



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, June 06, 2024 at 12:00 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom Room: 307

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: BZA24-0080 – The owner of property located at 201 E. Stone Drive, Control Map 046B, Group G, Parcel 006.00** requests a 13.75 square foot variance to Sec 114-536(2) for the purpose of exceeding maximum sign size requirements, a 3% variance to Sec 114-536(2) to exceed electronic message board size requirements and a 5.5 foot variance to Sec 114-533(c)2 for the purpose of exceeding height requirements for a new electronic church sign and message board. The property is zoned R-1C, Residential District.

INTERESTED PARTIES:

Owner: Les Harrell
201 E. Stone Dr.
Kingsport, TN 37660
423-677-5577

Representative: Les Harrell

- 2. Case: BZA24-0086 – The owner of property located at 1007 Oak Street, Control Map 046O, Group K, Parcel 039.00** requests a 12 foot front yard variance to Sec 114-183(e)(1)c, a five foot side yard variance to Sec 114-183(e)(1)d and a 26 foot rear yard variance to Sec 114-183(e)(1)e for the purpose of installing a new single family modular home. The property is

zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner: Ricky Burke
190 Burdock Dr.
Nickelsville, VA 24271
276-690-8790

Representative: Ricky Burke

- 3. Case: BZA24-0091 – The owner of property located at 211 Wrenwood Court, Control Map 106I, Group A, Parcel 001.52** requests a 25 foot deviation from rear yard to Sec 114-133(1) for the purpose of locating a yard barn in the side yard. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner: Doneyette Jackson
211 Wrenwood Ct.
Kingsport, TN 37663

Representative: Doneyette Jackson

- 4. Case: BZA24-0094 – The owner of property located at 2245 Lamont Street, Control Map 046F, Group C, Parcel 018.00** requests a ten foot front yard variance to Sec 114-182(e)(1)c for the purpose of constructing a new single family home. The property is zoned R-1A, Residential District.

INTERESTED PARTIES:

Owner: Jasper Chin
709 W. I St.
Elizabethton, TN 37643
978-300-0001

Representative: Jasper Chin

5. Case: BZA24-0099 – The owner of property located at 1487 Rock Springs Road, Control Map 105, Parcel 097.00 requests a 75 square foot variance to Sec 114-553(11)(a). The purpose of the request is to exceed maximum size requirements for an existing freestanding sign. The property is zoned M-1, Light Manufacturing District.

INTERESTED PARTIES:

Owner: Charles Paradis
1801 Waterson Trail
Louisville, KY 40299
502-493-4290

Representative: Kyle Rogers

6. Case: BZA24-0102 – The owner of property located at 1800 East Stone Drive, Control Map 047I, Group A, Parcel 018.00 requests approval to Sec 114-533(8)a to permit one additional freestanding sign and a 20 foot variance to Sec 114-533(8)(a)4 to exceed maximum freestanding sign height requirements. The purpose of the request is to replace an existing, non-conforming freestanding sign. The property is zoned B-3, Highway-Oriented Business District.

INTERESTED PARTIES:

Owner: Sara Montgomery
1990 Rockford St.
Mount Airy, NC 27030
336-789-3069

Representative: David Slate

IV. BUSINESS

1. Approval of the May 2, 2024 regular meeting minutes.

Stating for public record, the next application deadline is June 17, 2024 at noon, and meeting date (Thursday, July 11, 2024).

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

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, June 6, 2024 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: BZA24-0080 – The owner of property located at 201 E. Stone Drive, Control Map 046B, Group G, Parcel 006.00 requests a 13.75 square foot variance to Sec 114-536(2) for the purpose of exceeding maximum sign size requirements, a 3% variance to Sec 114-536(2) to exceed electronic message board size requirements and a 5.5 foot variance to Sec 114-533(c)2 for the purpose of exceeding height requirements for a new electronic church sign and message board. The property is zoned R-1C, Residential District.

Case: BZA24-0086 – The owner of property located at 1007 Oak Street, Control Map 046O, Group K, Parcel 039.00 requests a 12 foot front yard variance to Sec 114-183(e)(1)c, a five foot side yard variance to Sec 114-183(e)(1)d and a 26 foot rear yard variance to Sec 114-183(e)(1)e for the purpose of installing a new single family modular home. The property is zoned R-1B, Residential District.

Case: BZA24-0091 – The owner of property located at 211 Wrenwood Court, Control Map 106I, Group A, Parcel 001.52 requests a 25 foot deviation from rear yard to Sec 114-133(1) for the purpose of locating a yard barn in the side yard. The property is zoned R-1B, Residential District.

Case: BZA24-0094 – The owner of property located at 2245 Lamont Street, Control Map 046F, Group C, Parcel 018.00 requests a ten foot front yard variance to Sec 114-182(e)(1)c for the purpose of constructing a new single family home. The property is zoned R-1A, Residential District.

Case: BZA24-0099 – The owner of property located at 1487 Rock Springs Road, Control Map 105, Parcel 097.00 requests a 75 square foot variance to Sec 114-553(11)(a). The purpose of the request is to exceed maximum size requirements for an existing freestanding sign. The property is zoned M-1, Light Manufacturing District.

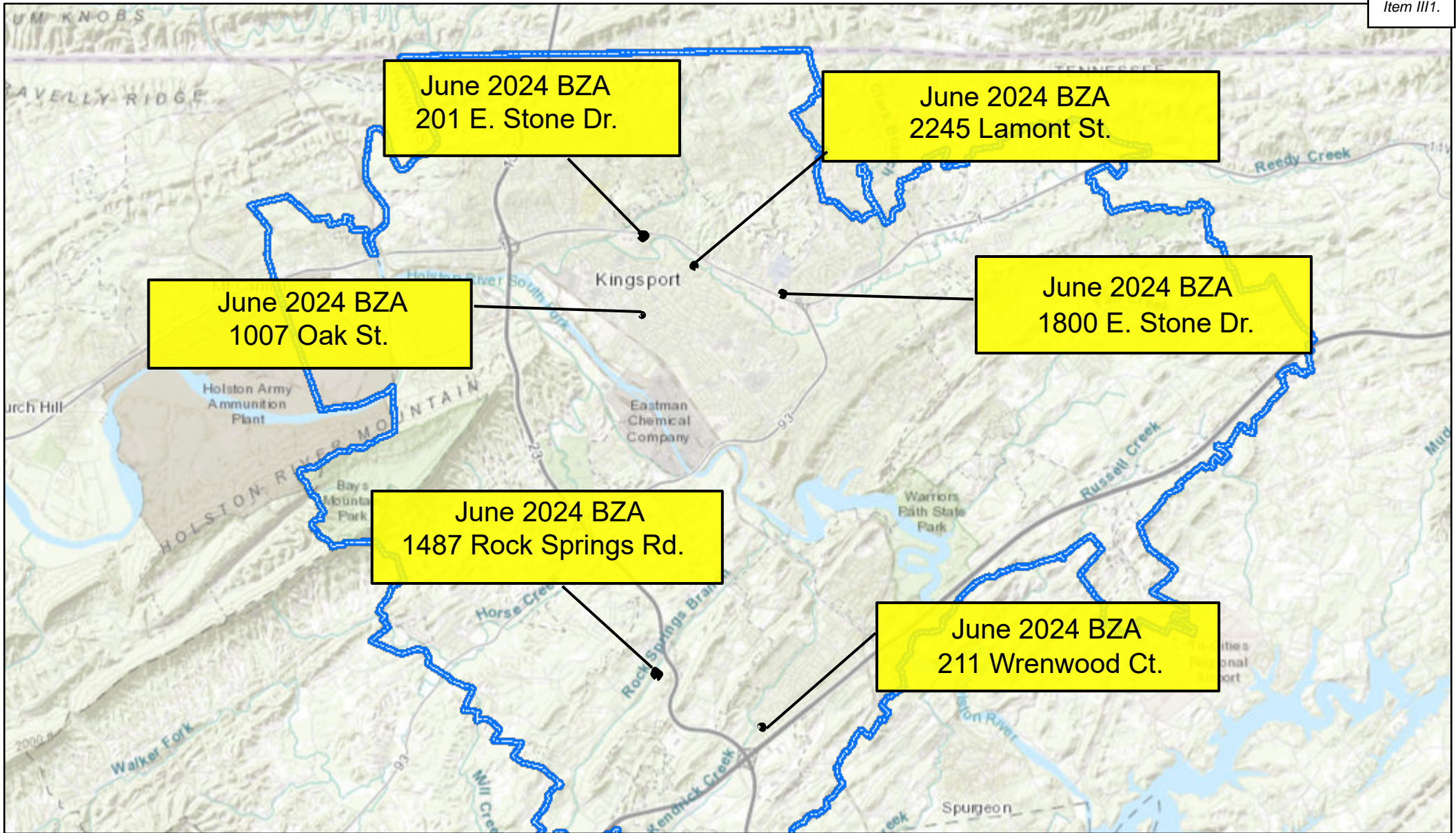
Case: BZA24-0102 – The owner of property located at 1800 East Stone Drive, Control Map 047I, Group A, Parcel 018.00 requests approval to Sec 114-533(8)a to permit one additional freestanding sign and a 20 foot variance to Sec 114-533(8)(a)4 to exceed maximum freestanding sign height requirements. The purpose of the request is to replace an existing, non-conforming freestanding sign. The property is zoned B-3, Highway-Oriented Business 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.

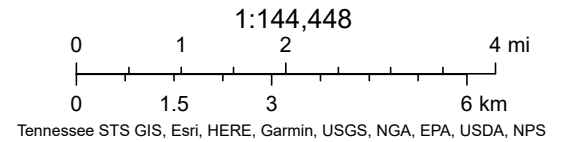
ArcGIS Web Map

Item III.1.



5/22/2024, 4:17:30 PM

 Urban Growth Boundary



ArcGIS Web Map

Item III.1.



5/21/2024, 1:33:12 PM

Sullivan County Parcels Jan 2023



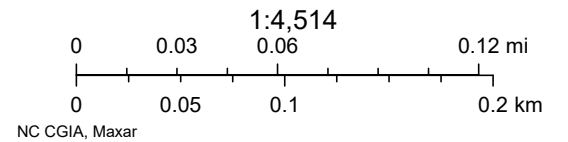
Urban Growth Boundary



Parcels

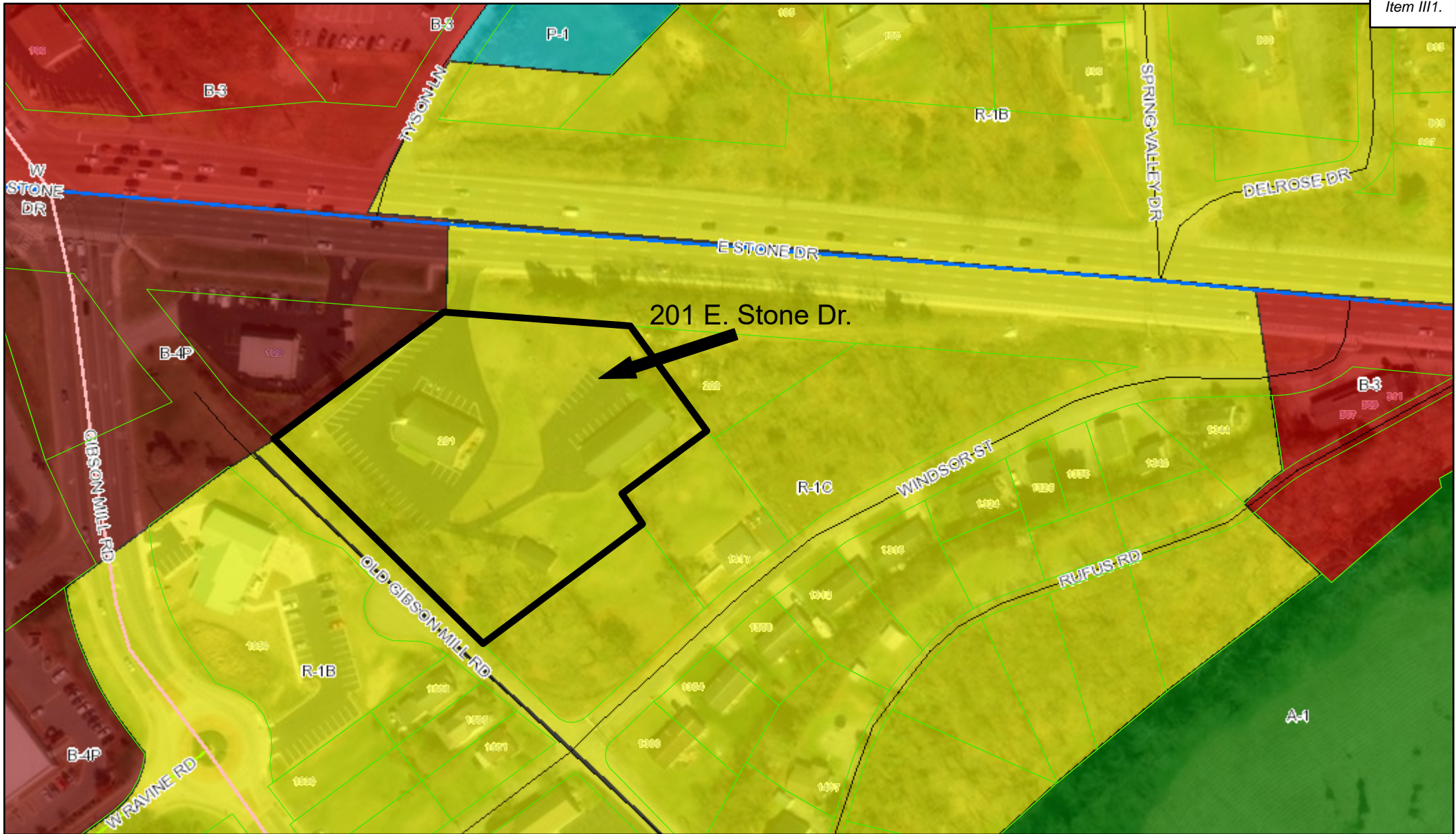


Kpt 911 Address



ArcGIS Web Map

Item III.1.



5/21/2024, 1:18:23 PM

Sullivan County Parcels Jan 2023

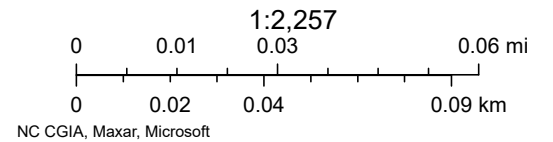
Parcels

City Zoning

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TAC

R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD/*	PUD
A-1	B-2	B-4P	M-1	P-1	PD	PVD





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: May 21, 2024

RE: 201 East Stone Drive

The Board is asked to consider the following request:

Case: BZA24-0080 – The owner of property located at 201 E. Stone Drive, Control Map 046B, Group G, Parcel 006.00 requests a 13.75 square foot variance to Sec 114-536(2) for the purpose of exceeding maximum sign size requirements, a 3% variance to Sec 114-536(2) to exceed electronic message board size requirements and a 5.5 foot variance to Sec 114-533(c)2 for the purpose of exceeding height requirements for a new electronic church sign and message board. The property is zoned R-1C, Residential District.

Code reference:

Sec. 114-536. - Electronic message board signs for public schools and churches.

(2) The electronic message board must be a part of the primary freestanding sign with a maximum size of 50 square feet per side. The electronic message board portion of the freestanding sign must not exceed 50 percent of the total freestanding sign.

Calculation for 3% variance:

Sign dimensions – 30 sq ft

Electronic Message Board – 33.75 sq ft

Total Sign & EMB – 63.75 sq ft

Percent of Sign – 30/63.75 = 47%

Percent of EMB – 33.75/63.75 = 53%

Variance Need – 53% - 50% (allowed by code) = 3%

Sec. 114-533. - On-premises signs.

c. Single-family residential subdivisions are permitted one permanent identification sign at each major street access, provided:

2. The height of the sign shall not exceed five feet;

APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name HARRELL First LES M.I. E Date 5-1-2024
 Street Address 201 E. STONE DRIVE Apartment/Unit #
 City KINGSPORT State TN ZIP 37660
 Phone 423-677-5577 E-mail Address lesinfal@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
 Street Address 201 E. STONE DRIVE Apartment/Unit #
 Current Zone Proposed Zone
 Current Use CHURCH Proposed Use

REPRESENTATIVE INFORMATION:

Last Name HARRELL First LES M.I. E Date 5-1-2024
 Street Address 720 DAK GLEN CIRCLE Apartment/Unit #
 City FALL BRANCH State TN. ZIP 37656
 Phone 423-677-5577 E-mail Address

REQUESTED ACTION:

ALLOW A LARGER SIGN ON CHURCH PROPERTY.
8' x 8' ON A COLUMN.

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: [Handwritten Signature]

Date: 5-1-2024

Signed before me on this 6th day of May, 2024
 a notary public for the State of Tennessee
 County of Sullivan
 Notary [Handwritten Signature]
 My Commission Expires 11-21-2026



CITY PLANNING OFFICE

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.

We request a church sign that will be a total of 64 square feet in size. It would be one 48" x 96" static sign and one 48" x 96" digital sign mounted on a column near the drive way of our church.

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

The sign we now have is so old it is no longer operable. We would like to replace it with a larger sign that will be a good tasteful advertisement of our church. Present sign is too small to be noticed.

- 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.

I have seen other church signs that are too small and they give the appearance of a half hearted effort to advertising the church.

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 brightness of the digital sign will be adjusted down at dusk so as not to be a distraction to traffic.

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.

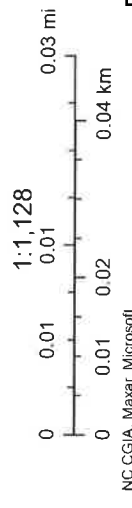
ArcGIS Web Map



5/6/2024, 9:16:42 AM

Sullivan County Parcels Jan 2023 Streets

- Parcels
- Urban Growth Boundary
- Interstate
- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Ramp
- Local Street
- Kpt 911 Address
- Private Street



Item III.1.

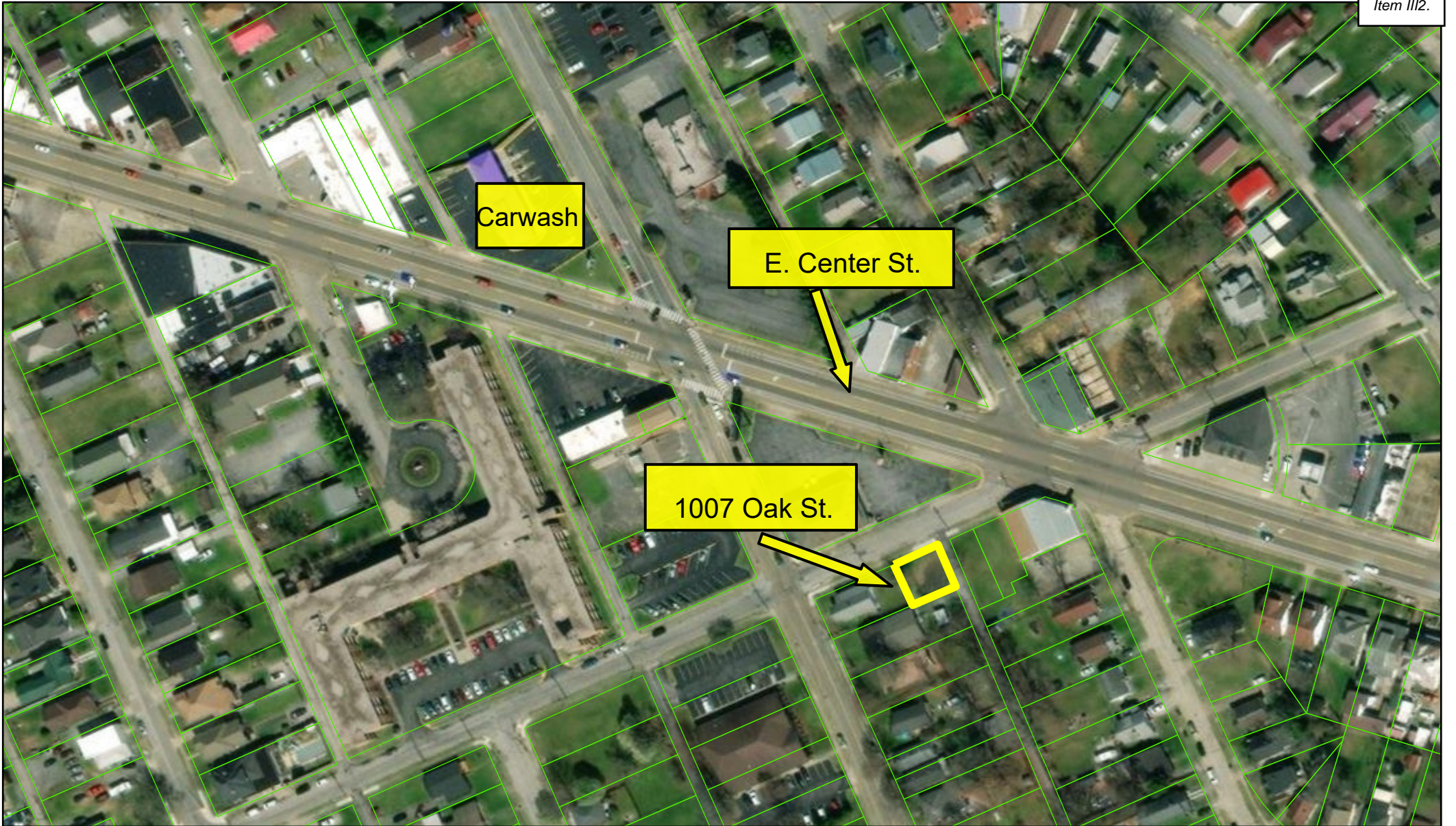
Web AppBuilder for





ArcGIS Web Map

Item III.2.

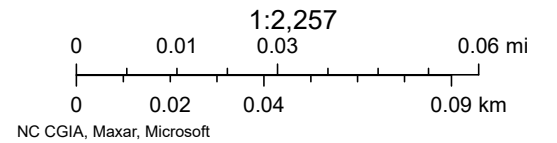


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Sullivan County Parcels Jan 2023

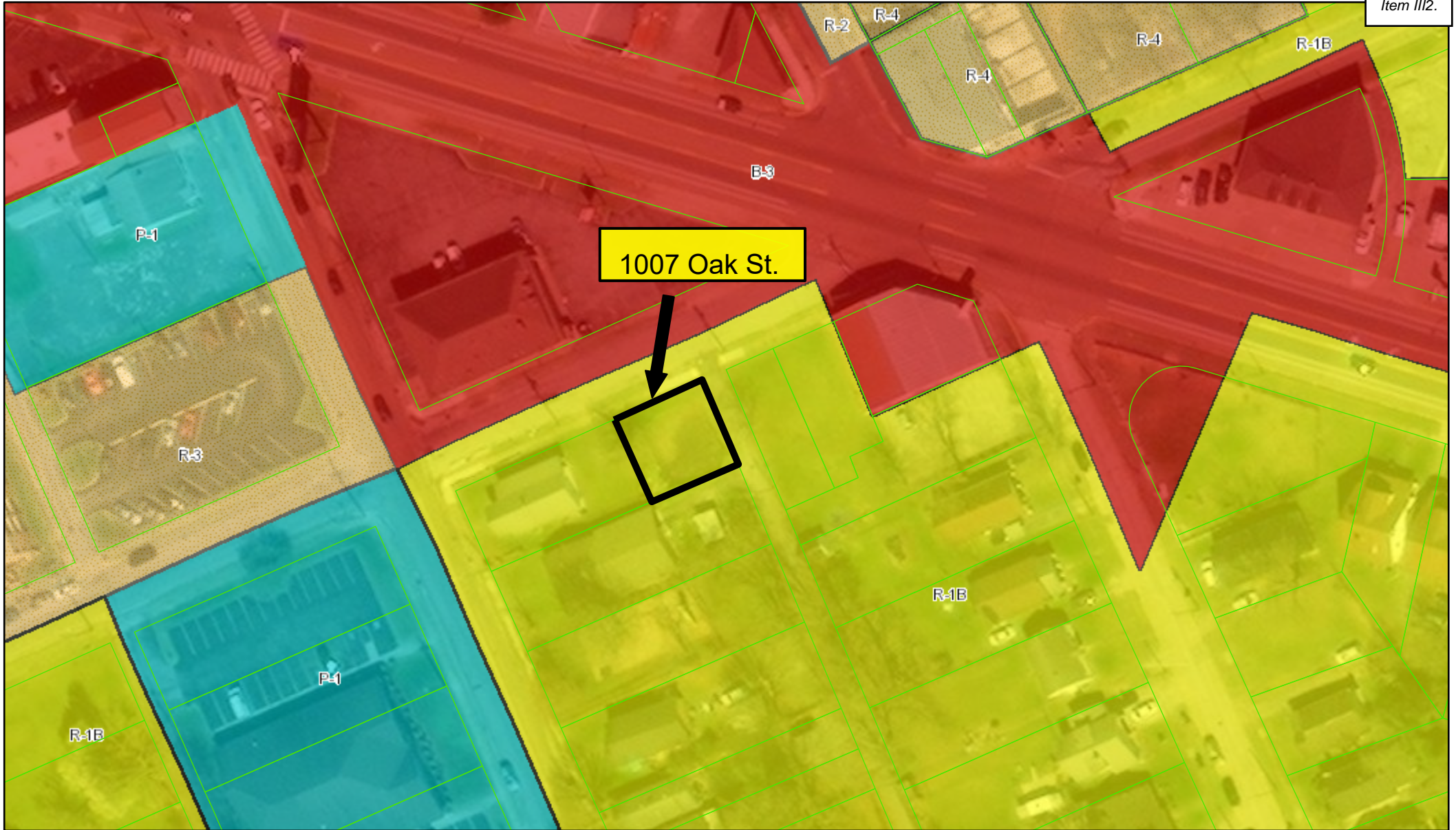
 Parcels

 Urban Growth Boundary



ArcGIS Web Map

Item III.2.



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Sullivan County Parcels Jan 2023

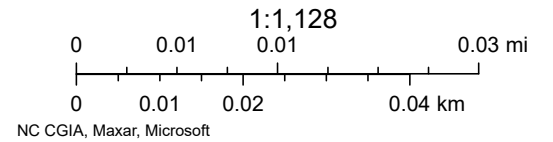
Parcels

City Zoning

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TAC

R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD/*	PUD
A-1	B-2	B-4P	M-1	P-1	PD	PVD





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: May 21, 2024

RE: 201 East Stone Drive

The Board is asked to consider the following request:

Case: BZA24-0086 – The owner of property located at 1007 Oak Street, Control Map 0460, Group K, Parcel 039.00 requests a 12 foot front yard variance to Sec 114-183(e)(1)c, a five foot side yard variance to Sec 114-183(e)(1)d and a 26 foot rear yard variance to Sec 114-183(e)(1)e for the purpose of installing a new single family modular 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.*

APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	Burke	First	Rickay	M.I.		Date	5/2/2024
Street Address	190 Burdock Dr.	Box 172		Apartment/Unit #			
City	Nickelsville	State	VA	ZIP	241271		
Phone	276-690-8790	E-mail Address	rsburke73@gmail.com				

PROPERTY INFORMATION:

Tax Map Information	Tax map: 466 Group:	Parcel: K	Lot: 34
Street Address	N/A	Apartment/Unit #	
Current Zone	R-1B	Proposed Zone	same zone no change
Current Use	vacant	Proposed Use	single family

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

A front yard variance of 12 feet
 Two 5 foot side yard variances
 and a 26 foot Rear yard variance
 All for the purpose of building a new single family home

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: Rickay W Burke Date: 05.05.2024

Signed before me on this 5th day of May, 2024
 a notary public for the State of Tennessee
 County of Sullivan

Notary Lori L. 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.

This is the smallest lot in the area. The existing R-1B setbacks would not allow a home of any size to be constructed.

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

The strict application would prevent any structure to be located on the lot due to its size.

- 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.

The lot was this size when I purchased it.

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

Granting The variance will allow a small home, not unlike the surrounding homes to be built on that lot of record.

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.

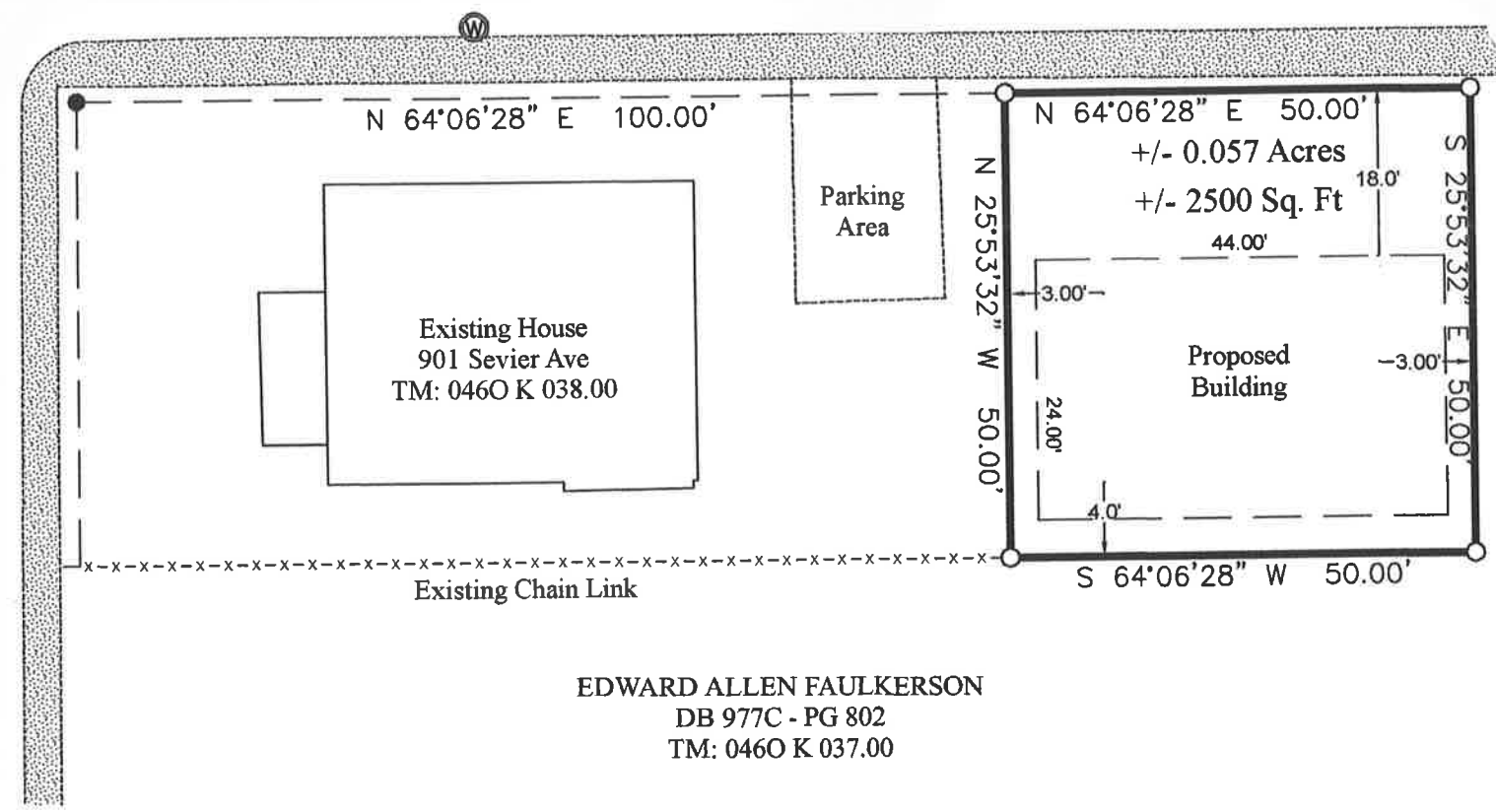
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1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
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.

OAK STREET (50')

E SEVIER AVE (50')

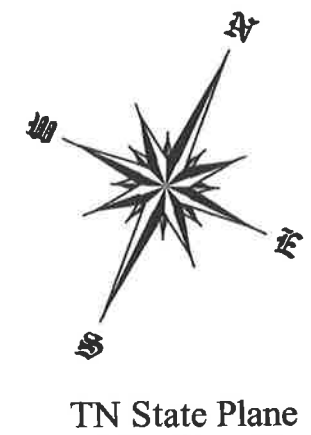
UNNAMED ALLEY



EDWARD ALLEN FAULKERSON
DB 977C - PG 802
TM: 0460 K 037.00

- Legend**
- denotes Rebar Found
 - denotes Rebar Set
 - ⊙ denotes Calculated Point Unless otherwise Noted
 - denotes Highway Marker
 - ▲ denotes RailRoad Spike
 - ⊕ denotes Water Meter
 - denotes Pavement
 - ▨ denotes Sidewalk

- Notes**
1. Deed Reference: DB 3213 - PG 1836
 2. TAX MAP: 0460 K 039.00



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SITE PLAN FOR:		RICKY BURKE
Date 02-09-2023	File:burke-r.DWG Drawn By: NLC	Scale: 1" = 20'
11th (Eleventh) Civil District		Sullivan County, TN
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 7887

Tempo

Item III2.



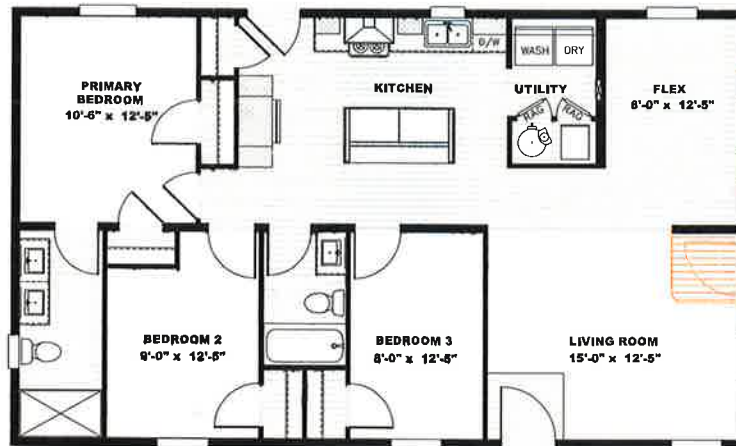
Beautiful Morning

*Available as Modular

TEM28443A | 3 beds | 2 baths | 1,173 sq. ft.

🎵 Alternate Door Location Available

28x44



- Full Drywall Throughout
- Frigidaire® Stainless Steel Appliances
- ecobee® Smart Thermostat
- DuraCraft® Cabinets
- Craftsman Style Front Door
- Carrier® Furnace



The home series and floor plans indicated will vary by retailer and state. Your local Home Center can quote you on specific prices and terms of purchase for specific homes. Home Building Group invests in continuous product and process improvement. All home series, floor plans, specifications, dimension, features, materials, availability, and start-up shown on this website are artists renderings or estimates and are subject to change without notice. Dimensions are nominal and length and width measurements are from wall to exterior wall.


ArcGIS Web Map

Item III.3.

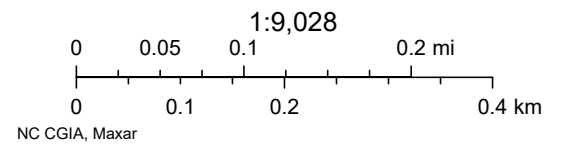


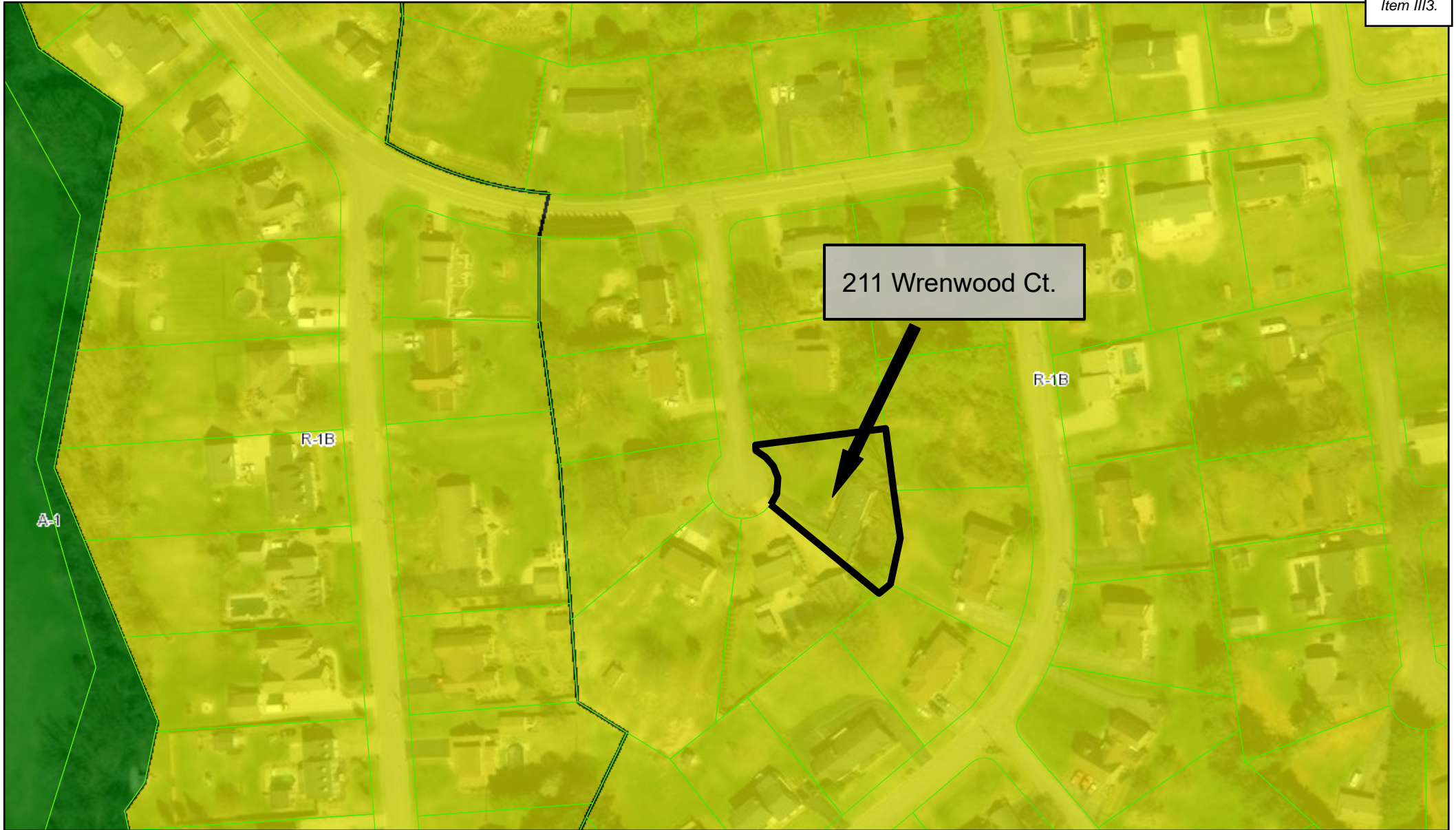
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Sullivan County Parcels Jan 2023

 Parcels

 Urban Growth Boundary





5/21/2024, 1:53:01 PM

Sullivan County Parcels Jan 2023

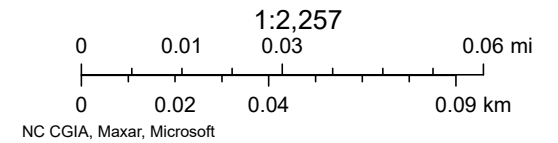
Parcels

City Zoning

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TAC

R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD/*	PUD
A-1	B-2	B-4P	M-1	P-1	PD	PVD





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: May 21, 2024

RE: 211 Wrenwood Court

The Board is asked to consider the following request:

Case: BZA24-0091 – The owner of property located at 211 Wrenwood Court, Control Map 106I, Group A, Parcel 001.52 requests a 25 foot deviation from rear yard to Sec 114-133(1) for the purpose of locating a yard barn in the side yard. The property is zoned R-1B, Residential District.

Code reference:

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

(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.

APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Jackson First Doneyette M.I. M. Date 5.13.24
 Street Address 211 Wrenwood Ct. Apartment/Unit #
 City Kingsport State TN ZIP 37643
 Phone _____ E-mail Address _____

PROPERTY INFORMATION:

Tax Map Information Tax map: 104I Group: A Parcel: 1.52 Lot: 14
 Street Address 211 Wrenwood Ct. Apartment/Unit #
 Current Zone R-1B Proposed Zone N/A
 Current Use Single family Proposed Use No change

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

10' deviation from rear yard variance, for the purpose of locating yard barn in side yard.
25'

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: Doneyette Jackson

Date: 5.13.24

Signed before me on this 13th day of May, 2024
 a notary public for the State of Tennessee
 County of Sullivan

Notary Lori L. 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.

Extremely limited rear-yard space, for our house. All other homes, on Cul-de-sac, have generous sized back-yard spaces.

b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land. *Failure of variance approval would limit utilization of storage and yard space.*

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.

Existing conditions were present when home was purchased in 2002.

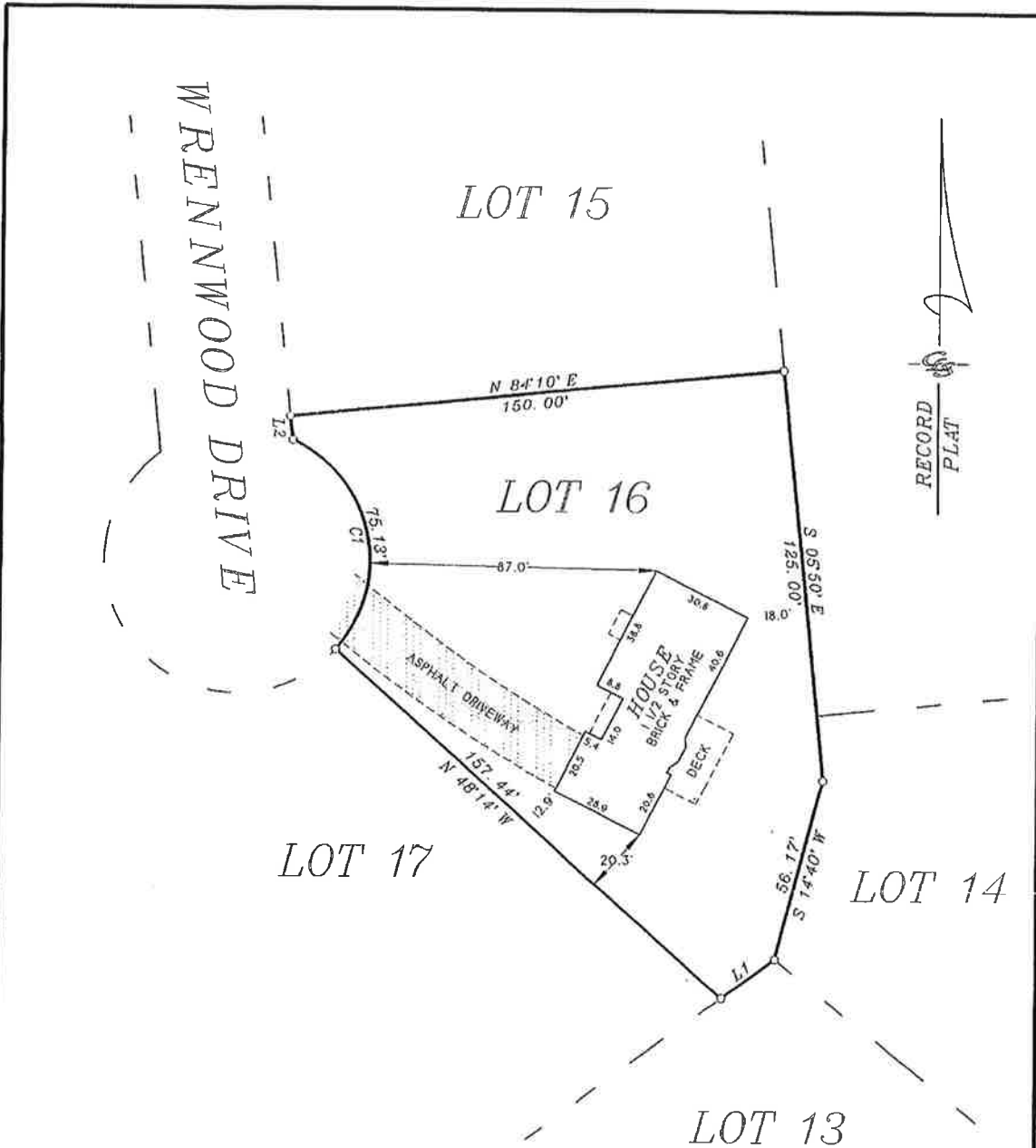
d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

Placement will be in far left corner and greater than 100' from Wrenwood St.

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.



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	107°37'	40.00'	75.13'	54.67'	64.56'	N 12°02' W

SHORT LINE TABLE

LINE	BEARING	DI STANCE
L 1	S 53°34' W	20.00'
L 2	N 05°50' W	7.34'

I HEREBY CERTIFY THIS TO BE A CATEGORY I SURVEY PER THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS CHAPTER 0820-3-05.

CONNELLY LAND SURVEYING
1561 FULLER STREET
KINGSPORT, TENNESSEE 37664
PHONE (423) 246-8640

IRON PINS ON ALL CORNERS.



PLAT OF: LOT 16, BLOCK A
QUAIL CREEK ESTATES, SECTION 10
14th CIVIL DISTRICT SULLIVAN COUNTY, TENNESSEE

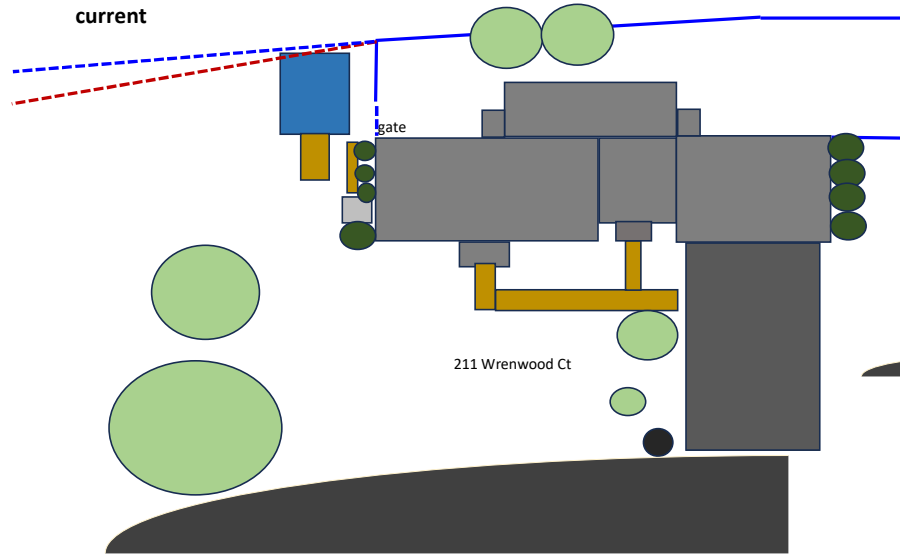
SURVEY FOR: DONYETTE M. JACKSON & HUSBAND,
DAN JACKSON

CONNELLY LAND SURVEYING
KINGSPORT, TENNESSEE

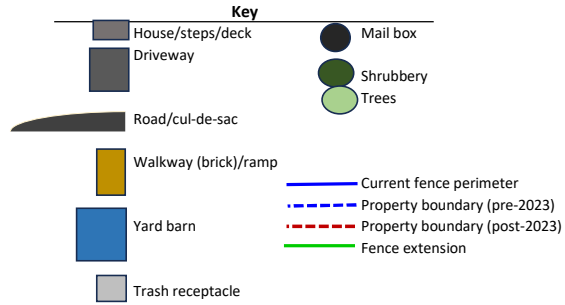
SCALE: 1" = 40' DATE: APRIL 5, 2004 DRAWN BY: JDC L-5070-169

sewer easement/
culvert

current

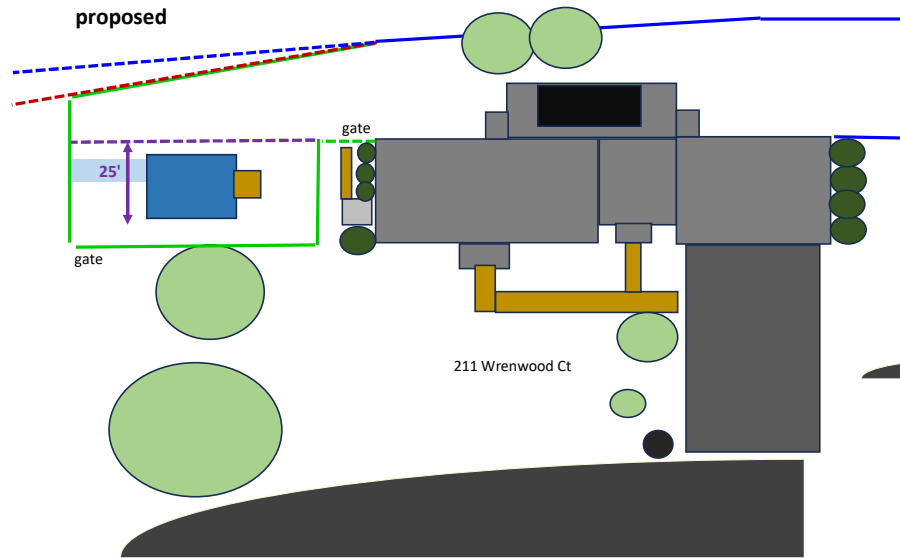


211 Wrenwood Ct

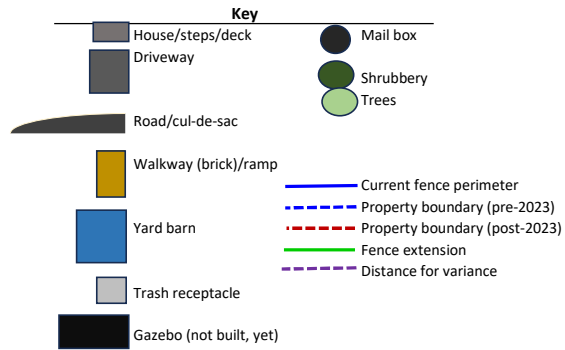


sewer easement/
culvert

proposed



211 Wrenwood Ct







ArcGIS Web Map

Item III.4.

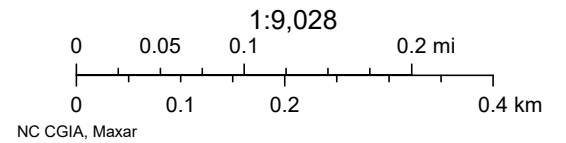


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Sullivan County Parcels Jan 2023

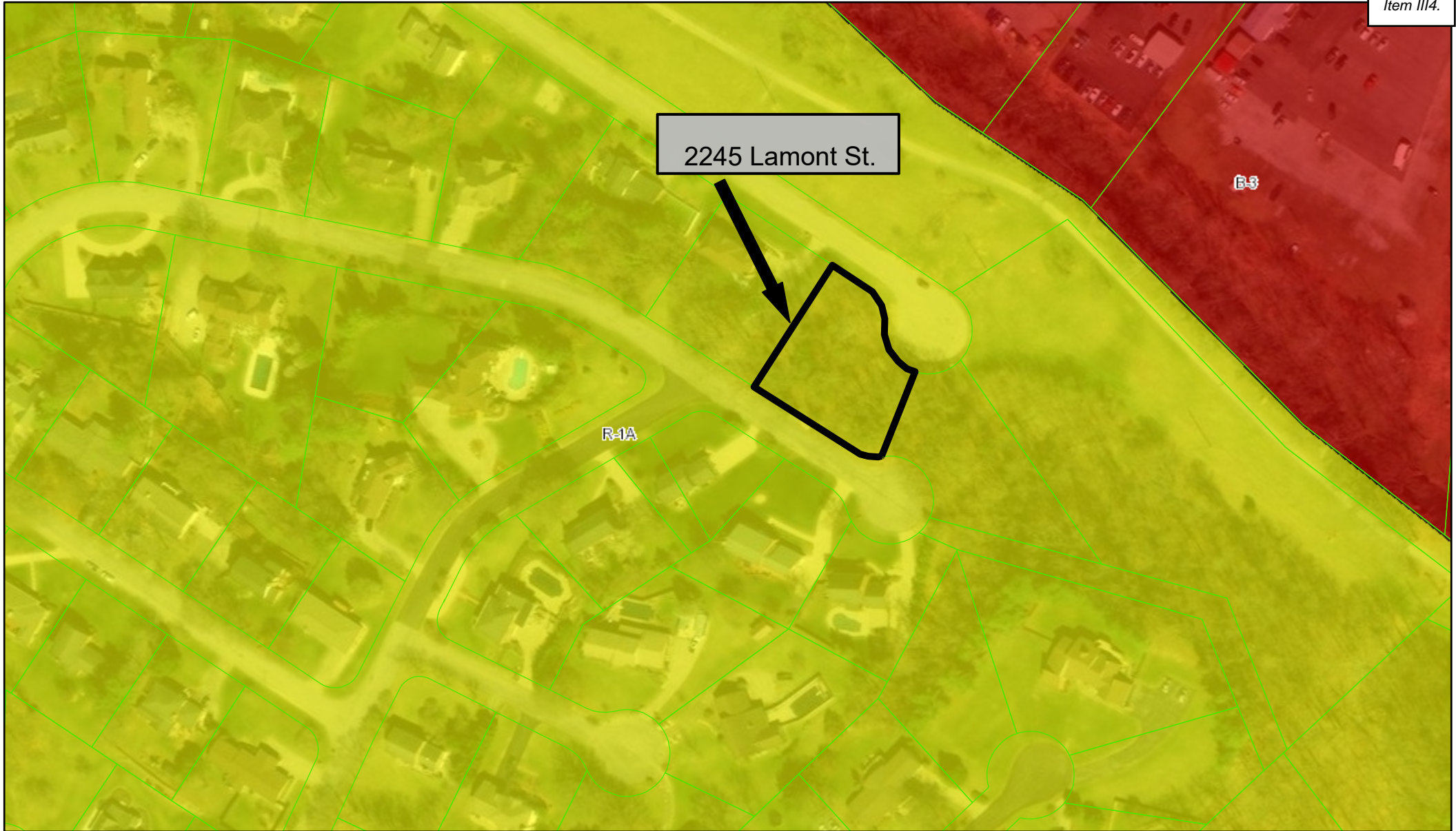
 Parcels

 Urban Growth Boundary



ArcGIS Web Map

Item III.4.



2245 Lamont St.

R-1A

B-3

5/21/2024, 2:10:59 PM

Sullivan County Parcels Jan 2023

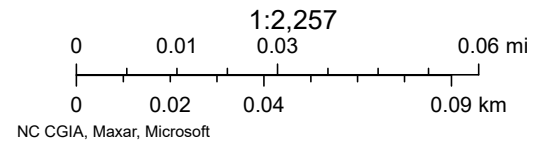
Parcels

City Zoning

<Null>

TAC

R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD/*	PUD
A-1	B-2	B-4P	M-1	P-1	PD	PVD





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: May 21, 2024

RE: 2245 Lamont Street

The Board is asked to consider the following request:

Case: BZA24-0094 – The owner of property located at 2245 Lamont Street, Control Map 046F, Group C, Parcel 018.00 requests a ten foot front yard variance to Sec 114-182(e)(1)c for the purpose of constructing a new single family home. The property is zoned R-1A, 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.*

APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Chin First Jasper M.I. _____ Date 5/15/24
 Street Address 709 W I St Apartment/Unit # _____
 City Elizabethton State TN ZIP 37643
 Phone 978-300-0001 E-mail Address 2446423@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: 046F Group: C Parcel: 18 Lot: 18
 Street Address 2245 Lamont St Apartment/Unit # _____
 Current Zone R1A Proposed Zone N/A
 Current Use Single Family Proposed Use Single Family

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

Front yard 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: Jasper Chin Date: 5/15/24

Signed before me on this 15th day of May 2024
 a notary public for the State of Tennessee
 County of Sullivan
 Notary Lori E. Pyatte
 My Commission Expires 11-21-2026



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.

1. Steep slope lot, on a cul-de-sac.
2. Sewer easement on left side of lot.

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

The site proposed for locating the house is the only one that would be economically feasible.

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.

None.

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

1. The quality and construction will be consistent with other homes in Tellico Hills. The proposed exterior will be brick.
2. The house style will be "Modern" with 2 floors. The first floor will have a 2-story great room with an open floor plan for kitchen, dining room and living room. The lofted 2nd floor will overlook the 1st floor great room.
3. The house location will be in-line with all the other houses on Lamon St.

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.

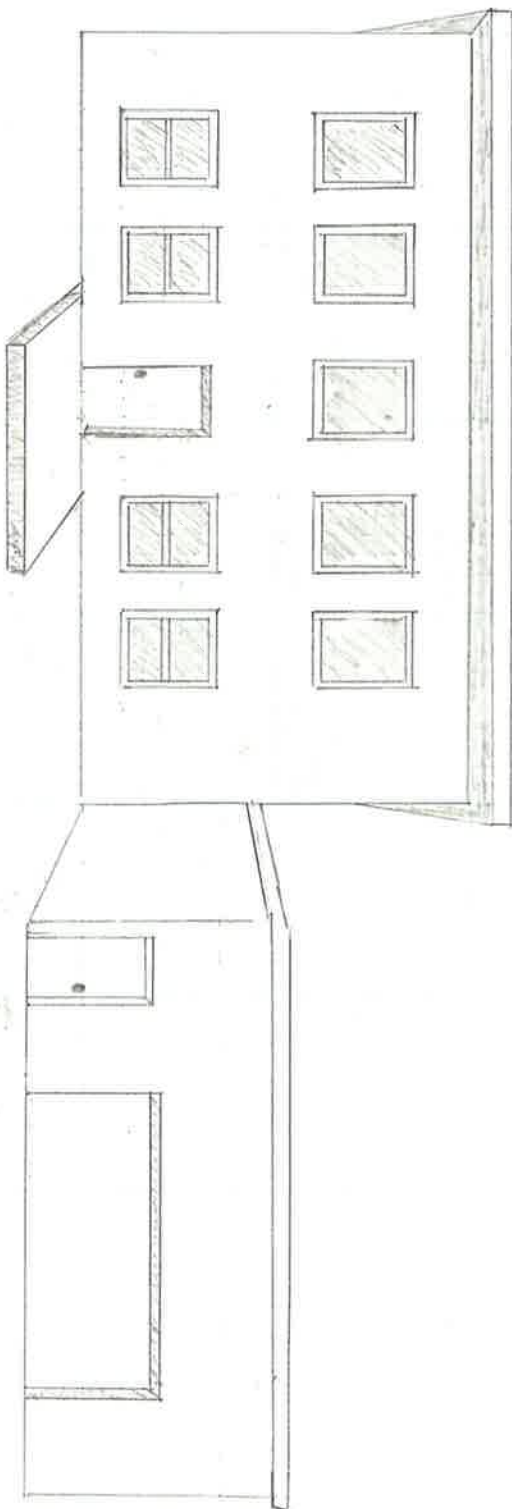
House Dimension: 40 x 32

Garage Dimension: 30 x 24

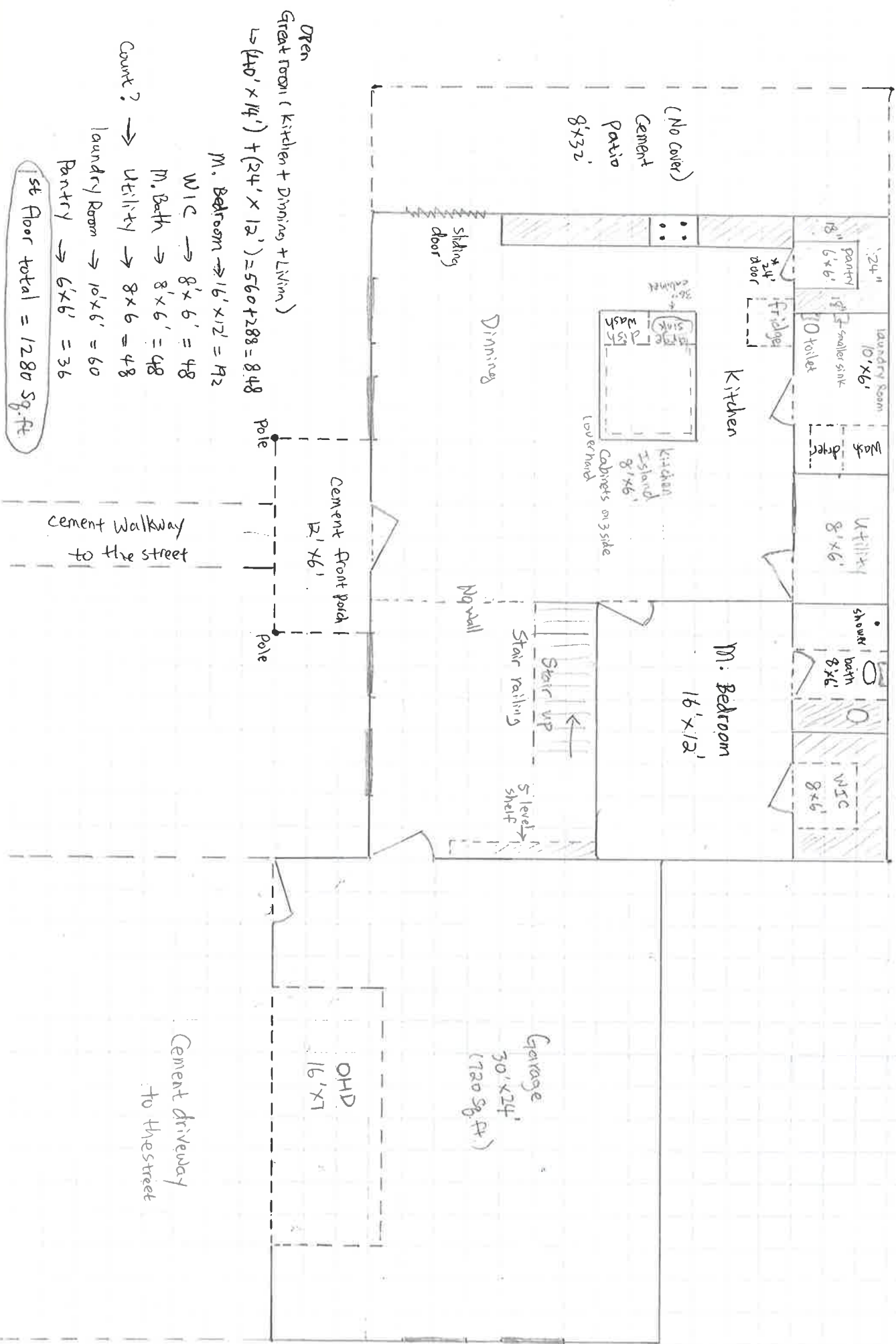
Roof: Metal

Exteriors: Brick

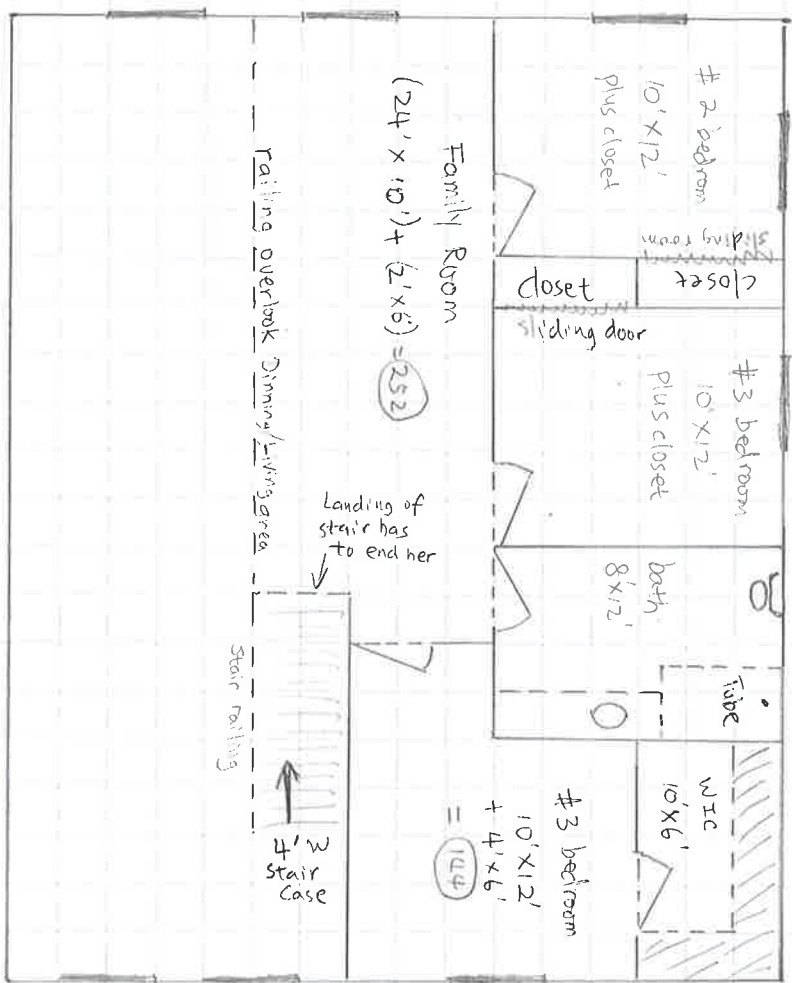
Foundation: Slab



#18. (No change on 1st floor)
 5-17



2nd floor



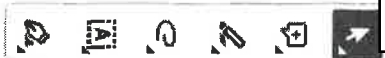
2nd floor total living space: $(40' \times 22') + (24' \times 4') = 880 + 96 = 976$ Sq. Ft.

1st floor = 1280 Sq. Ft.

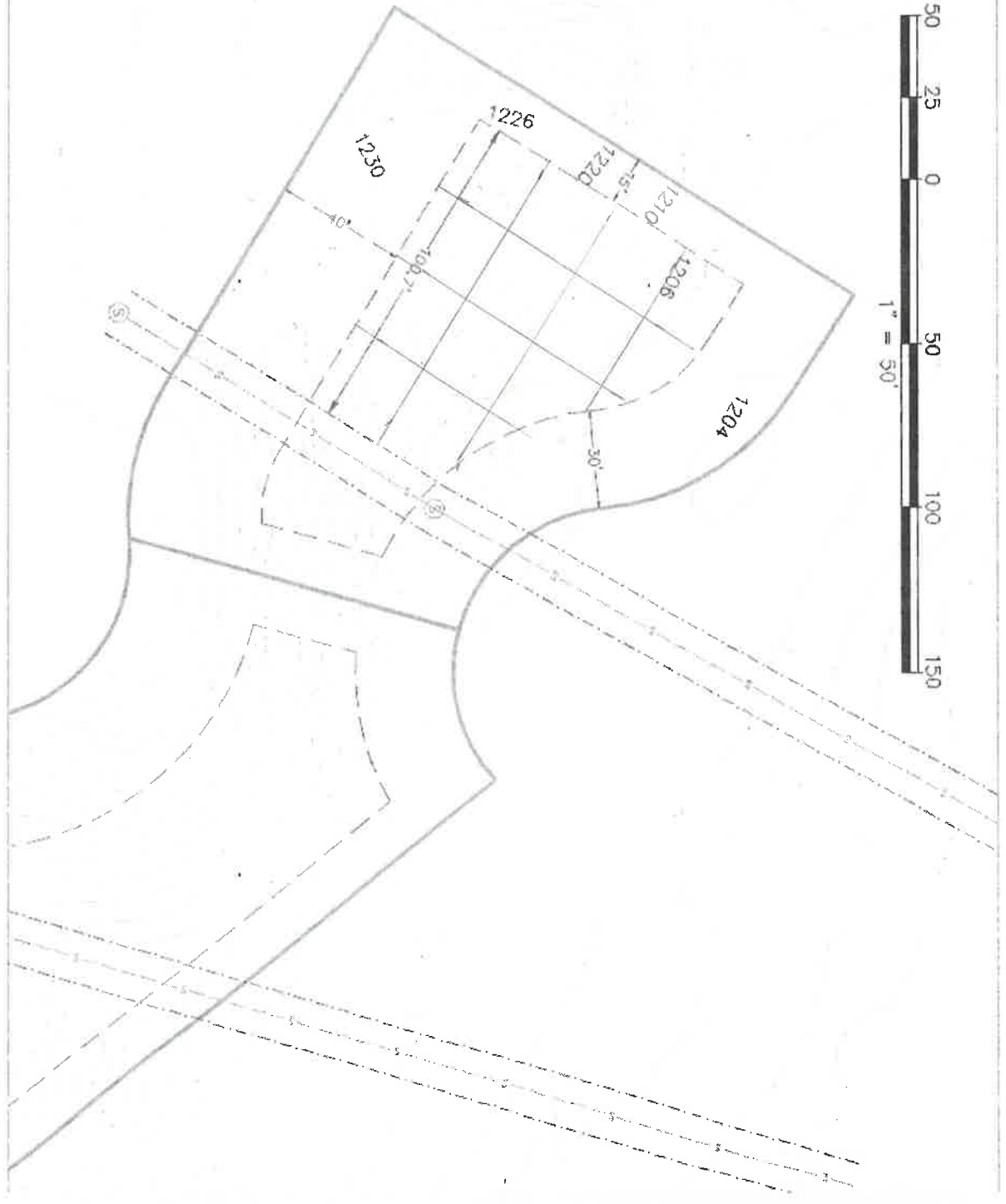
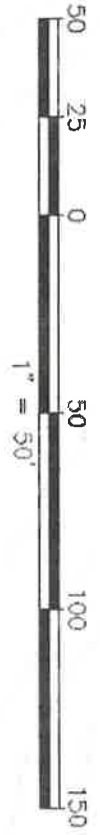
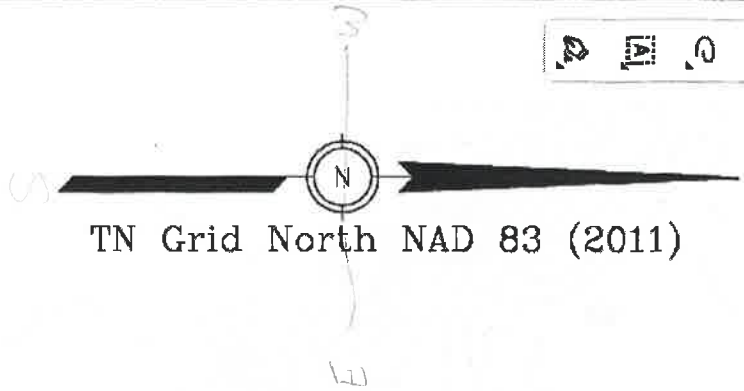
Total 2258 Sq. Ft.

Window size depends on the height of garage roof

Item III.4.

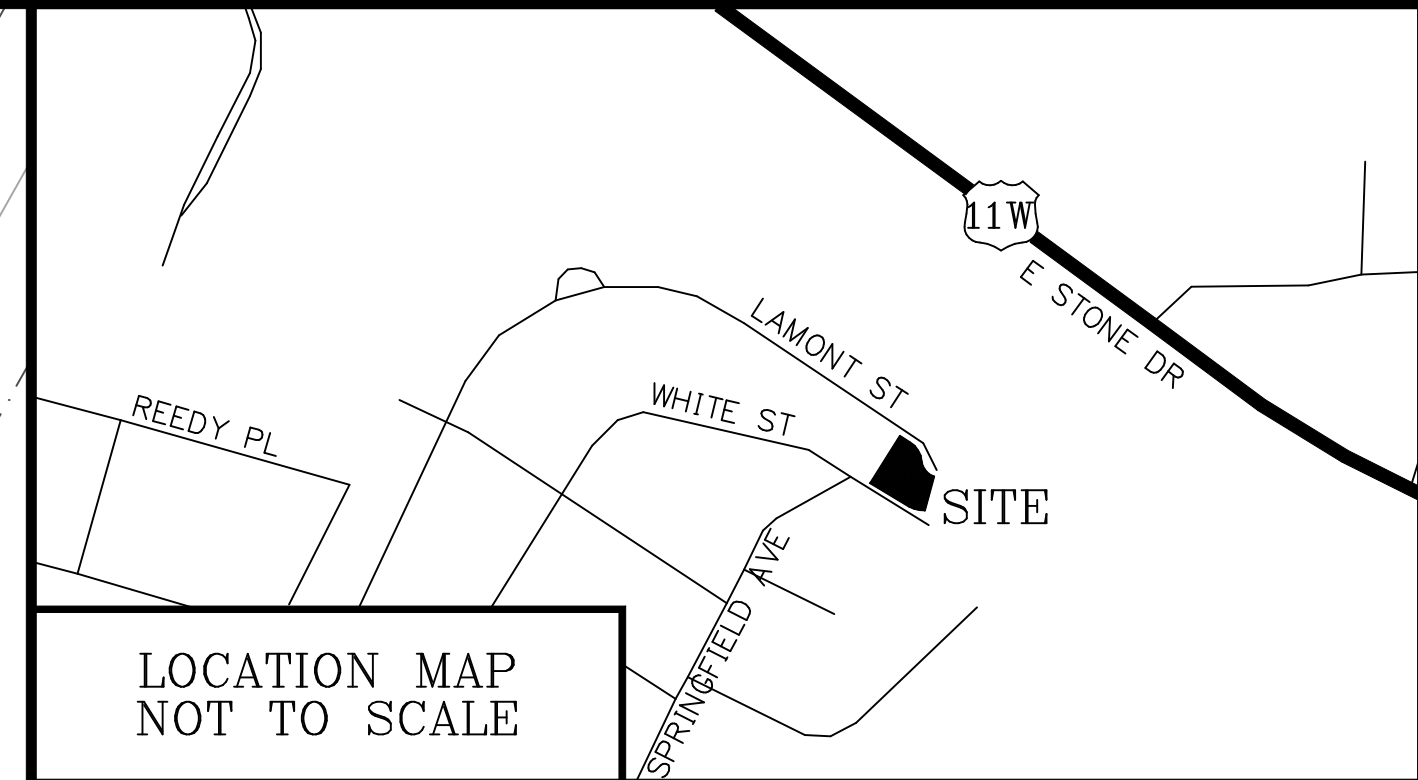


TN Grid North NAD 83 (2011)

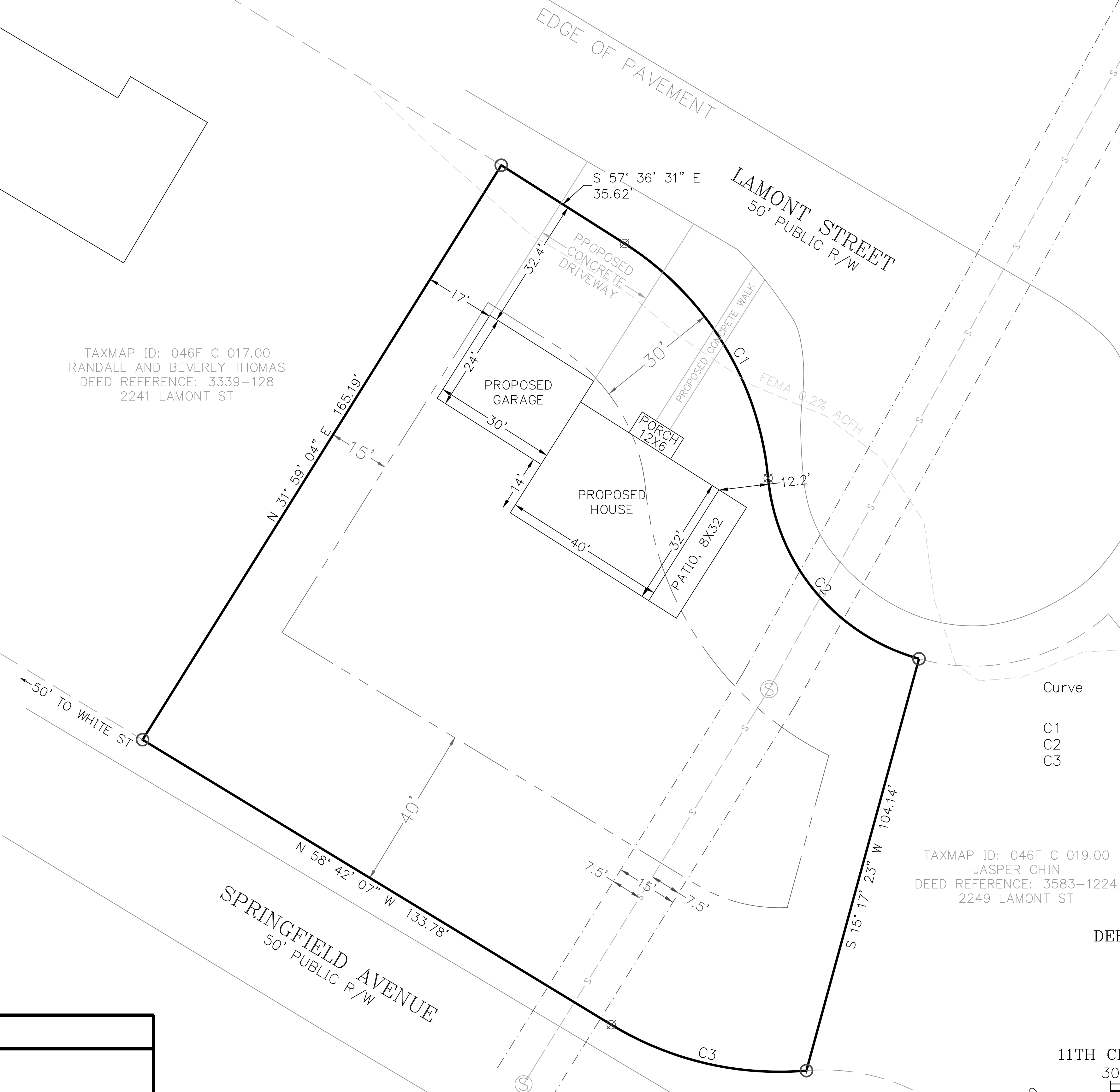


- 1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)
- 2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- 3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.
- 4 FIELD SURVEY CONDUCTED ON DATE: 2-5-24
- 5 CAD FILE: 24012-SP
- 6 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, (0.2% ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO FEMA FIRM NUMBER 47163C0045D WITH EFFECTIVE DATE OF 09-29-2006. DELINEATION SHOW HEREON IS AS GRAPHICALLY DEPICTED ON SAID FIRM.
- 7 KINGSPORT ZONING: R-1A
- 8 I CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1: 7,500 AS SHOWN HEREON AND THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

TAXMAP ID: 046F C 017.00
 RANDALL AND BEVERLY THOMAS
 DEED REFERENCE: 3339-128
 2241 LAMONT ST



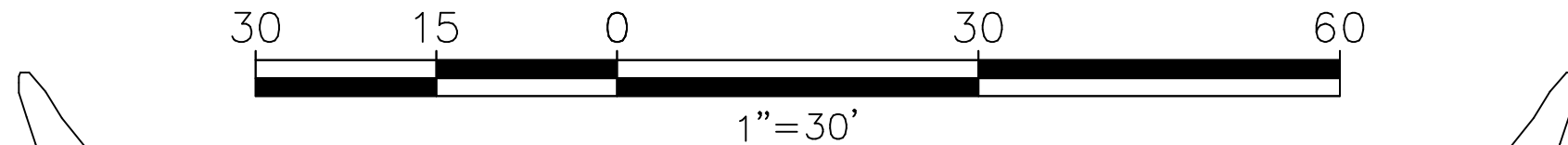
TN Grid North NAD 83 (2011)



Curve	Radius	Chord Bearing and Distance	Arc Length
C1	76.14'	S 31° 28' 09" E 67.08'	69.47'
C2	50.64'	S 39° 51' 55" E 57.42'	61.05'
C3	78.94'	N 76° 45' 17" W 48.92'	49.74'

TAXMAP ID: 046F C 019.00
 JASPER CHIN
 DEED REFERENCE: 3583-1224
 2249 LAMONT ST

SITE PLAN FOR PROPOSED HOUSE
 2245 LAMONT STREET
 NOW OR FORMERLY OWNED BY:
 JASPER CHIN
 DEED REFERENCE: DEED BOOK 3577 PAGE 123
 LOT 18, BLOCK 249, TELLICO HILLS
 PLAT REFERENCE: BOOK 26 PAGE 20
 TAX MAP ID: 046F C 018.00
 IN THE CITY OF KINGSPORT
 11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE



RYAN HORN - LAND SURVEYOR
 PO BOX 734, ERWIN, TN 37650
 PHONE: (423) 646-3459

LEGEND

- FOUND/EXISTING IRON REBAR
- ⊗ POINT NOT MONUMENTED
- ⊙ SEWER MANHOLE
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
- - - SEWER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ADJOINING PROPERTY LINE, (APPROXIMATE)

ArcGIS Web Map

Item III.5.

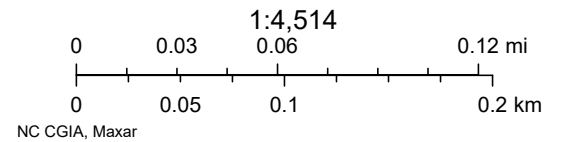


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Sullivan County Parcels Jan 2023

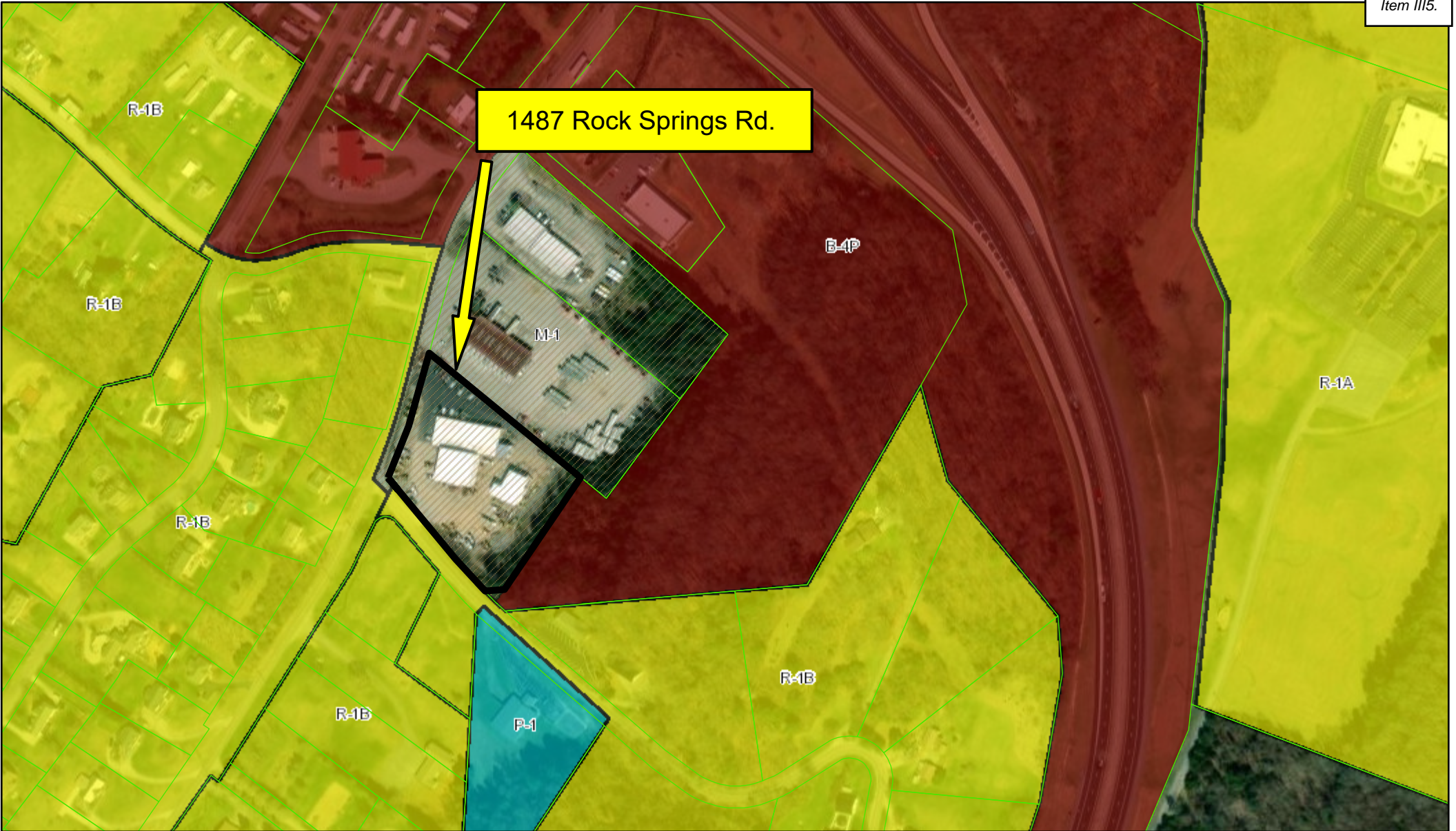
 Parcels

 Urban Growth Boundary



ArcGIS Web Map

Item III.5.



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Sullivan County Parcels Jan 2023

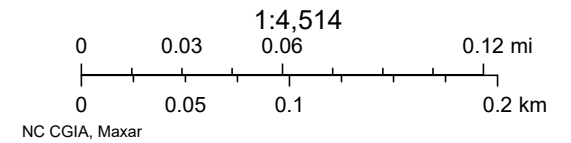
Parcels

City Zoning

<Null>

TAC

R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD/*	PUD
A-1	B-2	B-4P	M-1	P-1	PD	PVD



TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: May 21, 2024

RE: 1487 Rock Springs Road

The Board is asked to consider the following request:

Case: BZA24-0099 – The owner of property located at 1487 Rock Springs Road, Control Map 046F, Group C, Parcel 018.00 requests a 75 square foot variance to Sec 114-553(11)(a). The purpose of the request is to exceed maximum size requirements for an existing freestanding sign. The property is zoned M-1, Light Manufacturing District.

Code reference:

Sec. 114-533. - On-premises signs.

(11)Light Manufacturing District (M-1) and General Manufacturing District (M-2).

- a. *M-1 and M-2 districts shall be permitted one freestanding sign for each street frontage, and at each major access point, and in an industrial park for each building located therein provided:*
 1. *The individual sign surface shall not exceed one square foot of sign area per one linear foot of road frontage, up to 200 square feet of sign area per side, with a maximum of 400 square feet total sign area for all sides;*
 2. *Maximum height shall be 35 feet.*

APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name:	Paradis	First:	Charles	M.I.	Date: April 15, 2024
Street Address:	Bramco LLC 1801 Waterson Trail	Apartment/Unit #			
City:	Louisville	State	KY	ZIP	40299
Phone	502 493 4290	E-mail Address	Charles_Paradis@Bramco.com		

PROPERTY INFORMATION:

Tax Map Information	Tax map:	Group:	Parcel:	Lot:
Street Address	1487 Rock Springs Rd			Apartment/Unit #
Current Zone	Proposed Zone			
Current Use	Equipment Sales	Proposed Use	Equipment Sales	

REPRESENTATIVE INFORMATION:

Last Name	Rogers	First	Kyle	M.I.	Date	April 15 2024
Street Address	Bramco LLC 1801 Waterson Trail			Apartment/Unit #		
City	Louisville	State	Ky	ZIP	40299	
Phone	502 493 4212	E-mail Address	Kyle_Rogers@Bramco.com			

REQUESTED ACTION:

Requesting a variance to the freestanding sign size for updates that revise the bottom panel to be the same as the top two panels.

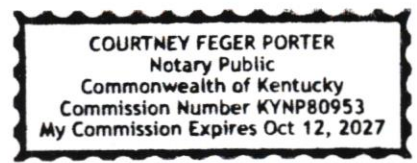
Current cumulative overall size of the sign is 200 sq ft Revised sign is estimated to be 275 sq.ft

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.

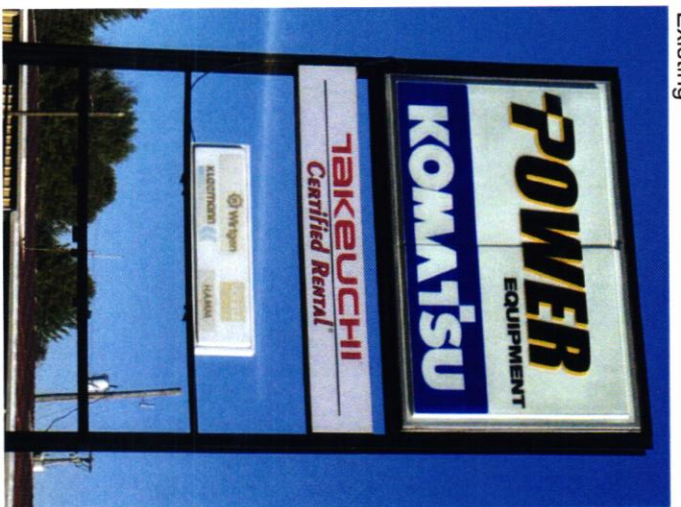
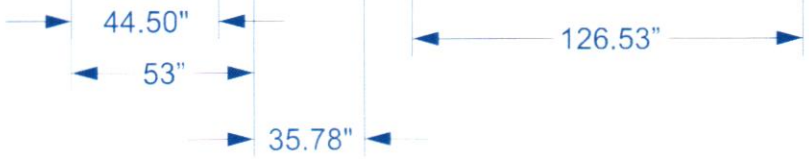
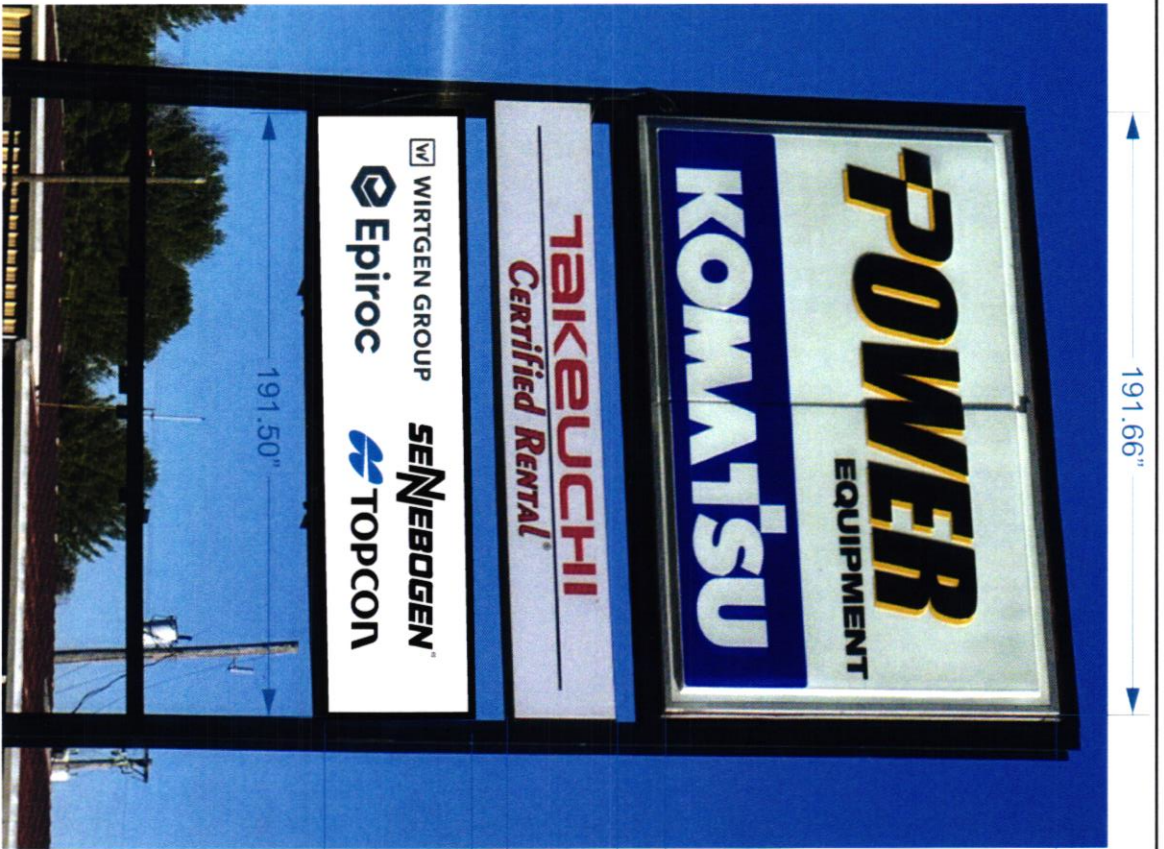
Signature: *[Handwritten Signature]* Date: 4/15/24

Signed before me on this 18th day of April, 2024,
 a notary public for the State of Kentucky
 County of Jefferson



Notary *[Signature]* Courtney Porter
 My Commission Expires 10-12-2027





Remove existing illuminated sign.
 Install new double sided illuminated sign cabinet.
 New sign installed to have equal space between
 all 3 sign cabinets.
 275 Total Square Feet

Approved By:

Design Created For: Power Equipment 1487 Rock Springs Rd, Kingsport, TN 37664

Drawing #: Kingsport Sign

Revision: A Date: 3/14/24

Scale 1" = 85"

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
 CREATED FOR YOUR PERSONAL USE IN
 CONNECTION WITH A PROJECT PLANNED FOR YOU
 BY CORNERSTONE SIGN & DECAL. IT IS NOT TO BE
 SHOWN OUTSIDE YOUR ORGANIZATION NOR USED,
 REPRODUCED, COPIED OR EXHIBITED IN ANY
 FASHION UNLESS AUTHORIZED IN WRITING BY
 CORNERSTONE SIGN & DECAL.



Sign & Decal

11900 Carrier Ct.
 Louisville Ky 40299
 (502) 968-8759
 www.cornerstonesign.com

New Sign



191.50"

44.50"

- 3/16" Solar grade lexan faces
- Digitally printed decals applied to surface
- LED Illumination
- 2-Sided Sign
- Aluminum cabinet painted black

Approved By:

Design Created For: Power Equipment 1487 Rock Springs Rd, Kingsport, TN 37664

Drawing #: Kingsport Sign

Revision: A

Date: 3/14/24

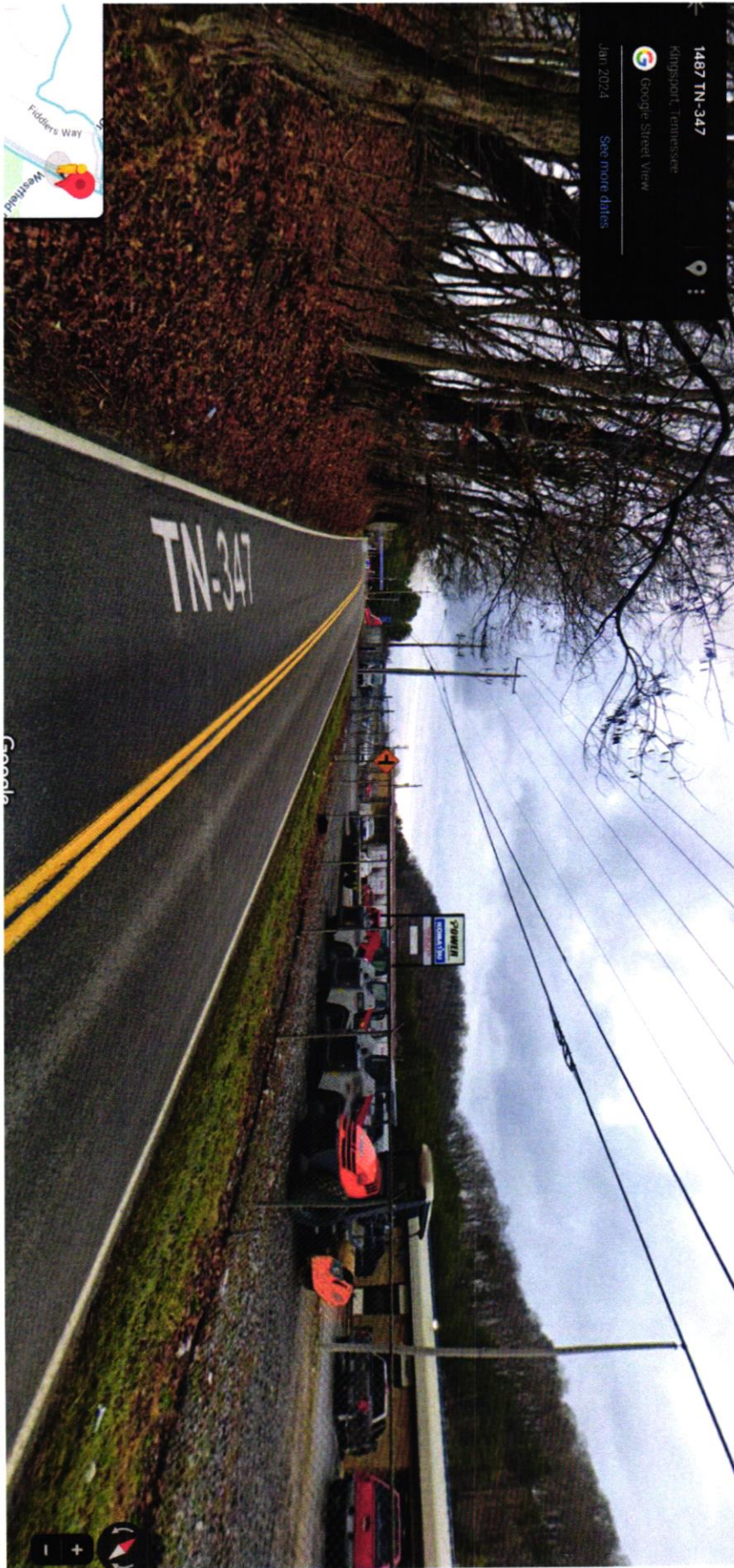
Scale 1" = 85"

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
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 FASHION UNLESS AUTHORIZED IN WRITING BY
 CORNERSTONE SIGN & DECAL.



Sign & Decal

11900 Carrier Ct.
 Louisville Ky 40299
 (502) 968-8759
 www.cornerstonesign.com



ArcGIS Web Map

Item III.6.

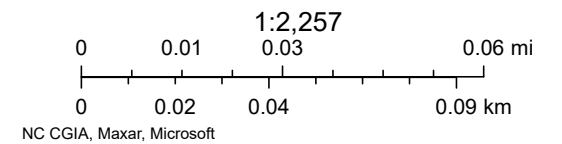


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Sullivan County Parcels Jan 2023

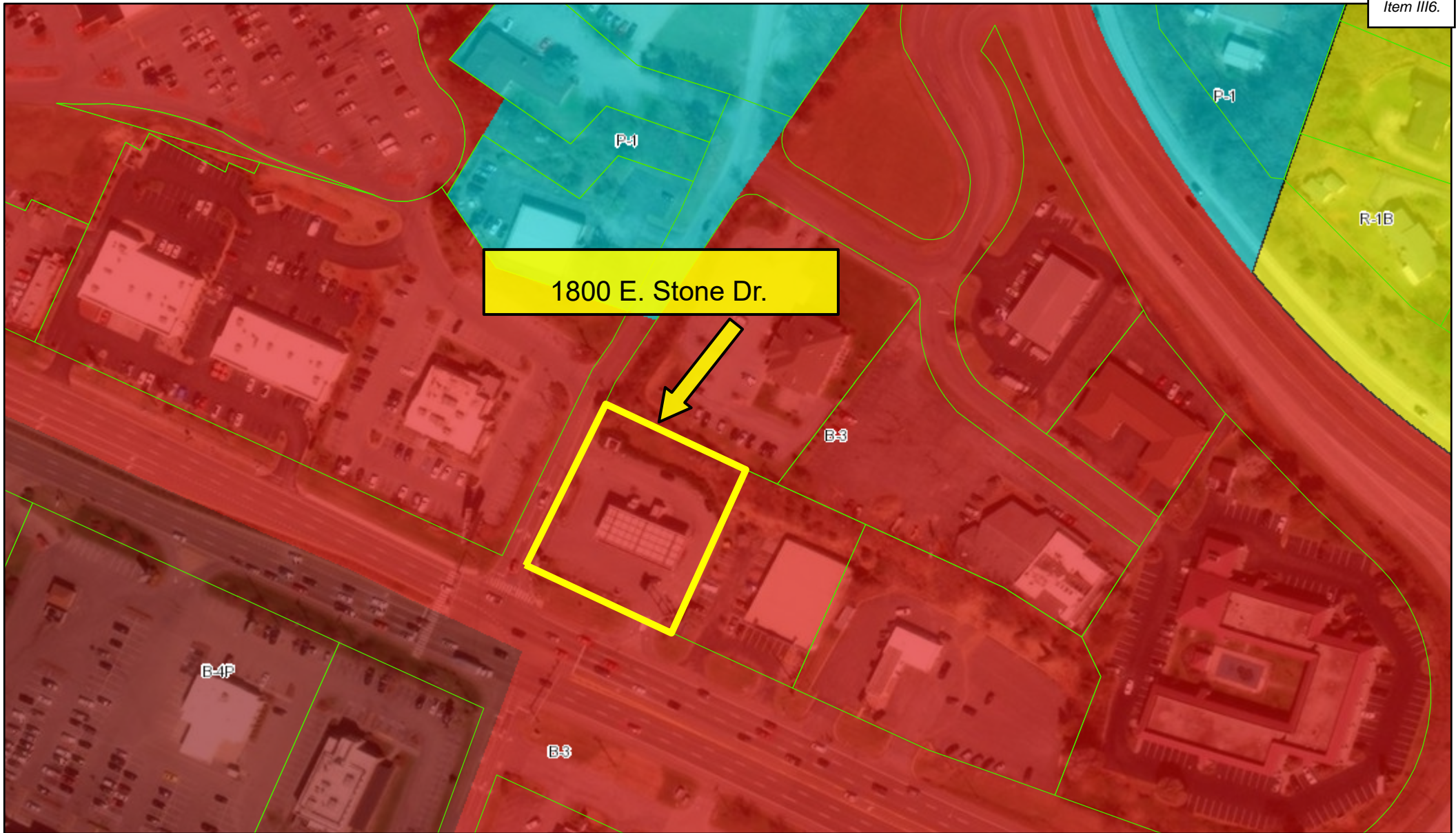
 Parcels

 Urban Growth Boundary



ArcGIS Web Map

Item III.6.



1800 E. Stone Dr.

5/22/2024, 4:01:07 PM

Sullivan County Parcels Jan 2023

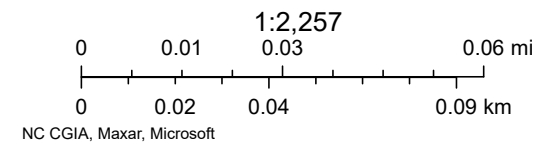
Parcels

City Zoning

<Null>

TAC

R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD/*	PUD
A-1	B-2	B-4P	M-1	P-1	PD	PVD



TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: May 22, 2024

RE: 1800 East Stone Drive

The Board is asked to consider the following request:

Case: BZA24-0102 – The owner of property located at 1800 East Stone Drive, Control Map 0471, Group A, Parcel 018.00 requests approval to Sec 114-533(8)a to permit one additional freestanding sign and a 20 foot variance to Sec 114-533(8)(a)4 to exceed maximum freestanding sign height requirements. The purpose of the request is to replace an existing, non-conforming freestanding sign. The property is zoned B-3, Highway-Oriented Business District.

Code reference:

Sec. 114-533. - On-premises signs.

(8) Highway Oriented Business District (B-3).

a. Single-tenant business and multitenant centers are permitted one freestanding sign, provided:

- 1. The sign surface area shall not exceed one square foot per lineal foot of frontage for the first 100 feet of frontage;*
- 2. The maximum sign surface area shall be 100 square feet per side or 200 square feet total of all sides;*
- 3. A lot with a multiple-street frontage, including a corner lot, uses only one street frontage for computing the sign surface area; and*
- 4. The height of the sign shall not exceed 30 feet above the ground.*

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	Montgomery	First	Sara	M.I.	Date	05/22/2024
Street Address	1990 Rockford St.			Apartment/Unit #		
City	Mount Airy	State	NC	ZIP	27030	
Phone	(336)789-3069		E-mail Address	sara@interstatesign.com		

PROPERTY INFORMATION:

Tax Map Information	Tax map: 0471	Group: A	Parcel: 018.00	Lot:		
Street Address	1800 East Stone Dr. Kingsport, TN 37660			Apartment/Unit #		
Current Zone	Commerical	Proposed Zone				
Current Use	Gas station	Proposed Use				

REPRESENTATIVE INFORMATION:

Last Name	Slate	First	David	M.I.	Date	05/22/2024
Street Address	1990 Rockford St.			Apartment/Unit #		
City	Mount Airy	State	NC	ZIP	27030	
Phone	(336)789-3069		E-mail Address	david@interstatesign.com		

REQUESTED ACTION:
 We request approval to install face replacements in the existing Kroger high rise sign and to paint the sign poles. We will not increase the sign area and will not change the overall height or structure of the sign.

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: Sara E. Montgomery Date: 05/22/2024

Signed before me on this 22nd day of May, 2024,
 a notary public for the State of North Carolina
 County of Surry

GLEND A W. SUMNER
 NOTARY PUBLIC
 SURRY County
 North Carolina
 My Commission Expires 5/20/26

Notary Glenda W. Sumner / Glenda W. Sumner
 My Commission Expires May, 20~~24~~ 2026



Dumpster
32.3' from back property line / 21.9' from left side property line

66.2' from front property line / 19.1' from right side property line / 79' from back property line / 66.7' from left side property line

Fuel canopy / kiosk

Gas price sign
8.2' from front property line / 20.8 ft. from left side property line

4.04' from front property line / 13.4' from right side property line

High rise sign (to be refaced)

Item III.6.

After



Sign is 50' tall

12.67' W X 5.83' T
73.87 sq. ft. of signage

FACE REPLACEMENTS ONLY & PAINTING POLES ONLY - NO CHANGES TO HEIGHT OR STRUCTURE OF SIGN

Before



INT



MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

May 2, 2024, Regular Meeting

Noon
Montgomery-Watterson Boardroom, City Hall

Members Present:

Tracey Cleek
Joe White
Wes Combs

Members Absent:

Bill Sumner
Calvin Clifton

Staff Present:

Lori Pyatte
Ken Weems
Jessica McMurray

Visitors:

Diane Caldwell
Ben Herrick
Rhonda Morris
Debby Range
Chris Ketron
Lily Franklin
Melissa Justice

Mr. Ken Weems called the meeting to order at 12:00p.

Mr. Ken Weems 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: BZA24-0065 – The owner of property located at 1672 Redwood Drive, Control Map 061F, Group D, Parcel 037.00 requests a special exception to Sec 114-183(c) for the purpose of starting an in-home childcare facility. The property is zoned R-1B, Residential District.

Ms. Franklin introduced herself and presented her case to the board. She stated the purpose of her request is to open an in-home childcare facility. She went on to say she intended to care for up to 12 children ages six weeks to five years. Staff noted two phone calls were received citing concern for safety and lack of parking and fencing. Members of the board noted fencing and safety were a concern for them as well. Ms. Franklin explained there is a large parking area in the rear of the home and a six foot privacy fence will be installed around the perimeter of the home.

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

Case: BZA24-0067 – The owner of property located at 100 Netherland Inn Road, Control Map 022, Parcel 077.00 requests an 81 square foot variance to Sec 114-533(3)a for the purpose of exceeding maximum size requirements for wall signage for an existing nursing home facility. The property is zoned R-3, Low Density Apartment District.

Ms. Melissa Justice presented the case to the board. Ms. Justice stated she is employed by Synder Signs and her company is hired to install new signage for The Waters. She explained the purpose of the request is due to the need for additional visibility for the general public and EMS personnel accessing the facility. Staff noted no phone calls were received.

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

Case: BZA24-0068 – The owner of property located at TBD N. Eastman Road, Control Map 061D, Group E, Parcel 023.10 requests special exception to Sec 114-191(c)4 for the purpose of constructing a new cell tower. The property is zoned P-1, Professional Offices District.

Mr. Ben Herrick presented the case to the board. Mr. Herrick explained the purpose of the request is to construct a new Verizon cell tower in the P-1, Professional Office zone. Mr. Herrick stated after extensive research it was determined this particular location is best suited to meet demand for cellular usage in the area. Mr. Herrick explained the tower will be contained inside protective fencing and appropriate signage installed. Mr. Combs inquired about the design and height of the tower. Mr. Herrick stated the tower is a freestanding monopole, approximately 150 feet tall. Mr. Herrick further explained by using a monopole tower other carriers can access the pole. He went on to say if a stealth tower is installed only one carrier could access the pole due to additional design and limited space on the pole.

Diane Caldwell and Rhonda Morris addressed the board. Ms. Caldwell and Ms. Morris both stated they live in the neighborhood abutting the site. Both ladies expressed concerns with look of the tower, property value depreciation and potential health issues caused by close proximity to the tower. Ms. Caldwell and Ms. Morris presented a petition signed by 71 petitioners against the installation of the cell tower.

John Pierce, owner of 1700 N. Eastman Road addressed the board. Mr. Pierce stated constructing a new cell tower on the site would lower property values and be unsightly to look at it from nearby restaurants.

Debby Range introduced herself as a neighboring home owner. Ms. Range questioned if board members would want a cell tower in their backyard and noted the cell tower would depreciate property values by 7.6 percent.

Chris Ketron addressed the board, stating she is a Hawkins County resident. Ms. Ketron explained that driving by a cell tower at that location would be unsightly, cause property values to depreciate and only benefit one person.

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

Adjudication of Cases:

Case: BZA24-0065 – The owner of property located at 1672 Redwood Drive, Control Map 061F, Group D, Parcel 037.00 requests a special exception to Sec 114-183(c) for the purpose of starting an in-home childcare facility. The property is zoned R-1B, Residential District.

The board noted they had no further concerns or questions.

MOTION: made by Mr. Wes Combs, seconded by Mr. Joe White, to approve the special exception for an in-home childcare facility as requested.

VOTE: 3-0 to approve the request.

Case: BZA24-0067 – The owner of property located at 100 Netherland Inn Road, Control Map 022, Parcel 077.00 requests an 81 square foot variance to Sec 114-533(3)a for the purpose of exceeding maximum size requirements for wall signage for an existing nursing home facility. The property is zoned R-3, Low Density Apartment District.

The board noted they had no further concerns or questions. Mr. Combs stated it is helpful the signs are not illuminated and understands the need for the request.

MOTION: made by Wes Combs, seconded by Mr. Joe White, to approve the 81 square foot wall sign variance as requested.

VOTE: 3-0 to approve the request.

Case: BZA24-0068 – The owner of property located at TBD N. Eastman Road, Control Map 061D, Group E, Parcel 023.10 requests special exception to Sec 114-191(c)4 for the purpose of constructing a new cell tower. The property is zoned P-1, Professional Offices District.

Board members reviewed the signed petition submitted for the record. Members acknowledged the concerns expressed by visitors regarding the cell tower. Mr. Combs questioned if any data was submitted in regards to property values. Staff stated no data was submitted. Mr. Combs went on to say if the applicant was willing, he would entertain a motion to table the item to allow the applicant time to collect and submit data regarding property values and aesthetic options for the tower. Mr. Combs reopened the public hearing to allow Mr. Herrick to respond. Mr. Herrick stated he is agreeable to the Board tabling a decision on the item in order to provide enough time to bring the requested information back to the board.

MOTION: made by Mr. Wes Combs, seconded by Ms. Tracey Cleek, to table case number BZA24-0068 until the applicant can provide relevant data regarding property values around cell tower locations and aesthetic options for disguising the tower.

VOTE: 3-0 to the table request.

BUSINESS:

MOTION: made by Mr. Combs, seconded by Mr. White, to approve the Kingsport Board of Zoning Appeals minutes for April 4, 2024.

VOTE: 3-0 to approve the minutes.

With no further business the meeting was adjourned at 12:57 p.m.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator