



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, March 06, 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: BZA24-0040 – The owner of property located at 1236 Watauga Street, Control Map 046K, Group E, Parcel 013.00** requests a 0.9 ft side yard variance to Sec. 114-133(2) for the purpose of constructing a bathroom and storage area to an existing accessory structure. The property is zoned R-1A, Residential District.

INTERESTED PARTIES:

Owner:

James Foster

1236 Watauga Street

Kingsport, TN 37660

(919)749-5779

Representative: Marvin Egan

- 2. Case: BZA25-0032 – The owner of property located at 2405 Memorial Blvd, Control Map 061E, Group H, Parcel 010.00** request an amendment to the previously approved outdoor display area under Sec. 114-227 to allow for the expansion and relocation of the garden nursery. This amendment seeks to increase the size of the outdoor display area to better

accommodate the nursery's needs. The property is zoned B-4P, Planned Business District.

INTERESTED PARTIES:

Owner:

RK Holdings, LLP
4216 Dewitt Avenue
Matton, IL 61938
(217)234-5130

Representative: William Gregory

- 3. Case: BZA25-0037 – The owner of property located at 5110 Exchange Court, Control Map 047L, Group N, Parcel 005.00** requests a 5.2 ft rear yard variance to Sec. 114-183(e)(1)e for the purpose of constructing a new addition to an existing single family home. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

Chris Holt
5110 Exchange Court
Kingsport, TN 37664
(423)292-3333

Representative: Joe Begley

IV. BUSINESS

- 1.** Approval of the February 6, 2025 regular meeting minutes.

Stating for public record, the next application deadline is March 17, 2025 at noon, and meeting date (Thursday, April 3, 2025).

V. ADJUDICATION OF CASES

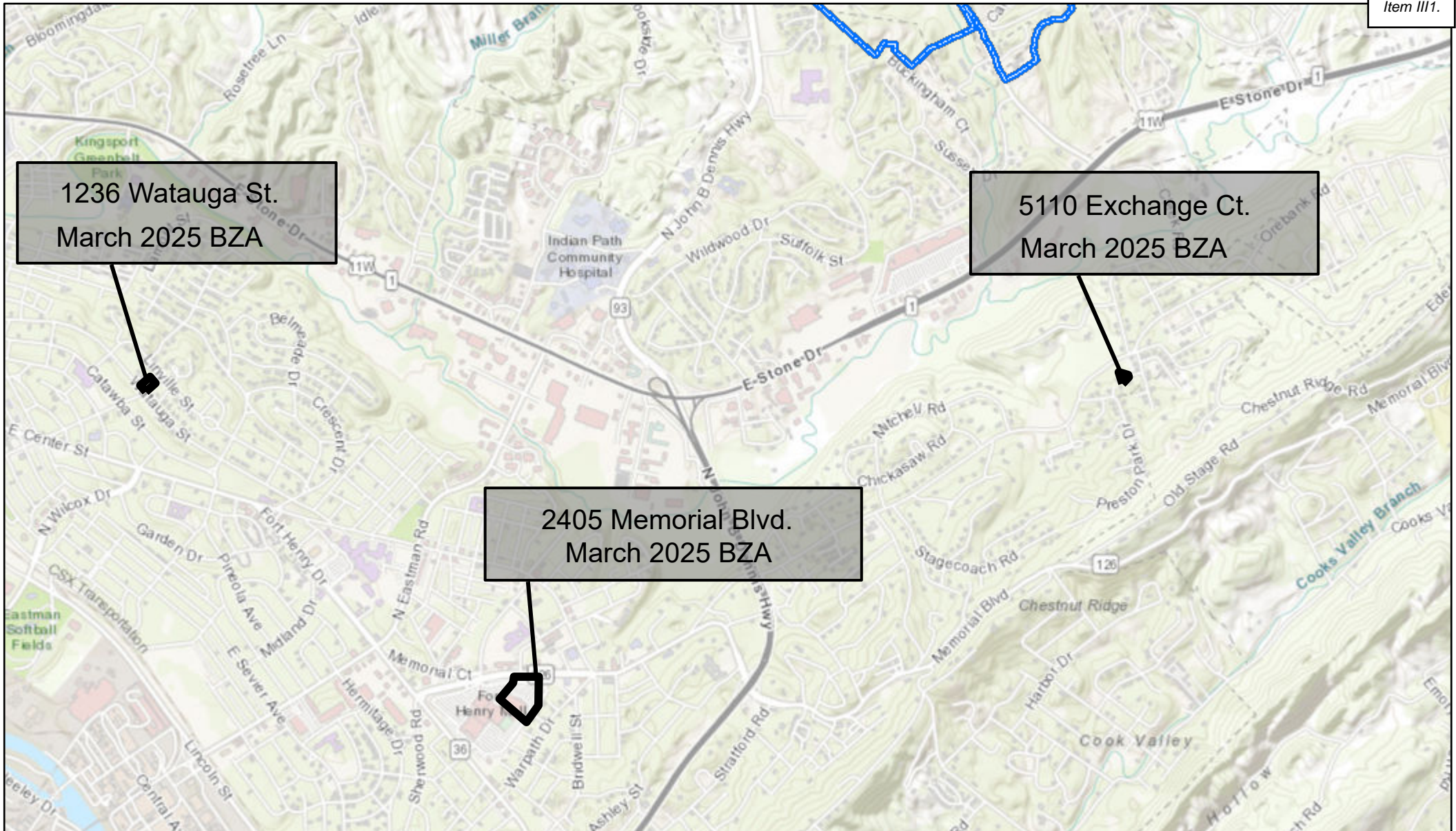
VI. PUBLIC COMMENT

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

ArcGIS Web Map

Item III.1.



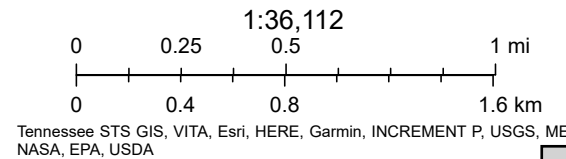
1236 Watauga St.
March 2025 BZA

5110 Exchange Ct.
March 2025 BZA

2405 Memorial Blvd.
March 2025 BZA

2/26/2025, 9:07:22 AM

 Urban Growth Boundary



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, March 6, 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: BZA24-0040 – The owner of property located at 1236 Watauga Street, Control Map 046K, Group E, Parcel 013.00 requests a 0.9 ft side yard variance to Sec. 114-133(2) for the purpose of constructing a new storage area to an existing accessory structure. The property is zoned R-1A, Residential District.

Case: BZA25-0032 – The owner of property located at 2405 Memorial Blvd, Control Map 061E, Group H, Parcel 010.00 request an amendment to the previously approved outdoor display area under Sec. 114-227 to allow for the expansion and relocation of the garden nursery. This amendment seeks to increase the size of the outdoor display area to better accommodate the nursery's needs. The property is zoned B-4P, Planned Business District.

Case: BZA25-0037 – The owner of property located at 5110 Exchange Court, Control Map 047L, Group N, Parcel 005.00 requests a 5.2 ft rear yard variance to Sec. 114-183(e)(1)e for the purpose of constructing a new addition to an existing single family home. 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: 2/26/2025

ArcGIS Web Map

Item III.1.



10/17/2024, 10:15:05 AM

Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

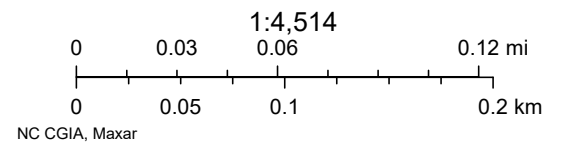
Collector Street

Local Street

Private Street

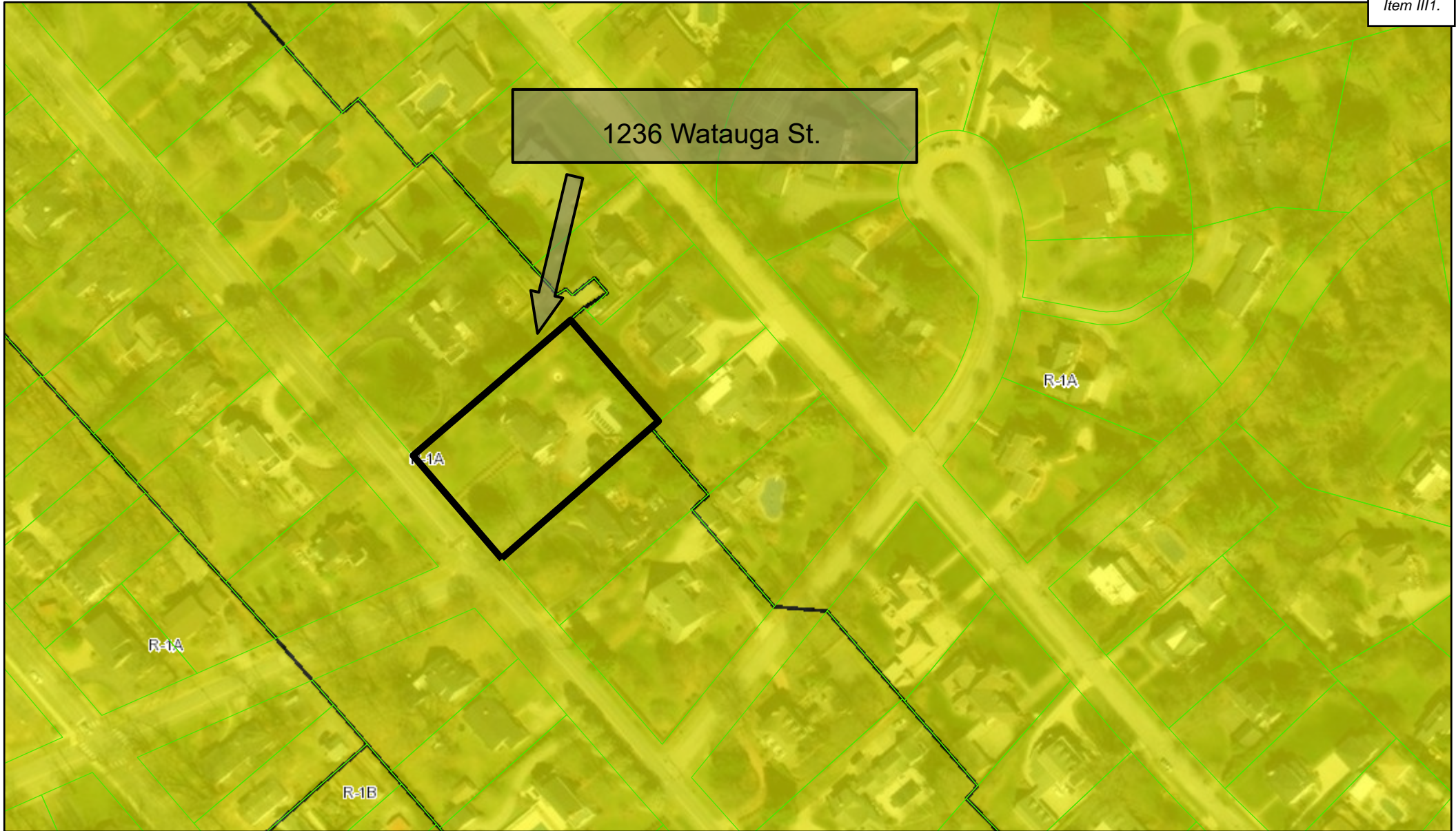
Ramp

Urban Growth Boundary



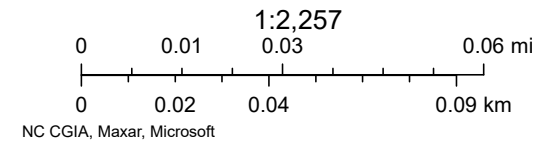
ArcGIS Web Map

Item III.1.



10/17/2024, 9:48:22 AM

Sullivan County Parcels Jan 2023	GC	B-2	BC	P-1	PMD-2	R-1C	Split
Parcels	B-2E	B-3	GC	P-D	PUD	R-2	TA
City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
TA/C	AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: February 21, 2025

RE: 1236 Watauga Street

The Board is asked to consider the following request:

Case: BZA24-0040 – The owner of property located at 1236 Watauga Street, Control Map 046K, Group E, Parcel 013.00 requests a 0.9 ft side yard variance to Sec. 114-133(2) for the purpose of constructing a bathroom and storage area to an existing accessory structure. The property is zoned R-1A, 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 Foster First James M.I. E Date 2/19/25
 Street Address 1236 Watauga St. Apartment/Unit #
 City Kingsport State TN ZIP
 Phone 919-749-5779 E-mail Address

PROPERTY INFORMATION:

Tax Map Information Tax map: 046K Group: E Parcel: 013 Lot: P14
 Street Address 1236 Watauga St. Apartment/Unit #
 Current Zone Residential Proposed Zone
 Current Use Residential Proposed Use

REPRESENTATIVE INFORMATION:

Last Name Egan First Marvin M.I. Date 2/19/25
 Street Address 4648 Old Stage RD Apartment/Unit #
 City Kingsport State TN ZIP 37664
 Phone 423-341-0230 E-mail Address marvin.egan@eganconstruction.com

REQUESTED ACTION:

B2A Side Variance

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: *Marvin Egan* Date: 2-19-25

Signed before me on this 19th day of February, 2025
 a notary public for the State of Tennessee
 County of Sullivan

Notary *Stephanie Archer*
 My Commission Expires 26th July 2028



Variance Worksheet – Finding of Facts

Variations. 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.

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

- 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.

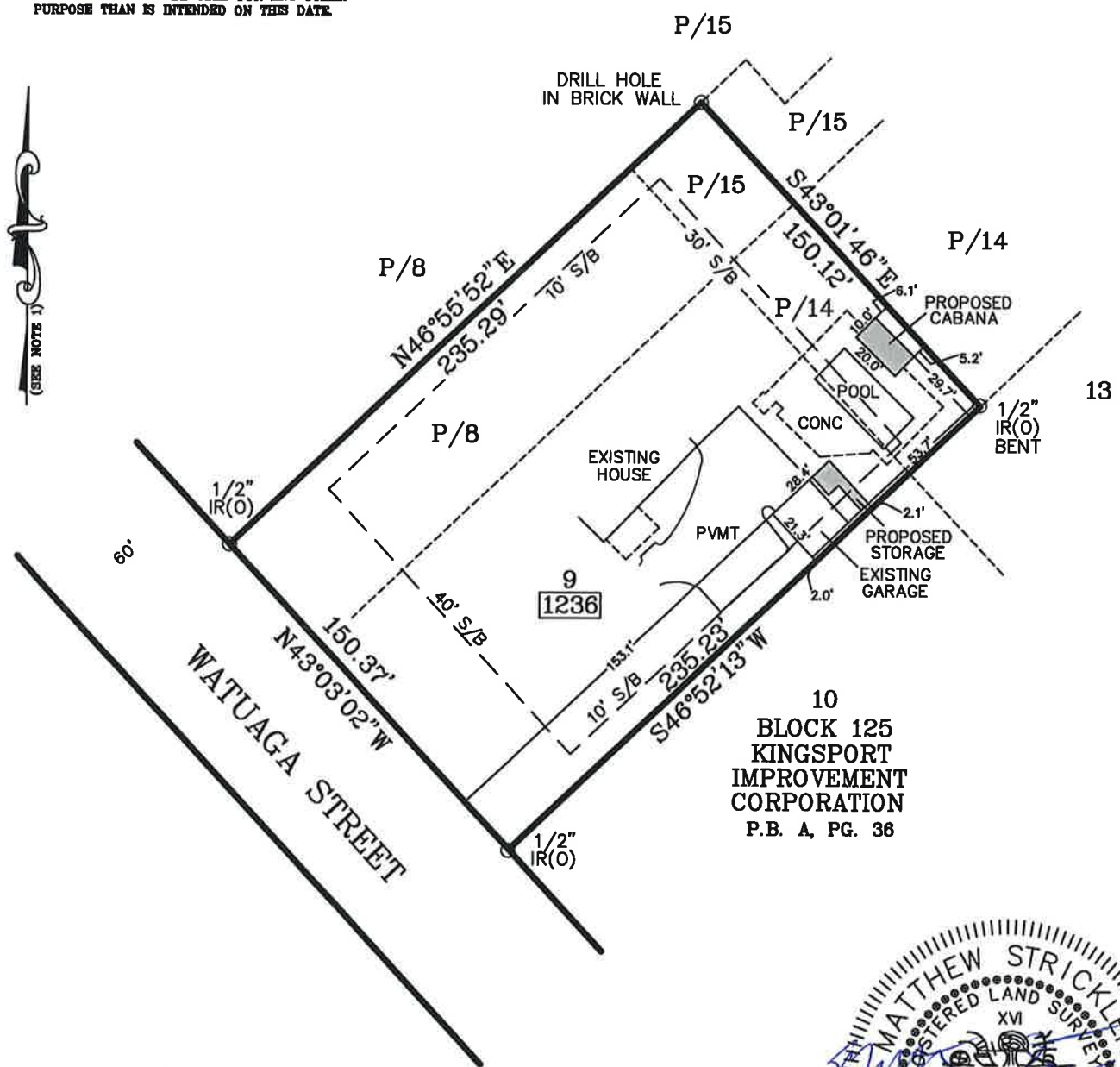
d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

The property was inherited by the owner with the garage existing at the current variance of 2ft. The proposed addition will match the existing garages setback of 2ft.

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 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.

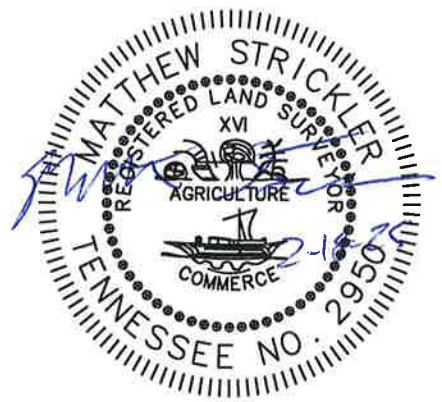


LEGEND

- IR(O) IRON ROD, OLD
- P.B. PLAT BOOK
- PG. PAGE
- PVMT PAVEMENT
- S/B SETBACK
- CONC CONCRETE

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE 4100.
- 2) SETBACKS TO CONFORM TO ZONING DESIGNATION
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 6) THIS SURVEY IS SUBJECT TO ANY AND ALL SERVITUDES, EASEMENTS COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.



ALLEY & ASSOCIATES, INC.
 422 E Market Street
 Kingsport, Tennessee 37660
 E-mail: mstrickler@alleyassociates.com

LOT 9, PART OF LOTS 8, 14 & 15, BLOCK 125
 MAP OF: KINGSPORT IMPROVEMENT CORPORATION
 OWNER: JAMES FOSTER and wife, KATHLEEN FOSTER
 CIVIL DISTRICT: 11TH COUNTY: SULLIVAN
 STATE: TENNESSEE TAX MAP 46K "E" PARCEL 013.00
 SCALE: 1 INCH = 60' DATE: AUGUST 30, 2024
 REFERENCE: PLAT BOOK A, PAGE 36
24-13543 FB/PG: N/A
 FOR: BUILDING PERMIT
 ADDED PROPOSED GARAGE & CABANA FEB. 19, 2025



AS BUILT - FRONT VIEW
NOT TO SCALE



PROPOSED FRONT VIEW
NOT TO SCALE



2D FLOOR PLAN
NOT TO SCALE



PROPOSED BACK VIEW
NOT TO SCALE

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS, PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

STRUCTURAL ENGINEER (IF REQUIRED):

DESIGNER: _____

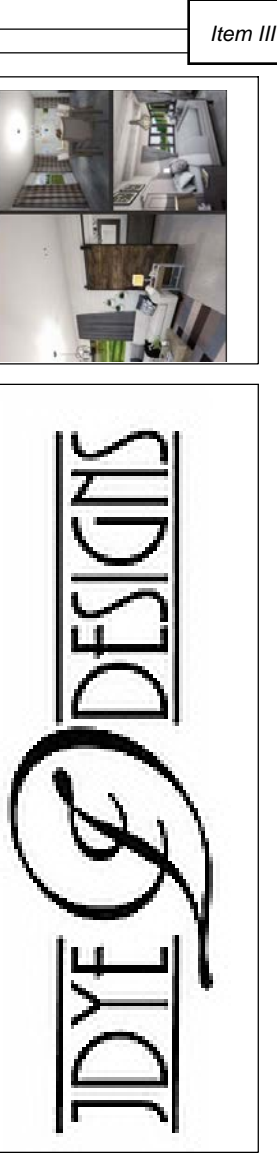
BUILDER: _____

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

ALL RENDERINGS ARE FOR INSPIRATION PURPOSES ONLY AND ARE NOT GUARANTEED TO LOOK LIKE THE FINAL DESIGN

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. J DYE DESIGNS, LLC. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Label	Title	Description	Comments	Layout Page Table
1	COVER			
2	AS BUILT DESIGN			
3	PROPOSED GARAGE DESIGN			
4	PROPOSED CABANA AND ELEVATIONS			
5	GARAGE ELEVATIONS			
6	ROOF PLANS FOR GARAGE AND CABANA			
7	GROUPED TYPICALS			



Jessica Dye
P.O. Box 19174, Abingdon, VA 24212
(276) 411-4022
jdyledesigns@outlook.com

COVER

FOSTER PROJECT
1236 WATAUGA STREET
KINGSFORT, TN

DATE:

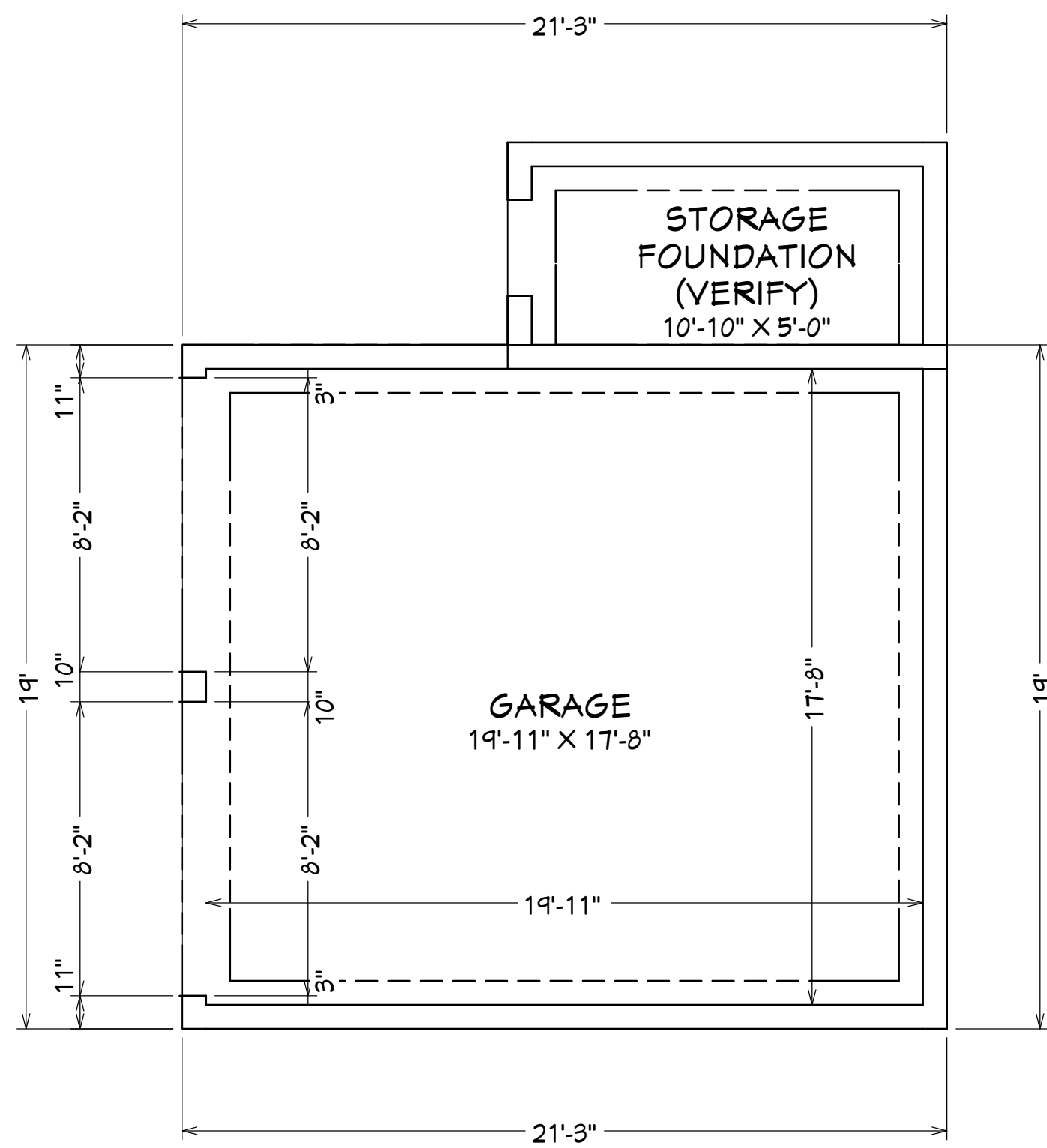
02/05/2025

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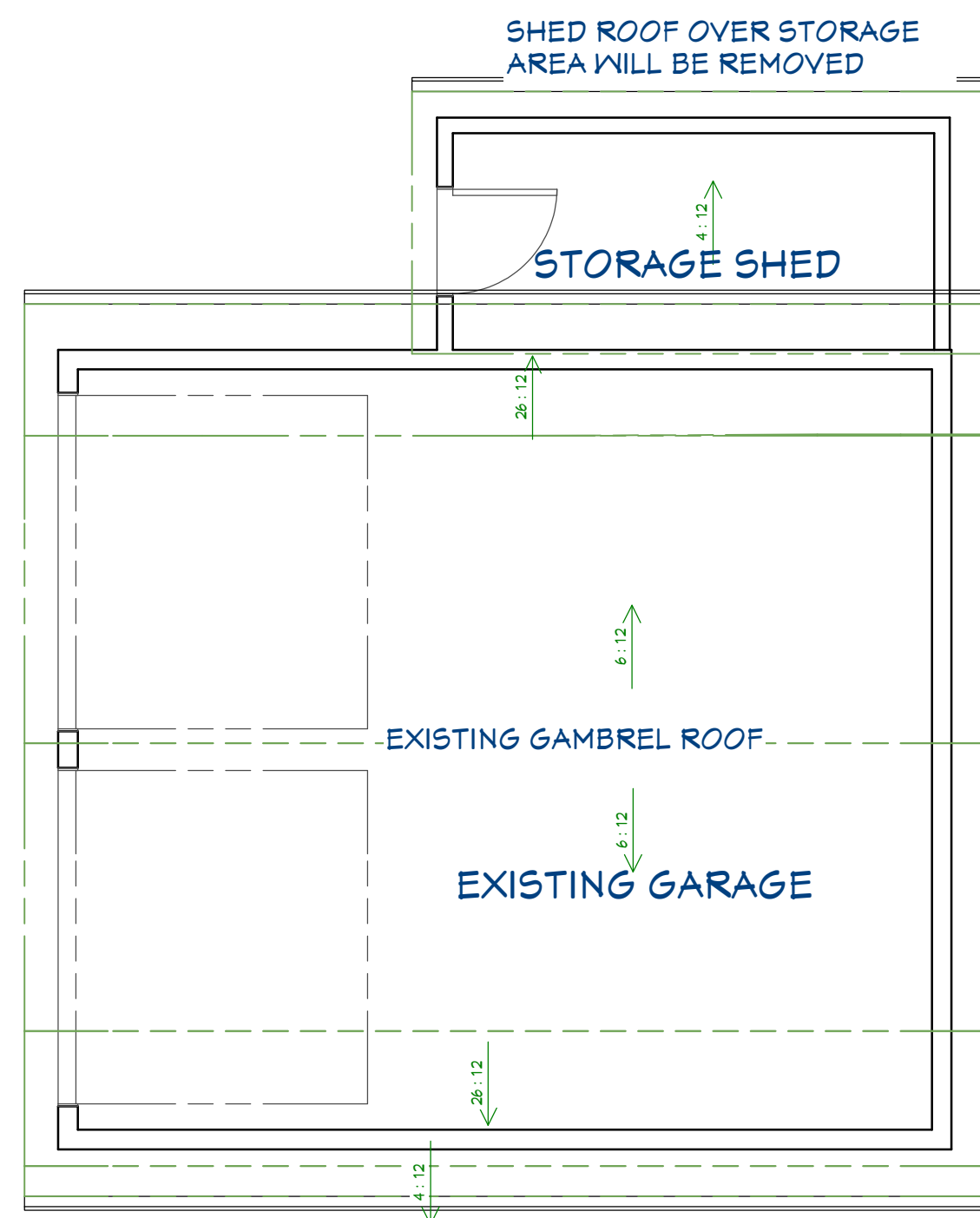
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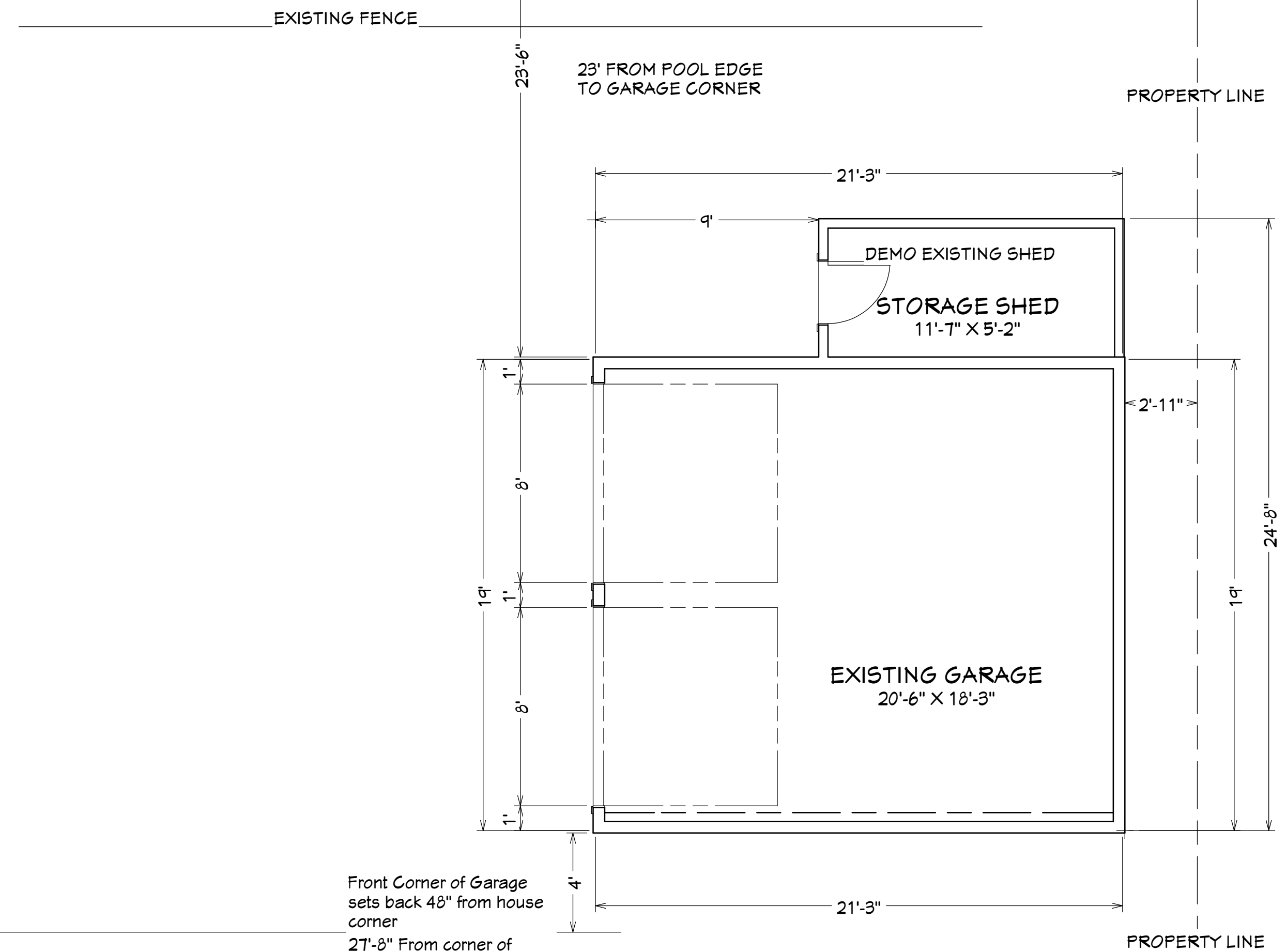
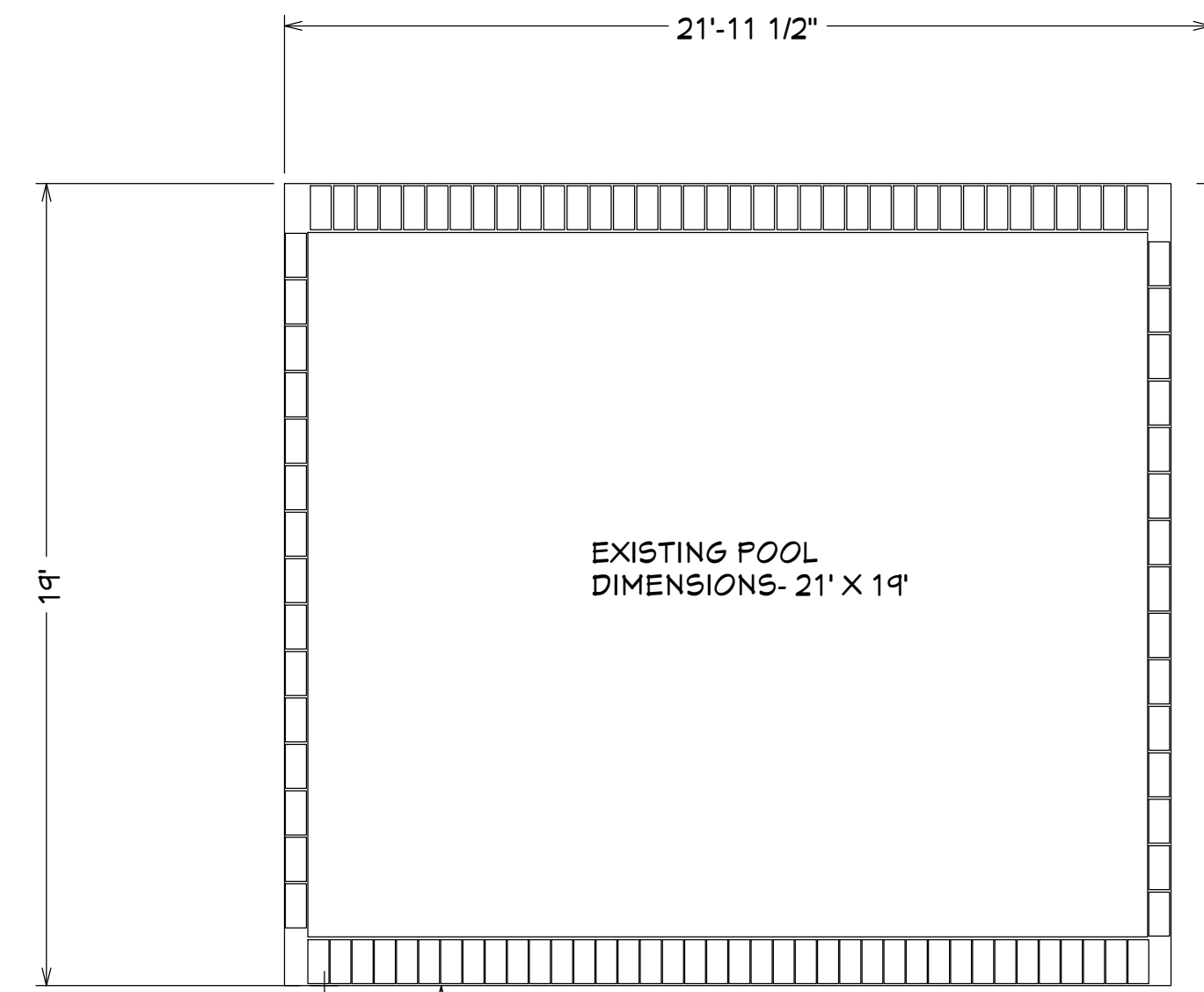
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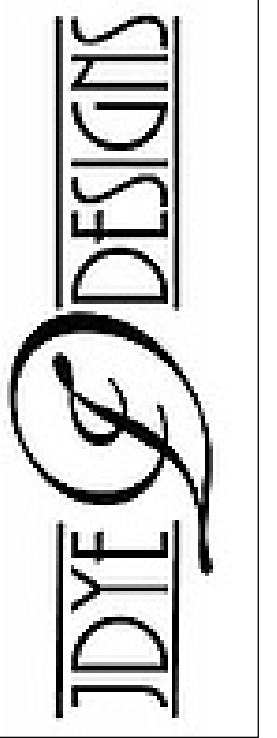
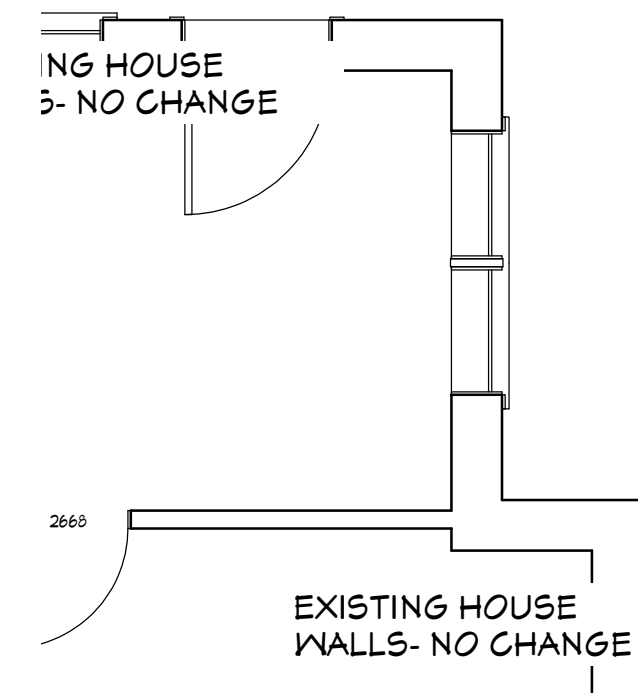
AS BUILT- FOUNDATION PLAN
SCALE: 1/4" = 1'



AS BUILT- ROOF PLAN
SCALE: 1/4" = 1'



AS BUILT- FLOOR PLAN
SCALE: 1/4" = 1'



Jessica Dye
P.O. Box 1914, Abingdon, VA 24212
(276)411-4032
jdyledesigns@outlook.com

AS BUILT
GARAGE
DESIGN

FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

DATE:

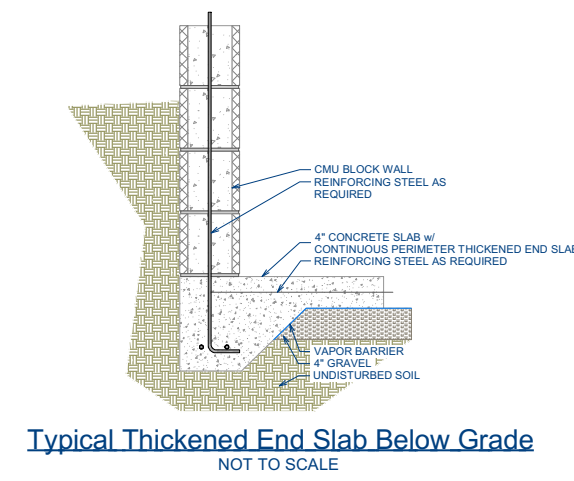
02/05/2025

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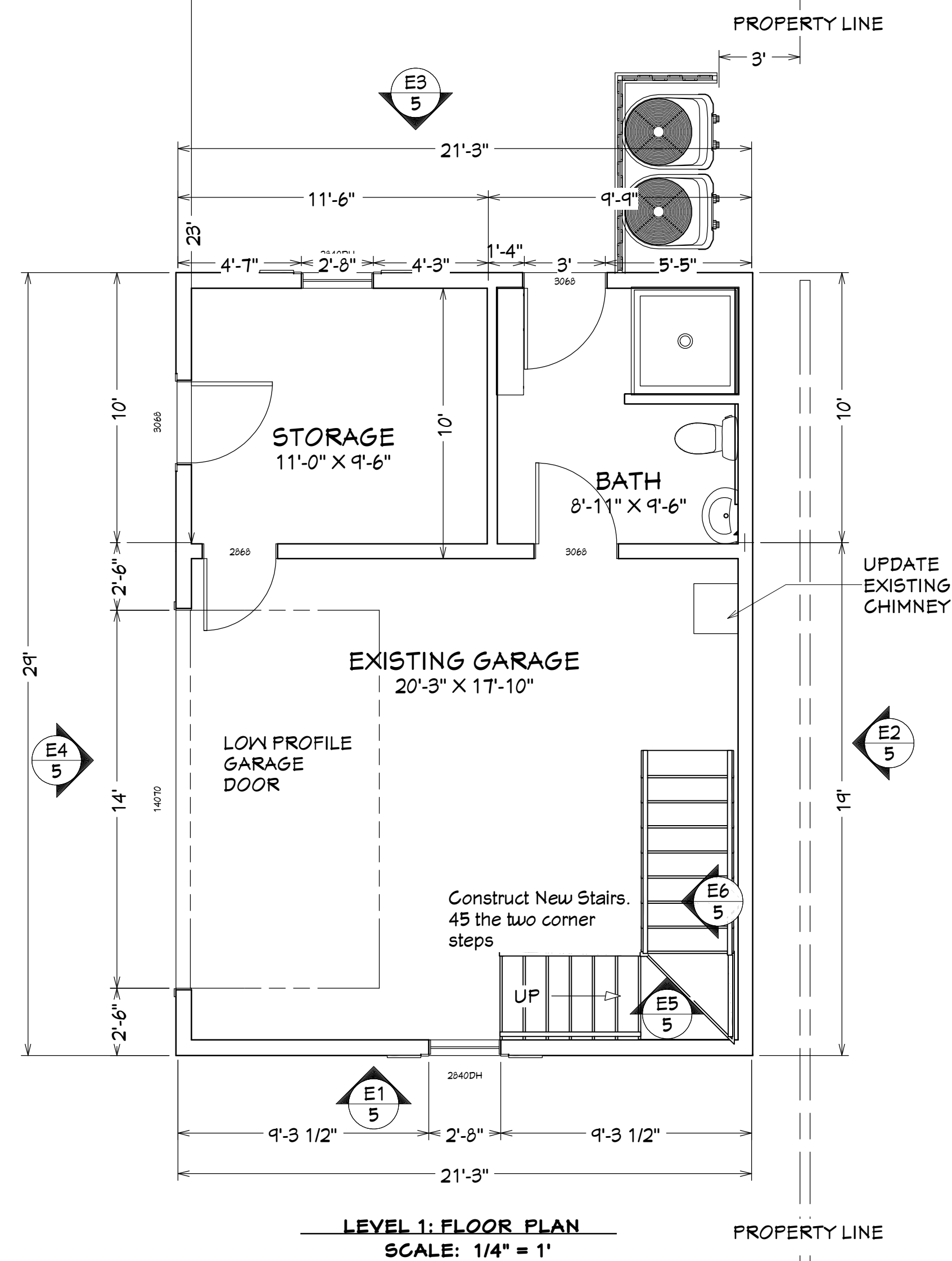
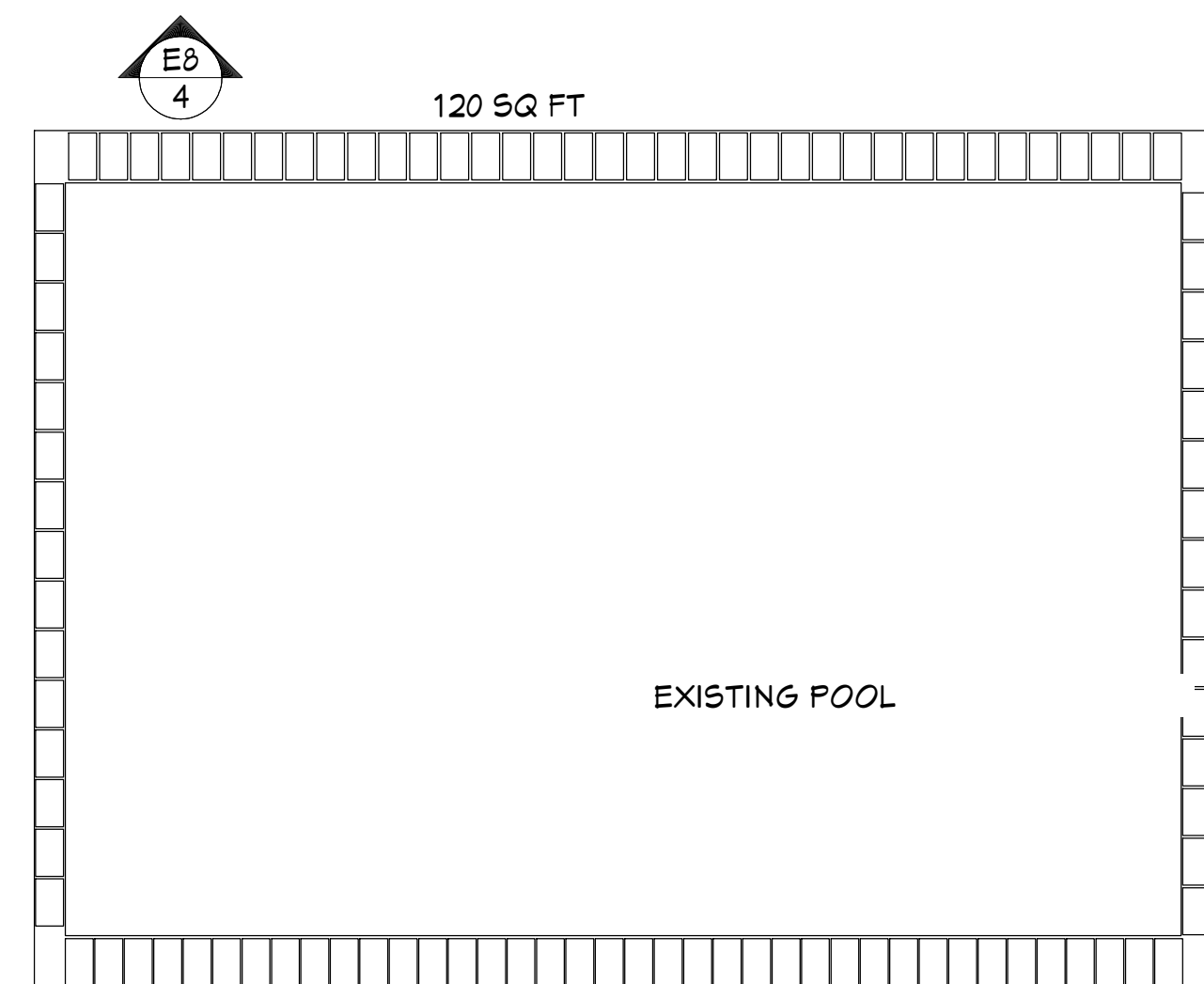
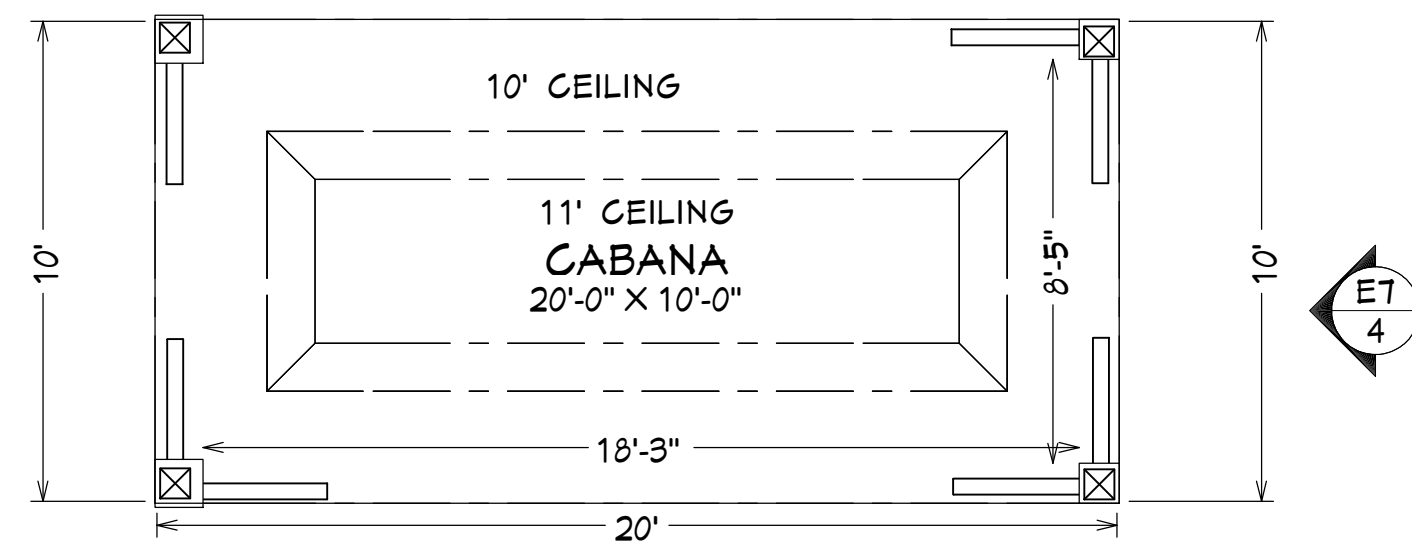
1/4" = 1'

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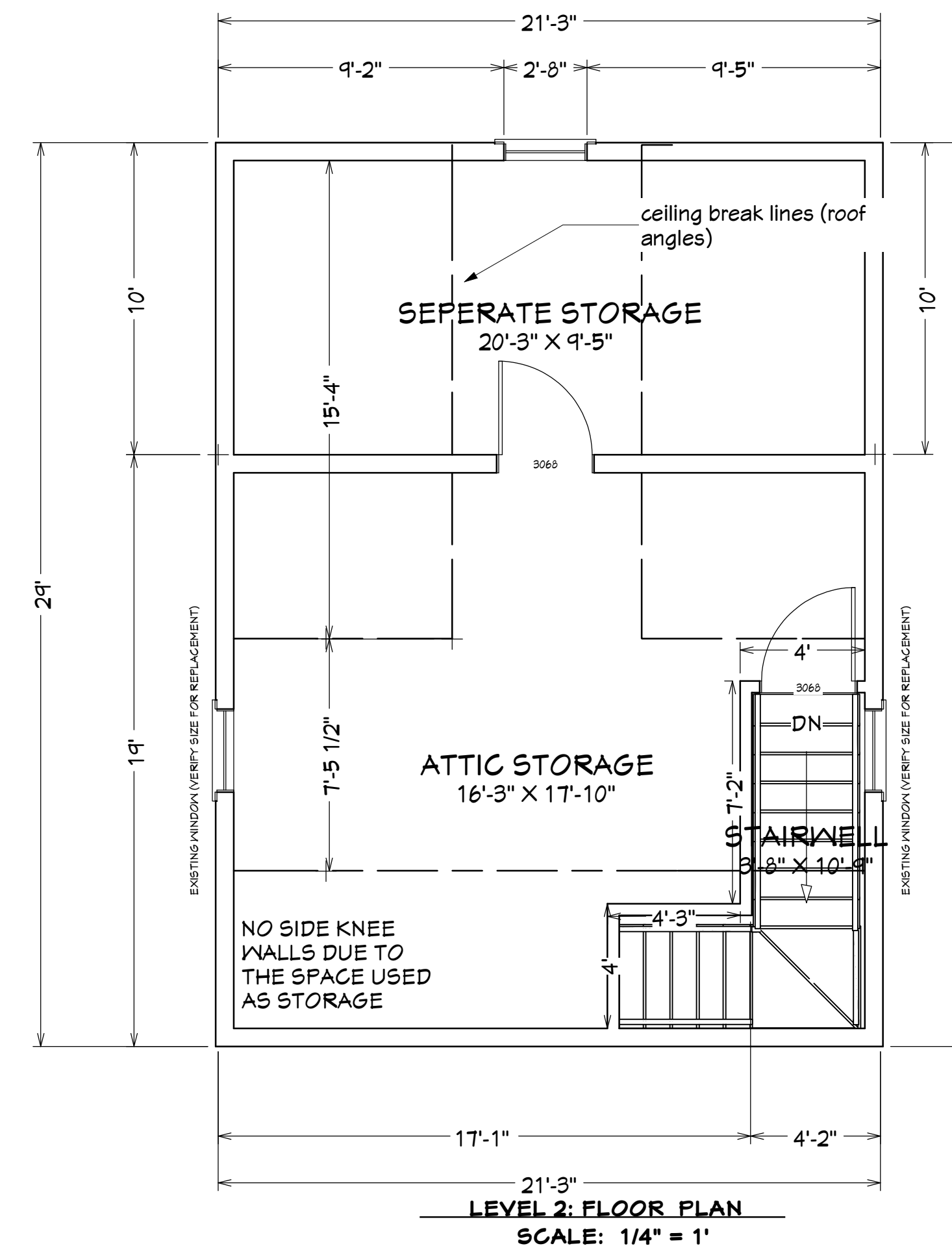
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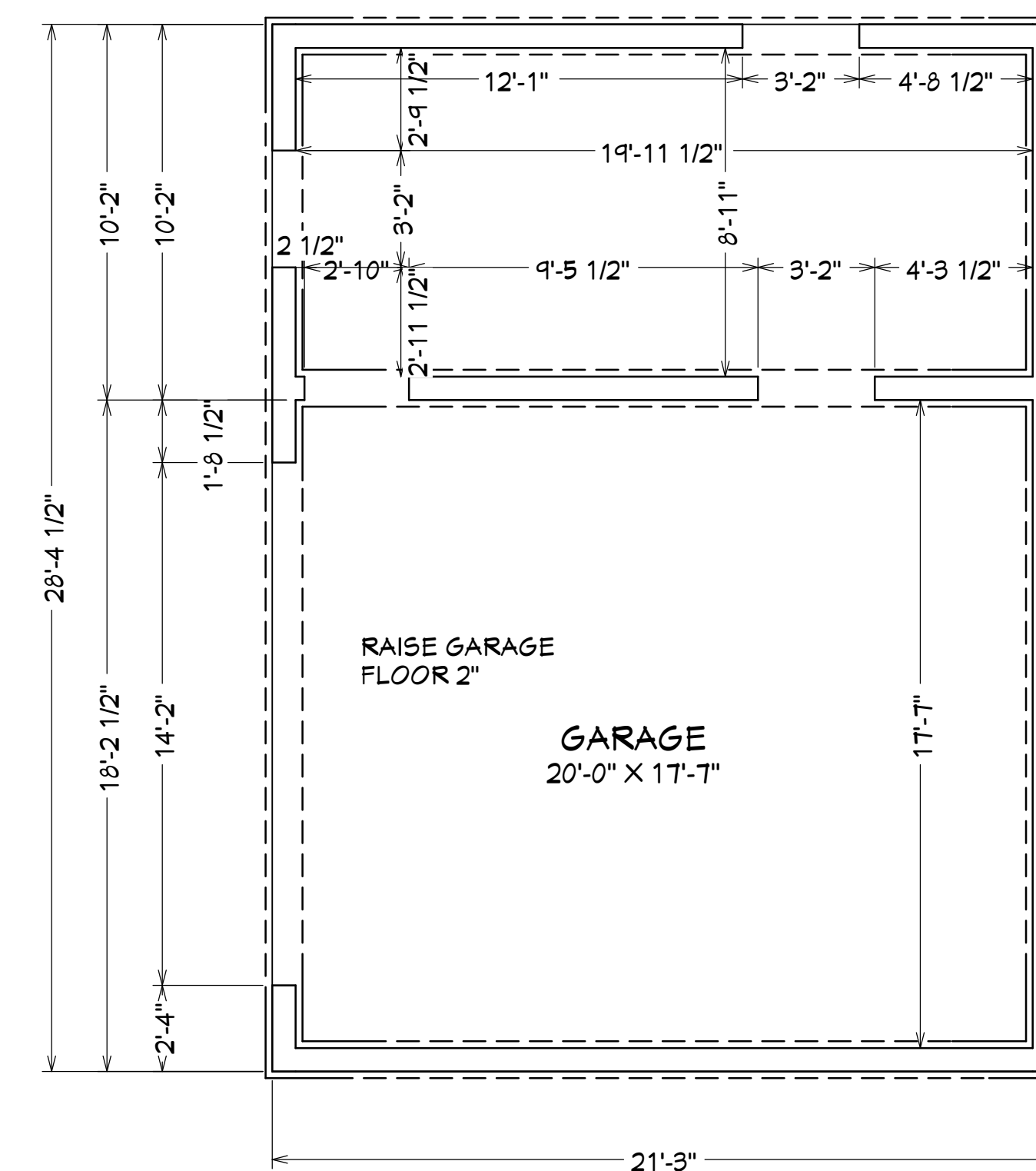
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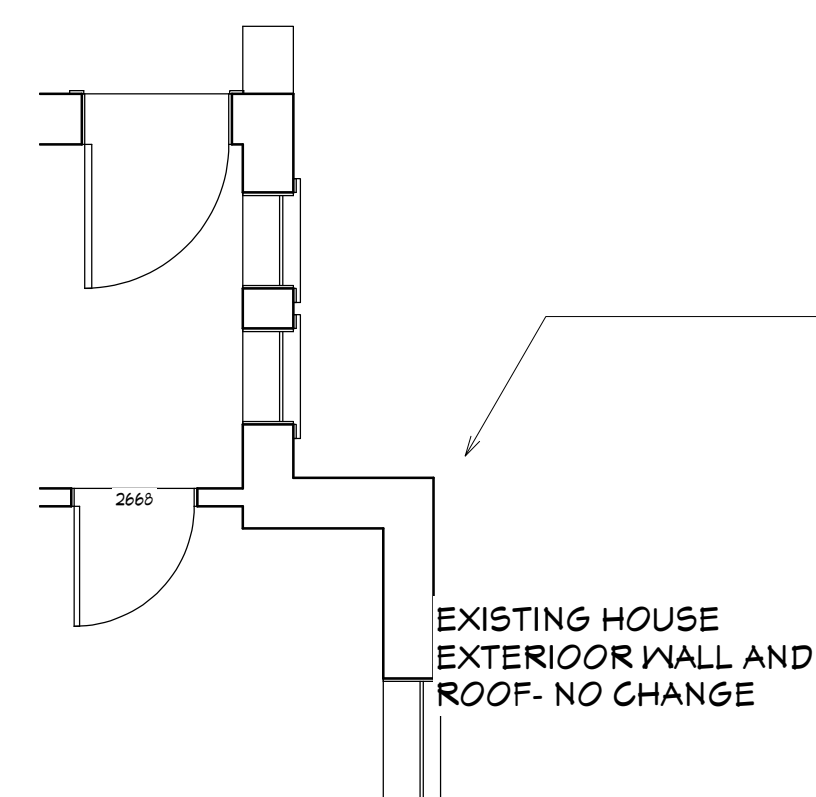
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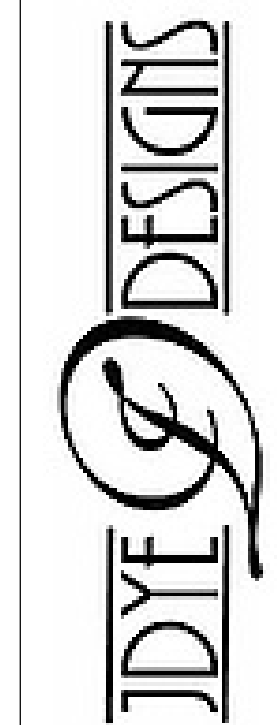
LEVEL 2: FLOOR PLAN
SCALE: 1/4" = 1'



FOUNDATION PLAN
SCALE: 1/4" = 1'



Front Corner of Garage sets back 48" from house corner



Jessica Dye
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(276) 411-4022
jdyedesigns@outlook.com

PROPOSED
GARAGE DESIGN

FOSTER PROJECT
1236 WATAUGA STREET
KINGSFORT, TN

DATE:

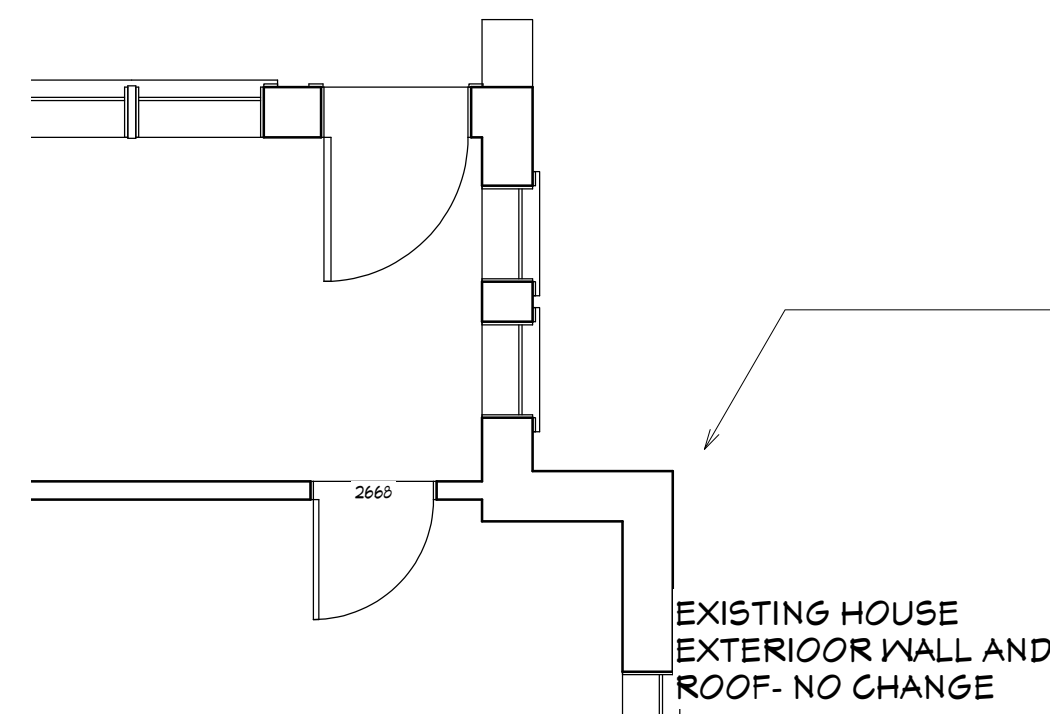
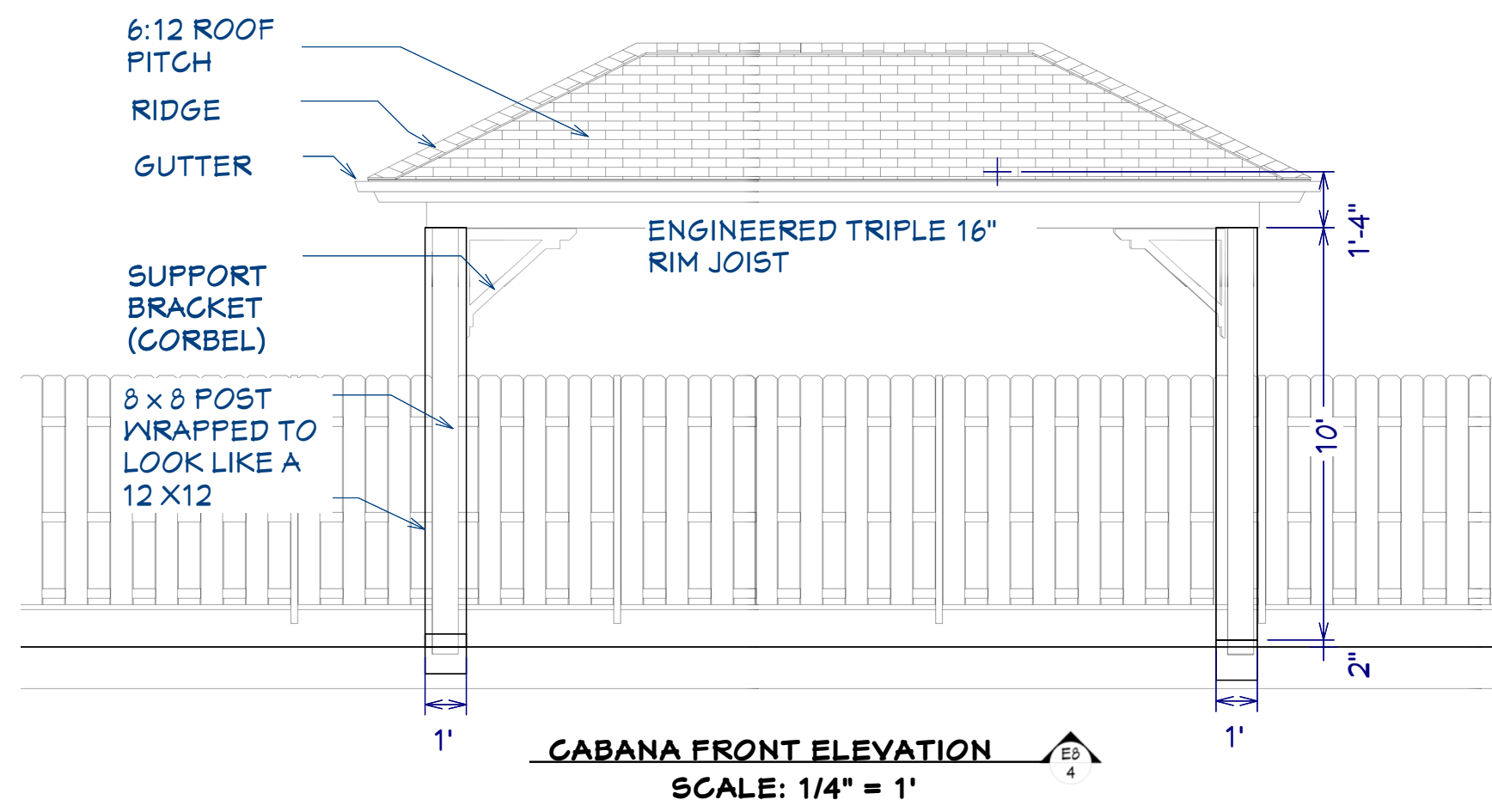
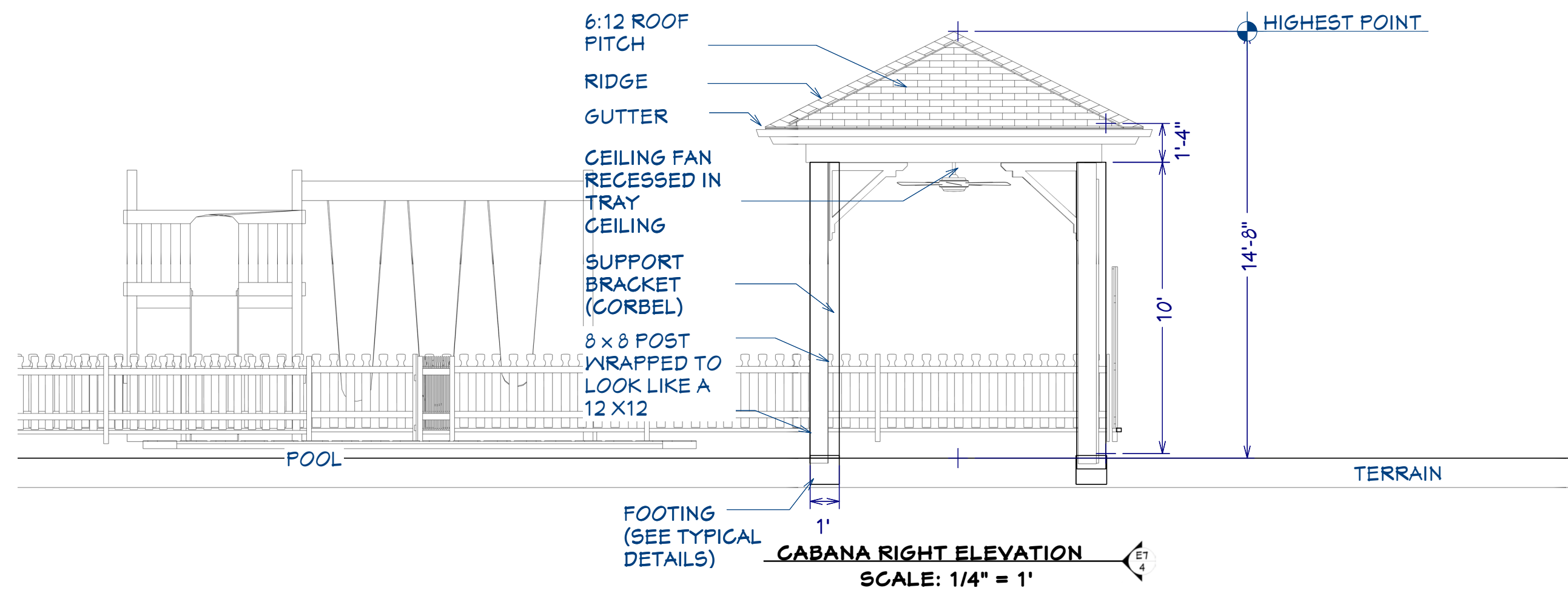
02/05/2025

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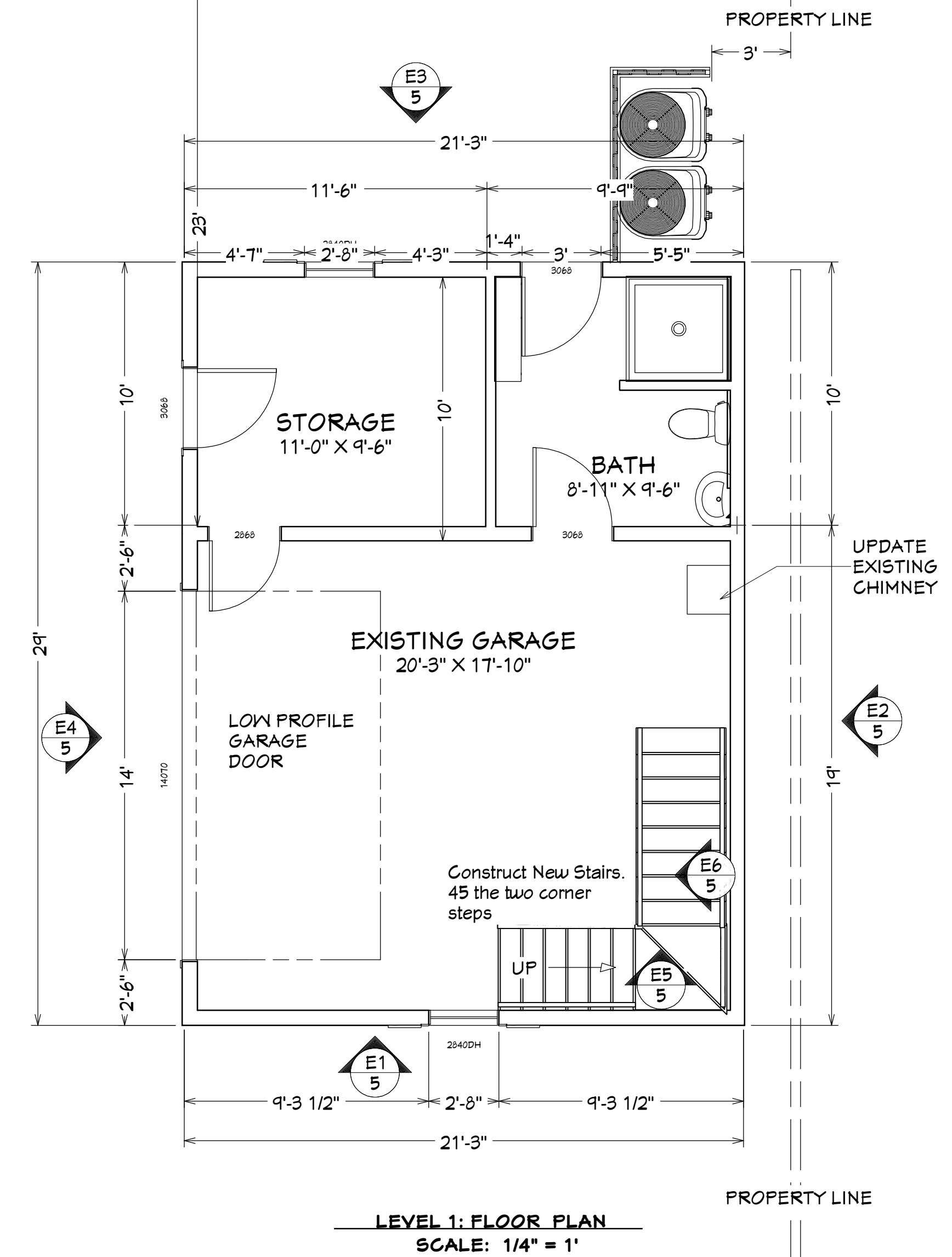
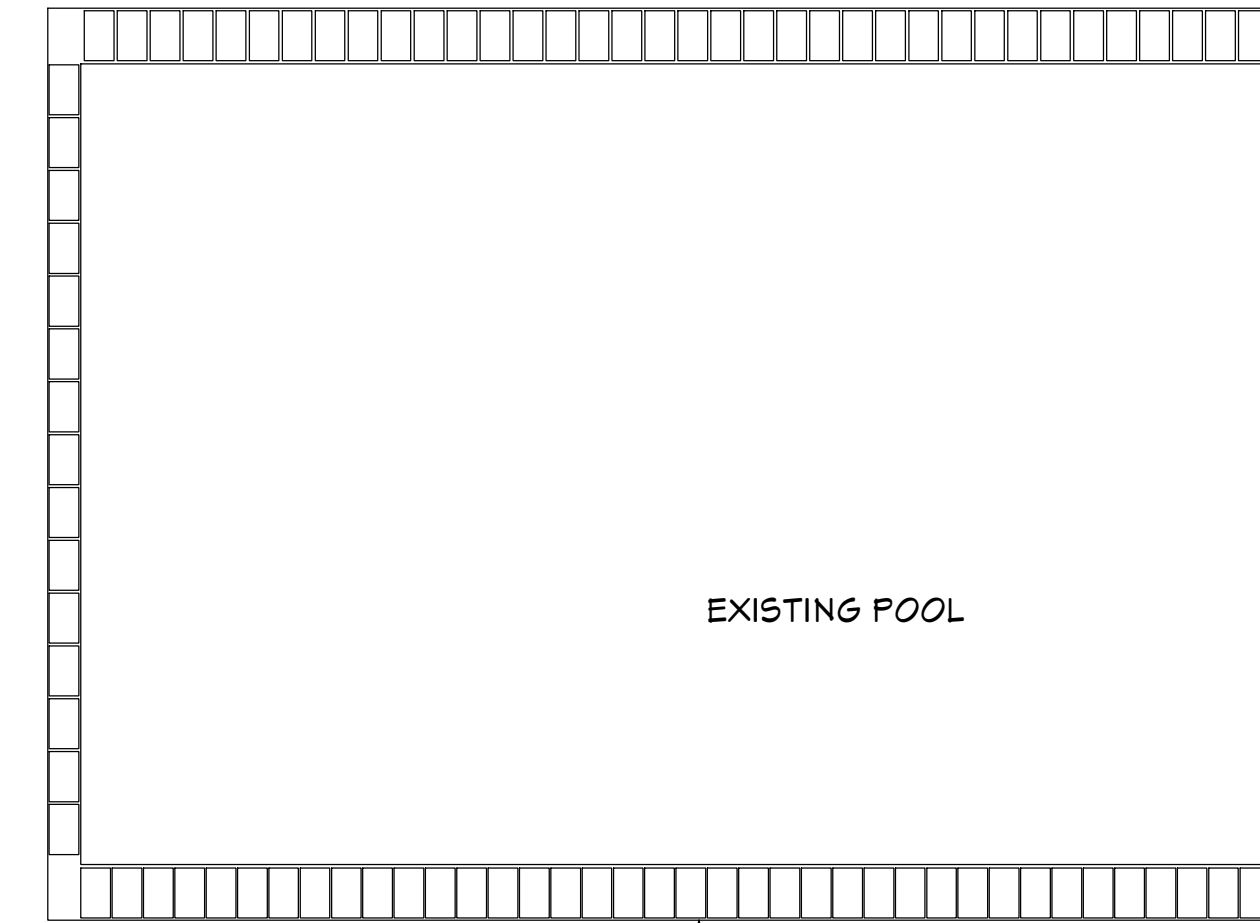
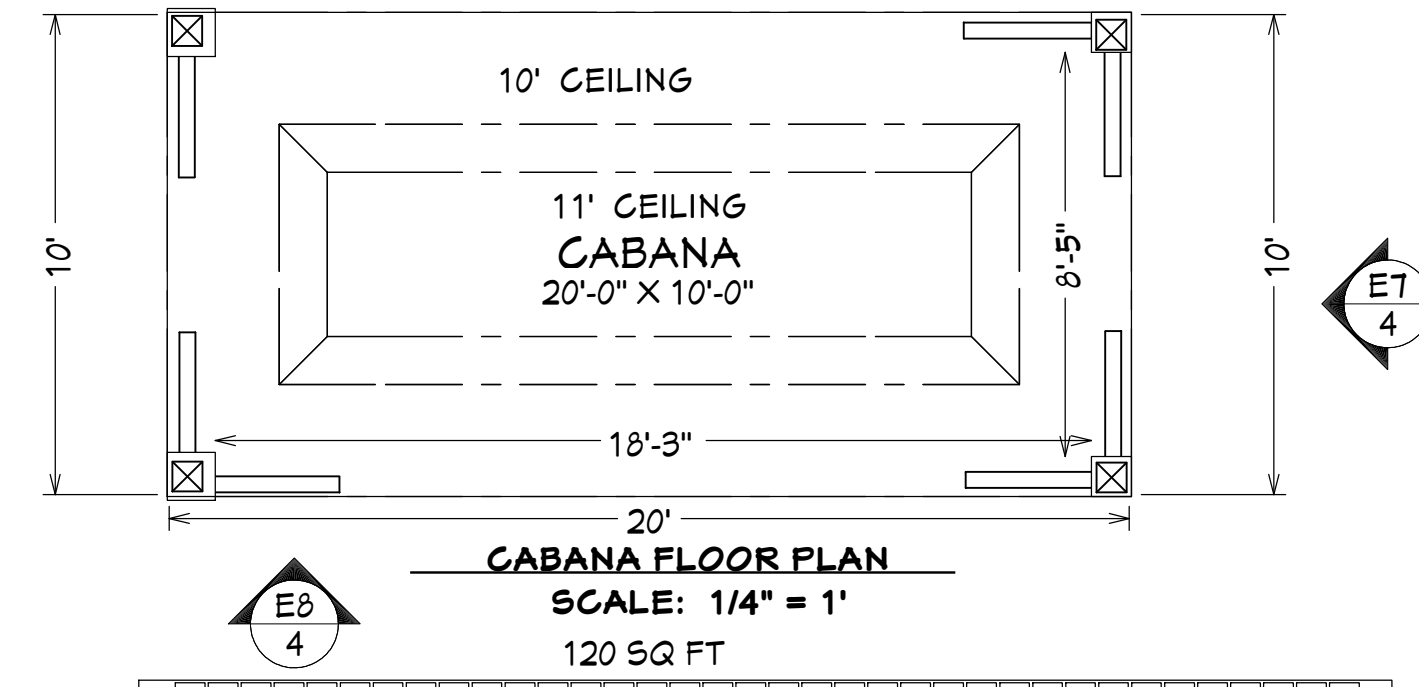
1/4" = 1'

SHEET:

3



FENCING



Front Corner of Garage sets back 48" from house corner



JDYE & DESIGNS

Jessica Dye
P.O. Box 19174, Abingdon, VA 24212
(276) 411-4022
jdyledesigns@outlook.com

PROPOSED CABANA

FOSTER PROJECT
1236 WATAUGA STREET
KINGSFORT, TN

DATE:

02/05/2025

SCALE:

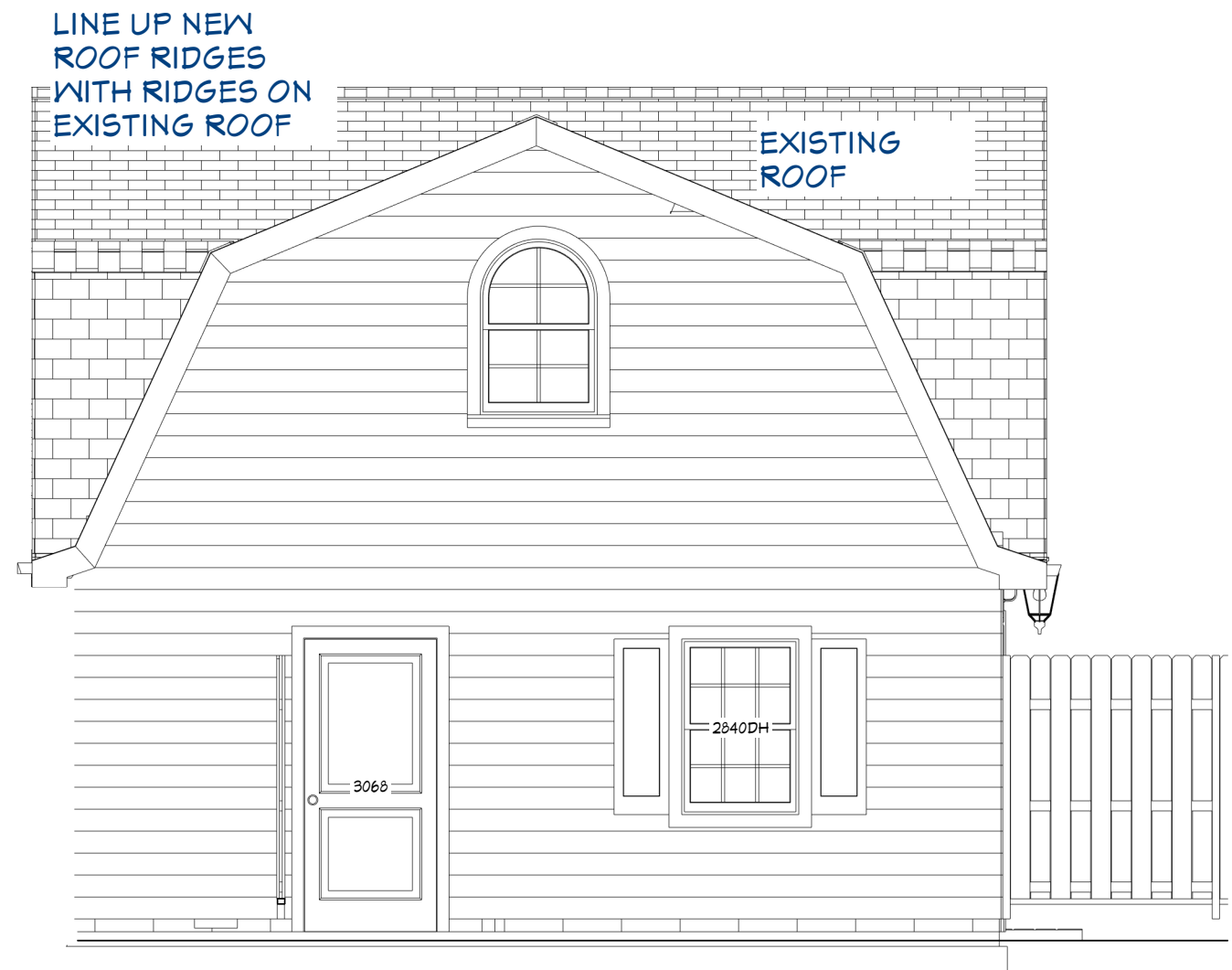
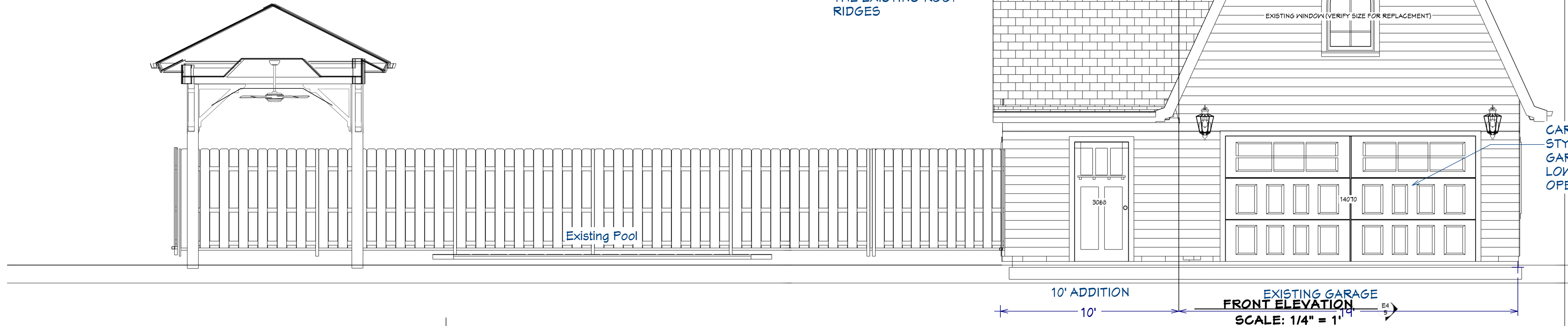
1/4" = 1'

SHEET:

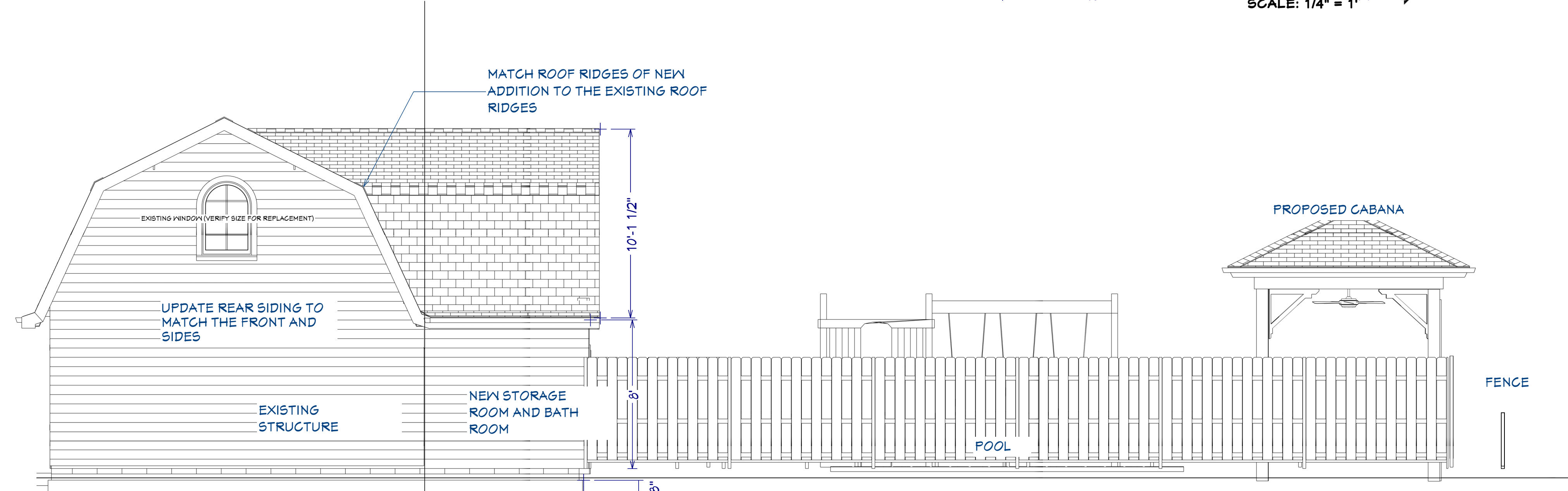
4



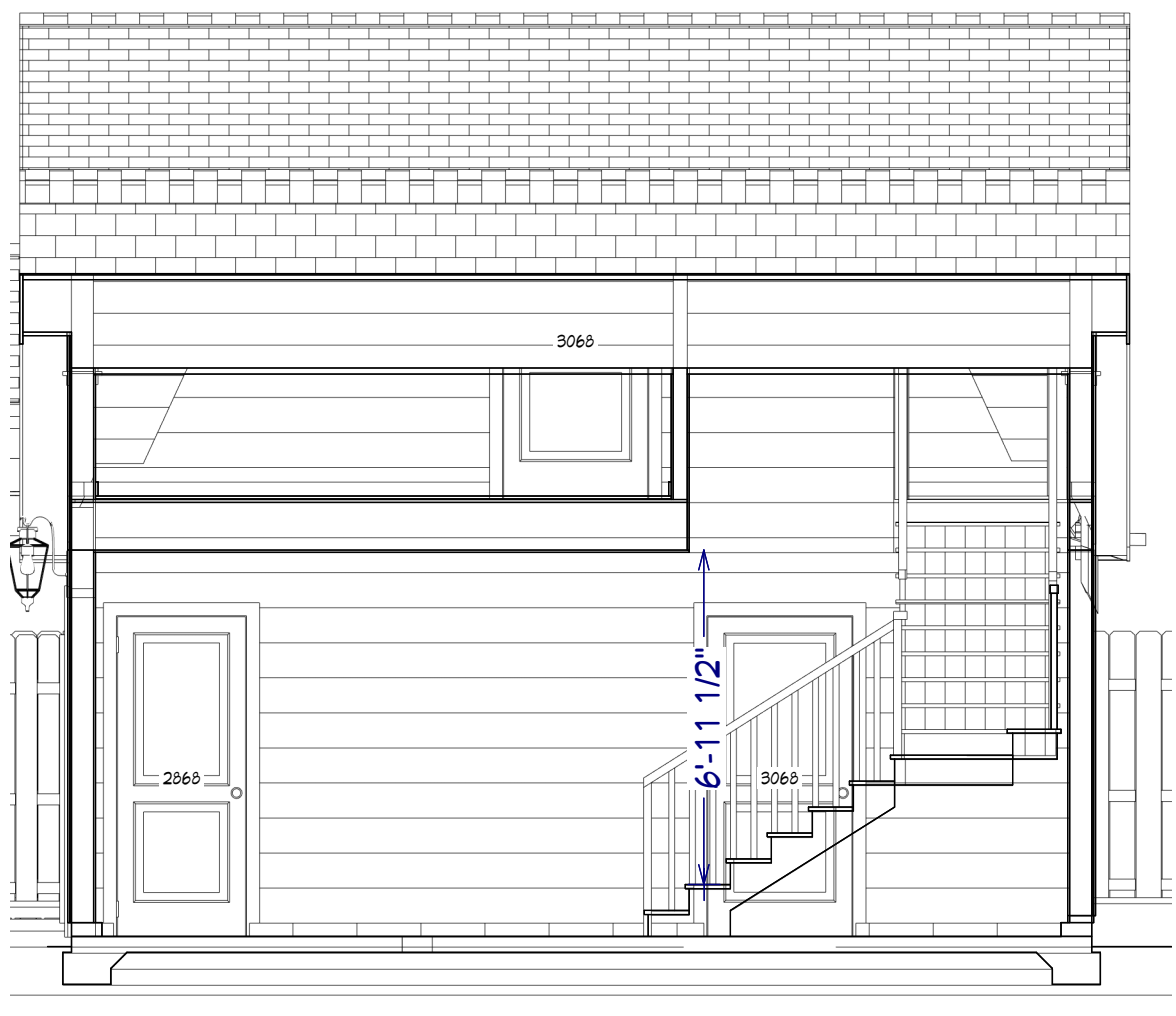
RIGHT ELEVATION
SCALE: 1/4" = 1'



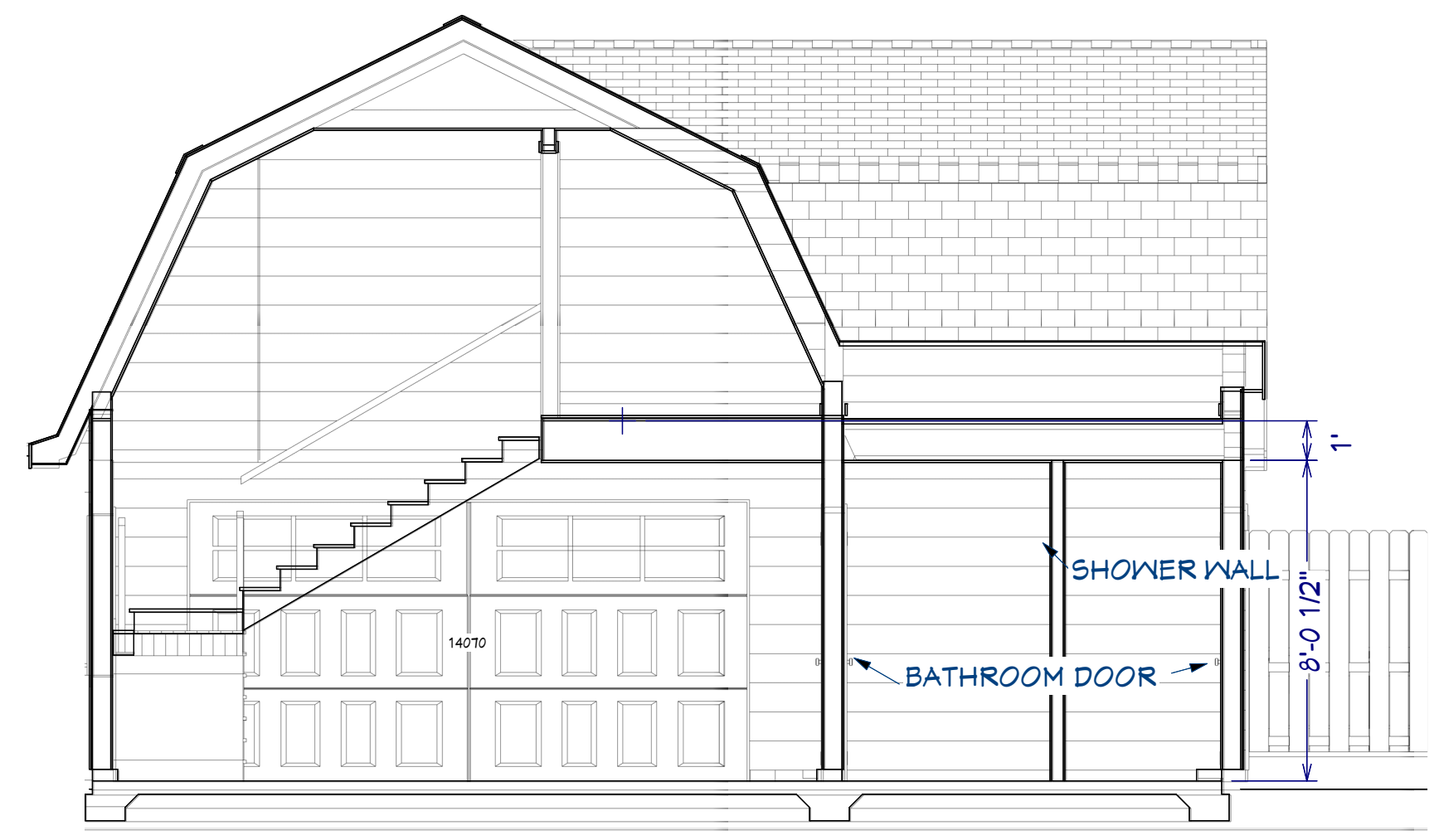
LEFT ELEVATION
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'



CROSS-SECTION ELEVATION
SCALE: 1/4" = 1'



CROSS-SECTION ELEVATION
SCALE: 1/4" = 1'



JDYE & DESIGNS

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GARAGE ELEVATIONS

FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

DATE:
02/05/2025

SCALE:
1/4" = 1'

SHEET:
5



DATE:

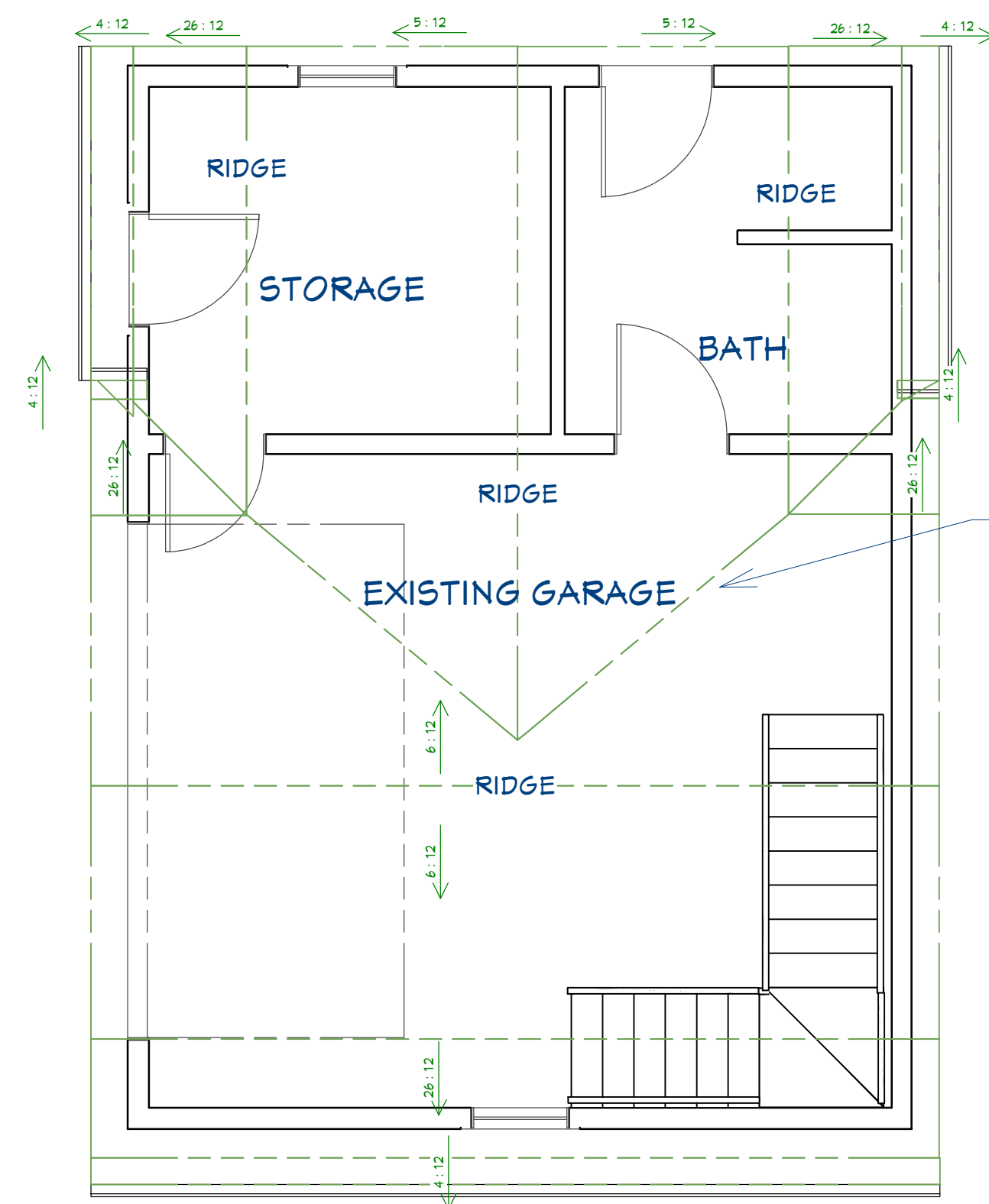
02/05/2025

SCALE:

1/4" = 1'

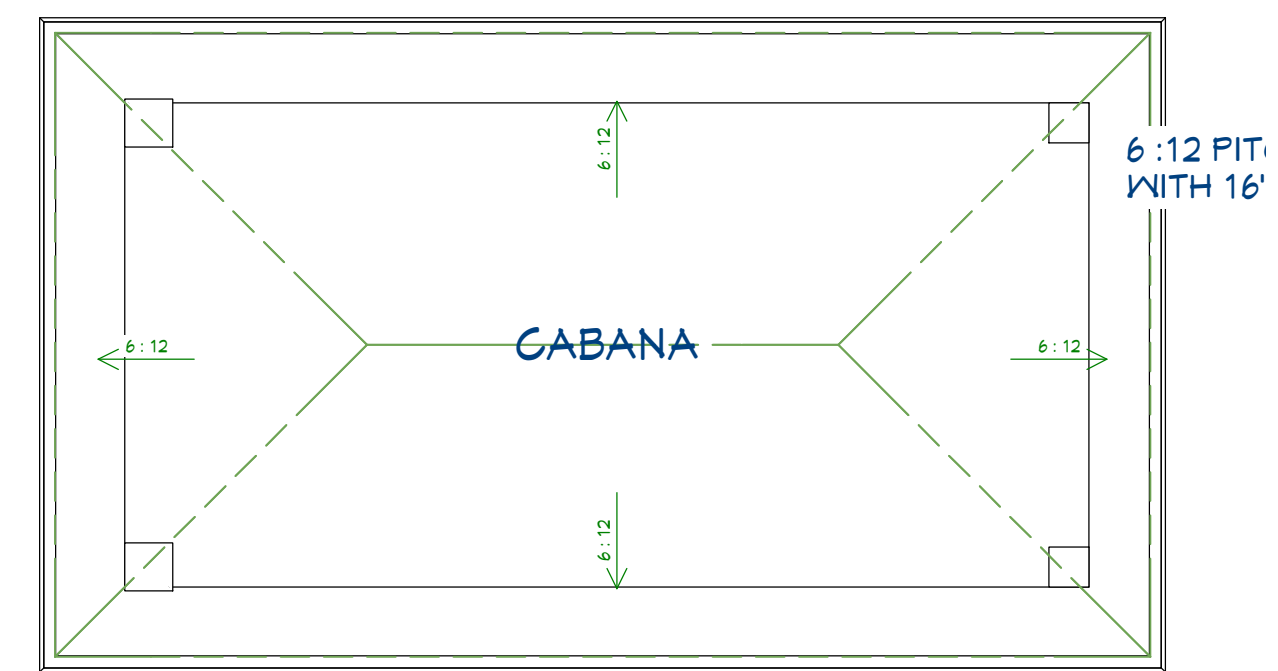
SHEET:

6

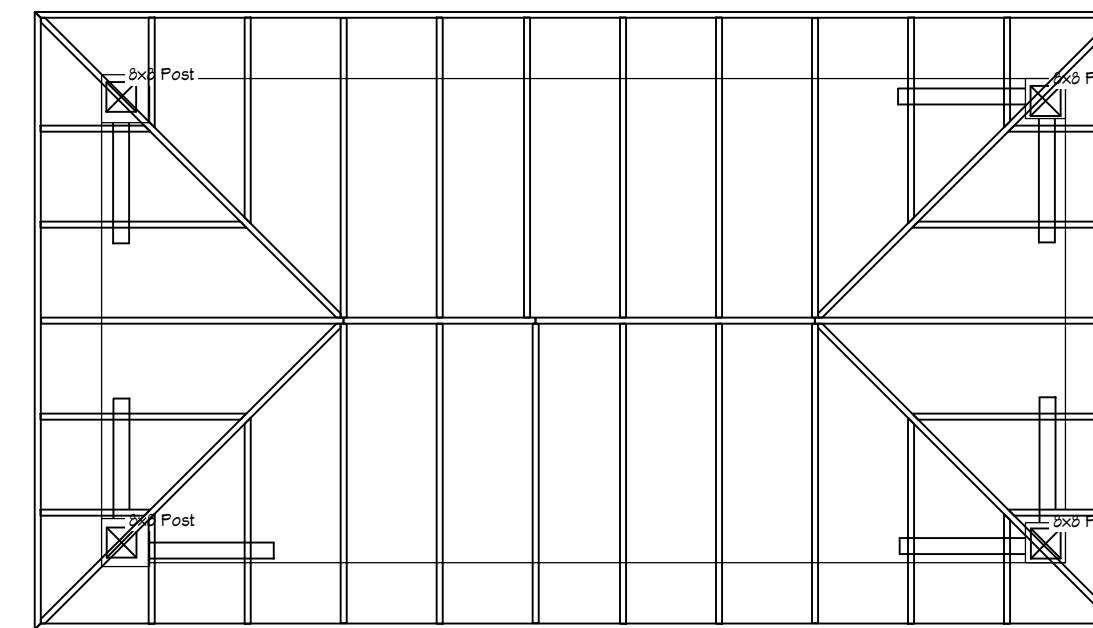


PROPOSED GARAGE - ROOF PLAN
SCALE: 1/4" - 1'

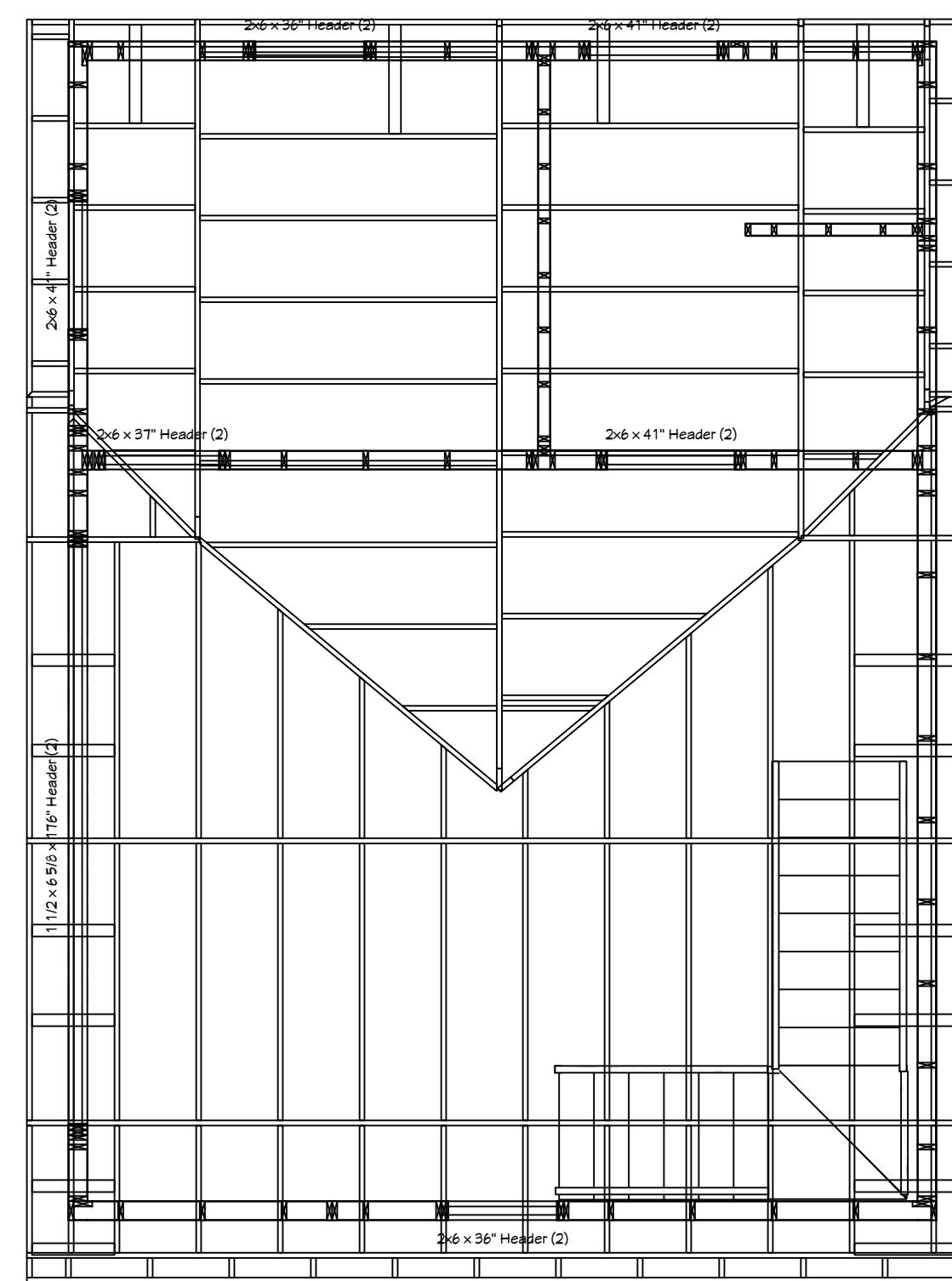
TIE IN NEW GAMBREL ROOF WITH EXISTING GAMBREL. VERIFY PITCH AND RIDGE PLACEMENT



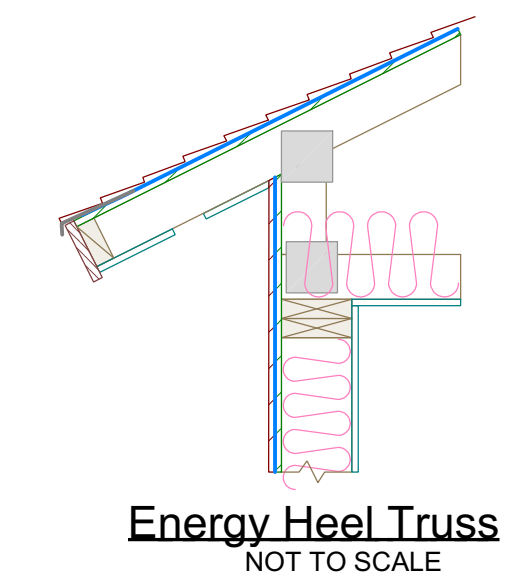
PROPOSED CABANA - ROOF PLAN
SCALE: 1/4" - 1'



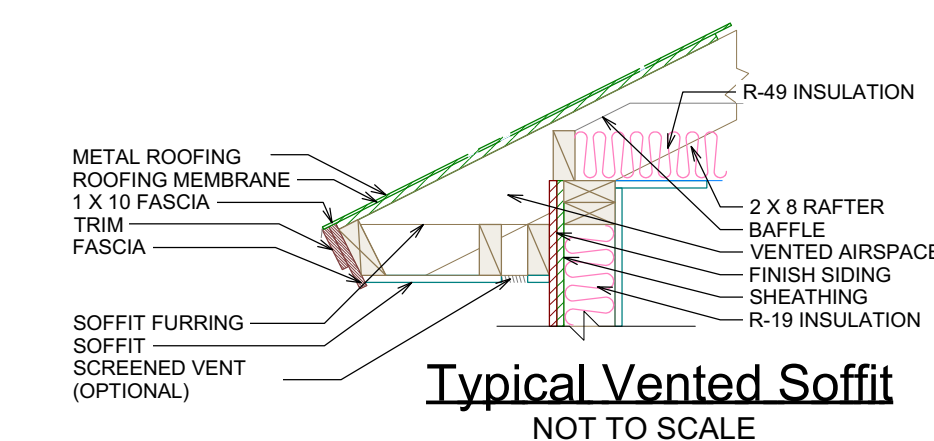
PROPOSED CABANA: ROOF FRAMING PLAN
SCALE: 1/4" - 1'



PROPOSED GARAGE: ROOF FRAMING PLAN
SCALE: 1/4" - 1'



Energy Heel Truss
NOT TO SCALE



Typical Vented Soffit
NOT TO SCALE

ROOF FRAMING / TRUSS NOTES: (IF TRUSSES ARE USED IN THE PROJECT)

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

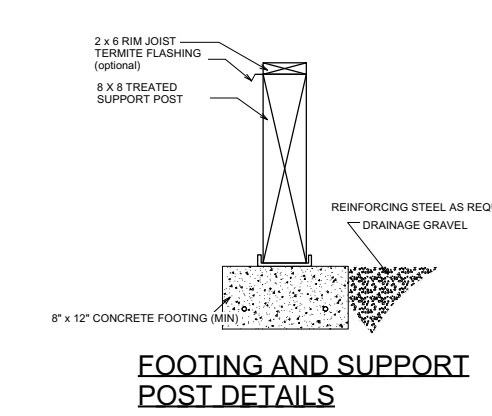
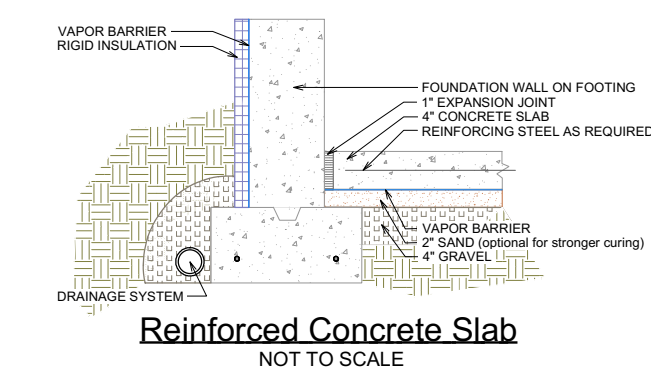
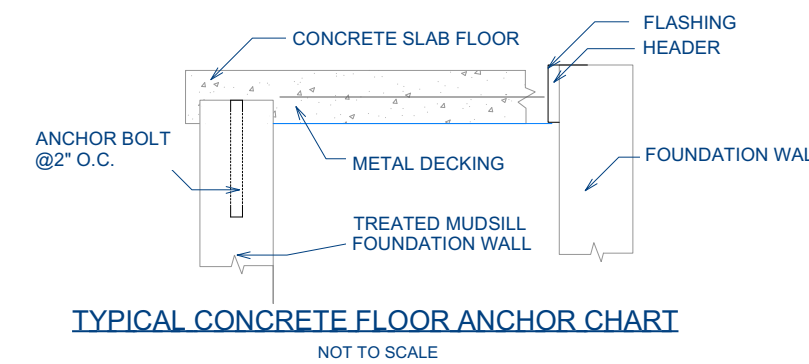
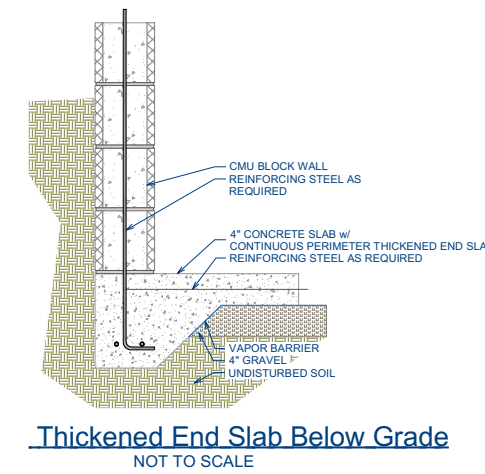
ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 16"

ROOF & FLOOR TRUSS MANUFACTURER:



WALL FRAMING NOTES:

ALL EXTERIOR WALLS ARE 2 X 6 STUDS @ 16" O.C.
ALL INTERIOR WALLS ARE 2 X 4 STUDS @ 16" O.C.

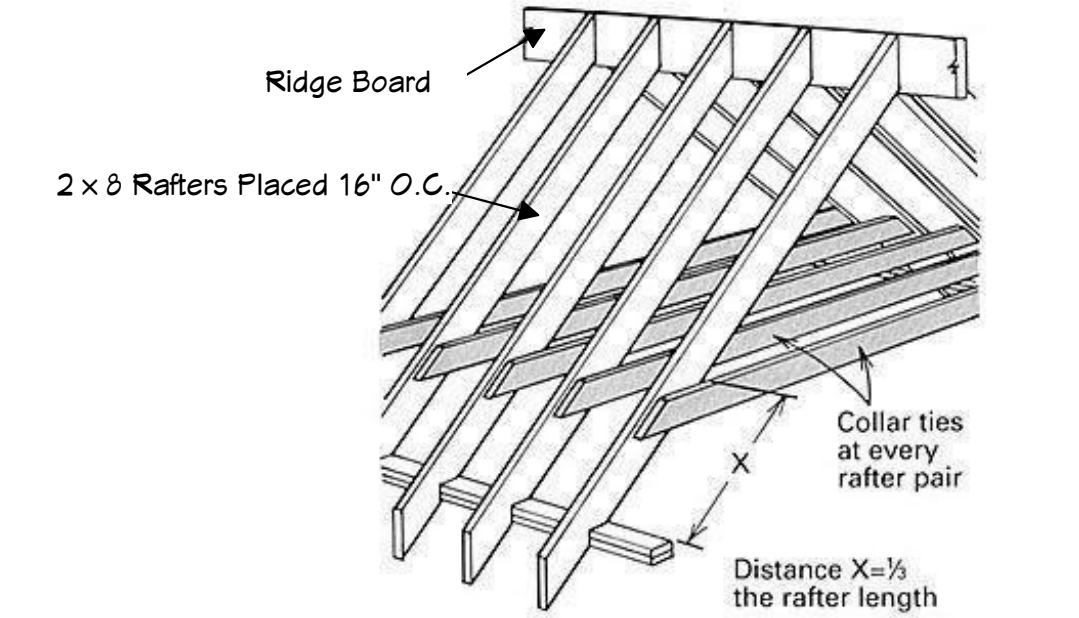
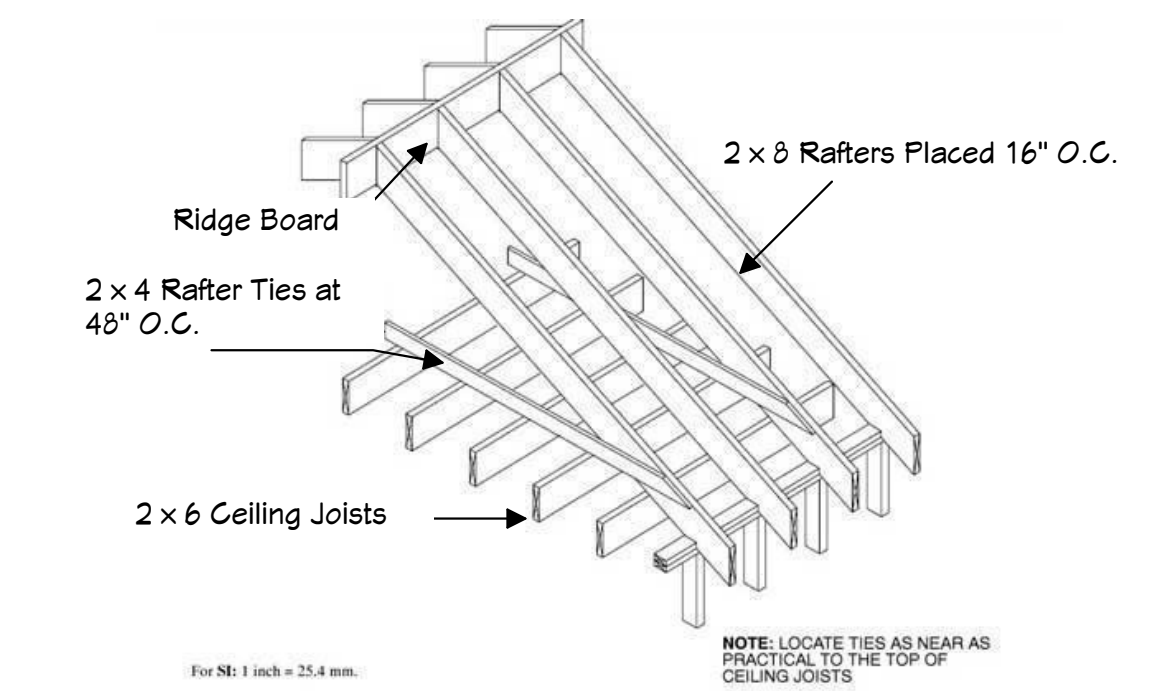
8X8 TREATED SUPPORT POSTS ON EACH CORNER OF CABANA, CUT TO SIZE AND FASTED WITH SIMPSON BRACKETS AND FASTENED WITH CODE APPROVED ANCHORS.

FRAMING NOTES:

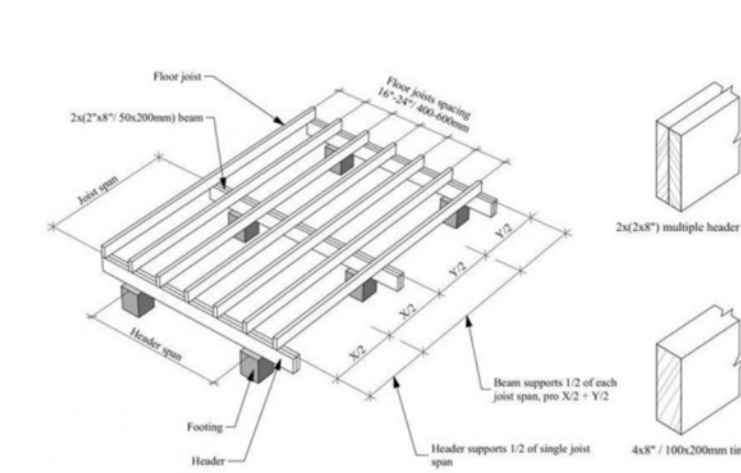
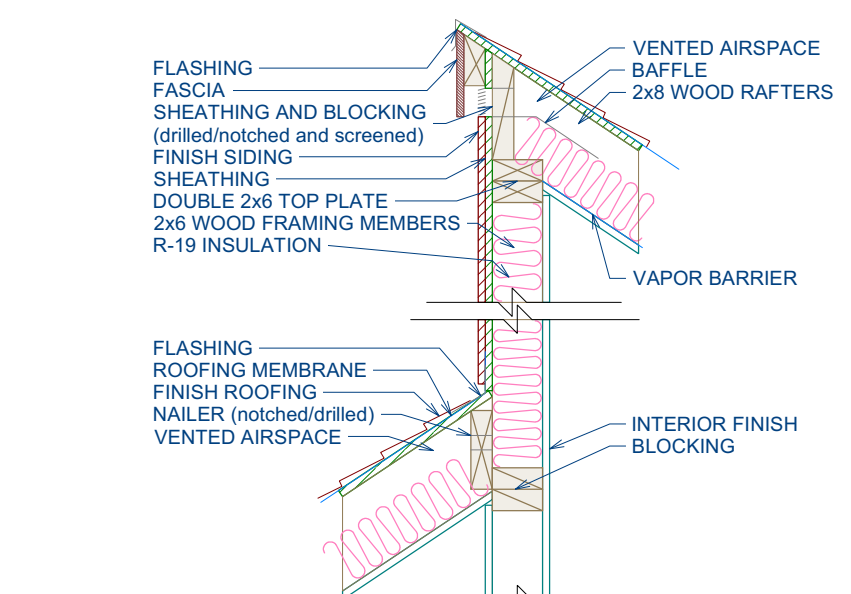
PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12. (IF CODE REQUIRES).

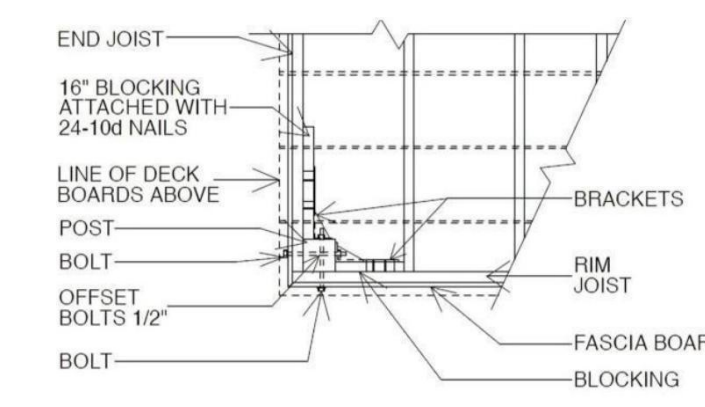
PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.



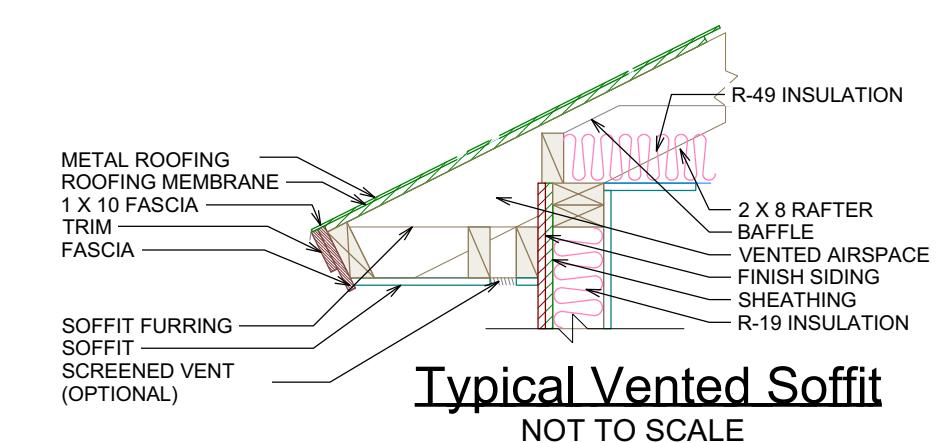
TYPICAL ROOF FRAMING SECTION (VAULTED CEILING)



TYPICAL FLOOR FRAMING SYSTEM



CONNECTION OF RIM JOISTS



GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2018 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY SUBCONTRACTORS, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILING TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

TYPICAL FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS ARE REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH.
3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).
3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPANSION ANCHORS SHALL BE SIMPSON WEDGE-ALL STUD ANCHORS OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

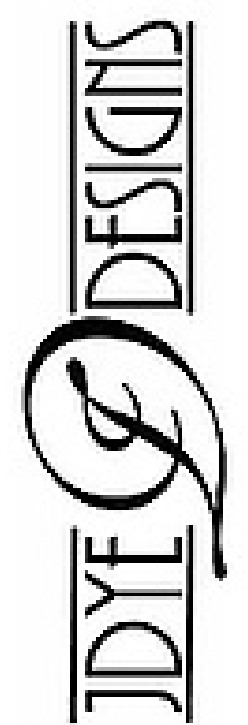
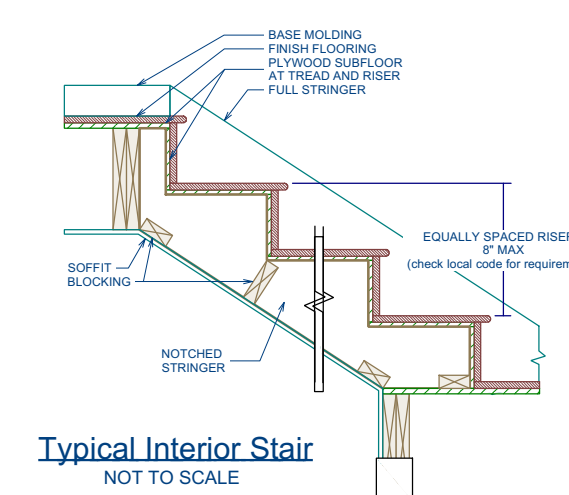
- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

THE FOUNDATION NOTES ARE SUBJECT TO CHANGE BASED ON STATE AND LOCAL BUILDING CODES.

HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901



Jessica Dye
P.O. Box 19174, Abingdon, VA 24212
(276) 411-4032
jdyledesigns@outlook.com

GROUPED
TYPICALS

FOSTER PROJECT
1236 WATAUGA STREET
KINGSFORD, TN

DATE:

02/05/2025

SCALE:

1/4" = 1'

SHEET:

7

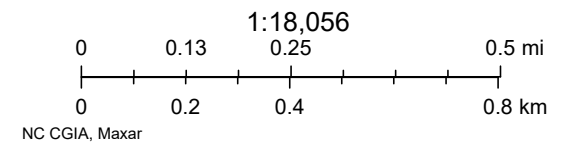
ArcGIS Web Map

Item III.2.



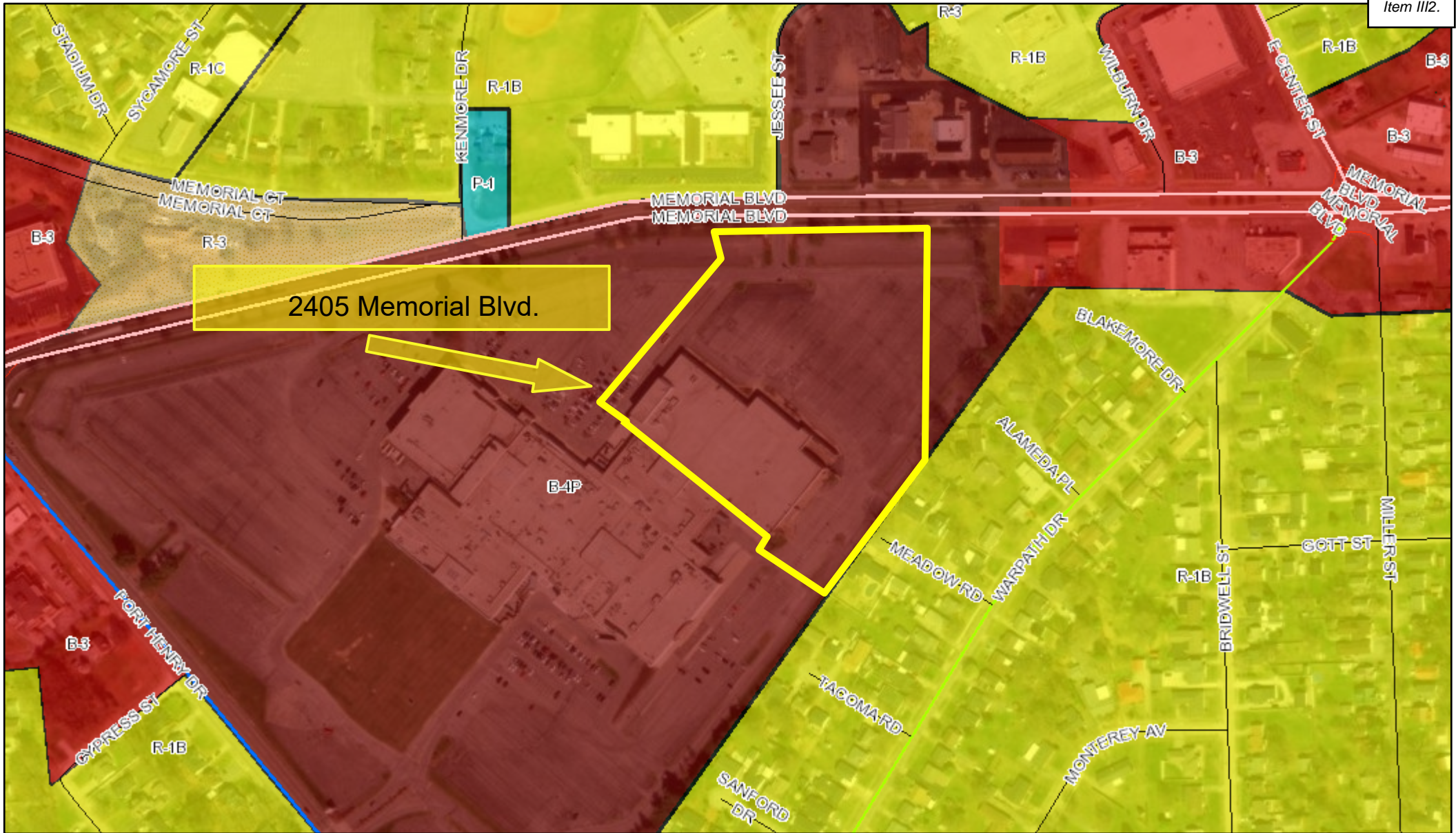
10/17/2024, 9:31:32 AM

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



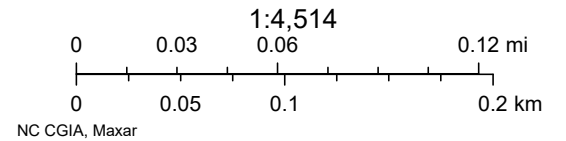
ArcGIS Web Map

Item III.2.



10/17/2024, 9:27:41 AM

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





TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: February 11, 2025

RE: 2405 Memorial Blvd.

The Board is asked to consider the following request:

Case: BZA25-0017 – The owner of property located at 2405 Memorial Blvd, Control Map 061E, Group H, Parcel 010.00 request an amendment to the previously approved outdoor display area under Sec. 114-227 to allow for the expansion and relocation of the garden nursery. This amendment seeks to increase the size of the outdoor display area to better accommodate the nursery's needs. The property is zoned B-4P, Planned Business District.

Code reference:

Sec. 114-227. - Special exceptions

Permitted only with approval of board of zoning appeals: Helistops; institution for human care; open-air businesses such as plant sales, lawn furniture, playground equipment, and garden supplies; minor automobile repair centers; and parking lots and structures.



APPLICATION
Board of Zoning Appeals

APPLICANT INFORMATION:

Last Name RK HOLDINGS, LLP	First	M.I.	Date
Street Address 4216 DEWITT AVENUE		Apartment/Unit #	
City MATTOON	State IL	ZIP 61938	
Phone 217-234-5130	E-mail Address bgregory@ruralking.com		

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot: **061E H 012.00, 061E H 010.00 & 061E H 010.01**

Street Address 2101 FORT HENRY DRIVE, KINGSFORT	Apartment/Unit #
Current Zone B-4P	Proposed Zone B-4P
Current Use VACANT	Proposed Use RURAL KING RETAIL STORE

REPRESENTATIVE INFORMATION:

Last Name GREGORY	First WILLIAM	M.I. L	Date 2-11-25
Street Address 4216 DEWITT AVENUE		Apartment/Unit #	
City MATTOON	State IL	ZIP 61938	
Phone 217-469-7224	E-mail Address bgregory@ruralking.com		

REQUESTED ACTION:

APPROVE AMENDED OUTDOOR DISPLAY AREA FOR NURSERY AS SET FORTH IN EXHIBITS

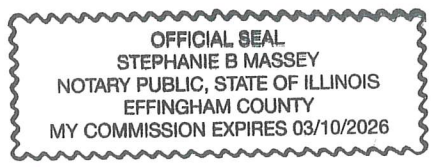
DISCLAIMER AND SIGNATURE

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.

2-11-25

Signature: _____ Date: _____

Signed before me on this 11 day of February, 2025
 a notary public for the State of Illinois
 County of Effingham
 Notary Stephanie B Massey
 My Commission Expires 3 10 2024



1. What is the use, activities, hours of operation, numbers of anticipated customers and daily vehicles?

USE: Rural King Farm & Home Retail Store

ACTIVITIES: Retail store located within an existing shopping center. The store will operate within the confines of the building with outdoor storage and display of items being sold as shown on the Site Map submitted.

HOURS OF OPERATION: Daily from 7:00 a.m until 9:00 p.m..

ANITICIPATED NUMBER OF CUSTOMERS/VEHICLES: Estimates only of 600-900 customers per day, which would be 400-500 vehicles.

2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site?

The store is being opened in the old JC Penney location within the existing shopping center. Memorial Blvd and Fort Henry Drive are accessible and safe streets.

The site plan notes that 356 spaces would be required with approximately 710 spaces available.

3. Does the use and additions if any, fit with the neighborhood architecture aesthetics?

The store is making improvements to the existing building, but the overall construction of the building and shopping center will remain the same. The outdoor uses and displays will be maintained within the current parking areas of the store. Photos are attached from other stores showing the general setup of the outdoor displays. Each store is slightly different due to the individual setup of the stores themselves, but the overall theme is displayed within the photos. The displays will not disrupt the neighborhood architecture or aesthetics. The display will be in the mall area and the residential neighborhood is screened.

4. Will the use generate excessive noise, traffic, dust, etc.?

The store will not generate excessive noise, traffic and dust. Rural King operates many stores in similar shopping centers and the store does not generate more noise than the typical retail store selling farm and home supplies. Comparable stores would be Lowe's or Tractor Supply.

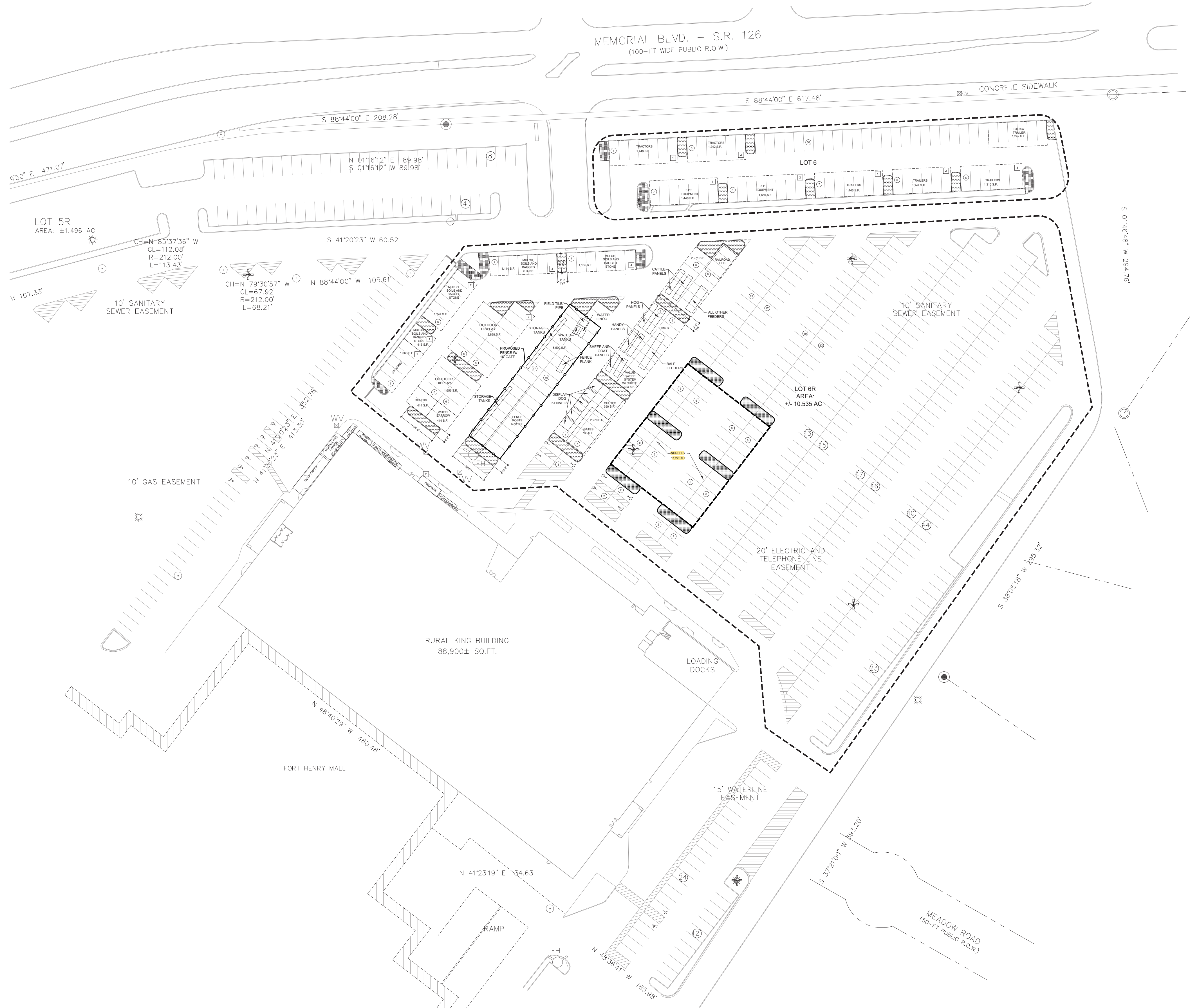
5. Is there proper fencing and screening to shield proposed use from existing neighborhood?

There is an existing fence between the shopping center and the residential neighborhood that runs along the entire length of the shopping center and not just the parcel owned by Rural King. Based on the construction and continued use of this fence, it is Rural King's understanding that the fencing/screening for the shopping center has been approved as sufficient for this purpose.

6. Are there any undesirable effects upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area?

There are no known adverse impacts to the safety and welfare of the surrounding area.

Proposed Nursery Location



LANDSCAPE REQUIREMENTS:

1 - LANDSCAPE STRIPE PER 6,000 S.F.
1 - LANDSCAPE ISLAND PER 900 S.F.

TOTAL OUTDOOR SEASONAL DISPLAY AREA: 36,738 S.F.

LANDSCAPE ISLAND REQUIRED 36,738 S.F./900 S.F. = 40.8 ISLANDS
LANDSCAPE ISLANDS PROVIDED 41

NO SINGLE AREA MORE THAN 6,000 S.F. OTHER THAN NURSERY

EXISTING LANDSCAPED WITHIN LOTS 6 AND 6R: 1,115 S.F.
LANDSCAPE AREA INCREASED TO: 5,400 S.F.

PARKING:

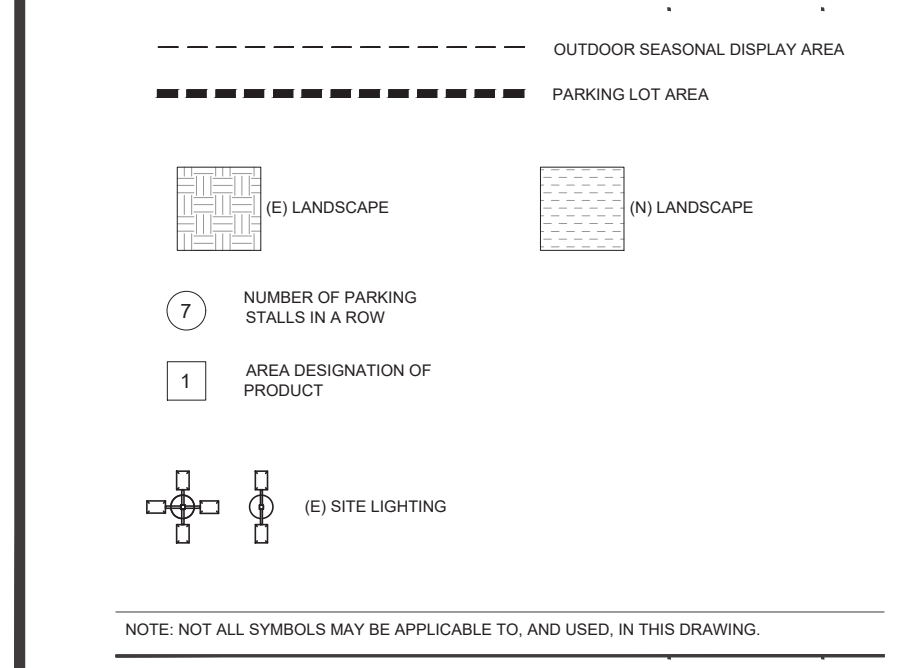
EXISTING PARKING:	
LOT 6	83 STALLS
LOT 6R	579 STALLS
TOTAL	662 STALLS
LOST PARKING	30 STALLS
NEW TOTAL	632 STALLS

SITE PLAN KEYNOTES

OUTDOOR SEASONAL DISPLAY IN PARKING LOT 6 AND LOT 6R

MULCH, SOILS, AND BAGGED STONE #1:	413 S.F.
MULCH, SOILS, AND BAGGED STONE #2:	1,247 S.F.
MULCH, SOILS, AND BAGGED STONE #3:	1,114 S.F.
MULCH, SOILS, AND BAGGED STONE #4:	1,155 S.F.
OUTDOOR DISPLAY:	1,656 S.F.
OUTDOOR DISPLAY:	2,898 S.F.
TRACTORS #1:	1,449 S.F.
TRACTORS #2:	1,242 S.F.
3 PT EQUIPMENT #1:	1,446 S.F.
3 PT EQUIPMENT #2:	1,242 S.F.
TRAILERS #1:	1,446 S.F.
TRAILERS #2:	1,242 S.F.
TRAILER #3:	1,315 S.F.
PROPANE TANK	1,060 S.F.
ROLLERS	414 S.F.
WHEEL BARROW	414 S.F.
FENCE POSTS	1,450 S.F.
STORAGE TANKS	342 S.F.
FENCE PLANK	80 S.F.
FIELD TILE/PIPE	66 S.F.
WATER TANKS	32 S.F.
WATER LINES	32 S.F.
DISPLAY DOG KENNELS	500 S.F.
GATES	786 S.F.
CHUTES	350 S.F.
SHEEP AND GOAT PANELS	182 S.F.
VALUE SWEEP SYSTEM W/ CHUTE	323 S.F.
HANDY PANELS	240 S.F.
HOG PANELS	250 S.F.
BALE FEEDERS	225 S.F.
CATTLE PANELS	260 S.F.
ALL OTHER FEEDERS	195 S.F.
RAILROAD TIES	448 S.F.
NURSERY	11,226 S.F.
TOTAL DISPLAY AREA:	36,738 S.F.

GENERAL NOTES



KEN McCRACKEN, ARCHITECT
Architecture - Program Management - Planning
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
EMAIL: jeff@kenmccracken.com

JEFF LIEDERMAN, ARCHITECT
SEAL

CONSULTANT:

RURAL KING
STORE NO. 1
2101 FORT HENRY DRIVE
KINGSPORT, TN 37664

REV	DATE	DESCRIPTION
1	2/14/25	NURSERY MOVED - MSO

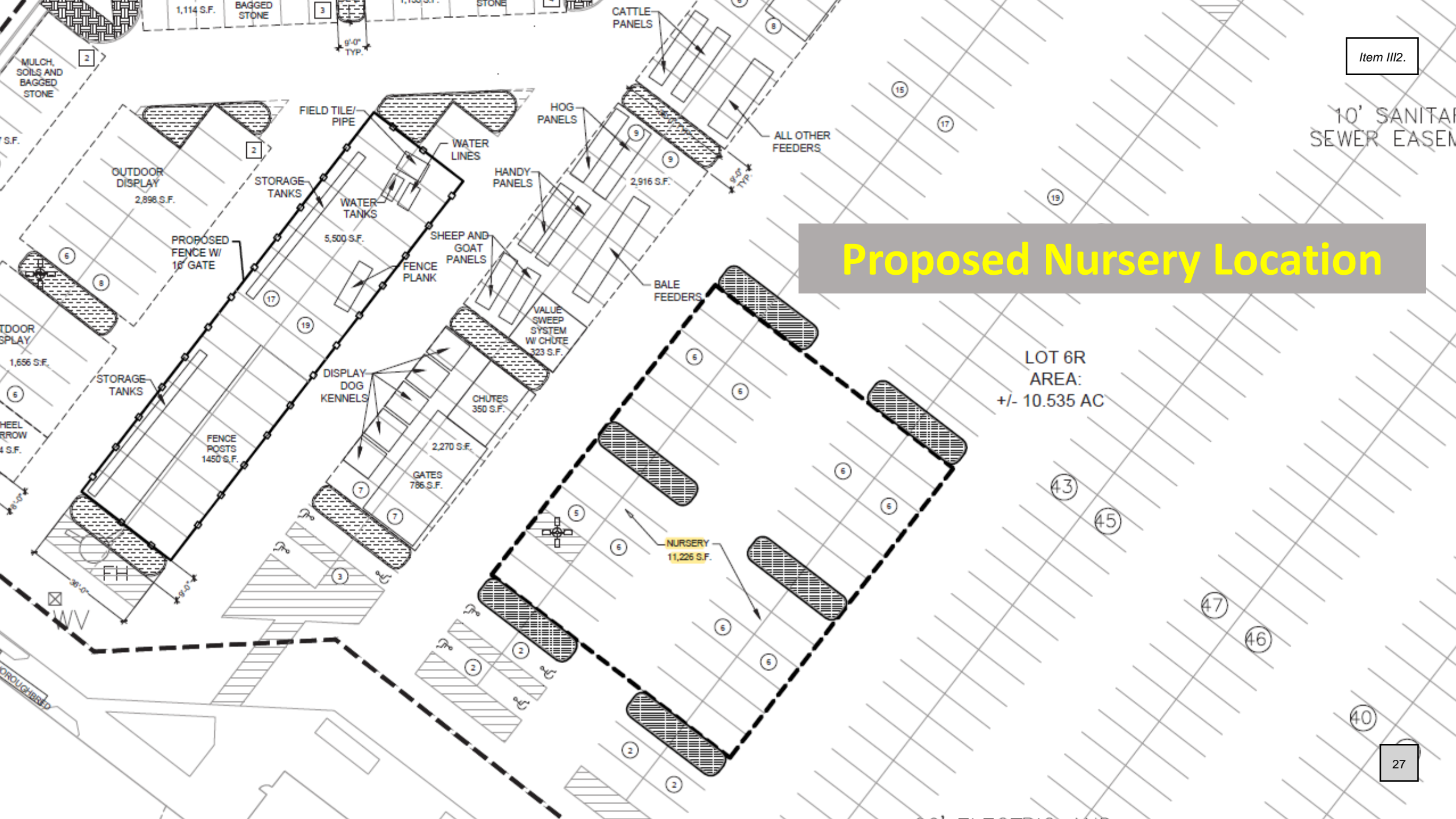
DRAWN BY: AGV
CHECKED BY: RK
ARCH. PROJECT NO.: RKR24004
SHEET NAME: OUTDOOR SEASONAL DISPLAY EXHIBIT
SHEET NUMBER: A1.2

Item III.2.

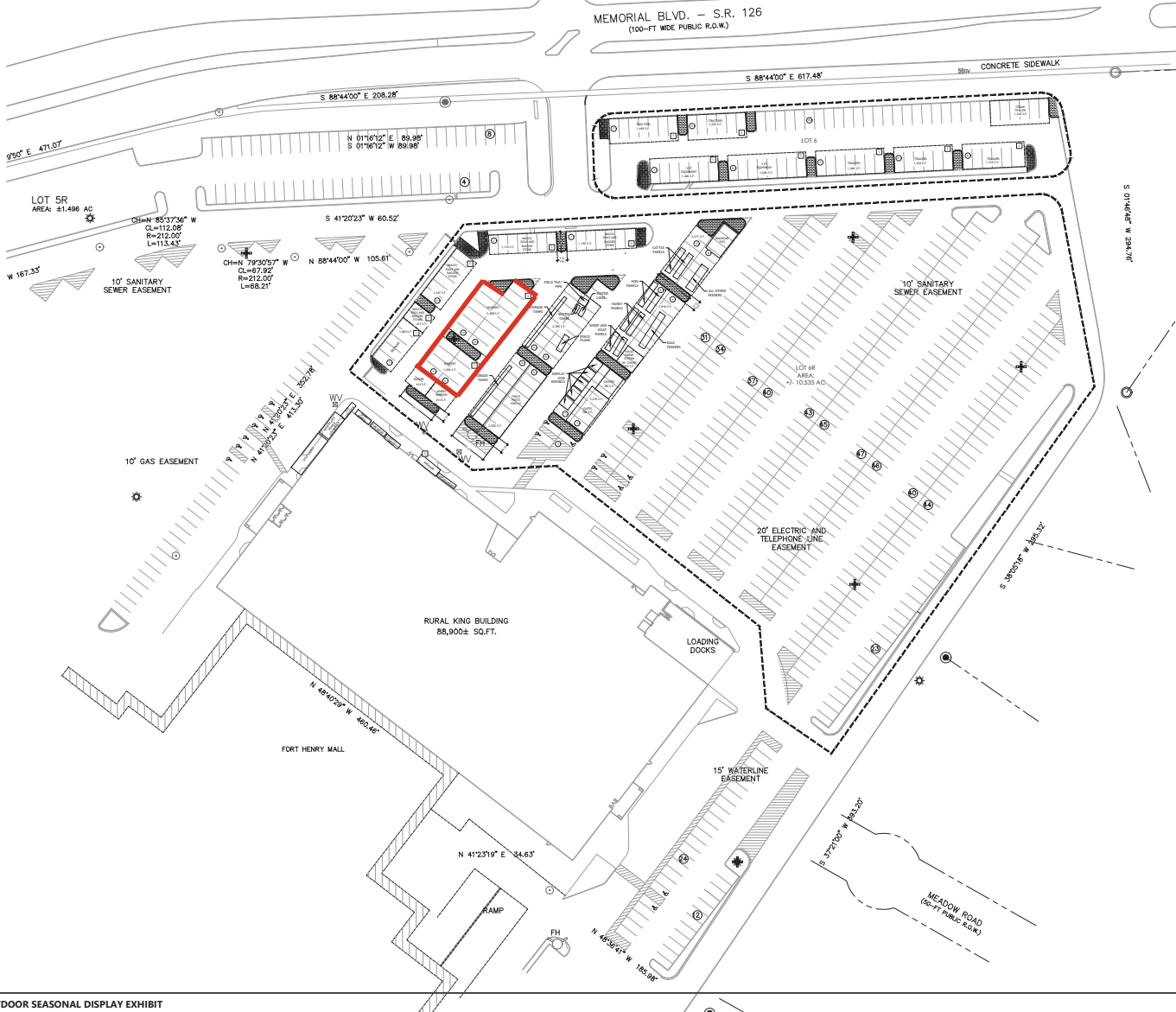
10' SANITARY SEWER EASEMENT

Proposed Nursery Location

LOT 6R
AREA:
+/- 10.535 AC



Currently Approved Nursery Location (outlined in red)



LANDSCAPE REQUIREMENTS:

- 1 - LANDSCAPE STRIPE PER 6,000 S.F.
- 1 - LANDSCAPE ISLAND PER 900 S.F.

TOTAL OUTDOOR SEASONAL DISPLAY AREA: 25,512 S.F.
LANDSCAPE ISLAND REQUIRED 25,512 S.F. / 900 S.F. = 28.3 ISLANDS REQUIRED
LANDSCAPE ISLANDS PROVIDED 36

NO SINGLE AREA MORE THAN 6,000 S.F.

EXISTING LANDSCAPED WITHIN LOTS 6 AND 6R: 1,115 S.F.
LANDSCAPE AREA INCREASED TO: 4,023 S.F.

PARKING:

EXISTING PARKING:	
LOT 6	83 STALLS
LOT 6R	279 STALLS
TOTAL	602 STALLS

LOST PARKING: 20 STALLS
NEW TOTAL: 642 STALLS

- SITE PLAN KEYNOTES**
- OUTDOOR SEASONAL DISPLAY IN PARKING LOT 6 AND LOT 6R**
- MULCH, SOILS, AND BAGGED STONE #1: 413 S.F.
 - MULCH, SOILS, AND BAGGED STONE #2: 1,247 S.F.
 - MULCH, SOILS, AND BAGGED STONE #3: 1,114 S.F.
 - MULCH, SOILS, AND BAGGED STONE #4: 1,155 S.F.
 - NURSERY #1: 1,656 S.F.
 - NURSERY #2: 2,898 S.F.
 - TRACTORS #1: 1,449 S.F.
 - TRACTORS #2: 1,242 S.F.
 - 3 PT EQUIPMENT #1: 1,446 S.F.
 - 3 PT EQUIPMENT #2: 1,242 S.F.
 - TRAILERS #1: 1,446 S.F.
 - TRAILERS #2: 1,242 S.F.
 - TRAILER #3: 1,315 S.F.
 - PROPANE TANK: 1,040 S.F.
 - ROLLERS: 414 S.F.
 - WHEEL BARROW: 414 S.F.
 - FENCE POSTS: 1450 S.F.
 - STORAGE TANKS: 342 S.F.
 - FENCE PLANK: 80 S.F.
 - FIELD TILE / PIPE: 66 S.F.
 - WATER TANKS: 32 S.F.
 - WATER LINES: 32 S.F.
 - DISPLAY DOG KENNELS: 500 S.F.
 - GATES: 786 S.F.
 - CHUTES: 350 S.F.
 - SHEEP AND GOAT PANELS: 182 S.F.
 - VALUE SWEEP SYSTEM W/ CHUTE: 373 S.F.
 - HANDY PANELS: 240 S.F.
 - HOG PANELS: 250 S.F.
 - BALE FEEDERS: 225 S.F.
 - CATTLE PANELS: 260 S.F.
 - ALL OTHER FEEDERS: 195 S.F.
 - RAILROAD TIES: 448 S.F.
- TOTAL DISPLAY AREA: 25,512 S.F.

GENERAL NOTES

- OUTDOOR SEASONAL DISPLAY AREA
- PARKING LOT AREA
- LANDSCAPE
- NUMBER OF PARKING SPACES IN ROW
- AREA DESIGNATION OF PRODUCT
- SITE LIGHTING

NOTE: NOT ALL SYMBOLS MAY BE APPLICABLE TO, AND USED, IN THIS DRAWING.

Item III.2.

38 DEQUINE PARK
SUITE 110
MINE CREEK
COUNTY, MISSISSIPPI
PHONE: 601-830-0000
WWW: www.ruralking.com

28F LIEDEMAN ARCHITECT
ARCHITECTS

RURAL KING STORE NO.:
2101 FORT HENRY DRIVE
KINGSFORD, TN 37664

DATE: _____ DESCRIPTION: _____

DRAWN BY: AGV
CHECKED BY: BK
ARCH. PRODUCTION: RKR24004
ISSUE NAME: OUTDOOR SEASONAL DISPLAY EXHIBIT

28

ArcGIS Web Map

Item III.3.



2/20/2025, 3:46:19 PM

Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

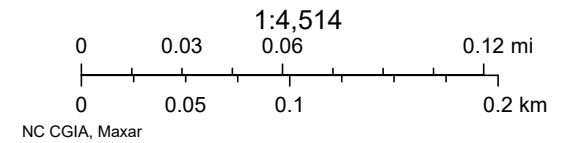
Collector Street

Local Street

Private Street

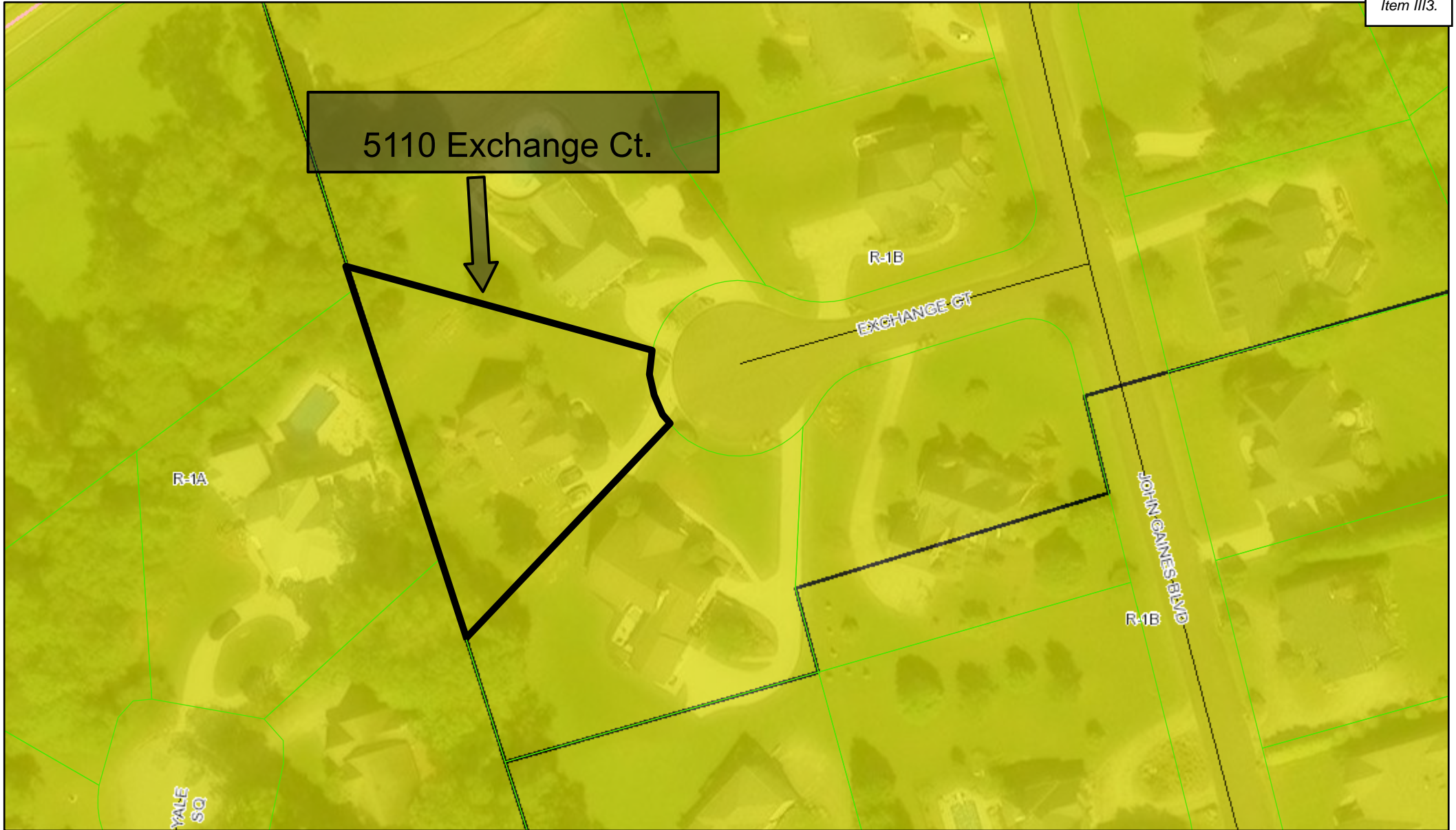
Ramp

Urban Growth Boundary



ArcGIS Web Map

Item III.3.

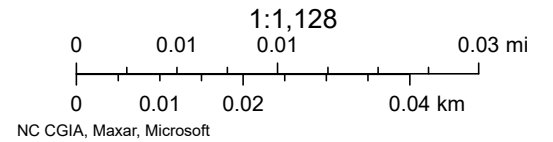


5110 Exchange Ct.



2/20/2025, 3:31:46 PM

Sullivan County Parcels Jan 2023	B-2E	B-3	M-1R	PD	R-1B	Split	Major Arterial
Parcels	A-1	B-4	M-2	PMD-1	R-1C	TA	Minor Arterial
City Zoning	A-2	B-4P	MX	PMD-2	R-2	TA-C	Collector Street
<Null>	AR	B-4P	P-1	PUD	R-3	UAE	Local Street
TA/C	B-1	BC	P-D	PVD	R-3A	Streets	Private Street
R-5	B-2	GC	PBD-3	R-1	R-3B	Interstate	Ramp
GC	B-3	M-1	PBD/*	R-1A	R-4	Expressway	Urban Growth Boundary





APPLICATION

Board of Zoning Appeals

APPLICANT INFORMATION:

Last Name	Holt	First	Chris & Karri	M.I.		Date	2-20-2025
Street Address	5110 Exchange Ct			Apartment/Unit #			
City	Kingsport	State	TN	ZIP		37664	
Phone	423-292-3333		E-mail Address holtappraisal@charter.net				

PROPERTY INFORMATION:

Tax Map Information	Tax map: 047L	Group: N	Parcel: 005.00	Lot: 5	Apartment/Unit #		
Street Address	5110 Exchange Ct			Apartment/Unit #			
Current Zone	R 1B	Proposed Zone					
Current Use	Single Family	Proposed Use					

REPRESENTATIVE INFORMATION:

Last Name	Begley (Bright Ridge Homes)	M.I.		Date		
Street Address	366 Brookfield			Apartment/Unit #		
City	Kpt	State	TN	ZIP		37663
Phone	423-677-6778		E-mail Address joe@thebegleygroup.net			

REQUESTED ACTION:

Rear set back variance of 8'

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: Chris Holt Date: 2/21/2025

Signed before me on this 21st day of February 2025
a notary public for the State of Tennessee
County of Sullivan

Notary Lori Pyatte
My Commission Expires 11-21-2026



Variance Worksheet – Finding of Facts

Variances. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

- a. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

*Odd shaped lot with challenging topography
House was set at the back of lot when built to
find the most accommodating location.*

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

Rear setback is 30' at rear for R-1B.

- 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.

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

The 8' variance will not affect any of the neighboring property owners.

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.

TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: February 20, 2025

RE: 5110 Exchange Court

The Board is asked to consider the following request:

Case: BZA25-0037 – The owner of property located at 5110 Exchange Court, Control Map 047L, Group N, Parcel 005.00 requests a 5.2 ft rear yard variance to Sec. 114-183(e)(1)e for the purpose of constructing a new addition to an existing single family home. The property is zoned R-1B, Residential District.

Code reference:

Sec. 114-183. - R-1B, Residential District.

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

(1)Minimum requirements.

- a. Lot area, 7,500 square feet.*
- b. Lot frontage, 50 feet.*
- c. Front yard, 30 feet.*
- d. Each side yard, eight feet.*
- e. Rear yard, 30 feet.*
- f. Usable open space, not applicable.*

(SEE NOTE 1)

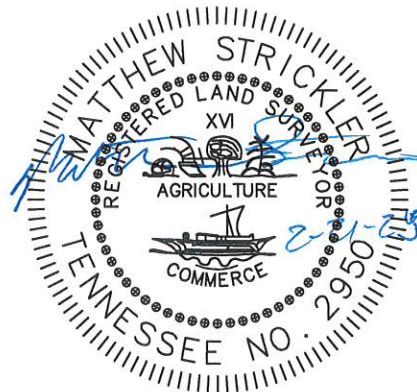


LEGEND

IR(C)	IRON ROD, CAP
A&A	ALLEY & ASSOCIATES
CONC	CONCRETE
GM	GAS METER
S/B	SETBACK
P.B.	PLAT BOOK
PG.	PAGE
D.B.	DEED BOOK
R=	RADIUS
L=	LENGTH
CH=	CHORD
123	911 ADDRESS

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1B
 SETBACKS: FRONT 30'
 REAR 30'
 SIDE 8'
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 5) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY. GPS POSITIONAL DATA WAS RECORDED ON 2/18/25 UTILIZING TRIMBLE TRIMBLE R780I RECEIVERS. GEOID18
- 6) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 7) DEED REFERENCE: DEED BOOK 3220, PAGE 615
- 8) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN OR UNWRITTEN, RECORDED AND UNRECORDED.
- 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 10) 7.5' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 15' ALONG FRONT OF ALL LOTS.



MAP OF: LOT 5, BLOCK A, EDENS RIDGE, SECTION 1

OWNERS: CHRISTOPHER HOLT and wife, KARI HOLT

CIVIL DISTRICT: 10TH COUNTY: SULLIVAN

STATE: TENNESSEE TAX MAP 047L "N" PARCEL 005.00

SCALE: 1 INCH = 60' DATE: FEBRUARY 18, 2025

REFERENCES: PLAT BOOK 42, PAGE 24

25-13736

FB/PG: N/A

FOR: SITE PLAN

REVISED PROPOSED ADDITION SIZE 2-21-2025

ALLEY & ASSOCIATES, INC.

422 E Market Street

Kingsport, Tennessee 37660

E-mail: mstrickler@alleyassociates.com

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

February 6, Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Bill Sumner

Wes Combs

Joe White

Tracey Cleek

Members Absent:

Calvin Clifton

Staff Present:

Lori Pyatte

Ken Weems

Jessica McMurray

Visitors:

Allison Winters

Denise Hensley

Brenda Morrell

Landon Martin

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

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: BZA25-0017 – The owner of property located at 2405 Memorial Blvd, Control Map 061E, Group H, Parcel 010.00 request a 278.43 square foot variance to Sec. 114-533(9)c to exceed the permitted wall sign allowance for the new Rural King retail space. The property is zoned B-4P, Planned Business District.

Ms. Denise Hensley introduced herself as the representative for the case and presented it to the board. She explained that her employer had been contracted to install signage for the new Rural King, which exceeds the allowed square footage per code prompting her request for a wall sign variance.

Staff noted that the wall sign allowance in a B-4P zone is 300 square feet, and the applicant has already reached this limit with a proposal requiring 578.43 square feet of wall signage. Chairman Sumner asked whether the proposal included the red background. In response, staff provided the board with a handout outlining the sign computation method per code.

Staff advised that the board must determine whether the proposal should be evaluated under Sec. 114-534(3)—where the sign surface area of wall signs consisting of individual letters attached directly to the façade is measured by the smallest rectangle enclosing all letters, with the total area being the sum of each word, logo, or emblem—or under Sec. 114-534(4), which includes the background, box, or outline in the total sign surface area.

Staff clarified that the proposal was submitted under Sec. 114-534(3) since it consists of individual letters attached to the wall. However, if the painted red background were considered part of the sign, it would fall under Sec. 114-534(4).

The board asked about the impact of this classification. Staff explained that if the red background were considered part of the sign, the variance request would increase significantly from 273.43 square feet to 1,463 square feet. Staff also noted that the property is not located in an overlay district, meaning there are no regulations governing how the building is painted.

Ms. Hensley reiterated that the letters would be mounted directly onto the wall and the background would be painted red.

One public comment was received from a neighboring resident, Ms. Brenda Morrell. Ms. Morrell attended the meeting to seek clarification on the request and to confirm that no signage would be placed on the fence behind the property. Ms. Hensley assured her that all signage would be located on the building itself and not on the fence, providing a picture of the design for reference. Ms. Morrell had no further questions or concerns.

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

The board noted that the meeting minutes were not included in the packet. Chairman Sumner suspended the business meeting until the minutes were made available.

Adjudication of Cases:

Case: BZA25-0017 – The owner of property located at 2405 Memorial Blvd, Control Map 061E, Group H, Parcel 010.00 request a 278.43 square foot variance to Sec. 114-533(9)c to exceed the permitted wall sign allowance for the new Rural King retail space. The property is zoned B-4P, Planned Business District.

After deliberation, the board confirmed that the initial variance request of 278.43 square feet was accurate, as it has never previously considered wall color as part of a wall sign. Since the letters will be mounted directly onto the wall, and the board does not regulate paint colors, no further adjustments were deemed necessary.

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

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

VOTE: 4-0 to approve the request.

Chairman Sumner asked for any further public comments, there were none.

Staff distributed copies of the minutes, and the business meeting commenced.

BUSINESS:

MOTION: made by Mr. Combs, seconded by Ms. Cleek, to approve the Kingsport Board of Zoning Appeals minutes for December 5, 2024.

VOTE: 4-0 to approve the minutes.

Staff stated for record, the next application deadline is February 17, 2024 at noon, and meeting date Thursday, March 6, 2025.

With no further business the meeting was adjourned at 12:22pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator