



## BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, August 07, 2025 at 12:00 PM

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

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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: BZA25-0184– The owner of property located at 224 E. Stone Drive, Control Map 046B, Group D, Parcels 012.00 & 013.00 requests special exception to Sec 114-191(c)6 for the purpose of constructing a new medical spa. The property is zoned P-1, Professional Offices District.

#### ***INTERESTED PARTIES:***

Owner:

Mickey McKamey

2295 Rock Springs Road

Kingsport, TN 37664

(423)430-7867

Representative: Stacey Andis Quillen

2. Case BZA25-0189– The owner of property located at 219 Sasanoa Court, Control Map 118D, Group A, Parcel 005.20 requests a 1,200-square-foot variance to Section 114-133(2) in order to exceed the maximum allowable square footage for an accessory structure to allow for the construction of a new detached garage. The property is zoned R-1B, Residential District.

***INTERESTED PARTIES:***

Owner:

JB & Deborah Lashley

219 Sasanoa Court

Kingsport, TN 37664

(423)349-4236

Representative: JB Lashley

- 3. Case: BZA25-0190 – The owner of the property located at 4507 Timberlake Lane, Control Map 045P, Group A, Parcel 025.00** requests a 10.09-foot front yard variance from Section 114-182(e)(1)c to allow for the construction of an attached garage. The property is zoned R-1A, Residential District.

***INTERESTED PARTIES:***

Owner:

Jeffrey Hooker

4507 Timberlake Lane

Kingsport, TN 37664

(423)276-9191

Representative: Jeffrey Hooker

**IV. BUSINESS**

- 1. Approval of the July 3, 2025 regular meeting minutes.**

Stating for public record, the next application deadline is August 15, 2025 at noon, and meeting date (Thursday, September 4, 2025).

- 2. SB 0365/HB 0317 - New BZA Training Requirement**

Beginning July 1, 2025, this bill adds that property rights and constitutional rights are also included in this list of training and continuing education topics.

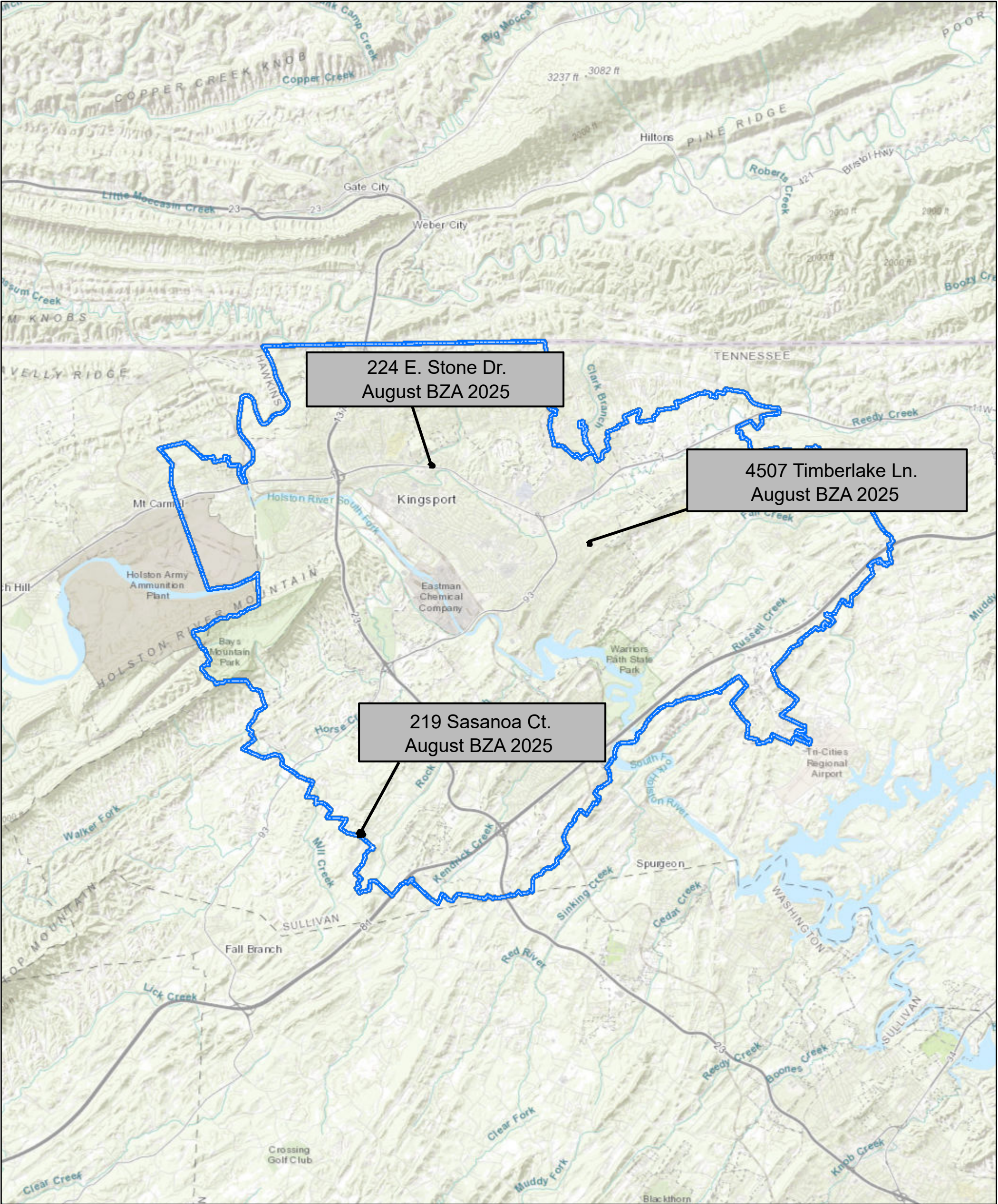
**V. ADJUDICATION OF CASES**

**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.

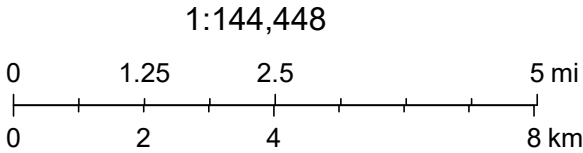
## **VII. ADJOURN**





7/17/2025, 9:56:49 AM

 Urban Growth Boundary



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, August 7, 2025 will be conducted beginning at NOON in the Kingsport City Hall, Montgomery-Watterson Boardroom, 415 Broad Street, 3rd floor, Kingsport, Tennessee.

Public Hearings: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following cases:

**Case: BZA25-0184– The owner of property located at 224 E. Stone Drive, Control Map 046B, Group D, Parcels 012.00 & 013.00** requests special exception to Sec 114-191(c)6 for the purpose of constructing a new medical spa. The property is zoned P-1, Professional Offices District.

**Case BZA25-0189– The owner of property located at 219 Sasanoa Court, Control Map 118D, Group A, Parcel 005.20** requests a 1,200-square-foot variance to Section 114-133(2) in order to exceed the maximum allowable square footage for an accessory structure to allow for the construction of a new detached garage. The property is zoned R-1B, Residential District.

**Case: BZA25-0190 – The owner of the property located at 4507 Timberlake Lane, Control Map 045P, Group A, Parcel 025.00** requests a 10.09-foot front yard variance from Section 114-182(e)(1)c to allow for the construction of an attached garage. The property is zoned R-1A, Residential District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.




All City of Kingsport public meetings are conducted in accessible locations. If you require accommodations to participate in this meeting, these may be requested by calling (423) 229-9485 or by emailing [ADAContact@KingsportTN.gov](mailto:ADAContact@KingsportTN.gov) at least 72 hours in advance. Copies of any documents used are available in accessible formats upon request.

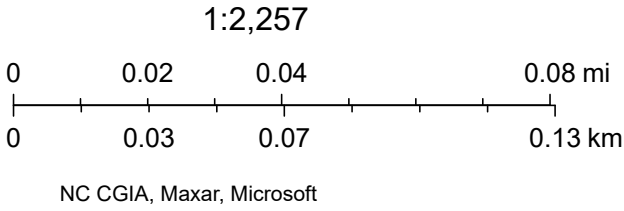
CITY OF KINGSPORT  
Angie Marshall, City Clerk  
PIT: 7/28/2025





7/17/2025, 8:32:30 AM  
Sullivan County Parcels Jan 2023

-  Parcels
-  Urban Growth Boundary
-  Kpt 911 Address







7/17/2025, 8:26:08 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

<Null>

TA/C

R-5

GC

B-2E

A-1

A-2

AR

B-1

B-2

B-3

B-3

B-4

B-4P

B-4P

BC

GC

M-1

M-1R

M-2

MX

P-1

P-D

PBD-3

PBD/\*

PD

PMD-1

PMD-2

M-1R

PVD

R-1

R-1A

R-1B

R-1C

R-2

R-3

R-3A

R-3B

R-4

Split

TA

TA-C

UAE

Urban Growth Boundary

Kpt 911 Address

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NC CGIA, Maxar, Microsoft



TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 15, 2025

RE: 224 E. Stone Drive

The Board is asked to consider the following request:

**Case: BZA25-0184– The owner of property located at 224 E. Stone Drive, Control Map 046B, Group D, Parcels 012.00 & 013.00** requests special exception to Sec 114-191(c)6 for the purpose of constructing a new medical spa. The property is zoned P-1, Professional Offices District.

*Code reference:*

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

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

- (1) Offices of veterinarians, animal hospitals.*
- (2) Hospitals, rest or convalescent homes.*
- (3) Group homes.*
- (4) Communication facilities.*
- (5) Golf courses.*
- (6) **Medical or dental offices**, clinics provided that upon findings of fact that all of the following criteria are met:*
  - a. The use will not be located within 1,000 feet of a public or private school, day care facility, park, any area devoted to public recreation activity or a residential dwelling. Measurements shall be made in a straight line on the city zoning map from the nearest property line of the lot on which the facility is situated to the nearest property line of any of the uses set forth in this subsection;*
  - b. The use will be designed, located, and proposed to be operated so that the health, safety and welfare will be protected;*
  - c. The use will not be detrimental to and will not injure, damage or adversely affect the use, value or enjoyment of the properties in the surrounding neighborhood;*
  - d. The use will not have an adverse impact on land use compatibility;*
  - e. The use will not materially or adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed use;*
  - f. Adequate public facilities are available to accommodate the use;*
  - g. The traffic generated by the use will be safely accommodated along major streets without traversing minor streets;*
  - h. The use will maintain appropriate traffic patterns and parking as to not strain existing facilities with substantial increases in traffic and projected trip generations;*
  - i. The use will conform to all applicable provisions of the district and will not require any variances.*



**APPLICATION**  
Board of Zoning Appeals



**APPLICANT INFORMATION:**

Last Name McKamey First Mickey M.I. L Date 7/14/25  
Street Address 2245 Oak Springs Rd. Apartment/Unit #  
City Kingsport State TN ZIP 37664  
Phone 423 430-7062 E-mail Address [REDACTED]

**PROPERTY INFORMATION:**

Tax Map Information Tax map: Group: Parcel: Lot: Parcel FD 046B D 012.00 + 046B D 013.00  
Street Address 224 E Stone Dr Kingsport TN 37660 Apartment/Unit #  
Current Zone R-1B Proposed Zone P-1  
Current Use Vacant land Proposed Use Spa Business

**REPRESENTATIVE INFORMATION:**

Last Name Andis Guillen First Stacey M.I. M Date 7/11/25  
Street Address 1112 Faye St. Apartment/Unit #  
City Kingsport TN State TN ZIP 37660  
Phone 423-765-5742 E-mail Address [REDACTED]

**REQUESTED ACTION:**

Approval of Spa use in a P1 zone.

**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:

Mickey McKamey

Date:

7/14/25

Signed before me on this 14 day of July, 2025

a notary public for the State of Tennessee

County of Sullivan

Notary Tracy Dean Wright

My Commission Expires 4-23-28



## Board of Zoning Appeals Criteria and Application Requirements

The BZA utilizes the following Criteria in their decisions:

**A Special Exception (conditional use)** is an infrequent but desirable land use, which must be individually regulated for location and mode of operation due to its nature. The BZA will balance the public need for the specific use with possible adverse impacts upon the surrounding area if the special exception is granted.

### Application Requirements of the Petitioner for a Special Exception:

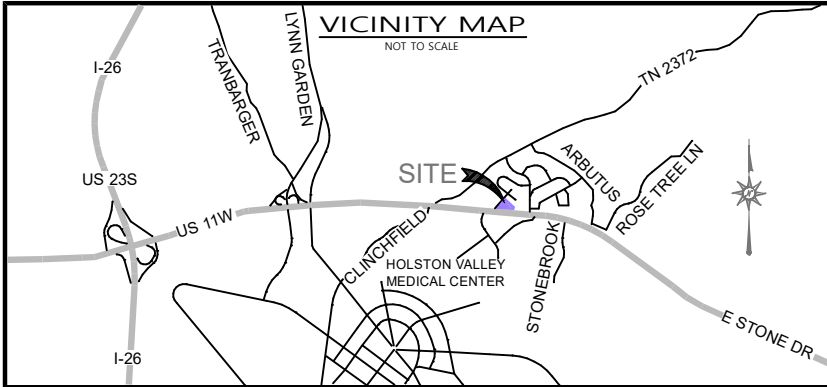
1. Completed Application
2. Provide staff with a drawing/plan of the proposed building with dimensions, parking lots, existing and purposed driveway, required green space and traffic circulation patterns.

*...turned in. Subject to change per city code & requirements.*  
When applying for a special exception keep in mind the following and be prepared to answer:

1. What is the use, activities, hours of operation, numbers of anticipated customers and daily vehicles? *Medical day spa / full service day spa. hours - 7a-7p (maybe) Full capacity - 20-30 people.*
2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site? *Yes, off street dr. Spa will have turn in access / parking*
3. Does the use and additions if any, fit with the neighborhood architecture aesthetics? *Yes. nice building aesthetic. Possible Post Steel.*
4. Will the use generate excessive noise, traffic, dust, etc.? *No.*
5. Is there proper fencing and screening to shield proposed use from existing neighborhood? *Yes existing greenery on large hill.*
6. Are there any undesirable effect upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area? *No.*

**\*\* All requested material must accompany a completed application form before it will be accepted by staff and placed on the Board of Zoning Appeals agenda. All application packets along with a \$100.00 processing fee must be turned into the Kingsport Planning Office before NOON on the 15<sup>th</sup> of the month prior to the month the item is to be heard by the Board of Zoning Appeals.**





DESCRIPTION OF PROPERTY TO BE REZONED:

SITUATED in the Eleventh (11th) Civil District of Sullivan County, Tennessee, within the corporate limits of the City of Kingsport, Tennessee; and being identified as all of Parcel 12.00 and part of Parcel 13.00 of Group D as shown on Sullivan County Assessor's Map 46 Insert B; and being properties now or formerly owned by Mickey McKamey, et.ux. Diane S. McKamey as recorded in Deed Book 2515C page 294 et.seq., and Tonya R. McDavid, Trustee, as recorded in Deed Book 2925C, page 131 et.seq.; lying on the north of E. Stone Road (US Hwy 11W / TN 1) at the northeast quadrant of its intersection with Tyson Lane; and being more particularly bounded and described as follows:

BEGINNING at a point on the northerly right of way margin of E. Stone Road (US Hwy 11W / TN 1) 120' north of the centerline of right of way, at its intersection with the easterly right of way margin of Tyson Lane, 25' east of the centerline of right of way, being the southwesternmost corner of property now or formerly owned by McDavid, Trustee, and identified as Parcel 13.00;

THENCE, along said Tyson Lane right of way margin and Parcel 13.00, now or formerly owned by McDavid, North 33 degrees 40 minutes 33 seconds East, 70.18 feet to a point;

THENCE, departing Tyson Lane and crossing Parcel 13.00, now or formerly owned by McDavid, Trustee, along the former right of way margin of E. Stone Drive (US 11W / TN 1), 180' north of and parallel to centerline of right of way, North 87 degrees 34 minutes 21 seconds West, for a distance of 164.95 feet to a point on the westerly boundary of Parcel 12.00, now or formerly owned by McKamey;

THENCE, turning northward along the westerly boundary of property now or formerly owned by McKamey and identified as Parcel 12.00, common with property now or formerly owned by McDavid, Trustee, and identified as Parcel 13.00, North 42 degrees 36 minutes 55 seconds East, 111.83 feet to a point on the rear boundary of Lot 21 of Block B in Bloomington Heights Subdivision as recorded in Plat Book 7 page 123-B, now or formerly owned by David W. Harper and Pamela L. Harper as recorded in Deed Book 1199C, page 562 et.seq.;

THENCE, along the common boundary of McKamey with Bloomington Heights Subdivision, Block B, Lot 21, South 54 degrees 46 minutes, 21 seconds East, for a distance of 35.00 feet to the common corner with Lot 20 of Block B in Bloomington Heights Subdivision, now or formerly owned by Theodore D. Vaughn and Tracy Vaughn as recorded in Deed Book 3235, page 805 et.seq.;

THENCE, continuing along the common boundary of McKamey with Bloomington Heights Subdivision, Block B, Lot 20, South 54 degrees 46 minutes 21 seconds East, for a distance of 122.71 feet to a point on the northerly right of way of E. Stone Drive (US 11W / TN 1), 180 feet from centerline of right of way;

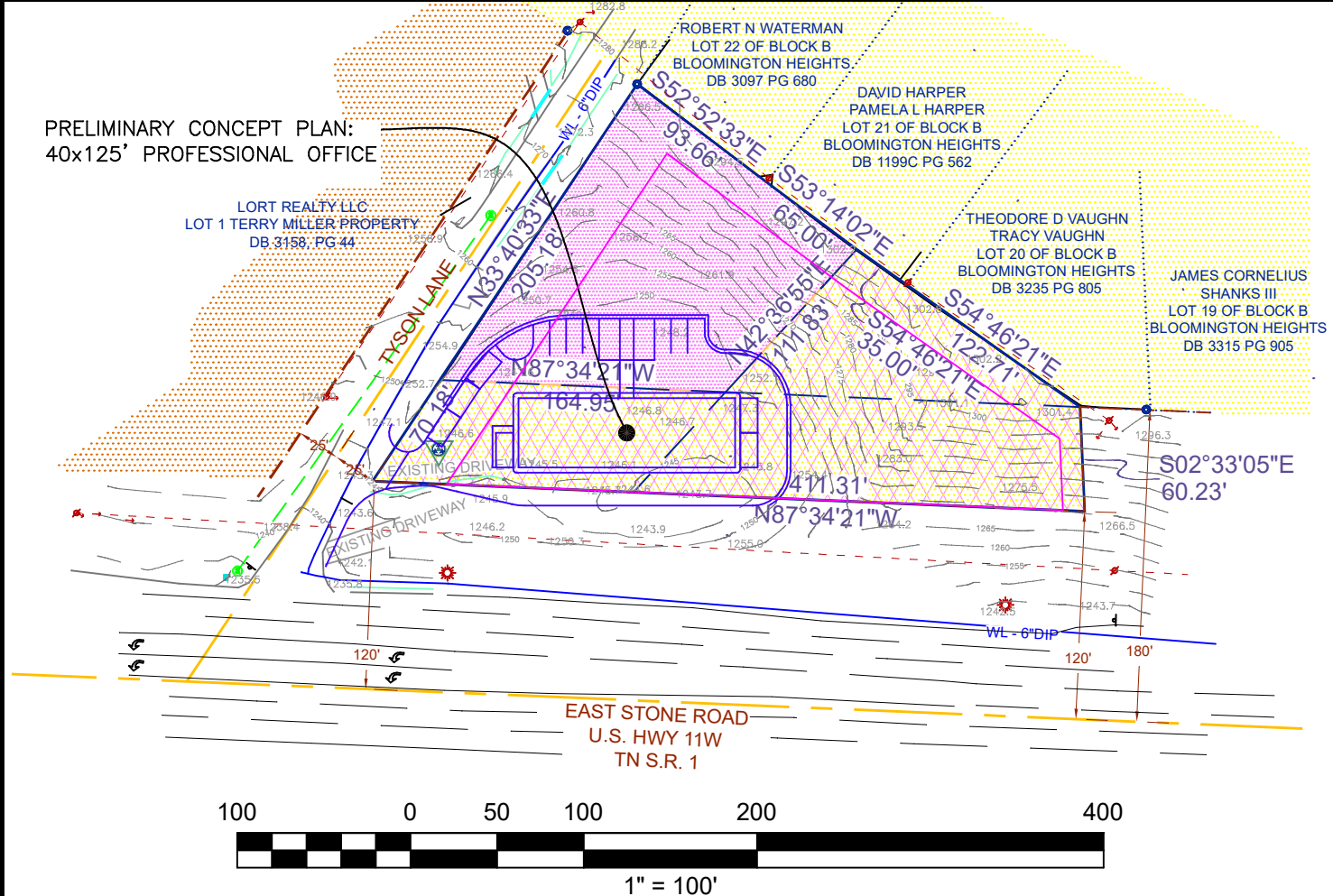
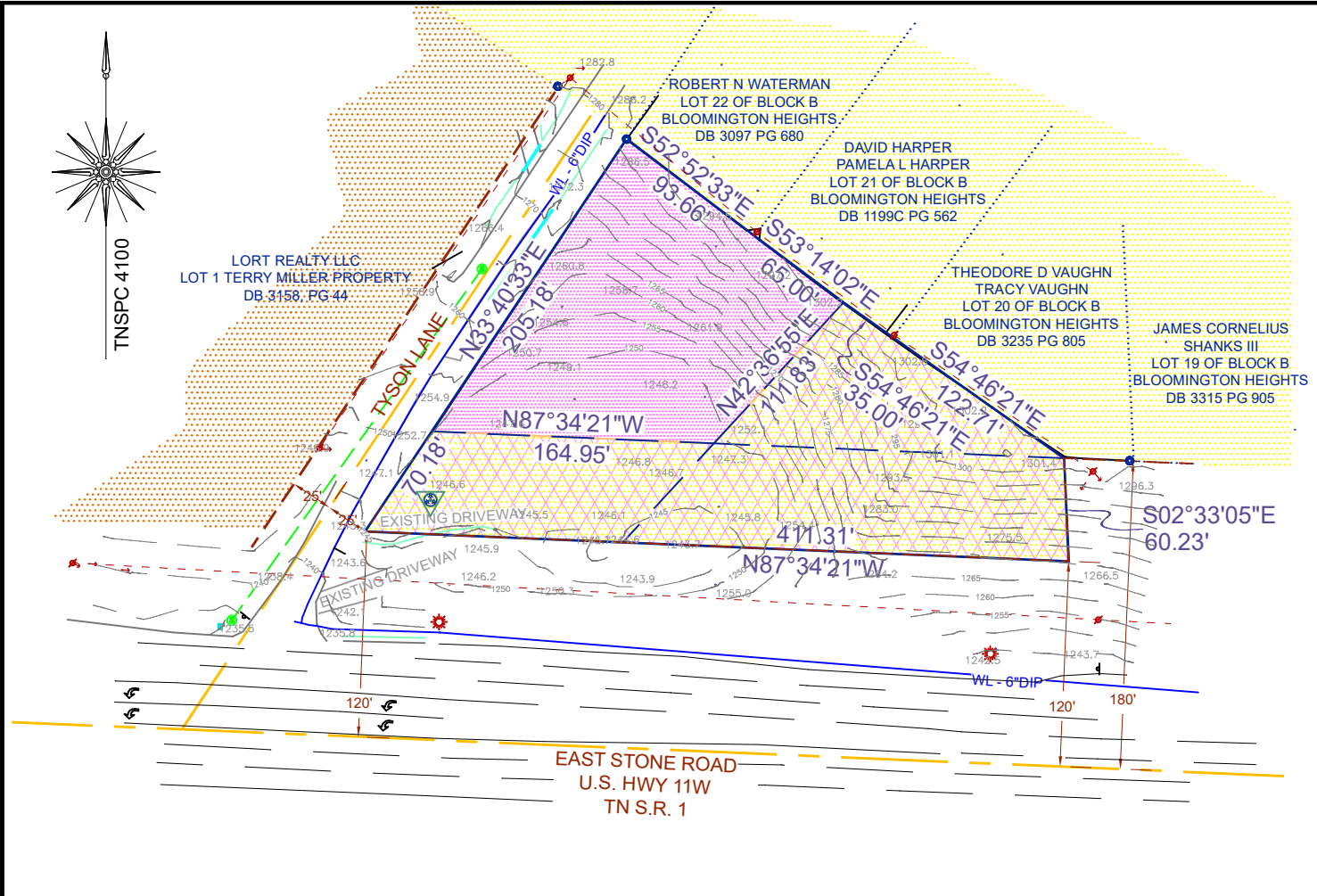
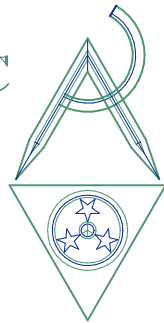
THENCE, departing the boundary with Bloomington Heights Subdivision, turning southward along property now or formerly owned by McKamey and the right of way of E. Stone Drive (US 11W / TN 1), South 02 degrees 33 minutes 05 seconds East, for a distance of 60.23 feet to a point 120 feet from centerline of the right of way;

THENCE, continuing along the northerly right of way margin of E. Stone Drive (US 11W / TN 1), and the properties of McKamey and McDavid, Trustee, North 87 degrees 34 minutes 21 seconds West, for a total distance of 411.31 feet to the POINT OF BEGINNING.

CONTAINING 0.739 acre (32,175 square feet) +/- as shown on survey bearing T3RRRAIN LLC Job #25-019 by Kellee M Hargis, TN RLS #2775, whose address is T3RRRAIN LLC, P.O. Box 44, Harriman, Tennessee, 37748.

**T3RRRAIN LLC**  
SURVEYING & MAPPING  
SOLUTIONS

P.O. BOX 44  
HARRIMAN, TN 37748  
+1(865) 369-3121



ZONING DEVELOPMENT PLAN

Item III.1.

FOR:  
STACEY ANDIS QUILLEN  
(CONTRACTED BUYER)

224 TYSON LANE, KINGSPORT, TENNESSEE,

ELEVENTH CIVIL DISTRICT  
SULLIVAN COUNTY, TENNESSEE

ASSESSOR MAP 46 INSERT B GROUP D PARCELS 12.00 & 13.00

LEGEND:

	IRON ROD FOUND CAPPED LEGGINS 987		UTILITY POLE
	IRON ROD SET CAPPED KMHARGIS TN2775		GUY ANCHOR
	EXISTING BOUNDARY SUBJECT PROPERTY		OVERHEAD UTILITY
	INTERIOR DEED LINES		WATER METER/VALVE
	EXISTING P-1 ZONE		DIAMETER CORRUGATED METAL PIPE
	PROPOSED REZONING TO P-1 FROM RB-1		BUILDING SETBACK LINES 30' FRONT, 12' SIDES AND REAR
	EXISTING B-1 ZONE		SURVEY CONTROL FIXED BASE STATION
	EXISTING R1-B ZONE		

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PROVIDE PRELIMINARY PLAN TO REZONE PROPERTY FROM R1-B TO P-1, THE REMAINING PORTION OF PROPERTY OWNED BY TRUSTEE TONYA R MCDAVID AS RECORDED IN DEED BOOK 3115 PAGE 1332, DEED BOOK 2925C, PAGE 131, AND 1290 C, PAGE 659; AND MICKEY AND DIANE S. MCKAMEY AS RECORDED IN DEED BOOK 2515C, PAGE 294, DEED BOOK 1289C, PAGE 556, AND 1123 C, PAGE 360; SHOWN AND IDENTIFIED BY SULLIVAN COUNTY PROPERTY ASSESSOR AS PARCELS 12.00 & 13.00 OF GROUP D ON MAP 46 INSERT B; AND TO PROVIDE CONCEPTUAL PLOT PLAN OF PROPOSED P-1 PROFESSIONAL OFFICE DEVELOPMENT.
2. TOTAL PROPERTY AREA IS 1.26 ACRES, AND THE PORTION TO BE REZONED IS 0.739 ACRE.
3. NO TITLE SEARCH WAS PROVIDED OR PERFORMED FOR THIS SURVEY. RECORDED OR UNRECORDED RESTRICTIONS, EASEMENTS, LIENS, OR OTHER CLAIMS MAY BE APPLICABLE.
4. CALL 811 BEFORE YOU DIG! IT'S FREE; IT'S EASY; AND IT'S THE LAW. UTILITIES SHOWN BY VISIBLE, ABOVE-GROUND APPURTENANCES ONLY.
5. SUBJECT PROPERTY LIES IN ZONE X, AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP OF SULLIVAN COUNTY, TENNESSEE, AND INCORPORATED AREAS: CITY OF KINGSPORT COMMUNITY NUMBER 470184, PANEL 0045 D MAP NUMBER 47163C0045D, EFFECTIVE SEPTEMBER 29, 2006.
6. PROPERTY IS CURRENTLY ZONED P-1 AND R-1B BY CITY OF KINGSPORT; BUILDING SETBACK LINES ARE 30' FROM FRONT (TYSON), 12' FROM REAR AND SIDES. VERIFY FULL ORDINANCE THROUGH KINGSPORT PLANNING DEPARTMENT, LOCATED AT 415 BROAD STREET, 2ND FLOOR, KINGSPORT, TENNESSEE, 37760; TELEPHONE (423)229-9485
7. RECORD DOCUMENTS DEPICTED OR CITED HEREON OBTAINED FROM THE OFFICES OF THE SULLIVAN COUNTY REGISTER OF DEEDS AND SULLIVAN COUNTY PROPERTY ASSESSOR, OFFICES LOCATED AT 3411 HWY 126, SUITES 101 AND 103, BLOUNTVILLE, TENNESSEE, 37617; PHONE (423)323-6420 AND (423)323-6455
8. FOR ROADWAY INFORMATION: CONTACT TENNESSEE DEPARTMENT OF TRANSPORTATION, REGION 1, DISTRICT 17, BOX 3518, CRS, JOHNSON CITY, TN, 37914, PHONE (423)282-0651; OR CITY OF KINGSPORT PUBLIC WORKS, PHONE (423)229-9487.

CERTIFICATION OF SURVEY:

I certify that I performed this survey on the ground myself, solo or with crew, between field dates of May 5th and 12th, 2025, in compliance with Tennessee Minimum Standards of Practice.

This is a Category IV Remote Sensing Survey, completed utilizing two Carlson BRx7 GNSS receivers for static, TDOT GNSS Network RTK, and base-rover RTK observations, along with Carlson Surveyor2 operating SurveCE 6.17, and Carlson 2024 SurvNet for raw data analysis. Fixed base station Tennessee State Plane Coordinates (4100) as shown and labeled hereon were derived from averaged rapid static observations, post-processed through OPUS: NAD83(2011)(Epoch:2010.0000); [NAVD88 (GeoID18)]; combined scale factor 0.99997372; and Tennessee Department of Transportation NTRIP Network. RTK observations were derived from averaged fixed positions; redundant observations on survey control points and boundary marks recorded, and unadjusted raw data least squares reports 95% confidence in positional accuracy. No further network adjustment or scale factor applied.





7/17/2025, 8:59:56 AM

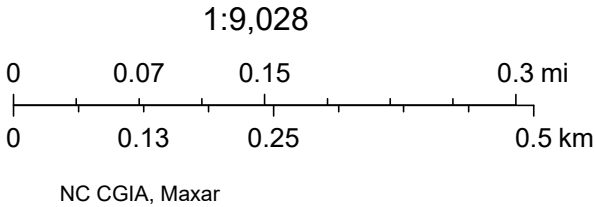
Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

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



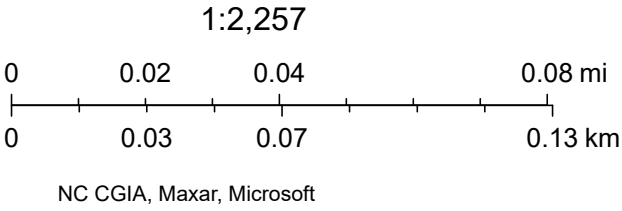




7/17/2025, 8:51:55 AM

- Sullivan County Parcels Jan 2023
- City Zoning
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  - TA/C
  - R-5
  - GC
  - B-2E
  - A-1
  - A-2

- |      |       |       |                       |
|------|-------|-------|-----------------------|
| AR   | M-1   | PMD-2 | R-3B                  |
| B-1  | M-1R  | PUD   | R-4                   |
| B-2  | M-2   | PVD   | Split                 |
| B-3  | MX    | R-1   | TA                    |
| B-3  | P-1   | R-1A  | TA-C                  |
| B-4  | P-D   | R-1B  | UAE                   |
| B-4P | PBD-3 | R-1C  | Urban Growth Boundary |
| B-4P | PBD/* | R-2   | Kpt 911 Address       |
| BC   | PD    | R-3   |                       |
| GC   | PMD-1 | R-3A  |                       |





TO: KINGSPOINT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 15, 2025

RE: 219 Sasanoa Court

The Board is asked to consider the following request:

**Case BZA25-0189– The owner of property located at 219 Sasanoa Court, Control Map 118D, Group A, Parcel 005.20** requests a 1,200-square-foot variance to Section 114-133(2) in order to exceed the maximum allowable square footage for an accessory structure to allow for the construction of a new detached garage. The property is zoned R-1B, Residential District.

*The site is 4.07 acres (177,289 sq. ft.), allowing up to 3,545 sq. ft. for accessory structures (2% of the total parcel area). The applicant currently has 3,640 sq. ft. of existing accessory structure space, already exceeding the allowable limit.*

*Code reference:*

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

*(2) Location. Except as provided in subsection (3) of this section, no accessory building shall be erected in any required front or side yard. Accessory residential structures shall be on the same lot as the principal residential structure. The floor area of accessory structures located upon any property zoned for residential use shall not exceed 30 percent of the floor area of the principal structure, or 1,100 square feet, whichever is greater. Lots that are two acres in size or larger may use the following calculation to determine accessory structure size: maximum of two percent of total parcel area but never more than 5,000 square feet. Accessory structures shall not exceed the height of the principal structure or 35 feet, whichever is less. Accessory structures shall be at least three feet from all lot lines and five feet from any other building on the same lot; provided, however, that where two adjoining property owners desire to build a double garage on the property line, one-half of which would be located on each property, they may secure a building permit to construct such garage by submitting written agreements signed by both parties concerned to the zoning administrator. The height of both the accessory structure and the principal structure shall be measured according to the provisions outlined in the current building code, as set forth in article III of chapter 22. Swimming pools not covered by a permanent roof, tennis courts, pet enclosures not exceeding 100 square feet floor area, and satellite dish antennas shall not be subject to size or height restrictions in this section or included in calculating floor area.*



**APPLICATION**  
Board of Zoning Appeals

Item III.2.



**APPLICANT INFORMATION:**

Last Name: Lashley First: JB and Deborah M.I. Date: 7/11/2025  
Street Address: 219 Sasanoa Ct Apartment/Unit #  
City Kingsport State TN ZIP 37664  
Phone 423-349-4236 E-mail Address [REDACTED]

**PROPERTY INFORMATION:**

Tax Map Information Tax map: 118D Group: A Parcel: 005.20 Lot:  
Street Address 219 Sasanoa Ct Apartment/Unit #  
Current Zone Proposed Zone  
Current Use Primary residence. Proposed Use

**REPRESENTATIVE INFORMATION:**

Last Name Lashley First J.B. M.I. Date 7/11/2025  
Street Address 219 Sasanoa Ct. Apartment/Unit #  
City Kingsport State TN ZIP 37664  
Phone 423-502-3463 E-mail Address [REDACTED]

**REQUESTED ACTION:**

Plan is to build a three bay 30' x 40' garage/storage building. We require the building for storage of vehicles, equipment and other items to place out of sight and out of the weather. Our 3 parcels are almost 12 acres in size, part in the city and part in the county. We currently have primary residence along with a separate garage/guest house in it.

Building is to be metal back and sides, metal framing. Front of building to match existing house with Western red cedar on the front. We are unable to place against home, as the home is at the top of a ridge with a drop off/steep downhill (12' feet to drop off from the back of the house). Rear property line is several hundred feet all going steep downhill.

Building to have one 3'0" door, front of building to be western red cedar and match the house. Three 10'x12' garage doors.  
Metal roof: 4/12 pitch.

Other near properties touching our land are residential lots, farm acreage with barns and livestock and other acreage to the rear of the property

**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: Deborah Lashley  
Signed before me on this 14th day of July, 2025  
a notary public for the State of Tennessee  
County of Sullivan  
Notary Lori L. Pyatte  
My Commission Expires 11-21-2026



**CITY PLANNING OFFICE**

Received Date: Received By:  
Application Fee Paid:  
Board of Zoning Appeals Meeting Date:  
Section of Applicable Code:  
Building/Zoning Administrator Signature: Date:  
Completed Site Plans Received:  
Previous requests or file numbers:  
Signature of City Planner: Date:

#### 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.

RESPONSE: Land is on top of a ridge that slopes both in front and back of property with steep slope going towards rear property line.

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

RESPONSE: We have almost 12 acres of land, there is plenty of room to build this building if we grant the variance.

We have multiple vehicles and supplies that are having to sit unprotected in the weather.

This increases the ability to have hail damage, wind damage to the vehicles, etc.

- c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.



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

RESPONSE: Our property is surrounded on four sides with trees and wooded areas. Two sides of the property are adjacent to farms with barns and livestock. Rear of property backs up to more acreage. Front of the 4.07 acres is our wooded vacant lot.

The 4.07 acres with our home and the front lot are in the city limits. Our 6.35 acres is in the county and is landlocked.

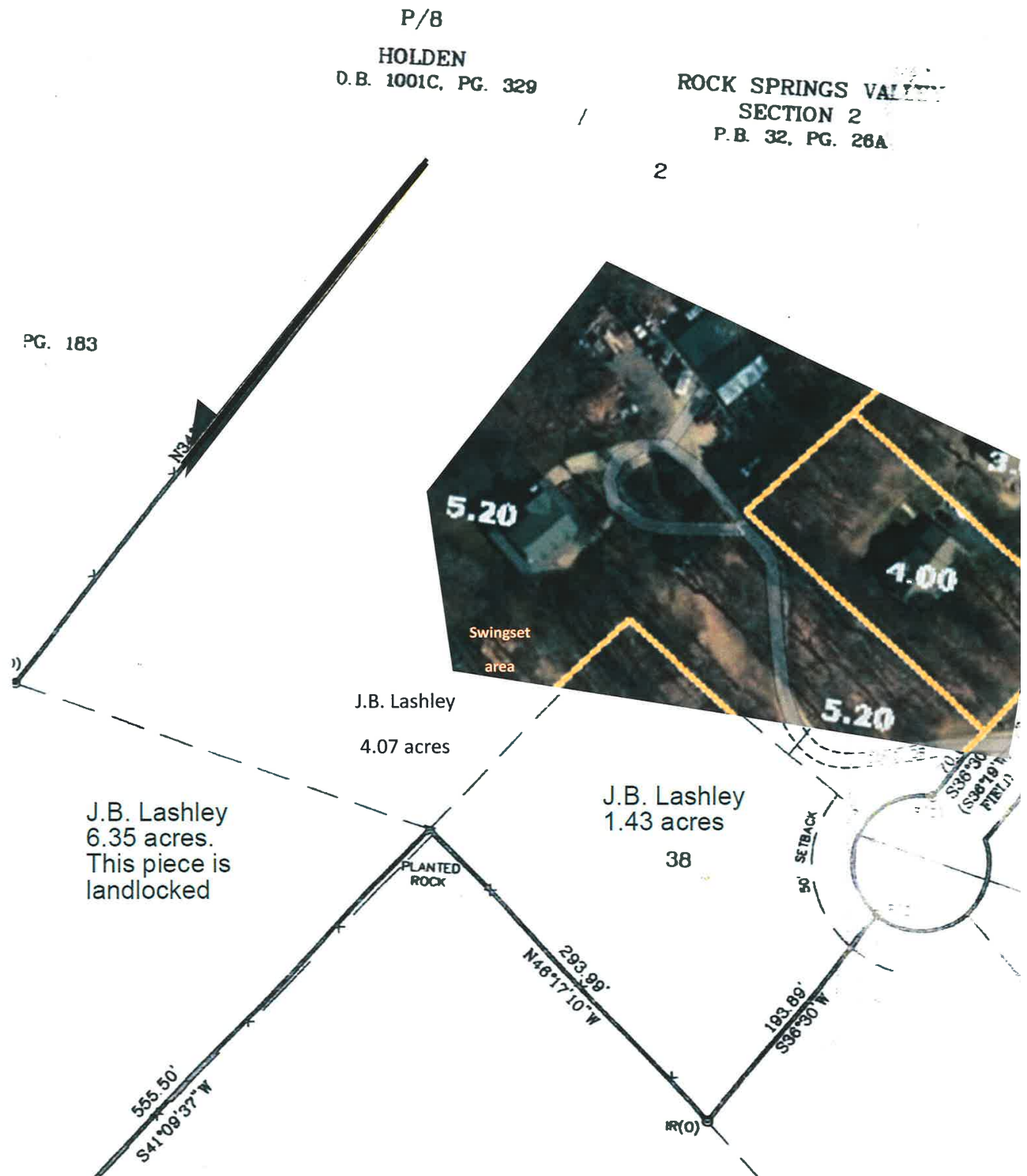
Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area 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:

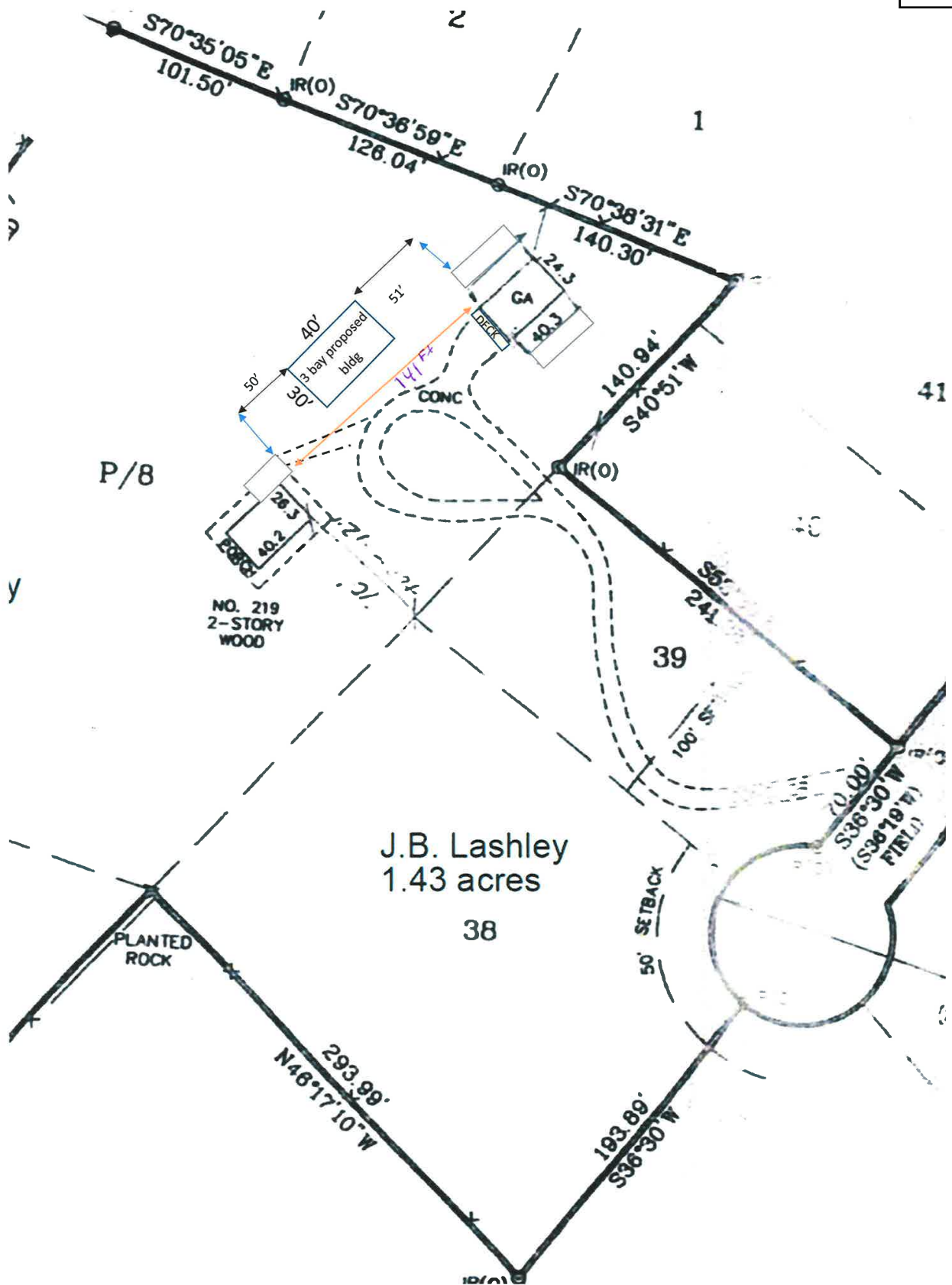
1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable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

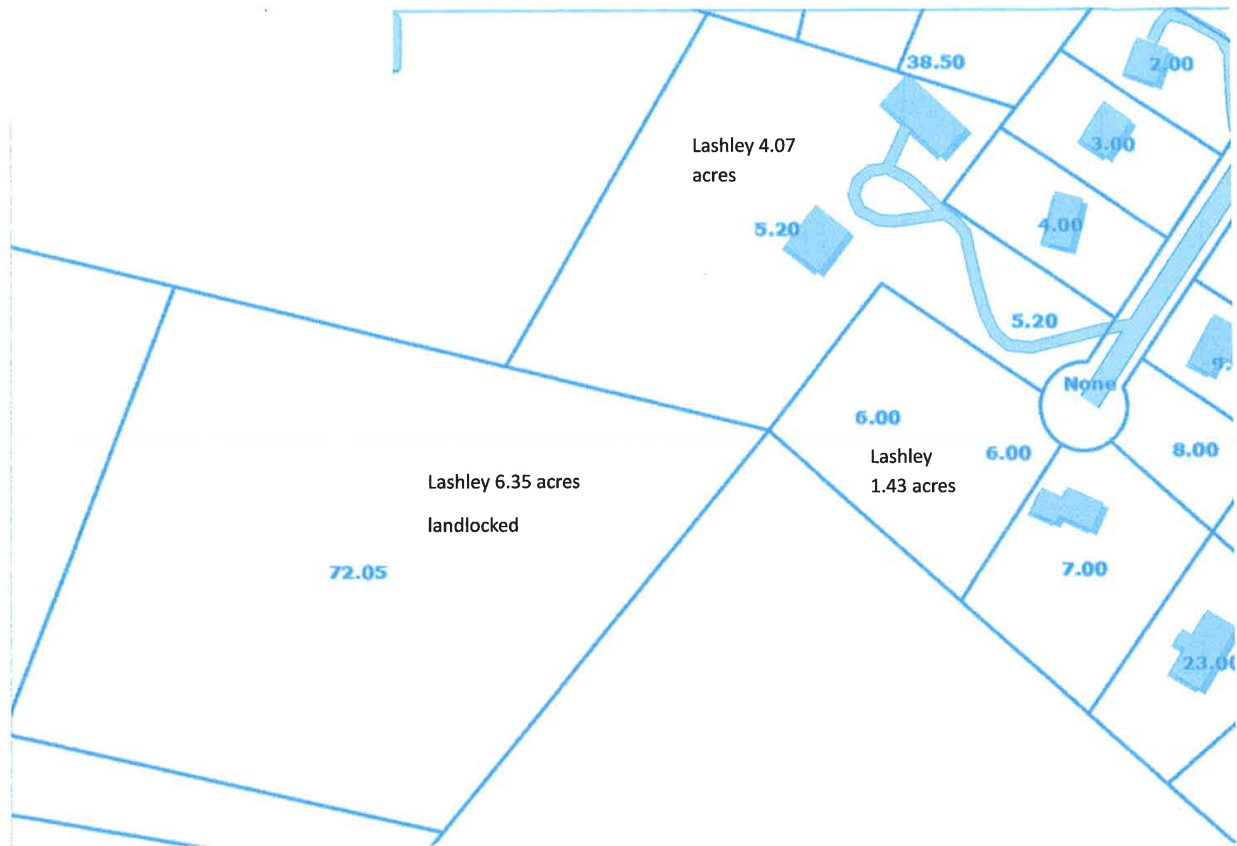
J.B. & Deborah Lashley  
219 Sasanoa Court  
Kingsport, TN

Your text here











Rear

Left



Right

towards ROAD



House ←

JB Lashley  
219 Sassaona Ct  
Kingsport TN





These pictures show the drop-off at the back of the house.

J.B. and Deborah Lashley

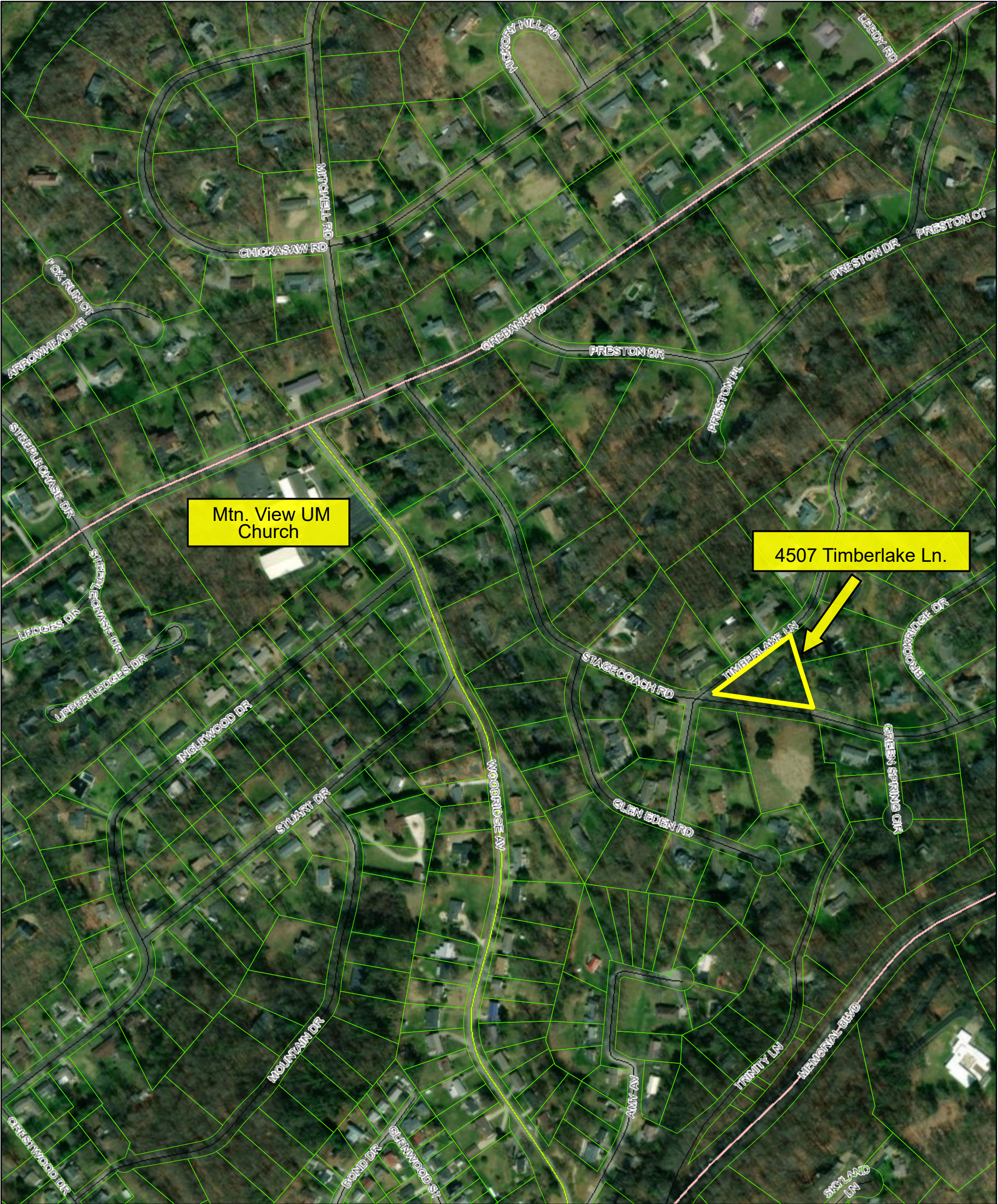
219 Sasanoa Ct,

Kingsport, TN

37664







7/17/2025, 9:34:19 AM

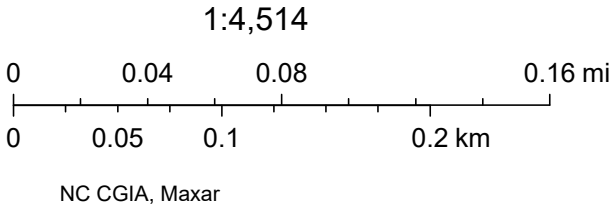
Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

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







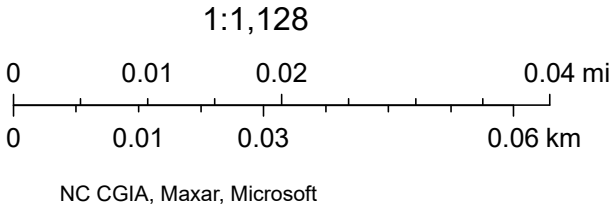
7/17/2025, 9:16:12 AM

- Sullivan County Parcels Jan 2023
- City Zoning
- <Null>
  - TA/C
  - R-5
  - GC
  - B-2E
  - A-1
  - A-2

- |      |       |       |       |
|------|-------|-------|-------|
| AR   | M-1   | PMD-2 | R-3B  |
| B-1  | M-1R  | PUD   | R-4   |
| B-2  | M-2   | PVD   | Split |
| B-3  | MX    | R-1   | TA    |
| B-3  | P-1   | R-1A  | TA-C  |
| B-4  | P-D   | R-1B  | UAE   |
| B-4P | PBD-3 | R-1C  |       |
| B-4P | PBD/* | R-2   |       |
| BC   | PD    | R-3   |       |
| GC   | PMD-1 | R-3A  |       |

- Streets
- Minor Arterial
  - Collector Street
  - Local Street
  - Private Street
  - Ramp
  - Urban Growth Boundary
  - Kpt 911 Address

- Interstate
- Expressway
- Major Arterial





TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 15, 2025

RE: 4507 Timberlake Lane

The Board is asked to consider the following request:

**Case BZA25-0190– The owner of property located at 4507 Timberlake Lane, Control Map 062, Group B, Parcel 001.00** requests a 10.09-foot front yard variance from Section 114-182(e)(1)c to allow for the construction of an attached garage. The property is zoned R-1A, Residential District.

*Code reference:*

***Sec. 114-182. - R-1A, Residential District.***

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

*(1) Minimum requirements.*

- a. Lot area, 10,000 square feet.*
- b. Lot frontage, 60 feet.*
- c. Front yard, 40 feet.*
- d. Each side yard:*
  - 1. Ten feet for one or two stories;*
  - 2. 15 feet for three stories;*
  - 3. Plus 50 percent on the street side yard.*
- e. Rear yard, 30 feet.*
- f. Usable open space, not applicable.*



# APPLICATION

Board of Zoning Appeals



## APPLICANT INFORMATION:

Last Name <b>Hooker</b>	First <b>Jeffrey</b>	M.I. <b>M</b>	Date
Street Address 4507 Timberlake Ln		Apartment/Unit #	
City Kingsport	State Tn	ZIP 37664	
Phone 423-276-9191			

## PROPERTY INFORMATION:

Tax Map Information	Tax map: 062	Group: B	Parcel: 1	Lot: 1
Street Address 4507 Timberlake Ln			Apartment/Unit #	
Current Zone R1A		Proposed Zone R1A		
Current Use Single Family		Proposed Use NA		

## REPRESENTATIVE INFORMATION:

Last Name Hooker	First Jeffrey	M.I.M	Date
Street Address 4507 Timberlake Ln		Apartment/Unit #	
City Kingsport	State TN	ZIP 37664	
Phone 423-276-9191			

## REQUESTED ACTION:

Front yard variance of 11 feet to construct attached garage

10.09

## 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:

*Jeffrey Mark Hooker*

Date:

7/15/25

Signed before me on this 15<sup>th</sup> day of July, 2025  
 a notary public for the State of Tennessee  
 County of Sullivan  
 Notary Lori Pyatte  
 My Commission Expires 11-21-2026

**CITY PLANNING OFFICE**

Received Date:

Received By:

Application Fee Paid:

Board of Zoning Appeals Meeting Date:

Section of Applicable Code:

Building/Zoning Administrator Signature:

Date:

Completed Site Plans Received:

Previous requests or file numbers:

Signature of  
City Planner:

Date:



### 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.

- **The triangular shape of the lot limits space to add onto the structure**
- **There is a city street in the front and back of the lot with setbacks for both streets**
- **The topography of the lot begins sloping at the edge of the current house.**
- **Lack of parking on street in front of house due to width of street and ditches**

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

- **The intent of the addition is to add a 2 car garage and maintain a walkway from the driveway to the front door. Building within the current 40 ft setback would only allow a single car garage to be constructed and would require access to the front door to go through the carport.**
- **Access from the driveway to the front door is important because on street parking in front of the house requires parking in the yard due to the narrowness of the street and the ditching on the opposite side. This does not constitute a satisfactory walking surface for visitors.**

- Due to the topography, (approximately 3-4 ft in length of the extension) building an extension on the end of the house would require substantial grade work and modification to the existing driveway. With the variance, the current driveway will be utilized.

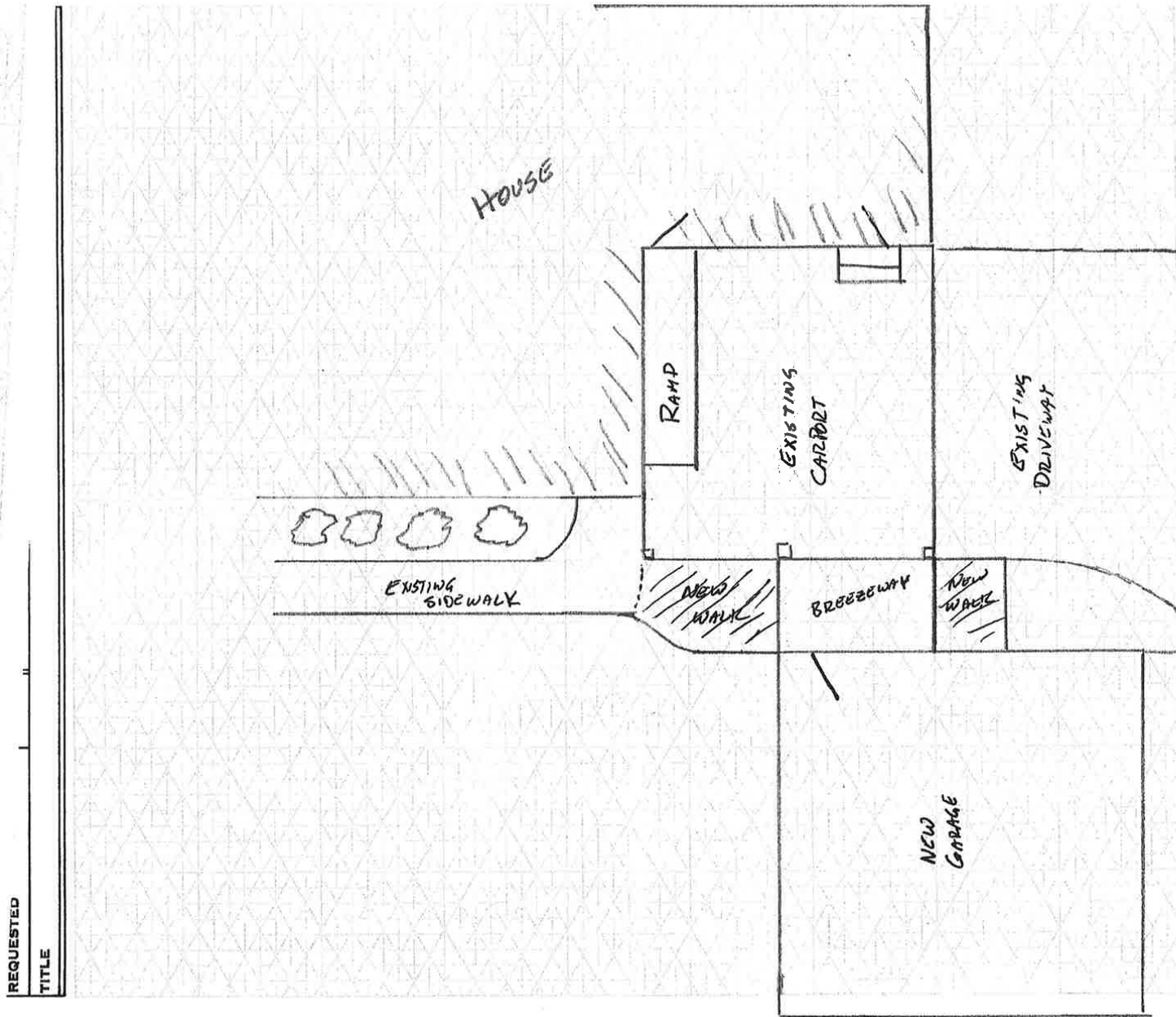
c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.

**No**

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 roof line of the addition will be constructed to match the hip roof of the existing structure
- Because the house and driveway are located at the point of the triangular lot. There are no houses on that end and the view from the street(s) are shielded by a wooded section.
- The addition will be an enclosed garage. In the near vicinity similar structures exist that are only carports,
  - 4502 Timberlake which is diagonally across Timberlake
  - Stagecoach which is to the rear of the house,
- Even with the variance, there will be a 30 ft setback from the lot line which is approximately 12 ft from the road. Addition would be over 40 ft from the road.
- The Board and Batten siding will fit the character of the neighborhood.

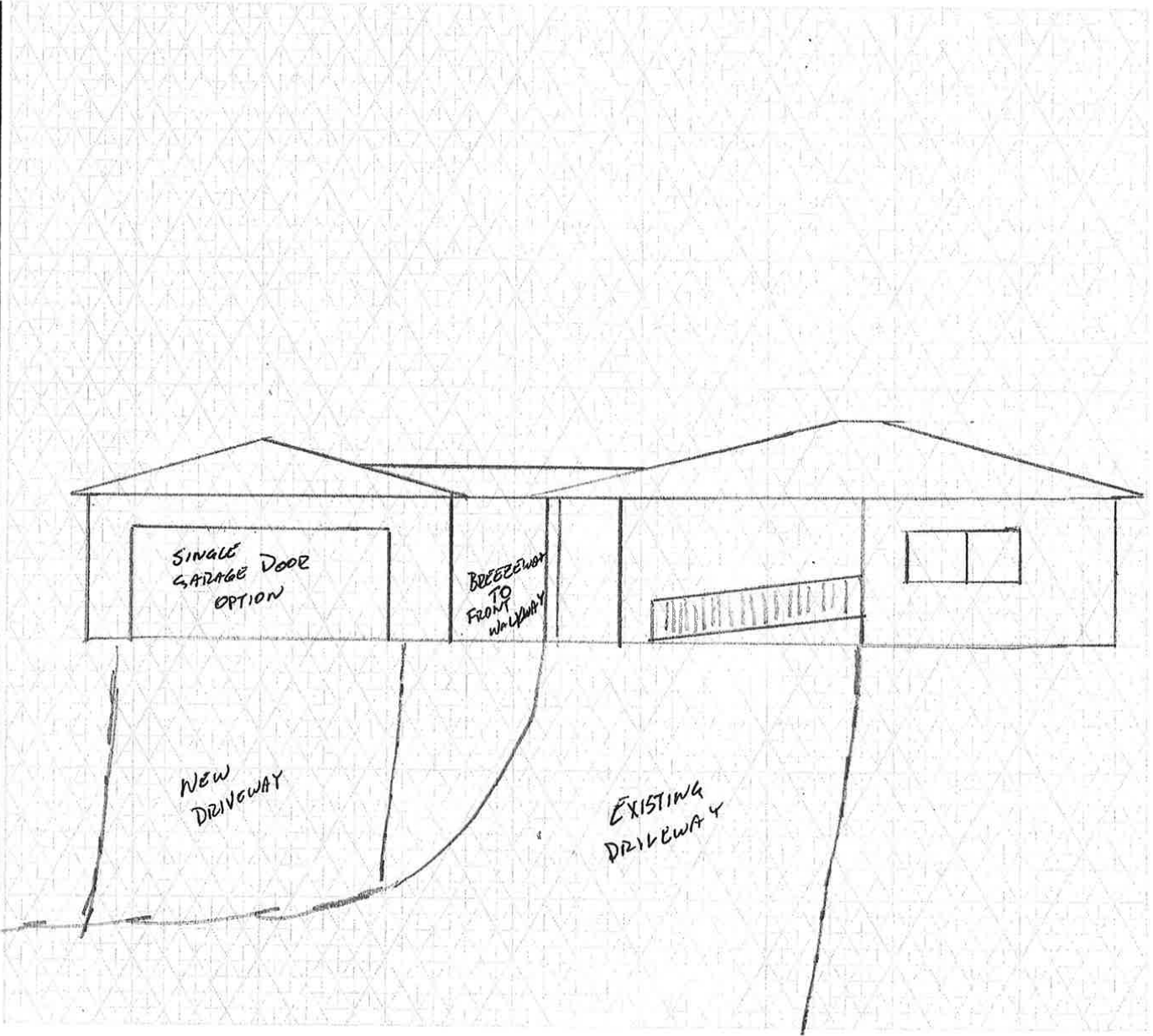




T. E. C. SHOP SKETCH

No. \_\_\_\_\_

DRAWN		APPROVED		JOB NO.		BLDG.
CHECKED				CODE		WANTED
REQUESTED				DELIVER TO		BLDG.
TITLE						





TDOT

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

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

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY  
AND THE RATIO OF PRECISION OF THE UNADJUSTED  
SURVEY IS 1-10000+ AS SHOWN HEREON AND  
COMPLIES WITH THE CURRENT TENNESSEE  
MINIMUM STANDARDS OF PRACTICE.

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

TIMBERLAKE LN

PROPOSED  
ADDITION  
LOT 1  
0.84 ACRES±

HOUSE LOCATION

STAGECOACH ROAD

McDOUGAL  
3120-1650

FIELDEN  
2878C-167



IR(O)- IRON ROD OLD

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

UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY,



**HOOKER PROPERTY**

11TH CIVIL DISTRICT SULLIVAN COUNTY TENN  
SUBJECT PROPERTY TAX MAP: 062C GRP: B PAR: 001.00  
SUBJECT PROPERTY DEED REF: PB-4 PG-138A BLK-C LOT 1  
SCALE 1-60 DATE: 6/9/2025  
DRAWN BY TGM





## MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

### July 3, 2025 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Bill Sumner  
Hoyt Denton  
Wes Combs  
Joe White  
Josh Taylor

Members Absent:

Calvin Clifton  
Tracey Cleek

Staff Present:

Liz Chicco  
Ken Weems  
Jessica McMurray

Visitors:

Kathleen McCann	Andrew McCann
Jennifer Sandvos	Jerrod Herron
Zach Sandvos	Daniel Cheevers

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

Chairman Sumner explained the meeting procedures.

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

### Public Hearing:

**Case: BZA25-0139 – The owner of the property located at 100 Breckenridge Trace, Control Map 106, Parcel 026.51** request a 17.6 square foot variance to Sec. 114-533(14)c to exceed the permitted wall sign allowance for Premier Transport. The property is zoned MX, Mixed Use District.

Mr. Jerrod Herron, representing Premier Transport, presented the request to the board. He explained that the proposal was for an additional 17.6 square feet of wall-mounted signage. Mr. Herron noted that the company does not plan to install a freestanding or monument sign, and that the proposed signage will be non-illuminated and mounted on the southeast and southwest ends of the building.

Ms. Jennifer Sandvos, representing the Miller Parke Homeowners Association, asked whether the signage would face the adjacent neighborhood. Mr. Herron confirmed that the signs would not be oriented in that direction. The board clarified that the signage would not be illuminated. Ms. Sandvos also asked about the nature of the business and whether passengers would be boarding on-site. Mr. Herron responded that the only traffic to the site would be employees, and that no passenger boarding would occur at the location.

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

**Case: BZA25-0156– The owner of property located at 154 Commerce Street, Control Map 046P, Group B, Parcel 038.00** request a 50square foot variance to Sec. 114-194(g)2 to exceed the permitted wall sign allowance for Bays Mountain Brewing Company. The property is zoned B-2, Central Business District.

Mr. Daniel Cheevers, representing Bays Mountain Brewing, presented the request to the board. He explained that the proposal was for an additional 50 square feet of wall signage to allow for a 100-square-foot painted mural-style sign. Mr. Cheevers noted that the business currently relies solely on window signage, which is often obscured by parked vehicles or food trucks in front of the building. The board agreed that the business is difficult to locate due to the limited visibility of the existing signage and the narrowness of the street.

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

**Case: BZA25-0157 – The owner of the property located at 2217 Silverdale Road, Control Map 045P, Group A, Parcel 025.00** requests a 3.9-foot side yard variance from Section 114-201(1)e to allow for the construction of a home addition. The property is zoned GC, Golf Course District.

Ms. Kathleen McCann, the homeowner, presented the request to the board. She explained that she and her husband purchased the home two years ago and are seeking to construct an addition. Ms. McCann noted that the existing home already encroaches into the 30-foot rear yard setback, and the proposed addition would continue this encroachment, as it is aligned with the existing structure.

The board requested clarification on the location of the addition as shown on the site plan. Staff clarified that the addition would extend into the side yard and noted that the current rear setback is 26.10 feet.

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

#### **BUSINESS:**

Staff stated for record, the next application deadline is July 15, 2024 at noon, and meeting date Thursday, August 7, 2025 at noon.

The board reviewed the June 5, 2025 regular meeting minutes.

**MOTION:** made by Mr. Hoyt Denton, seconded by Mr. Joe White to approve the Kingsport Board of Zoning Appeals minutes for June 5, 2025.

**VOTE:** 5-0 to approve the minutes.

#### **Adjudication of Cases:**

**Case: BZA25-0139 – The owner of the property located at 100 Breckenridge Trace, Control Map 106, Parcel 026.51** request a 17.6 square foot variance to Sec. 114-533(14)c to exceed the permitted wall sign allowance for Premier Transport. The property is zoned MX, Mixed Use District.

The board acknowledged that the hardship arises from the site's limited visibility.

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



**VOTE:** 5-0 to approve the request.

**Case: BZA25-0156– The owner of property located at 154 Commerce Street, Control Map 046P, Group B, Parcel 038.00** request a 50 square foot variance to Sec. 114-194(g)2 to exceed the permitted wall sign allowance for Bays Mountain Brewing Company. The property is zoned B-2, Central Business District.

The board noted that the hardship stems from the narrowness the street and presence of public on street parking located in front of the building and that additional signage would help improve visibility and identify the business.

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

**VOTE:** 5-0 to approve the request.

**Case: BZA25-0157 – The owner of the property located at 2217 Silverdale Road, Control Map 045P, Group A, Parcel 025.00** requests a 3.9-foot side yard variance from Section 114-201(1)e to allow for the construction of a home addition. The property is zoned GC, Golf Course District.

The board noted that the hardship in this case arises from the fact that the existing home is already located within the established rear setback.

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

**VOTE:** 5-0 to approve the request.

**Public Comment:**

With no further business the meeting was adjourned at 12:21pm.

Respectfully Submitted,

*Jessica McMurray*

Jessica McMurray  
Development Coordinator

SB 0365 by \*Briggs

(HB 0317) by \*Rudd

Zoning - As enacted, makes certain changes to the powers and duties of county and municipal boards of zoning appeals. - Amends TCA Title 13, Chapter 7.

SB0365 has been assigned Public Chapter Number 363 by the Secretary of State.

## Summary

### FISCAL SUMMARY

NOT SIGNIFICANT

### BILL SUMMARY

#### COUNTY ZONING

##### Required Training of Board Members

Present law requires each board of zoning appeals member, within one year of initial appointment and each calendar year thereafter, to attend a minimum of four hours of training and continuing education in land use planning; zoning; flood plain management; transportation; community facilities; ethics; public utilities; wireless telecommunications facilities; parliamentary procedure; public hearing procedure; land use law; natural resources and agricultural land conservation; economic development; housing; public buildings; land subdivision; and powers and duties of the board of zoning appeals. **Beginning July 1, 2025, this bill adds that property rights and constitutional rights are also included in this list of training and continuing education topics.**

Present law authorizes the legislative body of the county to, at any time, opt out of training requirements provided above by passage of a resolution. Any such legislative body that has opted out may, at a later date, opt in by passage of a resolution. This bill removes this authority.

##### Rules



Present law authorizes the county legislative body to provide and specify, in its zoning or other ordinance, general rules to govern the organization, procedure and jurisdiction of the board of appeals, which rules must not be inconsistent with state law. The board may adopt supplemental rules of procedure, not inconsistent with such provisions or general rules. Supplemental rules of procedure may address, but are not limited to, the following: (i) maintenance of a record of the board's resolutions, transactions, motions and actions, which is a public record; (ii) election from its membership of a chair and other officers as the board deems necessary; and (iii) the inclusion of statements of reasons for the board's actions as part of each motion or action, including such findings of fact and statements of material evidence as the board may deem pertinent.

This bill requires, instead of authorizes, the county legislative body to so provide and specify such matters in its general rules. This bill requires general and supplemental rules of procedure to address the matters described above in (i)-(iii). Additionally, the presentation of relevant proof by parties to the proceedings must also be so addressed.

### Notice of Right to Appeal Decisions

This bill requires building commissioners and other administrative officials who grant or deny building permits to inform, in writing, the person receiving the grant or denial of the person's right to appeal to the board of zoning appeals. When issuing a decision of the board of zoning appeals, the board must inform, in writing, the parties to the proceeding of their right to seek judicial review of the board's decision pursuant to state law.

## MUNICIPAL ZONING

### Training

Present law requires each board of zoning appeals member to, within one year of initial appointment and each calendar year thereafter, attend a minimum of four hours of training and continuing education, including, but not limited to: land use planning; zoning; flood plain management; transportation; community facilities; ethics; public utilities; wireless telecommunications facilities; parliamentary procedure; public hearing procedure; land use law; natural resources and agricultural land conservation; economic development; housing; public buildings; land subdivision; and powers and duties of the board of zoning appeals. This bill adds property rights and constitutional rights to the list of subjects for training and continuing education.

Present law authorizes the legislative body of a municipality to, at any time, opt out of this educational requirement by passage of an ordinance. Any such legislative body that has opted out may, at a later date, opt in by passage of an ordinance. This bill removes this authority.

### Rules

Present law authorizes the chief legislative body to provide and specify, in its zoning or other ordinance, general rules to govern the organization and procedure and jurisdiction of the board of appeals, which rules must not be inconsistent with state law, and the board of appeals may adopt supplemental rules of procedure, not inconsistent with this part and state law or such general rules. The supplemental rules of procedure may address, but are not limited to, the following: (i) maintenance of a record of the board's resolutions, transactions, motions and actions, which shall be a public record; (ii) election from its membership of a chair and other officers as the board deems necessary; and (iii) the inclusion of

statements of reasons for the board's actions as part of each motion or action, including such finding of fact and statements of material evidence as the board may deem pertinent.

Item IV2.

This bill requires, instead of authorizes, the chief legislative body to so provide and specify such matters in its general rules. This bill requires, instead of authorizes, general and supplemental rules of procedure to address the matters described above in (i)-(iii). Additionally, the presentation of relevant proof by parties to the proceedings must also be so addressed.

#### **Notice of Right to Appeal Decisions**

This bill requires building commissioners and other administrative officials who grant or deny building permits to inform, in writing, the person receiving the grant or denial of the person's right to appeal to the board of zoning appeals. Additionally, the board must inform, in writing, the parties to the proceeding of their right to seek judicial review of the board's decision state law when issuing a decision of the board of zoning appeals.

**ON MARCH 31, 2025, THE SENATE ADOPTED AMENDMENT #1 AND PASSED SENATE BILL 365, AS AMENDED.**

**AMENDMENT #1** revises the provisions in the bill relative to the general and supplemental rules of procedure of the county legislative body and the chief legislative body of a municipality to, instead:

- **Require such rules to require (i) maintenance of a record of the board's proceedings, including resolutions, transactions, motions, and actions, which are public records; (ii) election from its membership of a chair and other officers as the board deems necessary; and (iii) the presentation of relevant proof by parties to the proceedings.**
- **Authorize such rules to address the inclusion of statements of reasons for the board's actions as part of each motion or action, including such findings of fact and statements of material evidence as the board may deem pertinent.**