



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, September 03, 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: BZA26-0219 – 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.

INTERESTED PARTIES:

Owner:

Madison House Reality
544 Park Avenue Suite B04
Brooklyn, NY 11205

Representative: Katie Vokes

- 2. 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.

INTERESTED PARTIES:

Owner:

Jonathan Pratt, Trustee of Canyon Mountain Trust
3530 Betty Ford Road
Murfreesboro, TN 37130

Representative: James Coyle

- 3. 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.

INTERESTED PARTIES:

Owner:

Isaac Villanueva
190 Williams Road
Johnson City, TN 37601

Representative: Isaac Villanueva

- 4. 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.

INTERESTED PARTIES:

Owner:

Joshua & Tonya Dykes
650 Mayfield Avenue
Kingsport, TN 37665

Representative: Joshua & Tonya Dykes

IV. BUSINESS

1. Approval of the August 6, 2026 regular meeting minutes.

BZA/PC Training Opportunity – September 24, 2026 12-4pm – Press Room, Clinchfield Street.

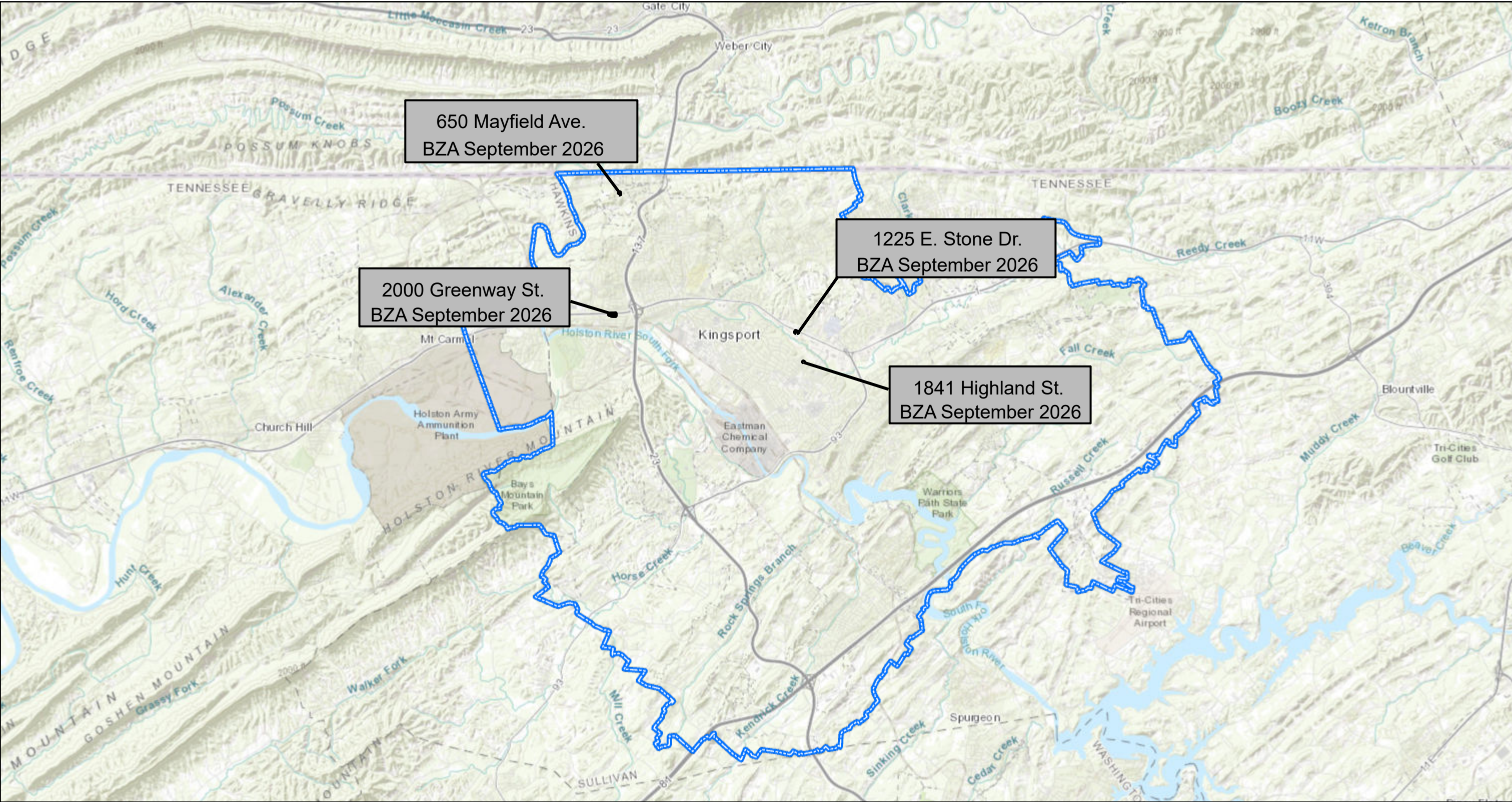
Stating for public record, the next application deadline is September 15, 2026 at noon, and meeting date (Thursday, October 1, 2026).

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.

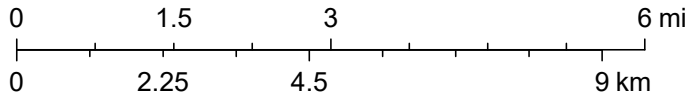
VII. ADJOURN



8/19/2026, 8:28:45 AM

 Urban Growth Boundary

1:144,448



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

REGULAR MEETING & PUBLIC HEARING
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, September 3, 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: BZA26-0219 – 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.

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.

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 20.13-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.

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.

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.

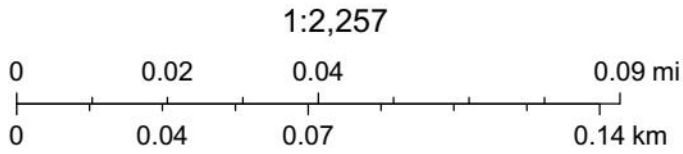
CITY OF KINGSPORT
Angie Marshall, City Clerk
PIT: 8/24/2026



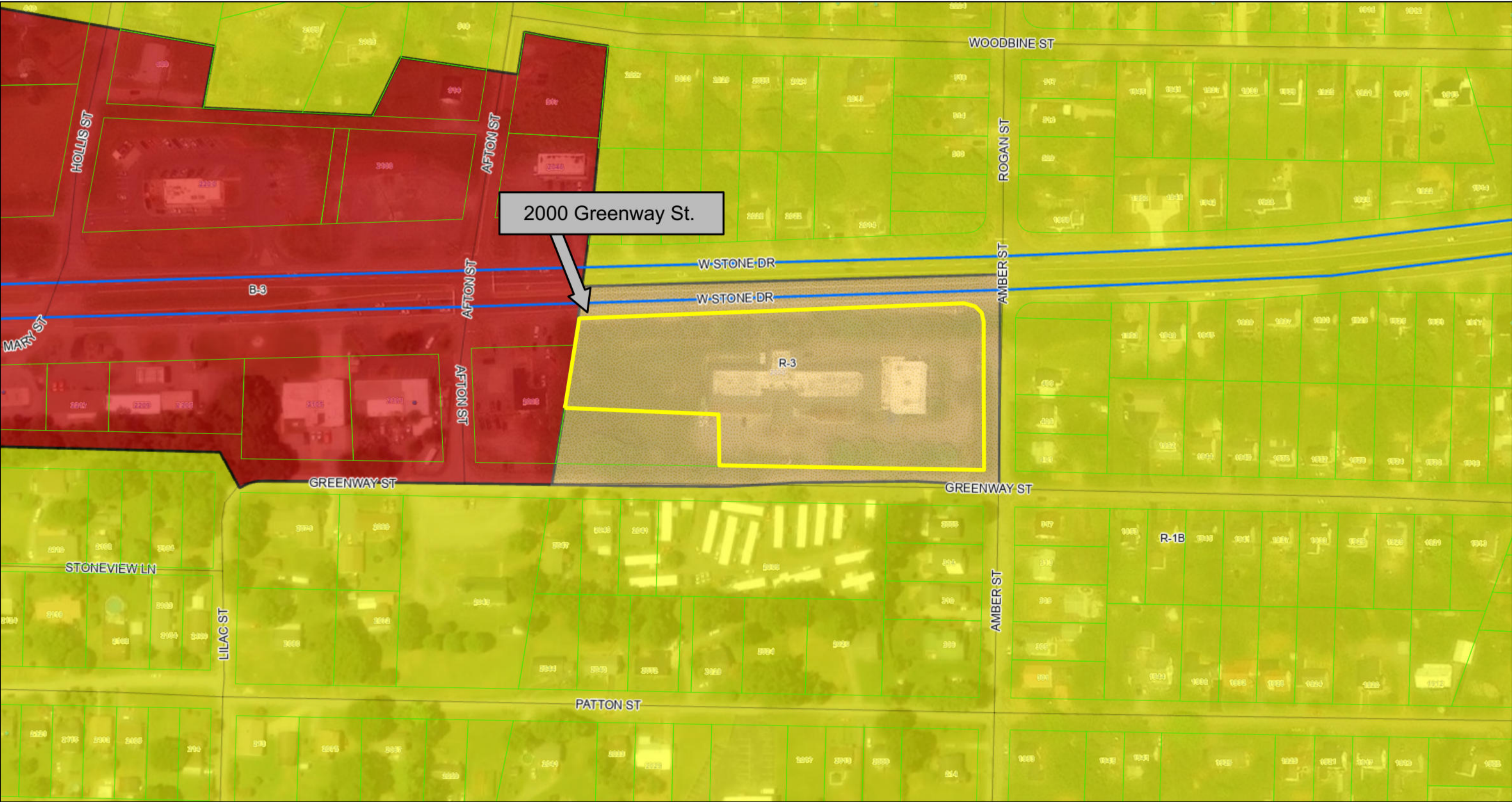
8/17/2026, 9:42:19 AM

Sullivan County Parcels Jan 2023

- Local Street
- Parcels
- Kpt 911 Address
- Streets
- Major Arterial



NC Collaboratory at UNCCH, Microsoft, Vantor



8/17/2026, 9:28:44 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-3

R-1B

R-3

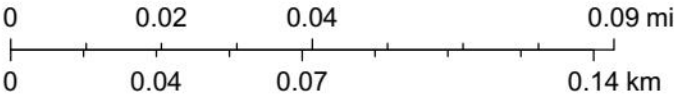
Streets

Major Arterial

Local Street

Kpt 911 Address

1:2,257



NC Collaboratory at UNCCH, Microsoft, Vantor

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: August 17, 2026

RE: 2000 Greenway Street

The Board is asked to consider the following request:

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.

Code reference:

Sec. 114-186. - R-3, Low 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-3 district as follows: nursing homes, rest homes, rehabilitation centers, hospitals, religious and charitable institutions, community centers (such as YMCA, etc.), day care nurseries, communication facilities.



Case No. _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALSTo be completed by applicant:

Property Owner	Representative
Name: <u>Madison House Realty Group LLC</u>	Name: <u>Katie Vokes</u>
Address: <u>544 Park Ave Suite B04</u>	Address: <u>512 Dryden Loop</u>
<u>Brooklyn NY, 11205</u>	<u>Dryden VA 24243</u>
City _____ State _____ Zip _____	City _____ State _____ Zip _____
Telephone: _____	Telephone: _____
Email: _____	Email: _____

Information regarding the property site:Street Address: 2000 Greenway St, Kingsport, TN 37660

Tax Map: _____ Group: _____ Parcel: _____ Lot: _____

Current Zoning: R-3 with Special Non Conforming Exception Current Use: Assisted LivingRequested action:

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

Request:

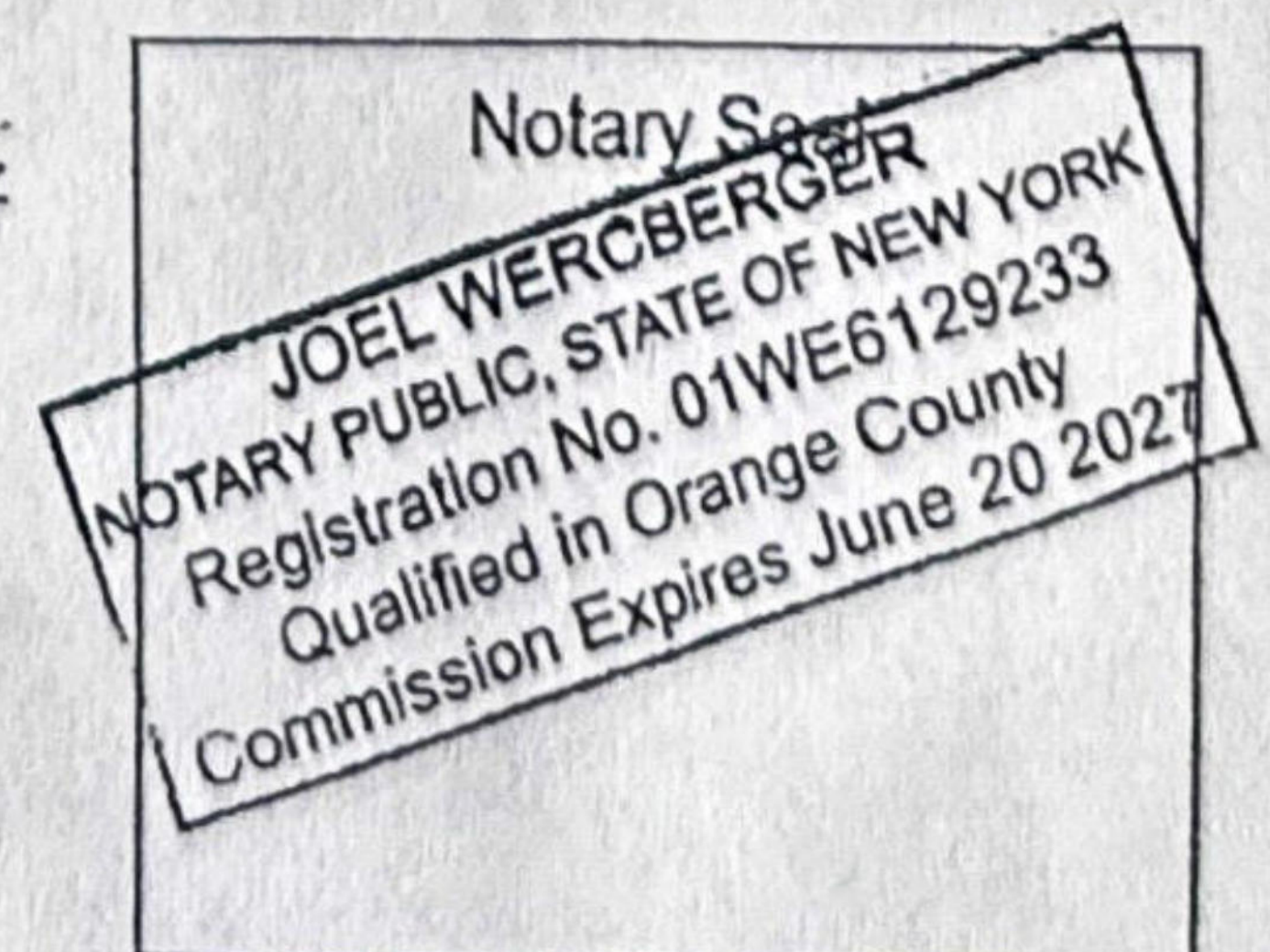
Special Exception to permit the use of the property located at 2000 Greenway St., Kingsport, Tennessee, currently zoned R-3 (Low Density Apartment District), as a substance use disorder residential treatment and detoxification facility (rehabilitation center). The property is currently subject to a special non-conforming use designation associated with its prior operation as an assisted living facility. Seeking approval to establish the proposed rehabilitation center as a permitted use under a Special Exception.

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

Signature of Property Owner _____

Date 8/10/2026Signed before me on this 10 day of Aug, 2026a notary public for the State of New YorkCounty of Franklin

Notary Signature _____

My Commission Expires 6/20/27

Board of Zoning Appeals Criteria and Application Requirements

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

The proposed use is a 29-bed substance use disorder residential and detoxification treatment facility operating 24 hours a day, 7 days a week. The facility will be staffed continuously, including 24/7 onsite nursing and medical staff, with approximately 10 staff members present per shift. Clients served are adults seeking residential substance use treatment and medically supervised detoxification services; individuals who meet medical criteria for inpatient hospital or inpatient psychiatric care are excluded from admission and are not appropriate candidates for this level of care.

There is no routine public or clients-generated traffic through the facility, as clients reside onsite for the duration of treatment. Estimated vehicle traffic consists of approximately three shift changes per day, weekly scheduled deliveries, and occasional as-needed EMS transport for admission or discharge. In total, daily vehicle trips into and out of the property are estimated at approximately 15 over a 24-hour period.

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

Given the low volume of daily vehicle traffic (approximately 15 trips per 24-hour period), the existing street infrastructure serving the property is more than sufficient to accommodate the proposed use safely. On-site parking exceeds what is required for staff and operational needs.

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

No new construction is proposed. The facility will occupy an existing building previously operated as an assisted living facility, which is currently vacant. Because the building was designed and previously used for a comparable residential care purpose, its structure, scale, and design are already compatible with a residential care use and require no material exterior changes.

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

No. As noted above, vehicle traffic is minimal and limited to shift changes, weekly deliveries, and occasional EMS transport. There is no construction proposed, and therefore no associated dust or construction-related impacts. Outdoor client activity will be limited to daytime hours in a designated private outdoor space on the property, with no evening outdoor programming that could generate noise affecting neighboring properties.

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

Yes. The property currently has existing fencing, trees, and brush that provide a natural buffer between the facility and neighboring residential properties. This landscaping will be well maintained and preserved to continue providing screening and privacy for both the facility and surrounding homes.

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

No. The facility is designed with multiple safeguards to ensure it operates safely and without disruption to the surrounding neighborhood. All admissions undergo thorough clinical screening for appropriateness, and individuals requiring a higher level of care (inpatient hospital or inpatient psychiatric treatment) are excluded. The facility will have onsite security and safety staff, security cameras, and 24/7 nursing and medical coverage. Clients do not have unsupervised access to the driveway leading off the property, no loitering is permitted, and discharges are conducted via vehicle transport rather than on foot. Given these controls, the facility poses no meaningful risk to nearby properties and instead provides a needed community health resource by expanding access to substance use treatment and detoxification services in the area.

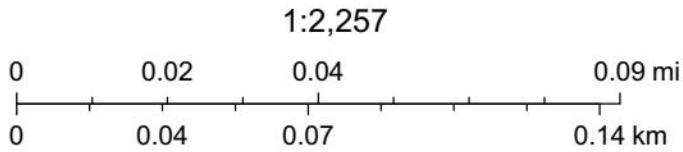


1/16/2026, 2:20:00 PM

Sullivan County Parcels Jan 2023 Streets

- Parcels
- Urban Growth Boundary
- Major Arterial
- Collector Street

- Local Street
- Private Street



Microsoft, Vantor



1/16/2026, 2:21:41 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-3

R-1A

R-1B

R-4

Urban Growth Boundary

Streets

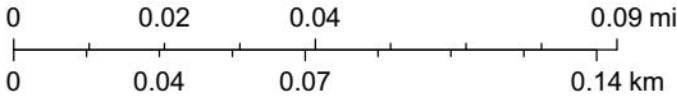
Major Arterial

Collector Street

Local Street

Private Street

1:2,257



Microsoft, Vantor

TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: August 18, 2026

RE: 1225 E. Stone Drive

The Board is asked to consider the following 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.

The applicant previously appeared before the BZA under Case No. BZA26-0009, where the Board approved a 66.1-foot deviation from the required rear yard to allow the placement of a dumpster enclosure in the front yard, a 17.3-foot rear-yard variance, and a 5-foot reduction to the required landscape buffer, as presented. Due to revisions to the site plan, the applicant is now requesting reductions to both the previously approved rear-yard deviation and rear-yard variance.

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.

Sec. 114-195. - B-3, Highway Oriented Business District.

(f) Design standards; dimensional requirements.

(1) Minimum requirements.

- a. Lot area, 10,000 square feet.*
- b. Lot frontage, 50 feet.*
- c. Front yard, 20 feet.*
- d. Each side yard, not applicable.*
- e. Rear yard, 30 feet.*
- f. Usable open space, not applicable.*



Case No. _____

Date Filed _____

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

Property Owner			Representative		
Name: <u>Jonathan Pratt - Trustee of Canyon Mountain Trust</u>			Name: <u>James Coyle</u>		
Address: <u>3530 Betty Ford Rd</u>			Address: <u>1250 E Diehl Rd., Suite 300</u>		
<u>Murfreesboro</u>	<u>TN</u>	<u>37130</u>	<u>Naperville</u>	<u>IL</u>	<u>60563</u>
City	State	Zip	City	State	Zip
Telephone: <u>[REDACTED]</u>			Telephone: <u>[REDACTED]</u>		
Email: <u>[REDACTED]</u>			Email: <u>[REDACTED]</u>		

Information regarding the property site:Street Address: 1225 E Stone DrTax Map: _____ Group: _____ Parcel: _____ Lot: PID # 082046LA00300Current Zoning: B-3 Current Use: Closed BBQ Restaurant**Requested action:**

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

Request:

1. Relief on Frontage Landscape Buffer 10-ft requirement -> (5')
2. relief on Dumpster Location in Relationship to Principle Structure as measured from rear of building -> 65.36
3. Relief on Building Location within Rear Building Setback Requirement -> 13.21'

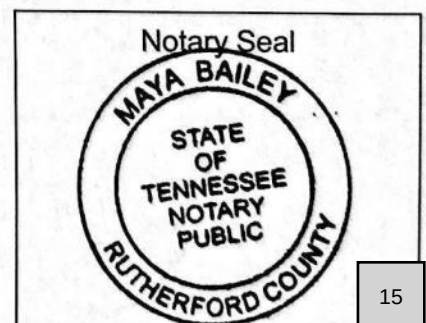
By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board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

[Signature]
Signature of Property Owner

08-12-2026
Date

Signed before me on this 17th day of August, 2026
a notary public for the State of Tennessee
County of Rutherford.

Notary Signature MB
My Commission Expires 12/15/2024



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.

The property is different from other properties nearby as this parcel has a unique shape limited to depth in some areas. The existing topography elevation change is high for a small parcel. The points of access are constrained.

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

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

See attached description.

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 conditions for the property existed prior to ownership.

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 development will provide safe passage for all patrons whether on foot or vehicle. The variance will provide additional safety to include efficient vehicle circulation. Development lighting for patrons are as per code.

1. Landscape Buffer on Frontage

The proposed pavement encroaches into the required landscape buffer along the site frontage. The ordinance requires a ten-foot (10") landscape buffer measured from the property line. The site plan provides a five-foot (5') buffer. A variance is being requested for the five-foot difference. The development needs to maintain adequate drive aisle depth to ensure vehicles are safe while maneuvering and circulating around the site. The increased drive aisle depth increases this measure for all vehicle traffic flow within the site.

Additionally, the proposed right-of-way landscaping improvements, combined with the removal of existing paved parking along the frontage, will significantly enhance the landscaped area along the street frontage (26.5-ft of landscaped ROW). These improvements will result in a net increase in landscaped area and visual buffering beyond the existing conditions and will effectively meet the intent of the ordinance.

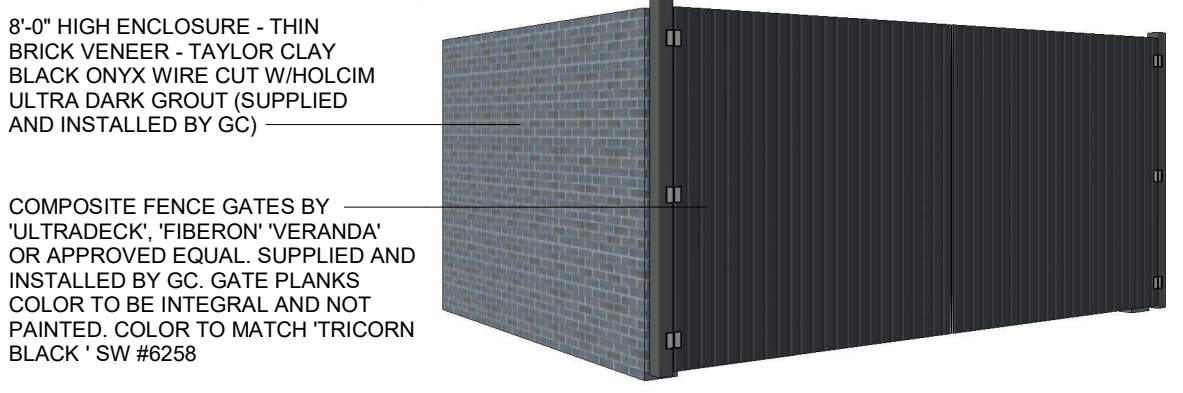
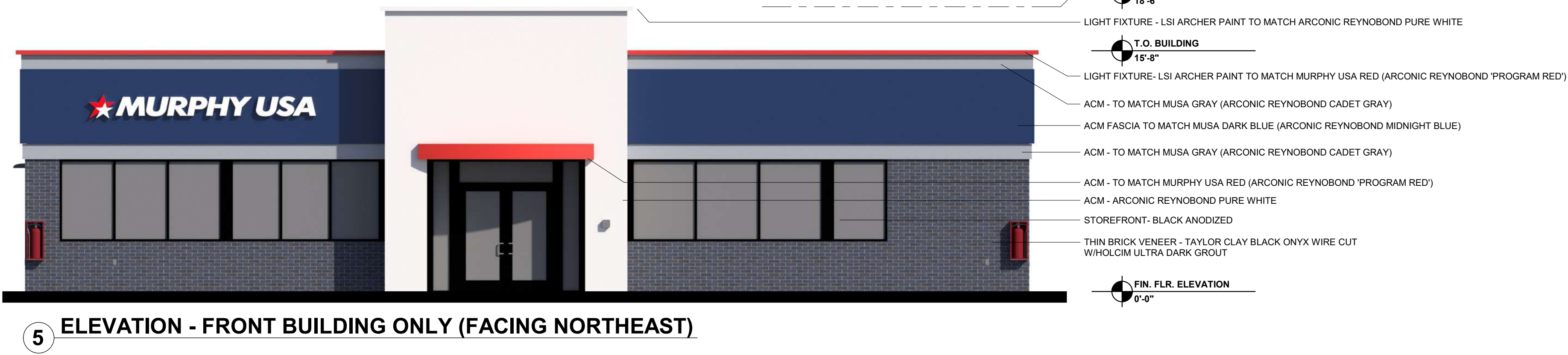
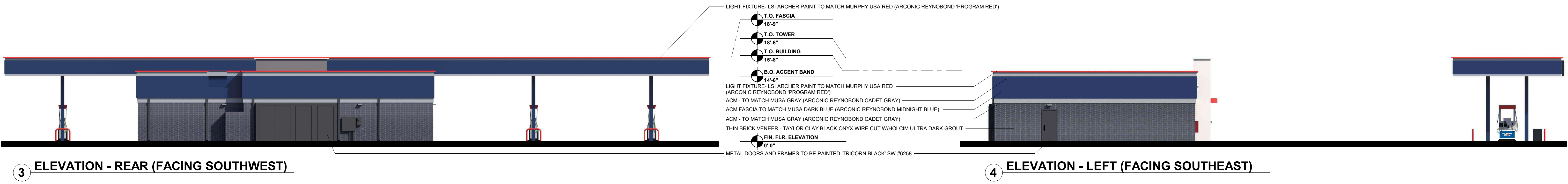
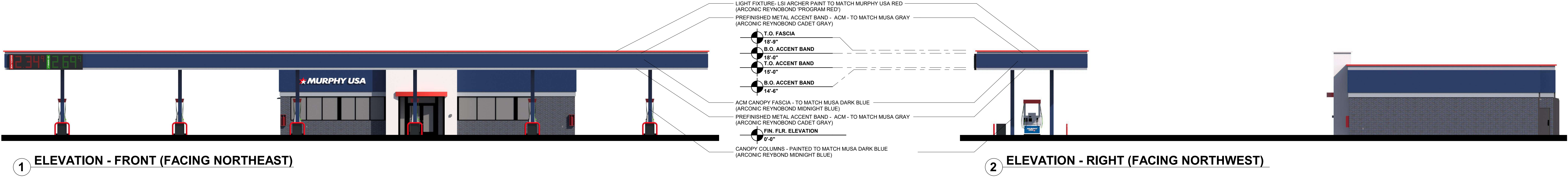
2. Dumpster Location

The dumpster is not located at the rear of the principal structure due to existing site topography. Placement of the dumpster behind the building would render it inaccessible for service vehicles and site operations. A variance is therefore requested to allow the dumpster to remain in its proposed location, which provides safe and functional access while minimizing site disturbance. The distance from the rear of the building to the nearest point of the dumpster structure closest to Stone Drive is 65.36-ft.

3. Building is located within Rear Building Setback

The proposed building encroaches into the required rear building setback due to the parcel's unique shape, limited depth, and constrained access points. These site characteristics dictate the building's placement in the proposed location. The site plan reflects all reasonable efforts to minimize encroachment into the rear setback while still providing adequate drive aisle spacing for safe and efficient vehicular circulation. The distance of encroachment into the setback we are requesting relief on is 13.21-ft.

The building cannot be shifted further without compromising site functionality and traffic safety. As such, a variance is requested to permit the building in its proposed location.



6 TRASH ENCLOSURE



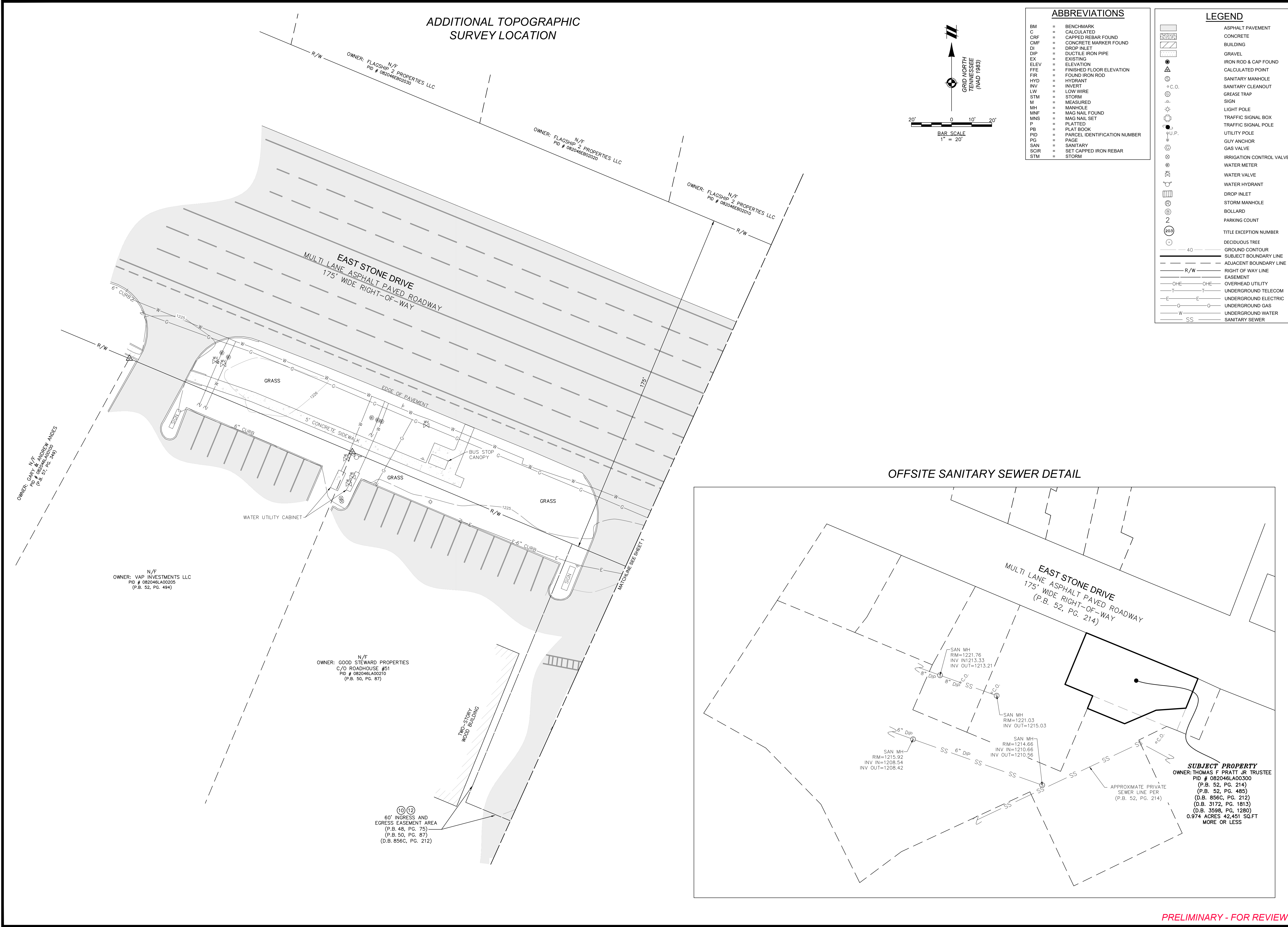
SIGNAGE COLOR CHART		
BUILDING - CHANNEL LETTER SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
MURPHY USA STAR LOGO	BLUE	ORACAL 8500 - 005 MIDDLE BLUE
	RED	ORACAL 8500 - 031 RED
	RETURNS	WHITE
	TRIMCAP	WHITE JEWELITE
CANOPY - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
UNLEADED	RED	3M 3632-73
	WHITE	3M 3632-20
	DIGIT	RED/WHITE
	CABINET	BLACK
DIESEL	GREEN	3M 3632-26
	WHITE	3M 3632-20
	DIGIT	GREEN/WHITE
	CABINET	BLACK
MONUMENT & PYLON - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
MURPHY USA STAR LOGO	BLUE	3M 3632-157
	RED	3M 3632-43
	SILVER	3M 3630-121
	CABINET	BLACK
UNLEADED	RED	3M 3632-73
	WHITE	3M 3632-20
	DIGIT	RED/WHITE
	CABINET	BLACK
DIESEL	GREEN	3M 3632-26
	WHITE	3M 3632-20
	DIGIT	GREEN/WHITE
	CABINET	BLACK
ETHANOL FREE	BLUE	3M 3632-157
	WHITE	3M 3632-20
	DIGIT	BLUE/WHITE
	CABINET	BLACK



7 PYLON SIGN

BUILDING & CANOPY SIGNS:		QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY USA CHANNEL BLDG. LOGO SIGN		1		GRAPHIC AREA	24.70	24.70
MEDIUM CANOPY PRICE SIGN COMBO		#	42.00"	196.00"	57.20	57.20
BUILDING & CANOPY SIGNS TOTAL SIGNAGE :						81.90 S.F.
PYLON SIGN:		QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
UN/DSL/EFA		1	120.00"	120.00"	100.00	100.00
PYLON SIGNS TOTAL SIGNAGE :						100.00 S.F.
TOTAL SIGN AREA :						181.90 S.F.

FILE NAME: \\map\info\25000100\dwg\survey\25000100.dwg LAST SAVED BY: anpham 4/11/2025 2:44 PM PLOTTED BY: Alex Hayburn 4/11/2025 PAPER SIZE: ARCH D (36.00 x 48.00 INCHES) DEVICE: MICROSOFT PDF (GENERAL DOCUMENT) PLOT STYLE: ADASTB



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1850 PARKWAY PLACE, SUITE 650
KINGSPORT, TN 37660
770.423.0607

CLIENT	MYRPHY OIL USA INC.	LOCATED IN	11TH CIVIL DISTRICT
		CITY OF KINGSPORT	
ALTA/NSPS LAND TITLE SURVEY OF		1225 EAST STONE DRIVE KINGSPORT, TENNESSEE	
DATE	04/11/2025		
REVISIONS			
DWG. MAH	CH. BBY		
P.M. JWA			
CODE	AS		
JOB	25000100		
SHEET NO.	2 OF 2		

PRELIMINARY - FOR REVIEW



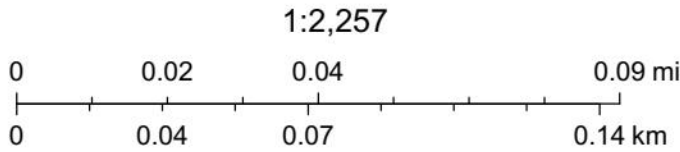
8/10/2026, 10:45:19 AM

Sullivan County Parcels Jan 2023

- Parcels
- Sewer Mains

- Water Lines
- Streets
- Minor Arterial

Local Street



NC Collaboratory at UNCCH, Microsoft, Vantor



8/10/2026, 10:04:24 AM

Sullivan County Parcels Jan 2023

City Zoning

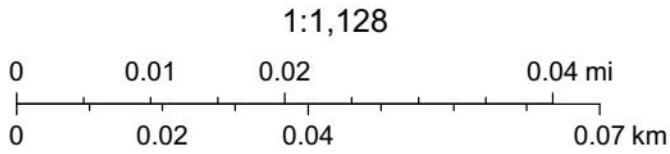
B-3

M-1R Streets

R-1A

R-1B

Local Street



NC Collaboratory at UNCCH, Microsoft, Vantor

TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: August 18, 2026

RE: 1841 Highland Street & 1707 Pierce Street

The Board is asked to consider the following 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.

Lot 13A –

- *2,924.75 lot area reduction from Section 114-183(e)(1)a*
- *21.53 foot rear yard variance from Sec. 114-183(e)(1)e*

Lot 13B –

- *2,275.25 lot area reduction from Sec. 114-183(e)(1)a*
- *8.43 foot rear yard variance from Sec. 114-183(e)(1)e*
- *5 foot side yard variance from Sec. 114-183(e)(1)d*

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.*



Case No. _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS

To be completed by applicant:

Property Owner	Representative
Name: <u>Isaac Villanueva</u> <i>Las Alas</i>	Name: <u>SAME</u>
Address: <u>190 Williams St</u>	Address: _____
<u>Johnson City TN 37601</u>	_____
City _____ State _____ Zip _____	City _____ State _____ Zip _____
Telephone: _____	Telephone: _____
Email: _____	Email: _____

Information regarding the property site:

Street Address: 1841 Highland Street & 1707 Pierce StreetTax Map: 046M Group: K Parcel: 001.00 Lot: 13Current Zoning: R-1B Current Use: Single-family homes (2)

Requested action:

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

Request:

- Lot 13A –
 • 2,924.75 lot area reduction from Section 114-183(e)(1)a
 • 20.13 foot rear yard variance from Sec. 114-183(e)(1)e
 Lot 13B –
 • 2,275.25 lot area reduction from Sec. 114-183(e)(1)a
 • 8.43 foot rear yard variance from Sec. 114-183(e)(1)e
 • 5 foot side yard variance from Sec. 114-183(e)(1)d

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.

Isaac Villanueva
Signature of Property Owner

8/18/26
Date

Signed before me on this 18th day of August, 2026
 a notary public for the State of Tennessee
 County of Sullivan

Notary Signature: Angela Marshall
 My Commission Expires 9/19/26



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.

Currently, two single-family residences are located on the same parcel. The purpose of the request is to replat the property to create individual lots and separate deeds for each existing residence. The surrounding area is predominantly characterized by single-family residences located on individual parcels.

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.

Without approval of requested variances this parcel cannot be subdivided which would limit reasonable use of my property.

3. Did you create these unique conditions?

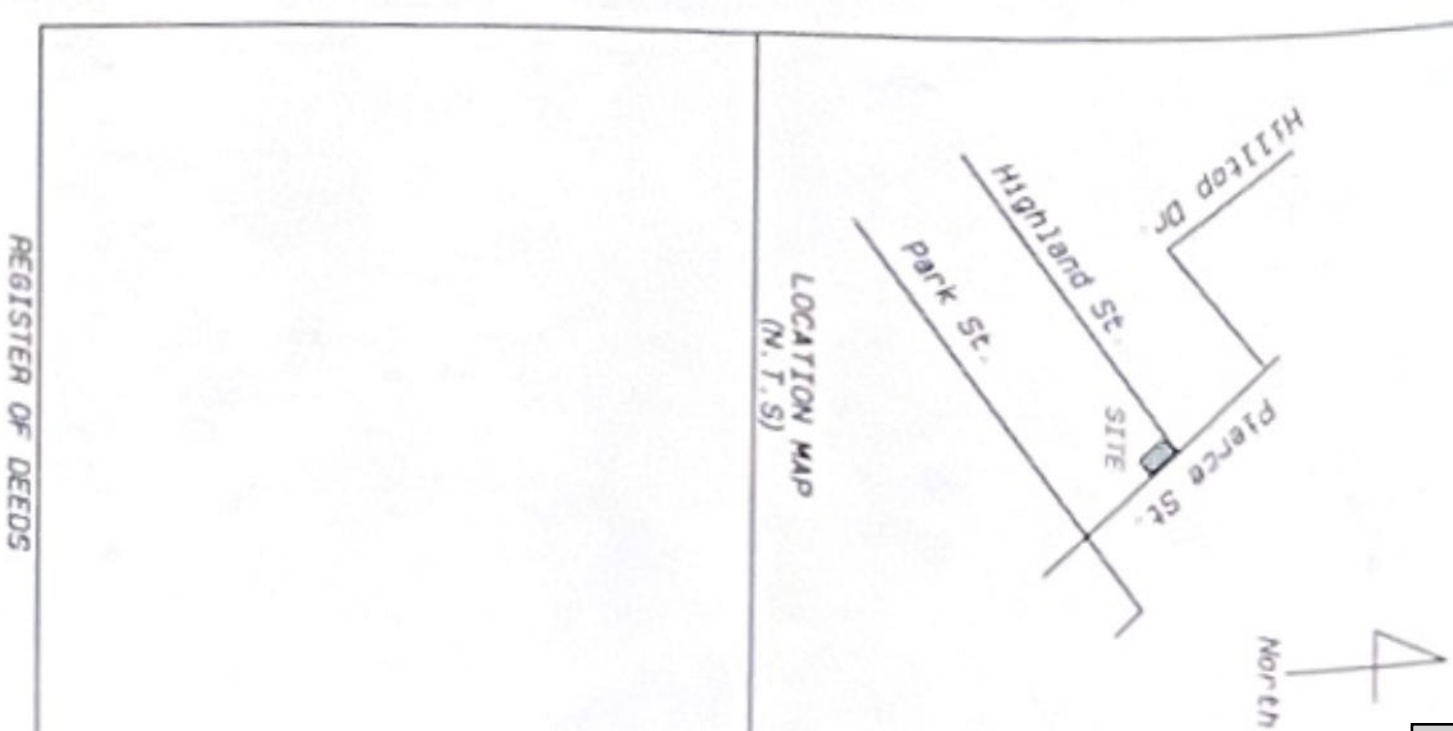
Explain whether the conditions existed before you owned the property or before the chapter was adopted or amended.

No, the property was purchased with two existing single-family residences located on a single parcel.

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 requested variance will not negatively impact public health, safety, or welfare.



IPN - Iron Pin New 3/2" Rebar
RLS #2385
IP0 - Iron Pin Old
P.P. - Power Pole
M.H. - Sewer Manhole
M.M. - Meter Meter

NOTES

This boundary survey is:

of construction.

I hereby certify that the
precision of the undulus
Iron pins found on all c

CERTIFICATE OF ACH

I HEREBY CERTIFY THAT THE MAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SUBJECT TO THE AGENCY REQUESTED BY THE KANSAS, TENNESSEE NATIONAL PLANNING COMMISSION AND THAT THE MENTIONED MAN HAS BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

7-6

JMS

JOHN MILLS A.L.S.

VARIANCE FOR LOT SIZES APPROVED
BY THE KINGSPORT, CITY BOARD OF
ZONING & APPEALS, DATED ON _____

Power provided by Appalachian Power
Water provided by Kingsport City

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KANSAS, TENNESSEE NATIONAL MINING COMMISSION AND THAT THE MONUMENTS

JOHN MILLS A.L.S.

KINNESSPORT AUTHORITY/21ND AGENT

SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PLANT MAINTENANCE UTILITY SYSTEMS OR SYSTEMS INSTALLED, REVISIONS OR PROPOSED FOR THE PLANT, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SUCH.

KINNESSPORT AUTHORITY/21ND AGENT

CERTIFICATE OF APPROVAL OF STREETS

2025

13, 14, 15, Block 8, of Highland Park Add.

I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS ON (2) ADEQUATE LIGHT OR MAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.

[illegible]

13, 14, 15, Block 8, of Highland Park Add.

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION	0.2250	-2-
TOTAL ACRES		TOTAL LOTS

DATE _____

Jonathan Wayne Willis
(Land Surveyor #2385)
170 Lakeview Lane,
Gray, TN. 37615
(423) 202-8667



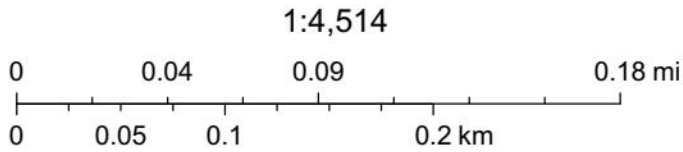


8/10/2026, 10:55:26 AM

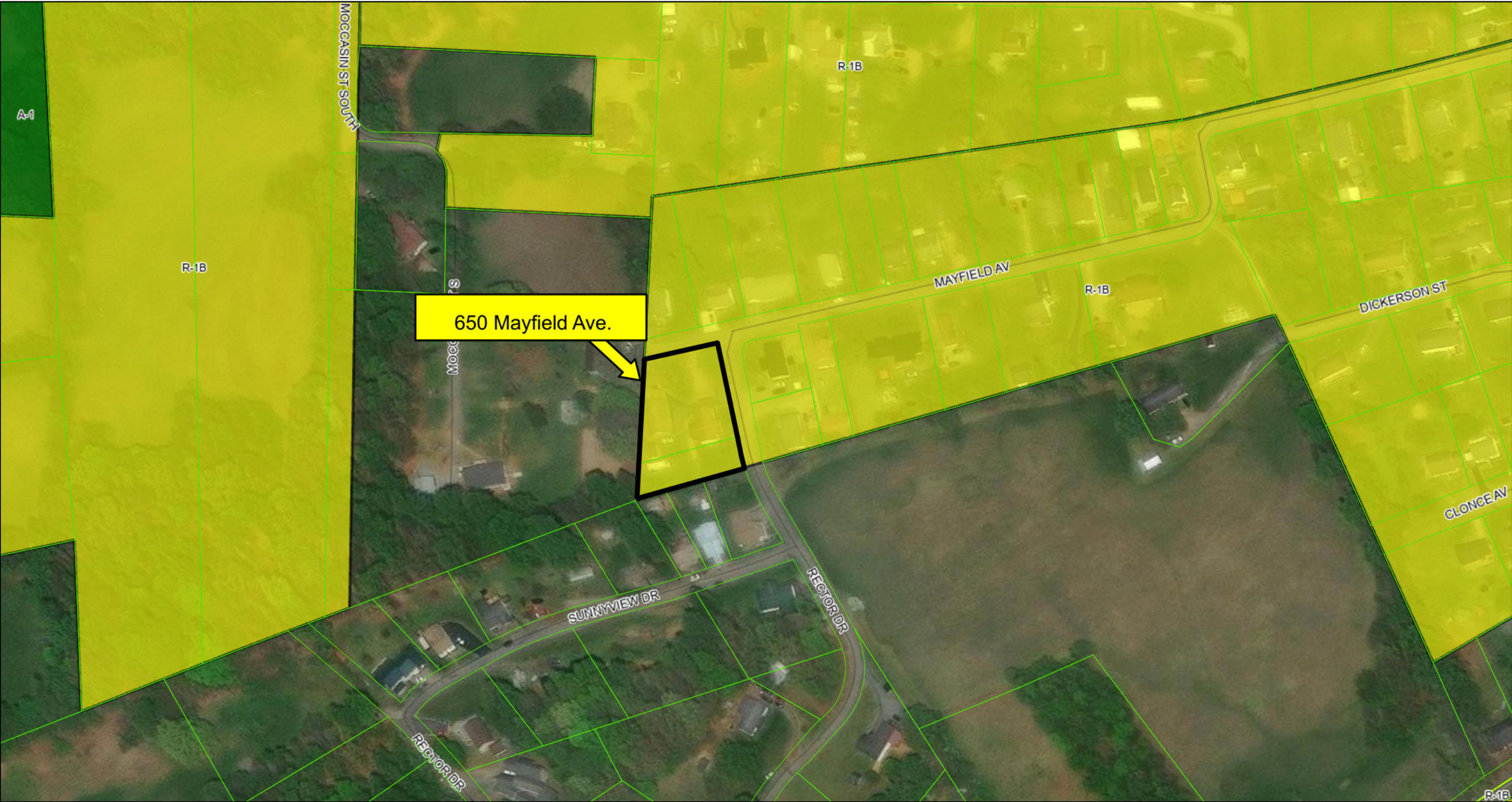
Sullivan County Parcels Jan 2023 Streets

- Parcels
- Sewer Mains
- Water Lines
- Interstate
- Minor Arterial
- Collector Street

- Local Street
- Ramp



NC Collaboratory at UNCCH, Vantor



8/10/2026, 10:49:50 AM

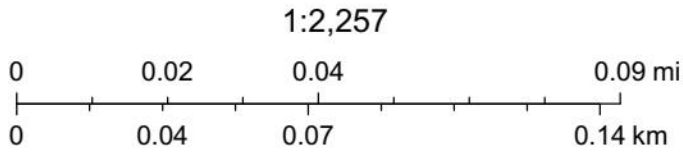
Sullivan County Parcels Jan 2023 City Zoning Streets

- Parcels

A-1

R-1B
- Collector Street

Local Street



NC Collaboratory at UNCCH, Microsoft, Vantor

TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: August 18, 2026

RE: 650 Mayfield Avenue

The Board is asked to consider the following 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.

The property currently exists as a legal nonconforming use due to the two single-family residences being located on one parcel.

The existing 1,880 square feet of accessory structure space is also considered legal nonconforming, as there are no existing variances authorizing the additional accessory structure space. The applicant is requesting an additional 720 square feet of accessory structure space for RV storage.

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>Joshua and Tonya Dykes</u>	Name: <u>Joshua or Tonya Dykes</u>
Address: <u>650 Mayfield Avenue</u>	Address: <u>650 Mayfield Avenue</u>
Kingsport TN 37665	Kingsport TN 37665
City State Zip	City State Zip
Telephone: <u>[REDACTED]</u>	Telephone: <u>[REDACTED]</u>
Email: <u>[REDACTED]</u>	Email: <u>[REDACTED]</u>

Information regarding the property site:

Street Address: 650 Mayfield Avenue Kingsport, TN 37665Tax Map: 012N Group: C Parcel: 1 Lot: 1Current Zoning: R-1B Current Use: Single Family Home

Requested action:

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

Request:

Approval is requested for 720 additional square feet of accessory structure space to install a metal RV carport on the property. The current structures were built before the property was purchased by the current owners; the total exceeds the 1,100 sq ft max.

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.

Tonya Dykes
 Signature of Property Owner

7-28-26
 Date

Signed before me on this 28 day of July, 20 26
 a notary public for the State of Tennessee
 County of Sullivan.

Notary Signature Tessa Malone
 My Commission Expires 8-22-26



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.

The depth and expansive acreage of my lot distinguish it from neighboring properties, creating a unique configuration that allows for concealed rear storage. The total lot acreage is significantly larger than the neighborhood average, providing ample unutilized space in the rear. While smaller nearby lots must store items in plain sight, this larger acreage allows the carport to be partially hidden from view.

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.

Strict application of the code imposes an impractical limitation on the reasonable use of the property, effectively preventing the secure storage of a standard recreational vehicle. The restriction forces a high-value asset to remain either exposed to weather-related degradation or covered by temporary tarps, thereby negatively impacting neighborhood aesthetics. Furthermore, because the current ordinance applies a uniform square-footage limit regardless of parcel size, it fails to account for the unique capacity of this oversized lot to easily absorb the additional footprint within its screened rear yard.

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 unique conditions necessitating this variance were not self-created, as the existing accessory structures were fully established on the property prior to the current owners' purchase.

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.**

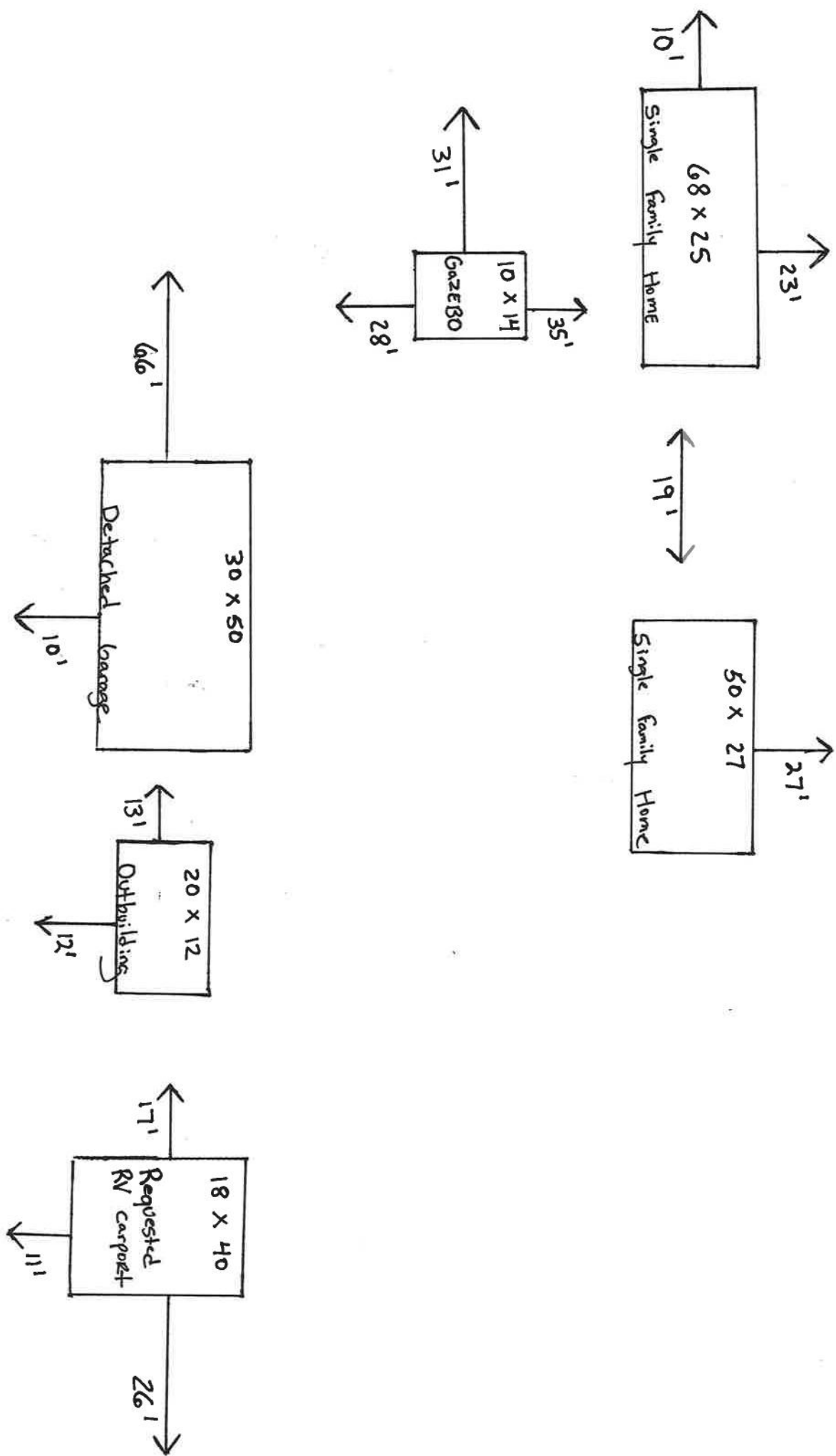
The requested variance protects public health, safety, and welfare by maintaining orderly property standards while preserving neighborhood character, as the structure sits discreetly behind the primary residence and replaces an unsightly tarp-covered RV with an aesthetically pleasing permanent improvement. The structure directly replaces open-air, temporary tarp storage, eliminating hazards such as loose plastic canvas and tie-downs that degrade over time, accumulate pooled rainwater, and risk blowing into neighboring properties during severe weather. Enclosing the recreational vehicle under a structurally engineered carport improves local property maintenance standards and secures the vehicle from weather-related degradation. Replacing a shifting tarp with a permanent roof prevents the accumulation of stagnant water, reducing potential breeding grounds for pests and mosquitoes. The proposed carport will not alter or impair the overall character of the surrounding residential neighborhood. The neighborhood's visual appeal is substantially upgraded by replacing an unsightly, tarp-covered vehicle with a clean, well-designed architectural addition.

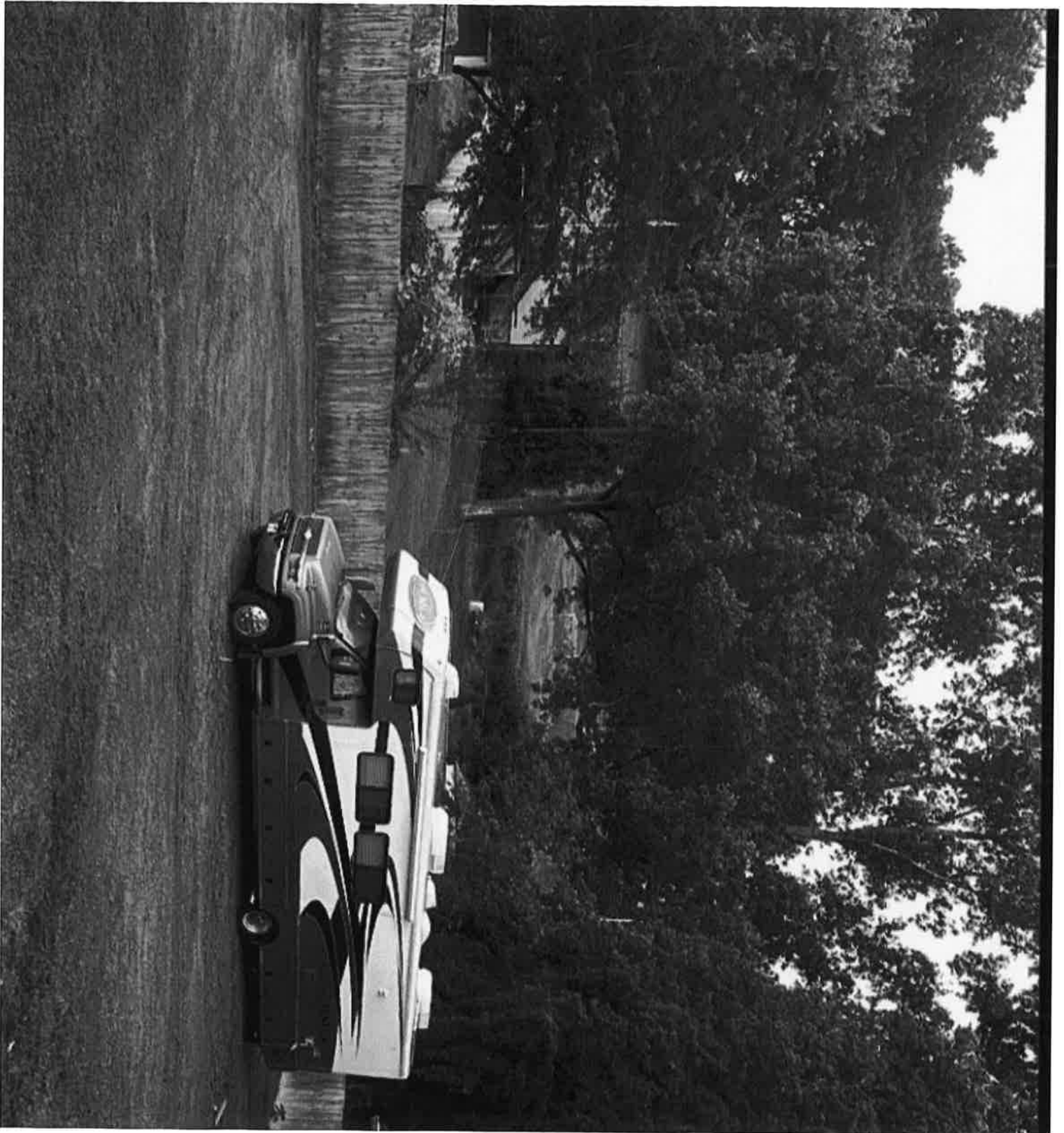
Mayfield AVE

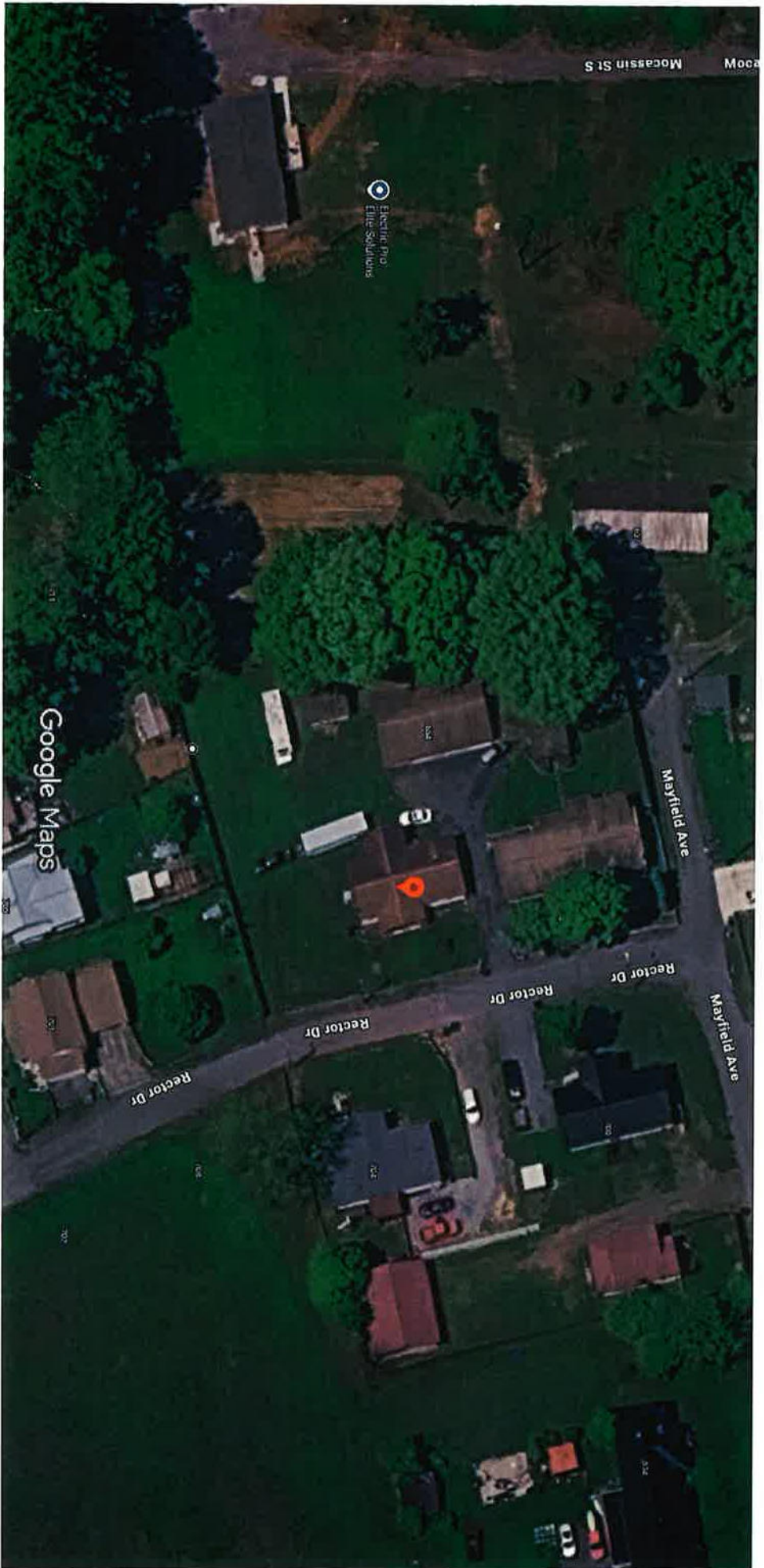
Rector DR

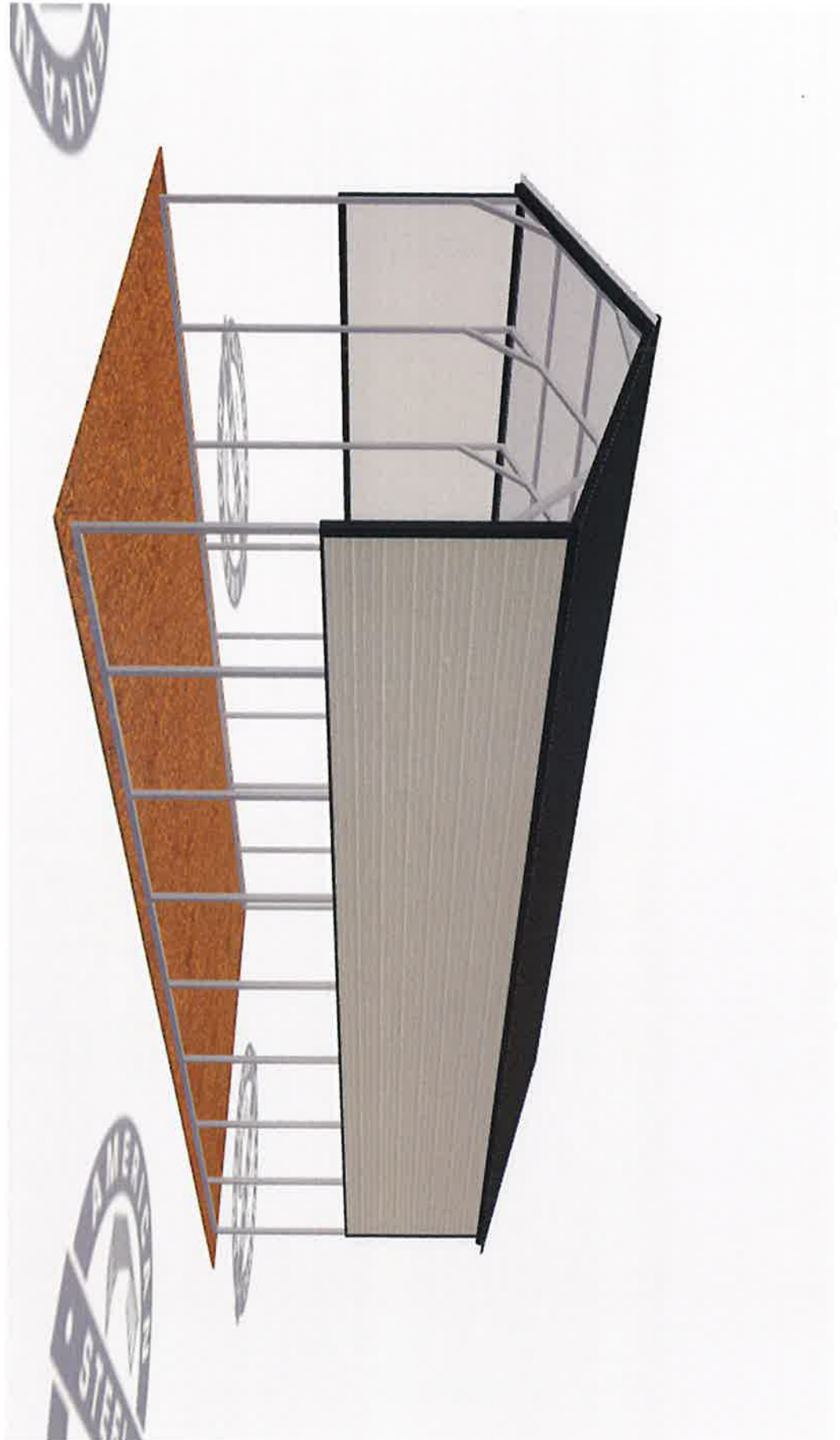
Property Line

Property Line

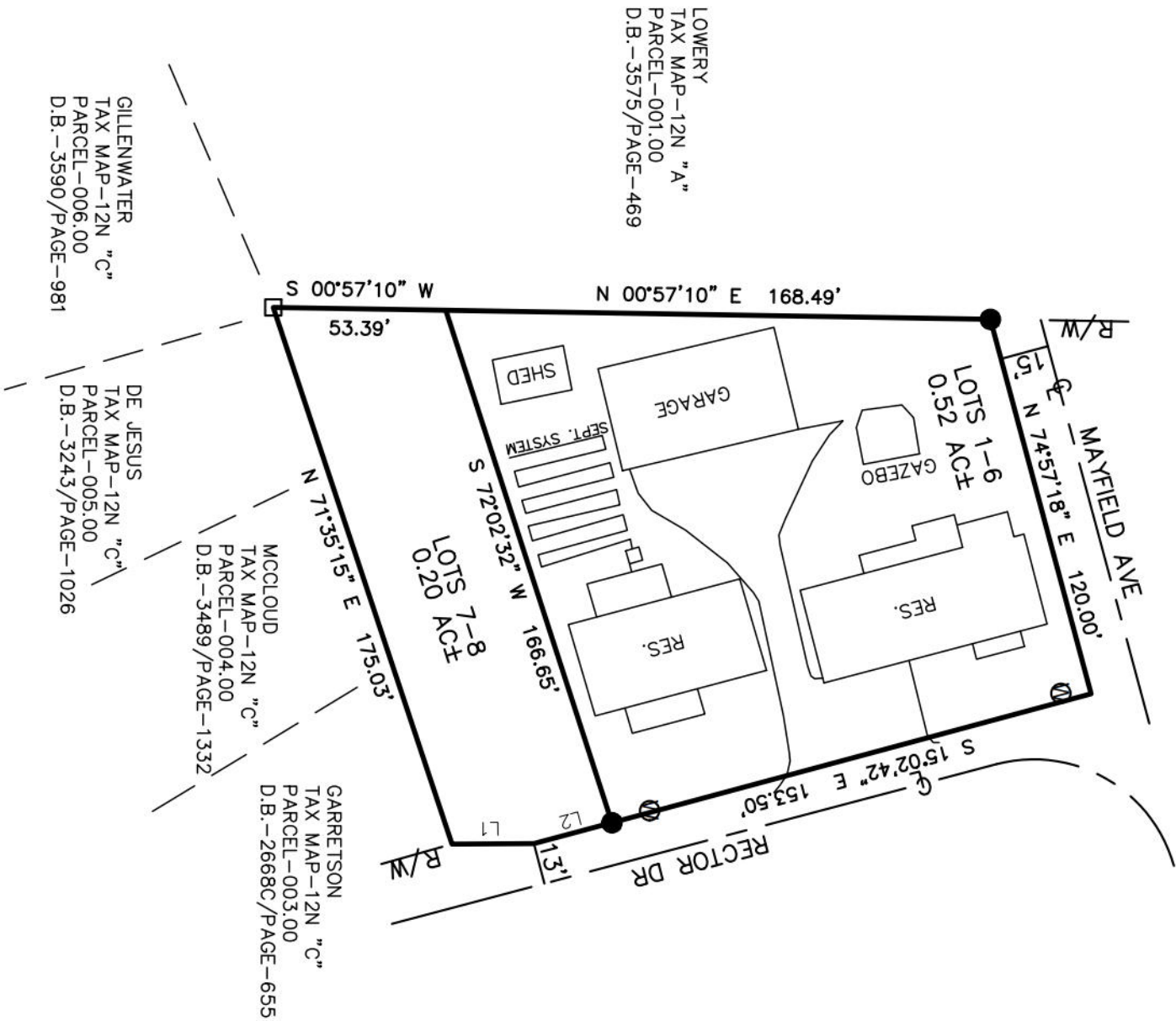
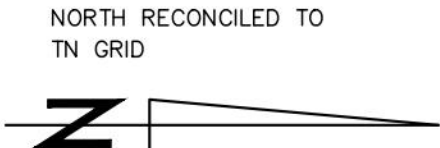








LINE BEARING	DISTANCE
L1 N 00°21'26" W 25.34'	
L2 N 15°02'42" W 25.00'	



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X 42163000300 of the Flood Insurance Rate Map Community Panel No. 09/29/2006 and is not in a Special Flood Hazard Area.

**CERTIFICATE OF THE APPROVAL FOR
911-STREET ASSIGNMENT**

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATED: _____

CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF THE APPROVAL
OF SEWERAGE SYSTEMS**

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.

DATED: _____

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

KINGSFORT AUTHORIZING AGENT _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: _____ DATED: _____
OWNER: _____ DATED: _____
OWNER: _____ DATED: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT TN REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATED: _____

SURVEYOR _____

**CERTIFICATION OF THE APPROVAL OF
STORMWATER SYSTEMS**

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS PLANS HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSFORT TN REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATED: _____

CITY STORMWATER MANAGER _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE KINGSFORT TN REGIONAL PLANNING COMMISSION, AND IS HEREBY APPROVED AS SHOWN

DATED: _____

AUTHORIZING AGENT _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED ON THIS PLAT. I HEREBY CERTIFY THAT THE PLAT HAS BEEN RECORDED IN THE COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY: _____

KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSFORT REGIONAL PLANNING COMMISSION

REPLAT OF LOTS 1-8 OF MORRISON CITY HGHTS

TOTAL ACRES 0.66 TOTAL LOTS 1

ACRES NEW ROAD 0 MILES NEW ROAD 0

COUNTY SULLIVAN CIVIL DISTRICT 12TH

SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000

SCALE 1" = 50' 50' 0' 50' 100'

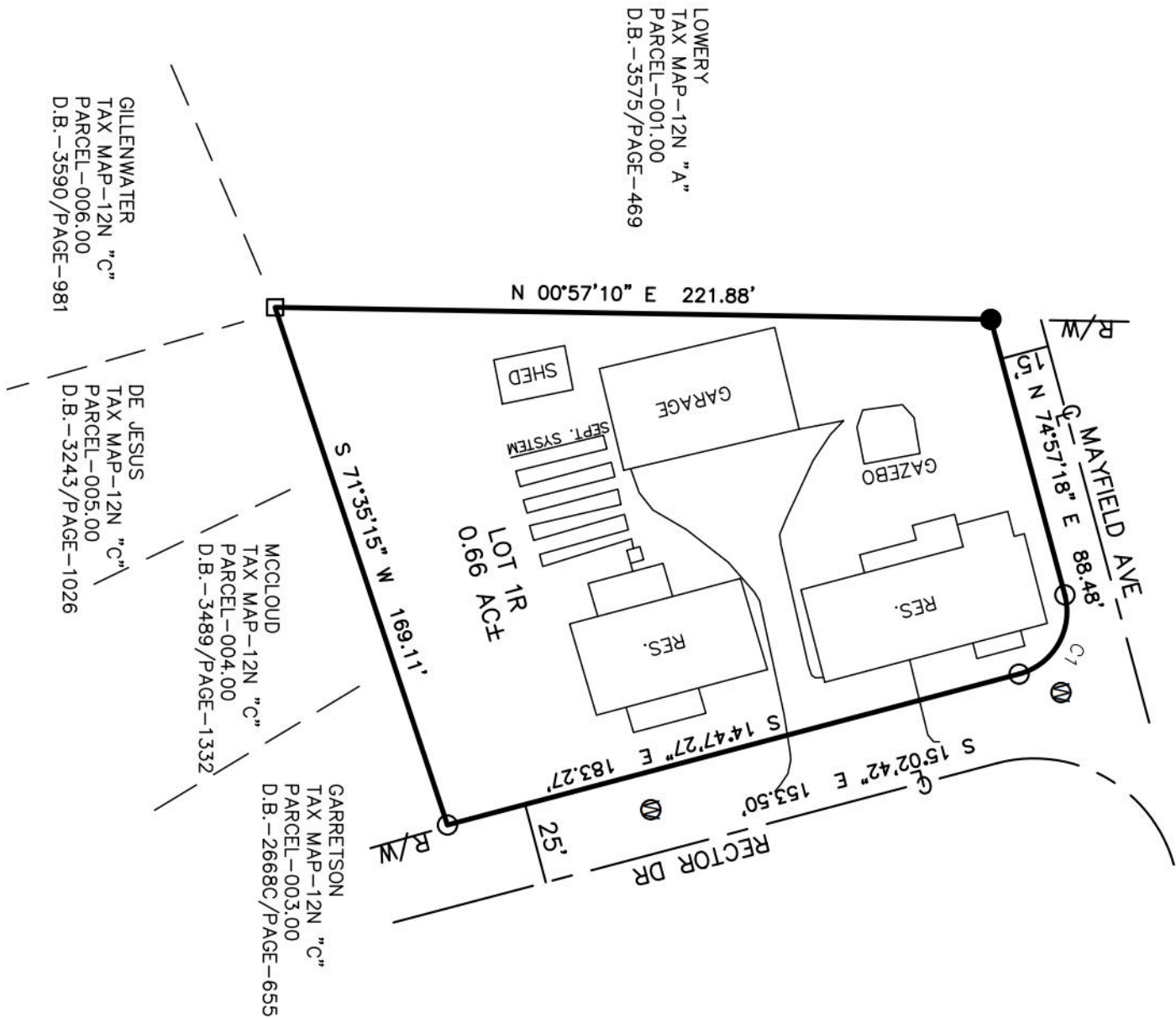
BEFORE

AFTER

TPSI TN. PROFESSIONAL
SURVEYING INC.

405 N BOONE STREET

JOHNSON CITY TN, 37604 423-915-1136



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- POST
- × POINT ON RIGHT-OF-WAY
- ⊗ WATER METER
- UTILITY POLE

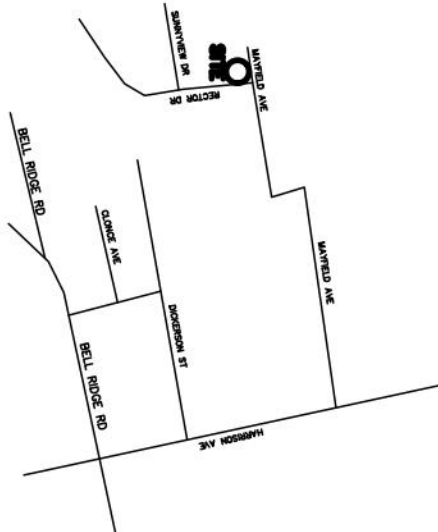
MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THIS SITE RECEIVES WATER FROM _____ UTILITY DISTRICT.

LOCATION MAP
NOT TO SCALE



MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

August 6, 2026 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Hoyt Denton
Josh Taylor
Wes Combs
Joe White

Members Absent:

Lora Barnett
Bill Sumner
Calvin Clifton

Staff Present:

Angie Marshall
Ken Weems
Jessica McMurray
JoAnn Williams
Steven Bower

Visitors:

Michael Walker
David Spangler
Clinton Roberts

Planning Manager Ken Weems called the meeting to order at 12:00pm.

Planning Manager Ken Weems explained the meeting procedures.

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

Public Hearing:

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

Mr. Clinton Roberts, civil engineer for the project, presented the request to reinstate front-yard parking as a nonconforming use. He noted the request is for development of a 60-unit boutique hotel with a restaurant and event space.

Mr. Roberts referenced an aerial view showing that parking had previously been located in the front yard of the property for a prior business. The proposed site plan provides 134 parking spaces, including 35 spaces located within the front yard.

Mr. Roberts noted that the front of the building is oriented toward Clinchfield Street and that three ADA-accessible parking spaces are proposed within the front yard. He explained that the ADA spaces are important due to the two primary entrances being located along the Clinchfield Street side of the building and that relocating the ADA spaces away from the main entrances could create conflicts with ADA accessibility requirements.

Staff confirmed that the B-2, Downtown Business District, supports the proposed use and noted that historic aerials show the front yard was previously used for parking and loading.

Planning Manager Ken Weems, seeing no one wishing to speak further on the item, closed the public hearing.

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

Mr. Michael Walker presented the case to the Board and stated that he is the contractor for the property owner. He explained that the owner proposes to construct a two-story detached garage for climate-controlled storage. He further stated the request includes a variance to exceed the permitted square footage for an accessory structure and a height variance to allow the detached garage to exceed the height of the existing home. Mr. Walker explained that the additional height is needed to provide sufficient headroom for the finished second floor. He noted that the garage will have electrical service but no plumbing.

The Board asked whether all required setbacks would be met. Staff confirmed that the proposed structure meets all required setbacks.

Planning Manager Ken Weems, seeing no one wishing to speak further on the item, closed the public hearing.

BUSINESS:

Staff stated for record, the next application deadline is August 15, 2026 at noon, and meeting date Thursday, September 3, 2026 at noon.

Staff noted an in-person BZA/PC Training opportunity will be available on September 24, 2026 at the Food City Press Room from 12p-4p.

The board reviewed the July 3, 2026 regular meeting minutes.

MOTION: made by Mr. Wes Combs, seconded by Mr. Joe White to approve the Kingsport Board of Zoning Appeals minutes for July 3, 2026.

VOTE: 4-0 to approve the minutes.

Adjudication of Cases:

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

The Board found that reinstating the front yard on-site parking was appropriate, as it was consistent with the property's historic use.

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

VOTE: 4-0 to approve the request.

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

The Planning Manager 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: 4-0 to approve the request.

Public Comment:

With no further business, the meeting was adjourned at 12:16pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator