings of fact that all of the following criteria are met:

a. The use will not be located within 1,000 feet of a public or private school, day care facility, park, any area devoted to public recreation activity or a residential dwelling. Measurements shall be made in a straight line on the city zoning map from the nearest property line of the lot on which the facility is situated to the nearest property line of any of the uses set forth in this subsection;

b. The use will be designed, located, and proposed to be operated so that the health, safety and welfare will be protected;

c. The use will not be detrimental to and will not injure, damage or adversely affect the use, value or enjoyment of the properties in the surrounding neighborhood;

d. The use will not have an adverse impact on land use compatibility;

e. The use will not materially or adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed use;

f. Adequate public facilities are available to accommodate the use;

g. The traffic generated by the use will be safely accommodated along major streets without traversing minor streets;

h. The use will maintain appropriate traffic patterns and parking as to not strain existing facilities with substantial increases in traffic and projected trip generations;

i. The use will conform to all applicable provisions of the district and will not require any variances.

(7) The same as for R-5 districts.

Sec. 114-188. - R-5, High Density Apartment District.

(c) Special exceptions. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-5 district as follows:

(1) The same as for R-3 districts.

(2) Incidental retail or service use intended primarily for building occupants and located only on the first floor with no direct exterior access and no signs or display areas visible from outside the building.

(3) Communication facilities.



Case No. _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS**To be completed by applicant:**

Property Owner		Representative	
Name: <u>Brian & Marcy Vance</u>		Name: <u>Brian & Marcy Vance</u>	
Address: <u>3567 & 3569 Wesley Road</u>		Address: <u>3567 & 3569 Wesley Road</u>	
<u>Kingsport TN, 37664</u>		<u>Kingsport, TN 37664</u>	
City _____	State _____	City _____	State _____
Zip _____		Zip _____	
Telephone: <u>[REDACTED]</u>		Telephone: <u>[REDACTED]</u>	
Email: <u>[REDACTED]</u>		Email: <u>[REDACTED]</u>	

Information regarding the property site:Street Address: 3567 & 3569 Wesley Road, Kingsport TN 37664Tax Map: 0771 Group: A Parcel: 015 Lot: 7 & 8Current Zoning: P-1 Current Use: Business and Living**Requested action:**

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

Request:

Sec. 114-191(c)(3) to allow a portion of the property to be used as a residential home and Sec. 114-191(c)(7) to allow a professional sign business to operate on the property.

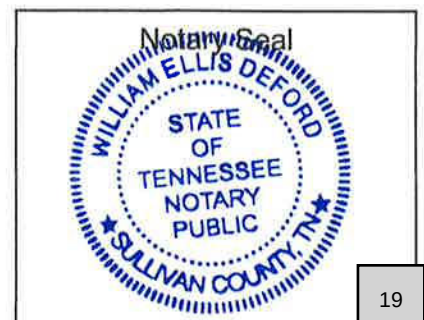
By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board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

Brian & Marcy Vance
Signature of Property Owner

9-11-2026
Date

Signed before me on this 11th day of September, 2026
a notary public for the State of Tennessee
County of Sullivan.

Notary Signature William Ellis Deford
My Commission Expires 9-19-2029



Please answer the questions below and submit with your application:

1. What type of use is proposed, including activities, hours of operation, expected customers, and estimated daily vehicle traffic?

70% of the building will be used for a sign and graphics business. It is a family-run business, with Brian, Marcy and Tru Vance. Work hours are 8am to 5pm with office and showroom open from 10am to 4pm. We have one (1) customer that picks up material twice daily and approximately 4 customers on ave per day ordering, dropping off vehicles or picking up material. We also have daily deliveries of material from UPS and Fed-Ex

2. Are there safe and accessible streets for the expected traffic, and is adequate parking provided on-site?

We have all paved parking lot, the front parking lot at the road has six (6) available spaces with easy access in and out of the building. Our side parking lot is fenced in and has access to two (2) loading docks for shipping and receiving and additional parking with six (6) spots

3. Is the proposed use and any new construction compatible with the surrounding neighborhood and building design?

No other nearby neighbors on Wesley Road. We have painted the building, landscaped, paved the parking lot and cleaned everything around it. Neighbors have praised us with this being at the entrance it has increased the value of their homes.

4. Will the use create excessive noise, traffic, dust, or other impacts?

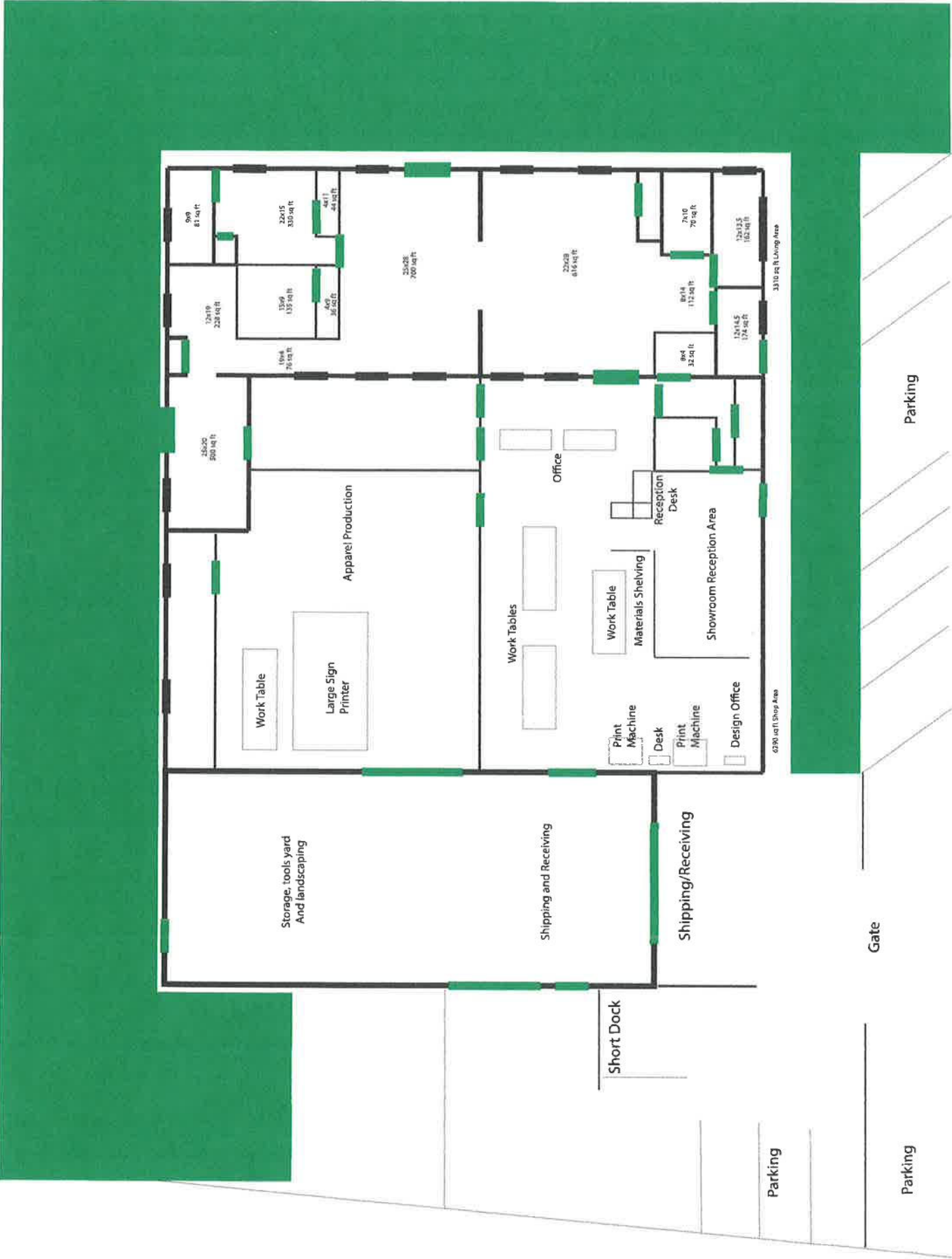
No, our operations have none of these and we are separated by woods to our nearest neighbors.

5. Will fencing, landscaping, or screening be provided to buffer neighboring properties?

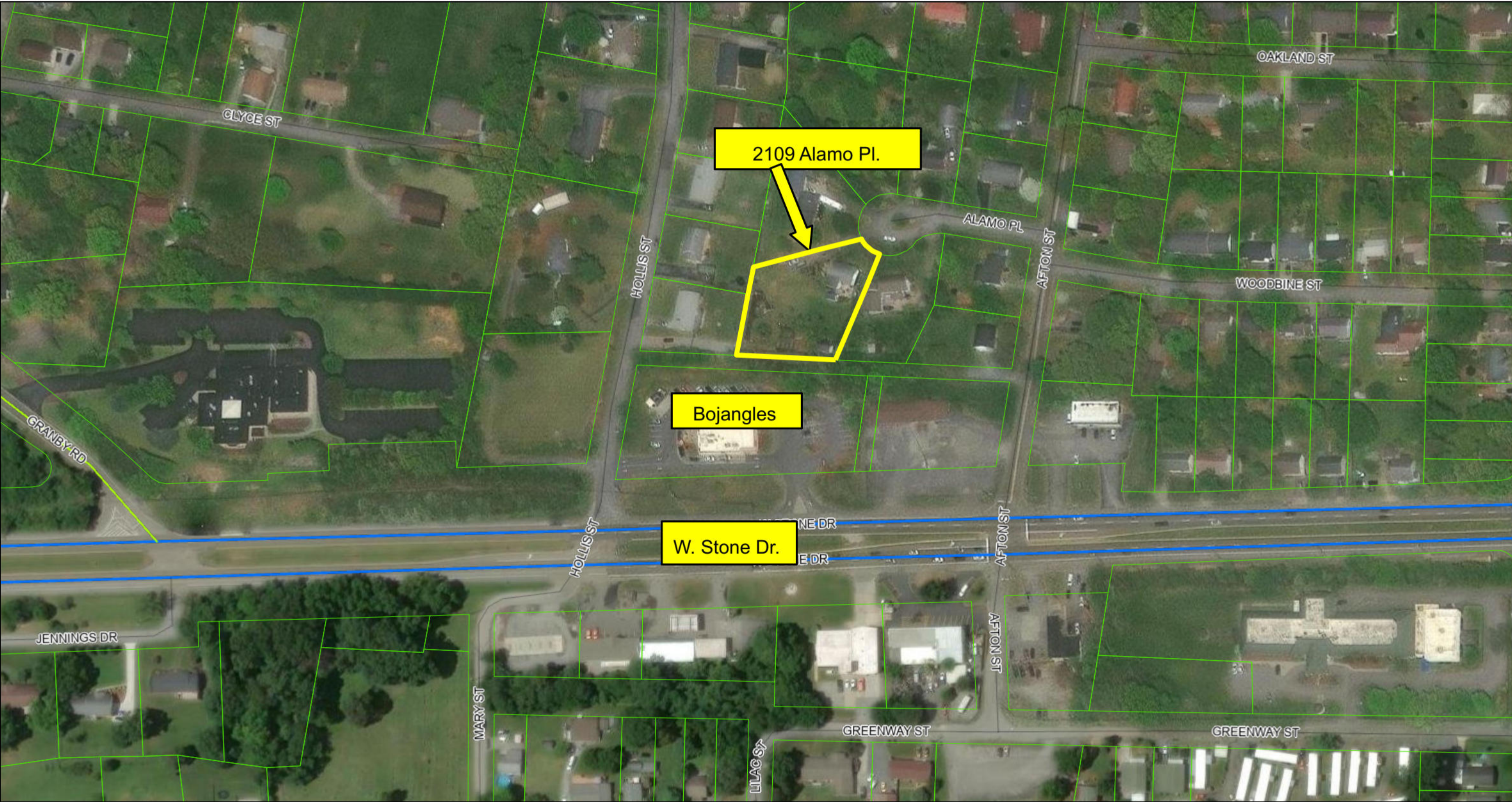
Not needed, we already have woods surrounding our property and only have neighbors on one side and a business to the back of us.

6. Could the proposed use negatively affect nearby properties or impact the health, safety, or welfare of the surrounding area?

No, we have affected the neighborhood with a positive impact. The building was run down, landscaping and surrounding woods were grown up and was a bad eyesore for the community.



Wesley Road



9/16/2026, 10:13:45 AM

Sullivan County Parcels Jan 2023

Parcels

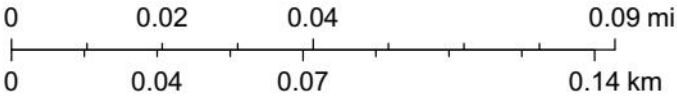
Streets

Major Arterial

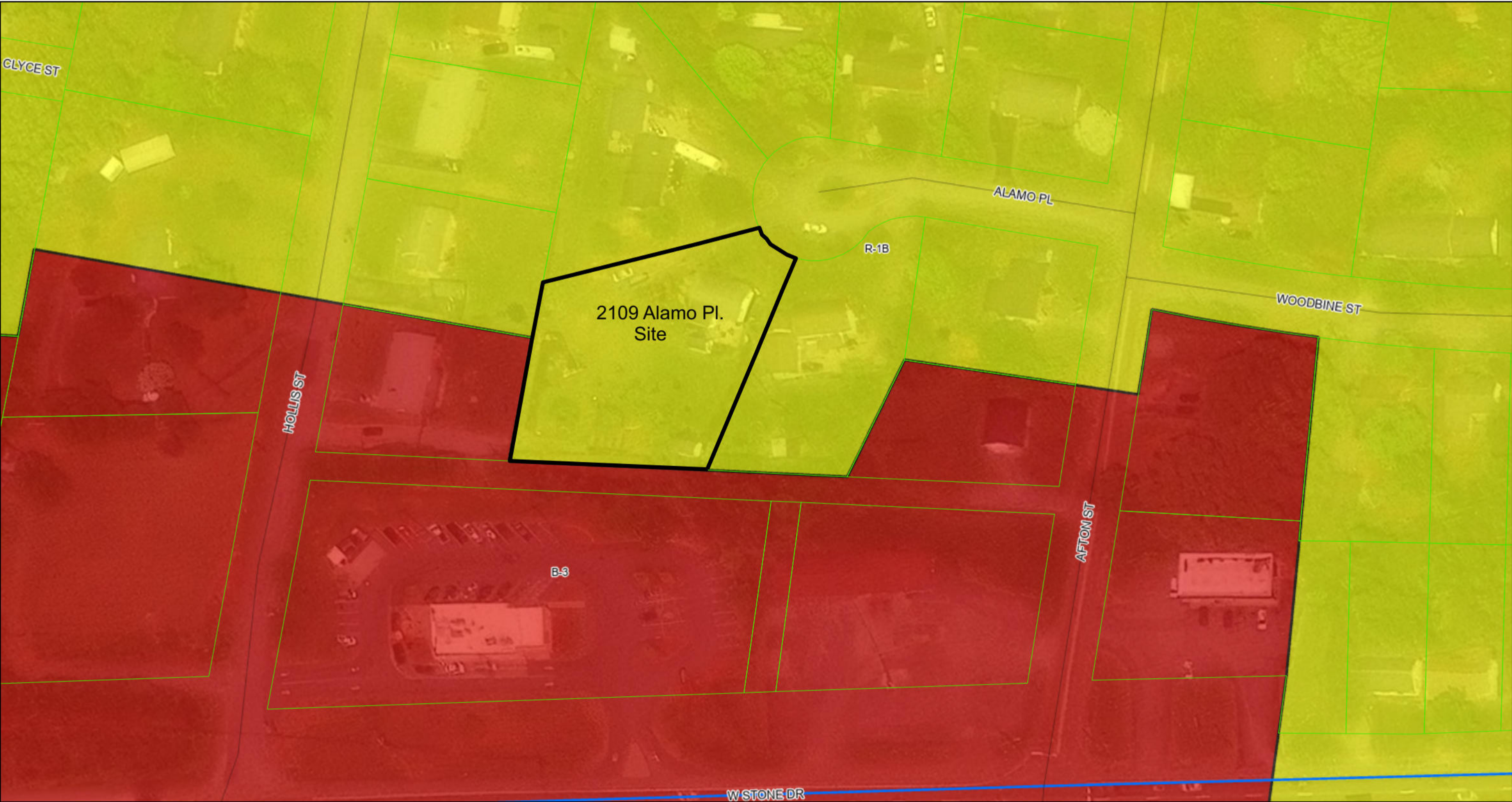
Collector Street

Local Street

1:2,257



NC Collaboratory at UNCCH, Microsoft, Vantor



9/16/2026, 10:09:40 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-3



R-1B

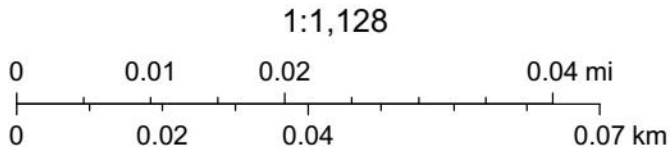


R-3

Streets

Major Arterial

Local Street



NC Collaboratory at UNCCH, Microsoft, Vantor

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: September 15, 2026

RE: 2109 Alamo Place

The Board is asked to consider the following request:

Case BZA26-0255 – The owner of property located at 2109 Alamo Place, Control Map 045G, Group B, Parcel 039.00 requests a 572-square-foot variance to Sec. 114-133(2) to exceed the maximum allowable square footage for an accessory structure and allow for the construction of a two-car 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>Mike Singleton</u>	Name: _____
Address: <u>2109 Alamo Place</u>	Address: _____
<u>Kingsport, TN 37660</u>	
City _____ State _____ Zip _____	City _____ State _____ Zip _____
Telephone: _____	Telephone: _____
Email: _____	Email: _____

Information regarding the property site:Street Address: 2109 Alamo PlaceTax Map: 045G Group: B Parcel: 039.00 Lot: 28Current Zoning: R-1B Current Use: single family**Requested action:**

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

Request:

The request the a variance to Sec. 114-133(2) to exceed the allowed accessory structure allotment by 572 sq ft.

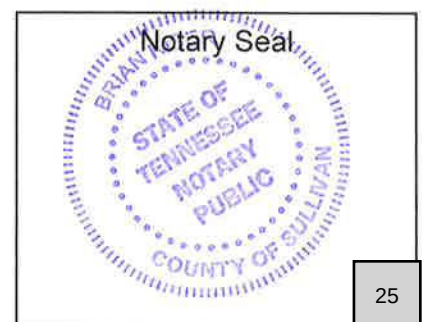
By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board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

C. Michael Singleton
Signature of Property Owner

Sept. 11, 2026
Date

Signed before me on this 11 day of September, 2026
a notary public for the State of Tennessee
County of Sullivan.

Notary Signature [Signature]
My Commission Expires August 21, 2028



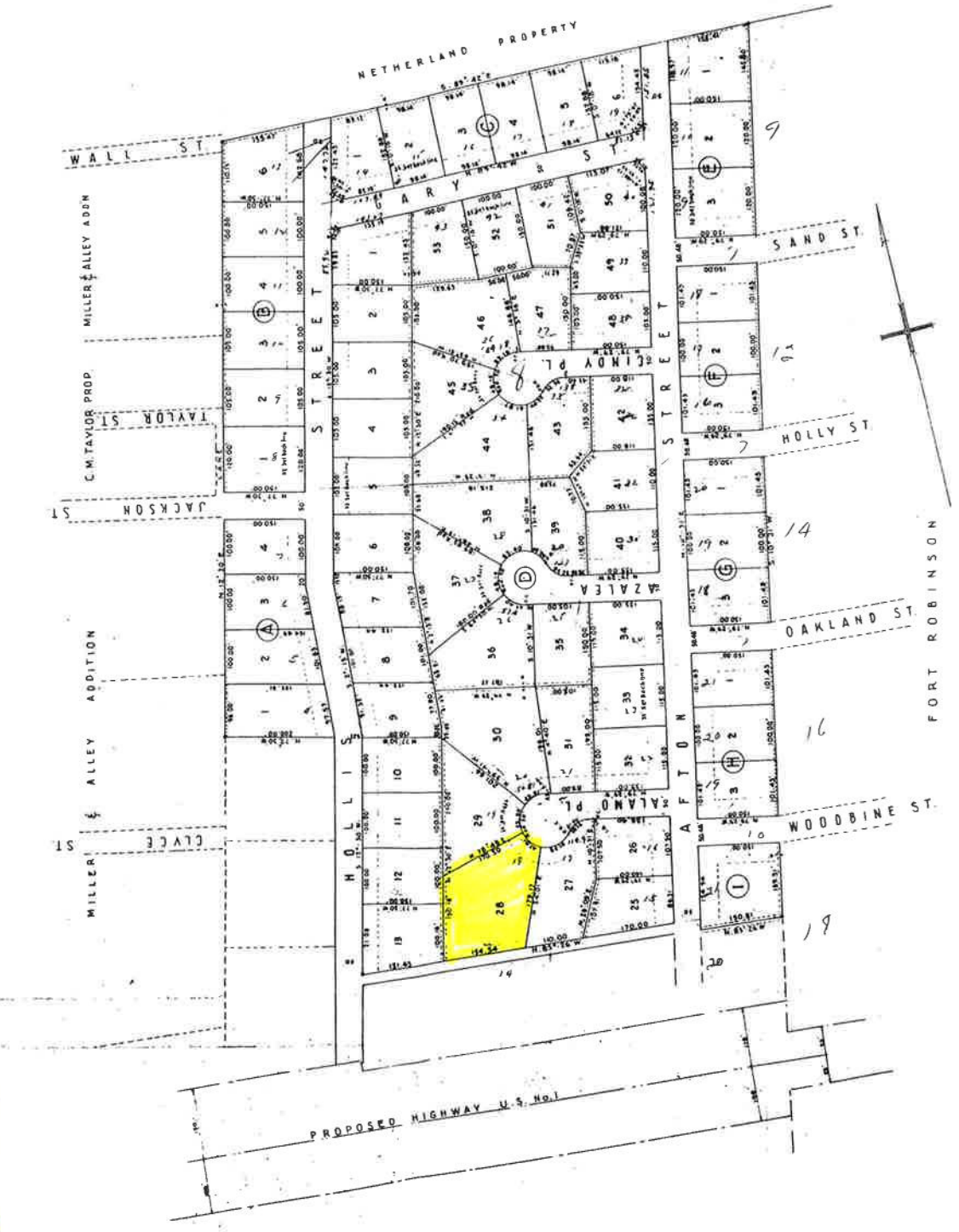
1. Due to the orientation, Lot # 28 has the largest usable acreage in the neighborhood. There is an abundance of landscaping and different gardens on this lot (see orientation map).
2. Without this garage we are severely hampered by available parking and maneuverability of our vehicles. In past winters, our vehicles have been slightly damaged from limbs falling from the adjoining property.
3. The access conditions were present prior to the purchase of the property. The boundary along the drive, as shown on the orientation map, is in error and was corrected prior to my purchase. It has recently been surveyed and marked per the previous boundary line agreement.
4. Due to the lot size, placement and orientation of the proposed garage, the variance will not change the overall character of the neighborhood. All siding, color and trim will match the existing structures. The driveway will be paved to give an aesthetically pleasing appearance.

CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF ACCURACY.

I hereby certify that the information plus shown herein has been found to comply with the Subversive Magna-charts for the Region of King's. I am aware with the

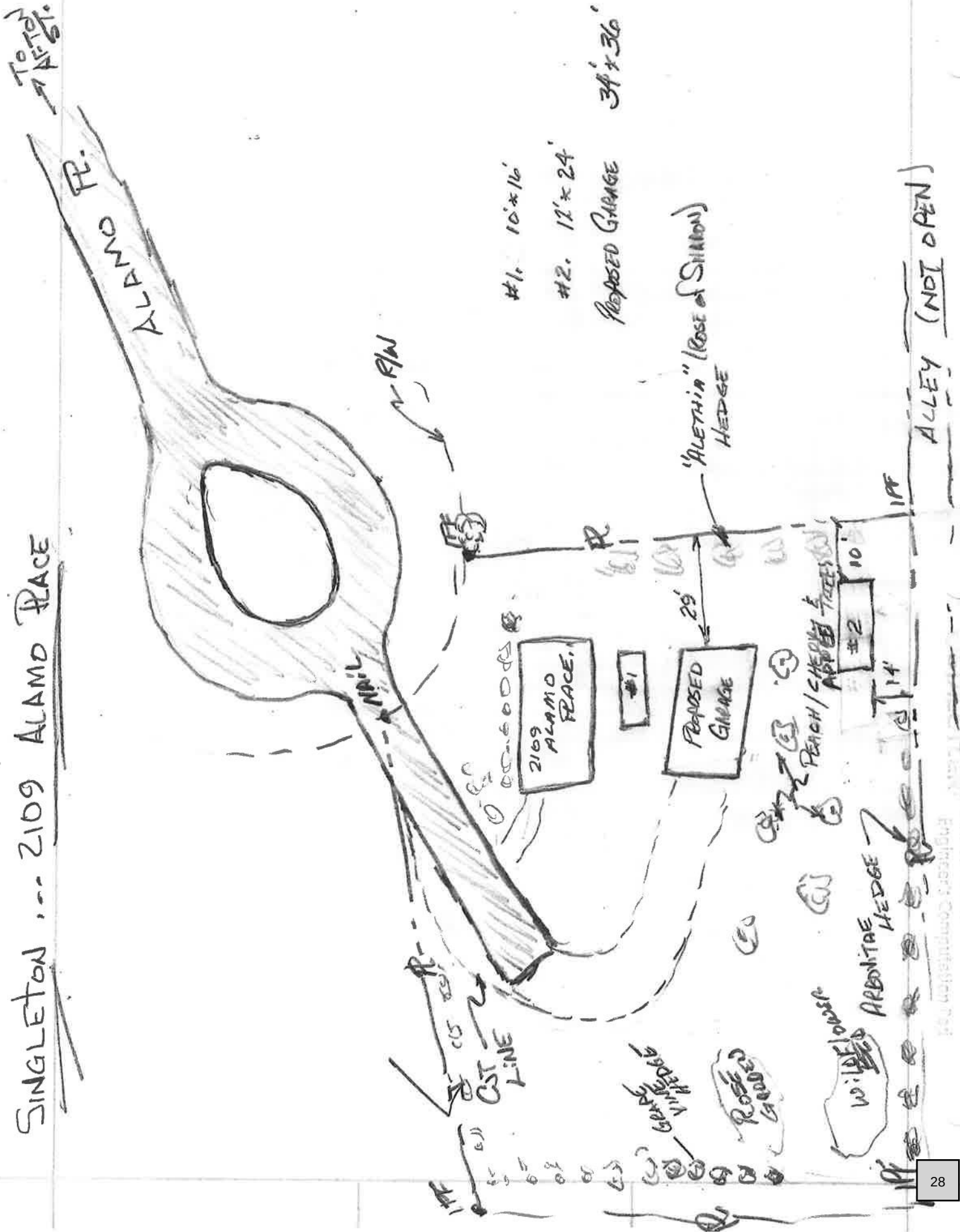
SUBDIVISION PLAT KINGSFORT, TENNESSEE PLANNING REGION	RECORDED	PLAT BOOK 16	PAGE No.	PLAT No.
	PATTON HEIGHTS SUBDIVISION CIVIL DISTRICT No. 11 FAVOR OF GRANTOR $\frac{1}{1000}$ TOTAL LEASED $\frac{1}{1000}$ OF TOTAL LOTS SURVEYOR - KING ENG CO. KINGSFORT TENN. OWNER - WESTWOOD DEV CO. KINGSFORT, TENN.			
		Sept. 7, 1955 SHEET 1 of 1		



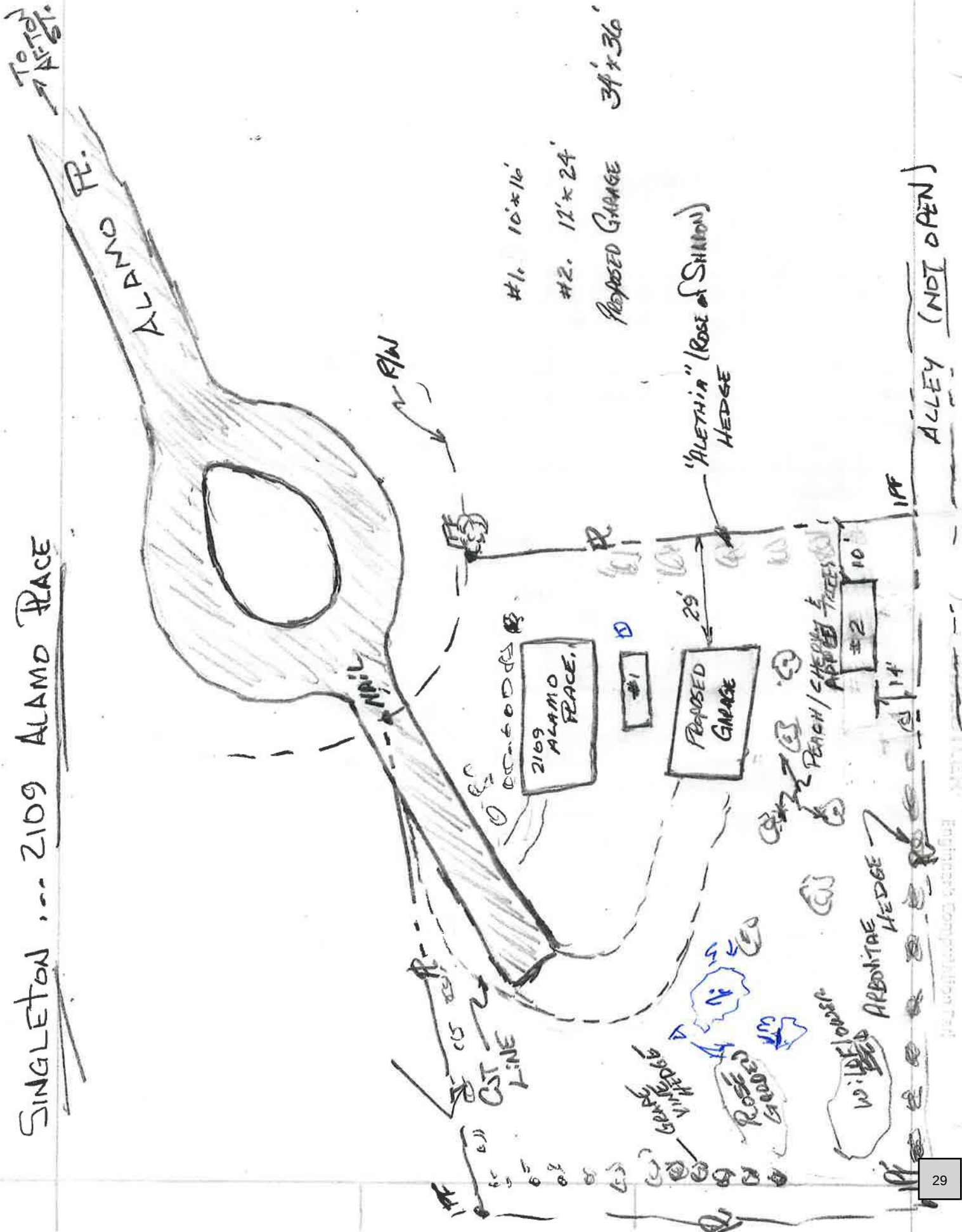
NOTE:
• Denote Iron Pins

6-179

SINGLETON, -- 2109 ALAMO PLACE



SINGLETON ... 2109 ALAMO PLACE













MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

September 3, 2026 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Hoyt Denton
Josh Taylor
Wes Combs
Joe White
Bill Sumner
Calvin Clifton

Members Absent:

Lora Barnett

Staff Present:

Liz Chicco
Ken Weems
Jessica McMurray

Visitors:

Katie Vokes	Susana Villanueva
Joshua Dykes	Allison Winters
Jim Coyle	Tonya Dykes
Jack Rymer	Isaac Villanueva

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

Planning Chairman Sumner explained the meeting procedures.

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

Public Hearing:

Case: BZA26-0219 – The owner of property located at 2000 Greenway Street, Control Map 045F, Group E, Parcel 001.10 requests special exception to Sec 114-186(c) for the purpose of opening an inpatient substance use disorder residential treatment and detoxification center. The property is zoned R-3, Low Density Apartment District.

Ms. Katie Vokes, representative for the property owner, presented the case to the Board. She stated that the property owner is requesting a Special Exception to operate an inpatient detoxification and rehabilitation center within the R-3 zoning district.

Ms. Vokes explained that the facility is anticipated to accommodate approximately 30–40 clients at a time and will be staffed 24 hours a day, seven days per week, with full-time staff and security personnel. She stated that traffic to and from the facility is expected to be limited, as client transportation and pick-up/drop-off times will be scheduled. She further explained that the primary parking demand would be for employees.

Ms. Vokes stated that the facility is expected to create approximately 60 jobs in the area. She noted that the facility would be able to provide treatment services to individuals who are uninsured, pregnant

women, and veterans. She further stated that Blue Ridge Integrative Wellness has extensive experience operating substance abuse rehabilitation, detoxification, and residential treatment facilities.

In response to questions from the Board, Ms. Vokes confirmed that the facility will be licensed and regulated by the State of Tennessee. She stated that the facility will coordinate with local emergency departments, drug courts, and other local rehabilitation providers to facilitate referrals.

Ms. Vokes confirmed that a physician will be available 24 hours a day and that the facility will be staffed with registered nurses and licensed practical nurses. She stated that the client-to-nurse ratio will be 12:1 for both detoxification and residential services.

Ms. Vokes further explained that clients will participate in a structured treatment program consisting primarily of individual and group therapy, as well as Alcoholics Anonymous (AA) and Narcotics Anonymous (NA) support groups.

Staff stated that no calls or concerns regarding the proposed facility had been received.

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

Case: BZA26-0220– The owner of property located at 1225 E. Stone Drive, Control Map 046L, Group A, Parcel 003.00 requests a 65.36-foot deviation from the rear-yard requirement of Sec. 114-133(1) to allow placement of a dumpster enclosure in the front yard and a 13.21-foot rear-yard variance. These requests are to accommodate construction of a new Murphy Oil Fuel Center. The property is zoned B-3, Highway-Oriented Business District.

Mr. Jack Rymer and Mr. Jim Coyle, representing the property owner, presented the case to the Board. They stated that this was their second appearance before the Board regarding the proposed site plan for Murphy Oil. They explained that, following revisions to the site plan, the requested rear yard setback and rear yard deviation variances had been reduced.

Mr. Rymer noted that the site revisions included split access from Positive Place and relocating the access farther from the intersection. He further stated that the reductions in the requested variances would bring the site into closer conformance with the requirements of City Code.

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

Case: BZA26-0226–The owner of property located at 1841 Highland Street & 1707 Pierce Street, Control Map 046M, Group K, Parcel 001.00 requests a 2,924.75-square-foot lot area reduction variance from Sec. 114-183(e)(1)a and a 21.53-foot rear yard variance from Sec. 114-183(e)(1)e for Lot 13A. For Lot 13B, the applicant requests a 2,275.25-square-foot lot area reduction variance from Sec. 114-183(e)(1)a, an 8.43-foot rear yard variance from Sec. 114-183(e)(1)e, and a 5-foot side yard variance from Sec. 114-183(e)(1)d. The purpose of the request is to replat the property, which contains two existing houses, to create individual lots and deeds for each residence. The property is zoned R-1B, Residential District.

Property owners Isaac and Susana Villanueva presented the case to the Board. They stated that they purchased the property with two existing single-family homes located on the site. They explained that

they would like to subdivide the property; however, due to the existing lot sizes, several dimensional variances are required. The applicants stated that their intent is to subdivide the property and obtain separate deeds for each of the two resulting lots.

The Board noted that the surrounding neighborhood consists of relatively small lots and determined that the proposed subdivision would not be out of character with the established development pattern of the neighborhood.

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

Case BZA26-0227 – The owner of property located at 650 Mayfield Avenue, Control Map 012N, Group C, Parcel 001.00 requests a 720-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.

Property owners Tonya and Joshua Dykes presented the case to the Board. They stated that they are requesting additional accessory structure space to install a carport to cover an RV.

The applicants explained that, when they purchased the property, there were two single-family homes and additional accessory structures located on the property. Staff confirmed that there are no records of prior approvals for the structures; therefore, staff considers the existing structures to be legal non-conforming structures.

The Board confirmed that the proposed carport would be located in the rear yard and noted that the structure appeared to be screened by a privacy fence. The applicants confirmed that the structure would be located behind the privacy fence.

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 September 15, 2026 at noon, and meeting date Thursday, October 1, 2026 at noon.

The board reviewed the August 6, 2026 regular meeting minutes.

MOTION: made by Mr. Wes Combs, seconded by Mr. Hoyt Denton to approve the Kingsport Board of Zoning Appeals minutes for August 6, 2026.

VOTE: 6-0 to approve the minutes.

Adjudication of Cases:

Case: BZA26-0219 – The owner of property located at 2000 Greenway Street, Control Map 045F, Group E, Parcel 001.10 requests special exception to Sec 114-186(c) for the purpose of opening an inpatient substance use disorder residential treatment and detoxification center. The property is zoned R-3, Low Density Apartment District.

The Board found that the proposed inpatient substance use disorder residential treatment and detoxification center was similar in use to previous uses of the property, including the nursing home that previously operated at the site.

MOTION: Made by Mr. Wes Combs and seconded by Mr. Joe White to approve the request to operate an inpatient substance use disorder residential treatment and detoxification center on the property.

VOTE: 6-0 to approve the request.

Case: BZA26-0220– The owner of property located at 1225 E. Stone Drive, Control Map 046L, Group A, Parcel 003.00 requests a 65.36-foot deviation from the rear-yard requirement of Sec. 114-133(1) to allow placement of a dumpster enclosure in the front yard and a 13.21-foot rear-yard variance. These requests are to accommodate construction of a new Murphy Oil Fuel Center. The property is zoned B-3, Highway-Oriented Business District.

Chairman Sumner asked if there were any further comments or discussion. There were none.

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: BZA26-0226–The owner of property located at 1841 Highland Street & 1707 Pierce Street, Control Map 046M, Group K, Parcel 001.00 requests a 2,924.75-square-foot lot area reduction variance from Sec. 114-183(e)(1)a and a 21.53-foot rear yard variance from Sec. 114-183(e)(1)e for Lot 13A. For Lot 13B, the applicant requests a 2,275.25-square-foot lot area reduction variance from Sec. 114-183(e)(1)a, an 8.43-foot rear yard variance from Sec. 114-183(e)(1)e, and a 5-foot side yard variance from Sec. 114-183(e)(1)d. The purpose of the request is to replat the property, which contains two existing houses, to create individual lots and deeds for each residence. The property is zoned R-1B, Residential District.

Chairman Sumner asked if there were any further comments or discussion. There were none.

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 BZA26-0227 – The owner of property located at 650 Mayfield Avenue, Control Map 012N, Group C, Parcel 001.00 requests a 720-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.

Chairman Sumner asked if there were any further comments or discussion. There were none.

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.

Public Comment:

With no further business, the meeting was adjourned at 12:34pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator