



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, December 07, 2023 at 12:00 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. CALL TO ORDER - 12:00 P.M. NOON

II. INTRODUCTION AND MEETING PROCEDURES

III. PUBLIC HEARING

- 1. Case: BZA23-0350 – The owner of property located at 1295 Southgate Place, Control Map 076J, Group A, Parcel 03.00** requests a 1.7 foot front yard variance to Sec. 114-183(e)(1)d for the purpose of adding a new mini storage building to an existing mini storage site. The property is zoned B-3, Highway Oriented Business District.

INTERESTED PARTIES:

Owner: Hoyt Denton
1295 Southgate Place
Kingsport, TN 37660
423.384.3333

Representative: Hoyt Denton

- 2. Case: BZA23-0352 – The owner of property located at 103 Quail Heights Court, Control Map 106H, Group F, Parcel 016.00** requests an 11.3 foot departure from rear yard variance to Sec. 114-133(1) and 3.5 foot side yard variance to Sec.114-183(e)(1)d for the purpose of constructing a new freestanding garage. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner: Dean Hall
103 Quail Heights Court
Kingsport, TN 37663
703.675.4896

Representative: Dean Hall

- 3. Case: BZA23-0358 – The owner of property located at 1939 and 1943 Fort Robinson Dr, Control Map 045K, Group A, Parcel 012.00 and 013.00** requests approval from the Board of Zoning Appeals to Sec. 114-8(4) to re-establish a non-conforming use for six apartment units. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner: Fort Robinson Investments
925 Starling Drive
Kingsport, TN 37660
540.529.0746

Representative: Billy Robinson

IV. BUSINESS

- 1.** Approval of the November 2, 2023 regular meeting minutes.

Stating for public record, the next application deadline is December 15, 2023 at noon, and meeting date (Thursday, January 4, 2023).

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, December 7, 2023 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: BZA23-0358 – The owner of property located at 1939 and 1943 Fort Robinson Drive, Control Map 045K, Group A, Parcel 012.00 and 013.00 requests approval from the Board of Zoning Appeals to Sec. 114-8(4) to re-establish a non-conforming use for six apartment units. The property is zoned R-1B, Residential District.

Case: BZA23-0350 – The owner of property located at 1295 Southgate Place, Control Map 076J, Group A, Parcel 03.00 requests a 1 foot 7 inch front yard variance to Sec. 114-183(e)(1)d for the purpose of adding a new mini storage building to an existing mini storage site. The property is zoned B-3, Highway Oriented Business District.

Case: BZA23-0352 – The owner of property located at 103 Quail Heights Court, Control Map 106H, Group F, Parcel 016.00 requests a 11 foot 3 inch front yard variance to Sec. 114-183(e)(1)c and 3 foot 6 inch side yard variance to Sec. 114-183(e)(1)d for the purpose of constructing a new freestanding garage. The property is zoned R-1B, Residential District.

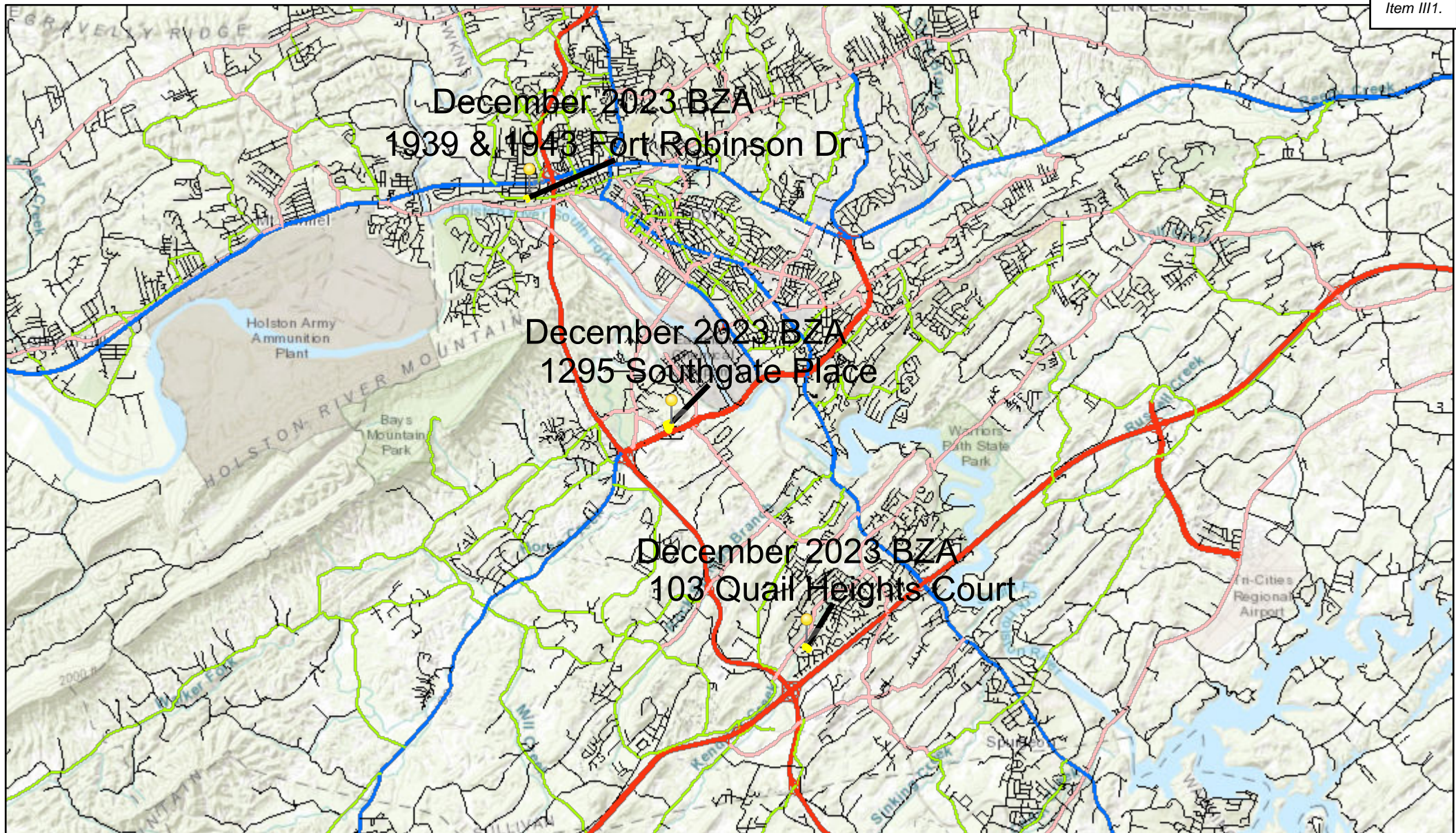
All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

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

CITY OF KINGSPORT
Angie Marshall, City Clerk
PIT: 11/29/2023

ArcGIS Web Map

Item III.1.



11/27/2023, 11:09:32 AM

Streets

Major Arterial	Collector Street	Private Street
Interstate	Minor Arterial	Local Street
Expressway		Ramp

1:144,448

0 1 2 4 mi

0 1.5 3 6 km

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

TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: November 27, 2023

RE: 1295 Southgate Place

The Board is asked to consider the following request:

Case: BZA23-0350 – The owner of property located at 1295 Southgate Place, Control Map 076J, Group A, Parcel 03.00 requests a 1 foot 7 inch front yard variance to Sec. 114-195(f)(1)c for the purpose of adding a new mini storage building to an existing mini storage site. The property is zoned B-3, Highway Oriented Business District.

Code reference:

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

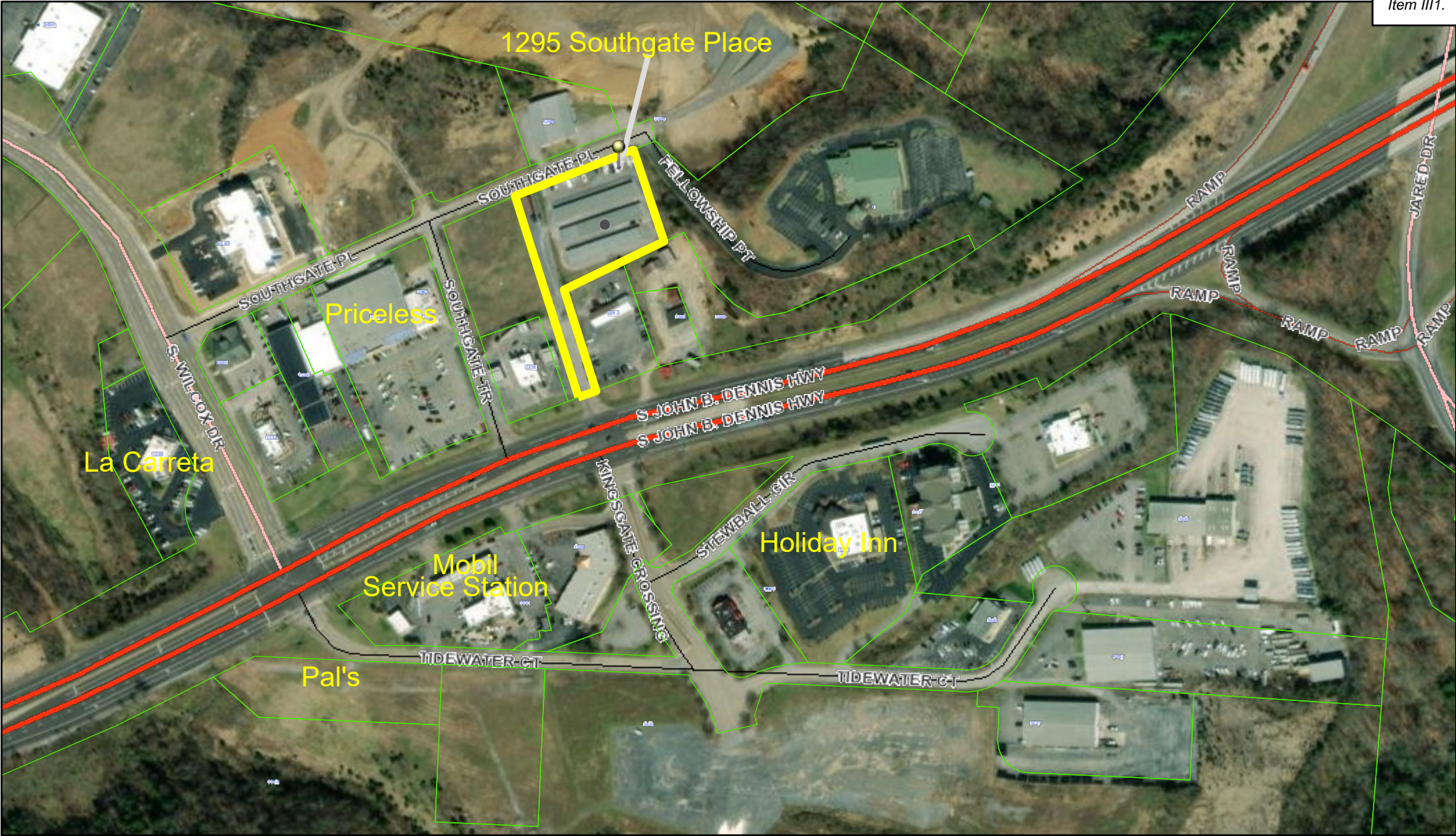
(f) Design standards; dimensional requirements.

(1) Minimum requirements.

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

1295 Southgate Place - December BZA 2023 ArcGIS Web Map

Item III1.



11/16/2023, 10:41:05 AM

Sullivan County Parcels Jan 2023 Streets

Parcels

Kpt 911 Address

Urban Growth Boundary

Interstate

Expressway

Major Arterial

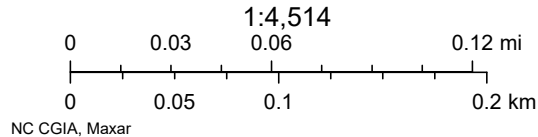
Minor Arterial

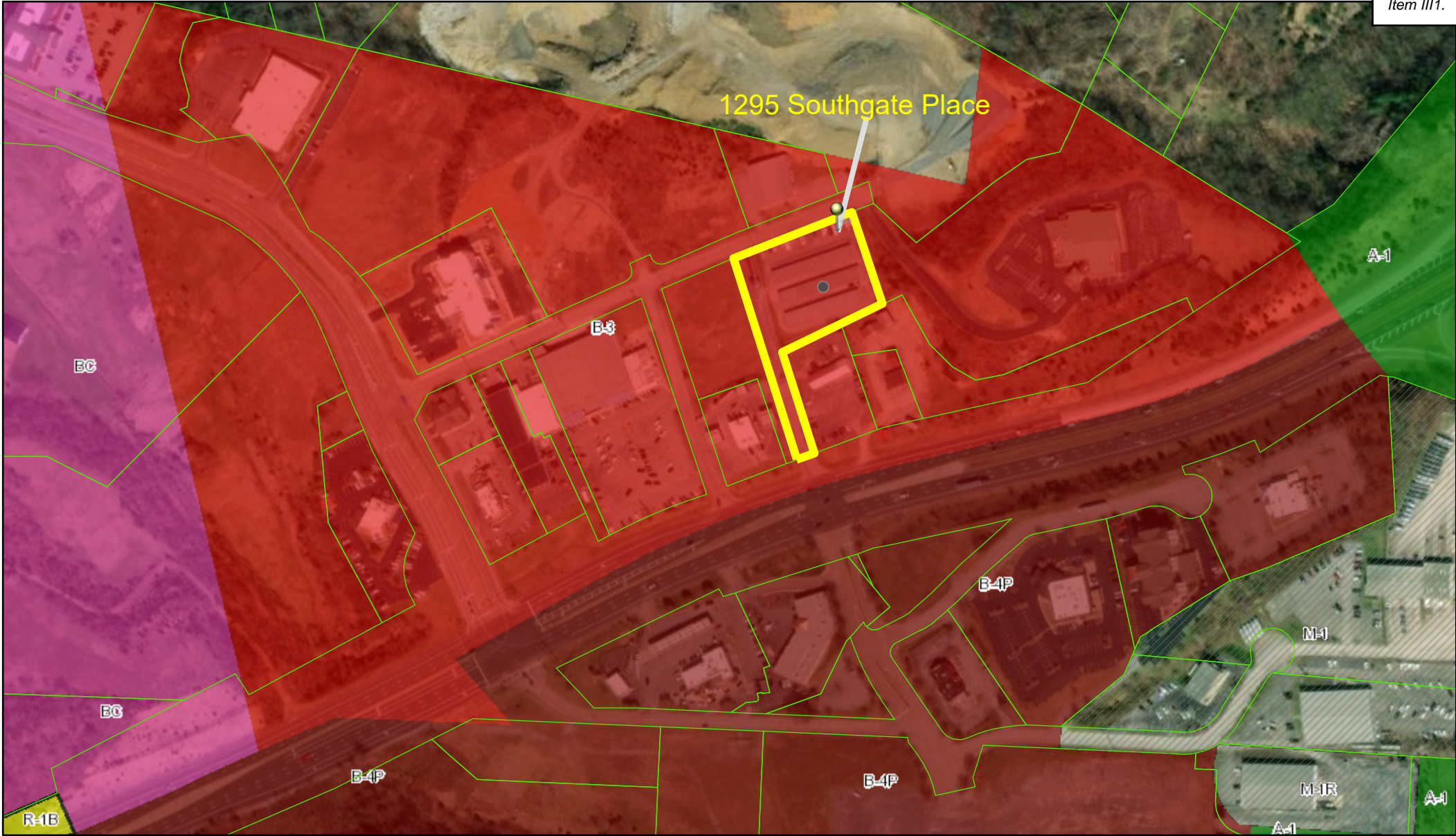
Collector Street

Local Street

Private Street

Ramp





11/16/2023, 10:45:40 AM

Sullivan County Parcels Jan 2023

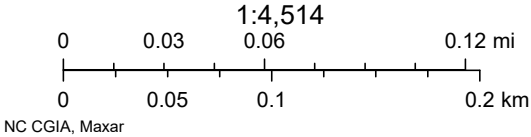
Parcels

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



APPLICATION

Board of Zoning Appeals

**APPLICANT INFORMATION:**

Last Name Denton First Hayt M.I. _____ Date 11/2/2023
 Street Address 1295 Southgate Pl Apartment/Unit # _____
 City Kingsport State TN ZIP 37660
 Phone 423.384.3333 E-mail Address _____

PROPERTY INFORMATION:

Tax Map Information Tax map: 076J Group: A Parcel: 003.00 Lot: _____
 Street Address 1295 Southgate Pl Apartment/Unit # _____
 Current Zone B-3 Proposed Zone same
 Current Use mini-storage Proposed Use same

REPRESENTATIVE INFORMATION:

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

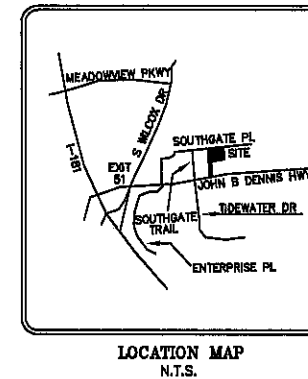
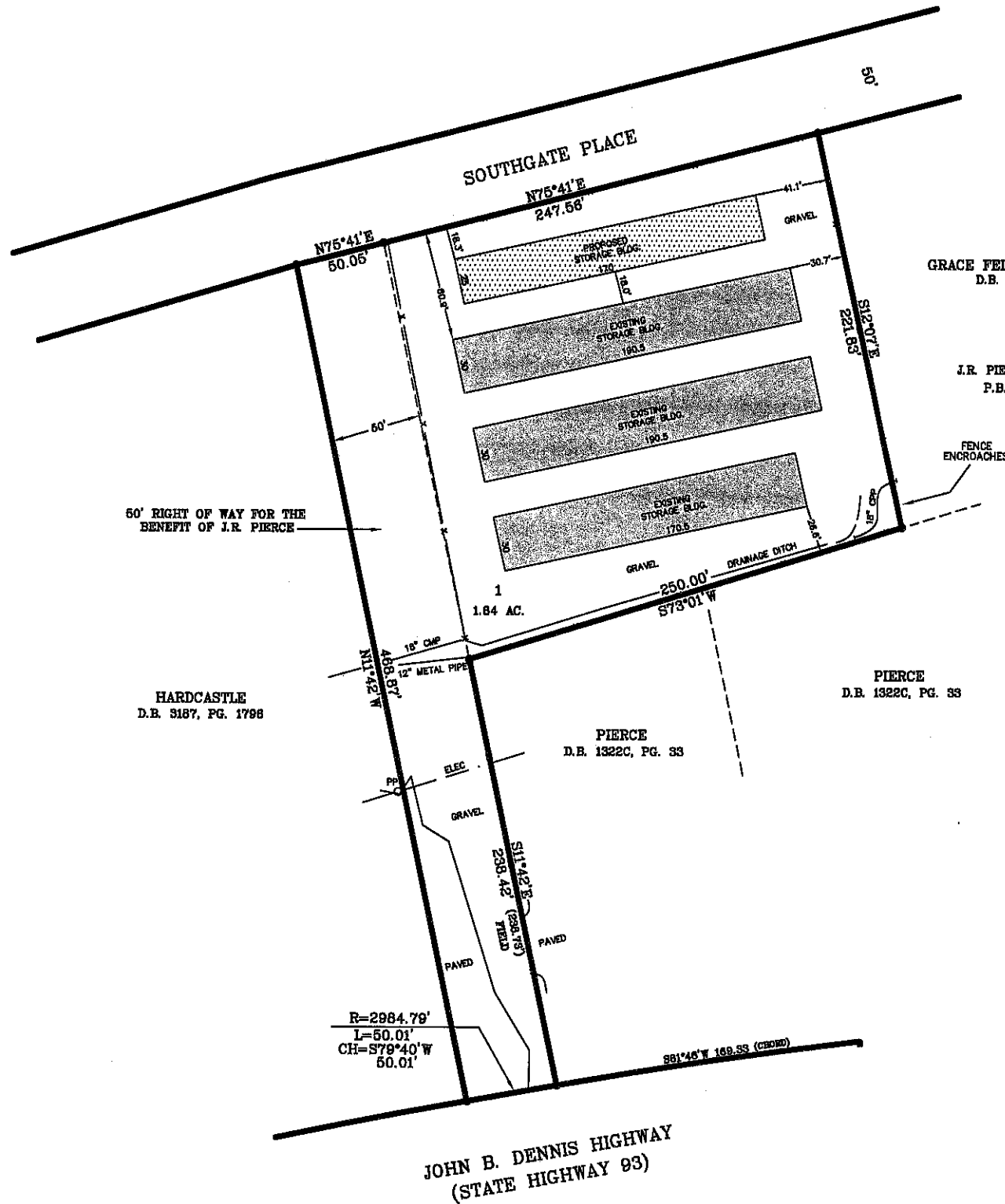
REQUESTED ACTION:

a 1.7" front yard variance for the purpose of adding a new ministorage building to an existing mini-storage site.

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: Hayt DentonDate: 11/2/23Signed before me on this 2nd day of Nov., 2023a notary public for the State of TennesseeCounty of SullivanNotary Lori P. LaneMy Commission Expires Nov. 21st 2026



GRACE FELLOWSHIP CHURCH
D.B. 3275, PG. 19

LOT 2
J.R. PIERCE PROPERTY
P.B. 48, PG. 7

50' RIGHT OF WAY FOR THE
BENEFIT OF J.R. PIERCE

HARDCASTLE
D.B. 3187, PG. 1798

PIERCE
D.B. 1322C, PG. 33

PIERCE
D.B. 1322C, PG. 33

LEGEND

PP POWER POLE
ELC ELECTRIC
CMP CORRUGATED METAL PIPE
CPP CORRUGATED PLASTIC PIPE
DB DEED BOOK
PG PAGE
AC ACRES
N.T.S. NOT TO SCALE
R= RADIUS
L= LENGTH
CH= CHORD
P.B. PLAT BOOK
BLDG. BUILDING

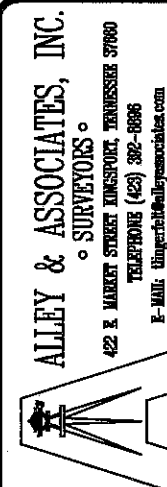
NOTES:

- 1) NORTH BASED ON RECORDED PLAT.
- 2) PROPERTY IS ZONED B-3
SETBACKS:
FRONT 20'
REAR 30'
SIDE N/A
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL
FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D
EFFECTIVE DATE SEPTEMBER 29, 2008 AND FOUND THAT THE
ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA.
- 4) JOB NO. 23-13145
- 5) ACAD FILE 23-13145 DENTON.DWG
- 6) TAX MAP 76-J "A" PARCEL 3
- 7) DEED REFERENCE: D.B. 3485 PAGE 1799
- 8) PLAT REFERENCE: P.B. 35, PAGE 12
- 9) 12" DRAINAGE AND UTILITY EASEMENT ALONG INTERIOR SIDE OF ALL LOT LINES.
- 10) SOUTHGATE PLACE ALONG REAR OF PROPERTY DEDICATED IN PLAT BOOK 43, PAGE 9.

SITE PLAN
LOT 1, J.R. PIERCE
PROPERTY
13TH CIVIL DISTRICT
SULLIVAN COUNTY
KINGSPORT, TENNESSEE
DATE: SEPTEMBER 28, 2023
SCALE: 1"=50'



HOYT H. DENTON and wife,
MARY MARGARET DENTON
KINGSPORT, TENNESSEE



422 E MARKET STREET KINGSPORT, TENNESSEE 37600
TELEPHONE (423) 392-8896
F-MAIL: hupert@alleyassociates.com





COLOR CHART

STANDARD COLORS



SPECIALTY COLORS (TIER 1)

PRICING TIERS
An upcharge will be applied to all specialty door colors on all door models.



SPECIALTY COLORS (TIER 2)



SPECIALTY COLORS (TIER 3)



SPECIALTY COLORS (TIER 4)



For paint warranty, please visit:
JanusIntl.com/paintwarranty

PLEASE NOTE: All color images are provided to assist in branding and marketing processes, and are not a guarantee of exact color match. For actual paint matching codes for the Home Depot, please reference the specific color chart on the Janus website.



Choose Your Mini Storage Building Kit Colors and...

Visit >

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Share

Save



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 Amount of Variance Request MINOR.
 The Granting This Small Amount of Variance
 will Allow Me to Fully Utilize My Property.

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

Failure to Grant This Variance would
 deprive me of Roughly 60 Feet of My
 Property ~~at~~ Along Southgate Place.

- 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 Storage As is Today was As Purchased.

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

*If awarded the variance, the new
mini storage is proposed to look
like existing ones.*

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable use DOES NOT constitute a "hardship".
4. Mere inconvenience to the applicant is not sufficient grounds for determining a "hardship". In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.

TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: November 27, 2023

RE: 103 Quail Heights

The Board is asked to consider the following request:

Case: BZA23-0352 – The owner of property located at 103 Quail Heights, Control Map 106H, Group F, Parcel 016.00 requests a 11 foot 3 inch front yard variance to Sec. 114-183(e)(1)c and 3 foot 6 inch side yard variance to Sec.114-183(e)(1)d for the purpose of constructing a new freestanding garage. 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.*

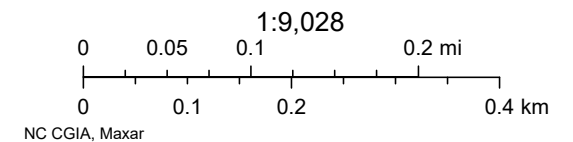


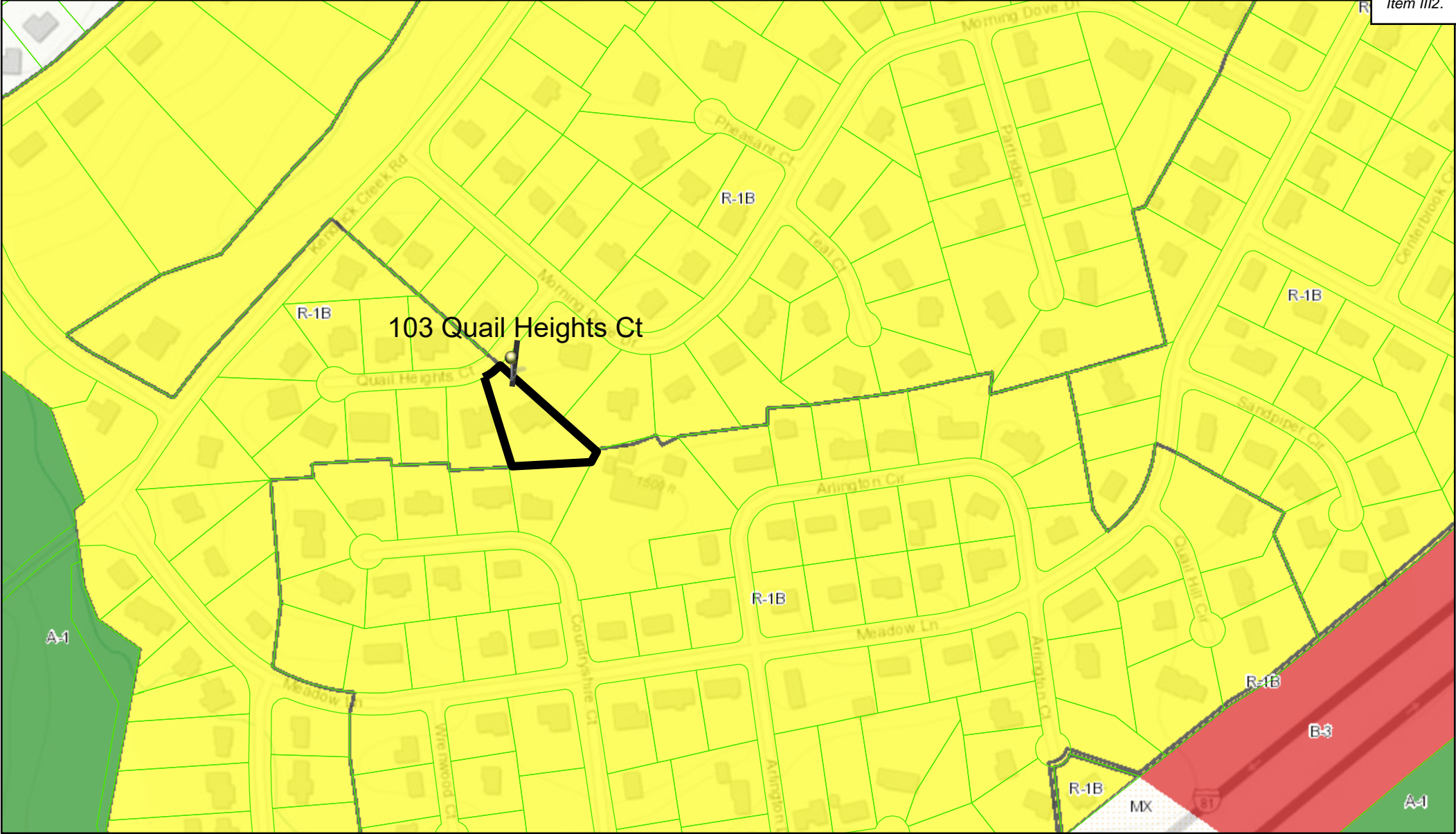
11/16/2023, 1:12:51 PM

Sullivan County Parcels Jan 2023

 Parcels

 Urban Growth Boundary





11/16/2023, 1:06:11 PM

Sullivan County Parcels Jan 2023

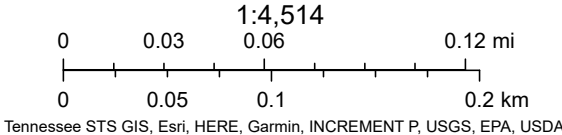
Parcels

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



APPLICATION

Board of Zoning Appeals

**APPLICANT INFORMATION:**

Last Name Hall First Dean M.I. E Date 11/6/2023

Street Address 103 Quail Heights Court Apartment/Unit #

City Kingsport State TN ZIP 37663-2896

Phone 703.675.4896 E-mail Address deh2025@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: 106H Group: F Parcel: 01600 Lot: 5

Street Address 103 Quail Heights Court Kingsport, TN 37663-2896 Apartment/Unit #

Current Zone Residential Proposed Zone Residential

Current Use Residential Proposed Use Residential

REPRESENTATIVE INFORMATION:

Last Name Same as above First M.I. Date

Street Address Apartment/Unit #

City State ZIP

Phone E-mail Address

REQUESTED ACTION:**11'3" departure from rear yard variance****3.49" side yard variance****For the purpose of constructing a new freestanding garage****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: 

Date: 6 November 2023

Signed before me on this 6th day of Nov., 2023

a notary public for the State of Tennessee

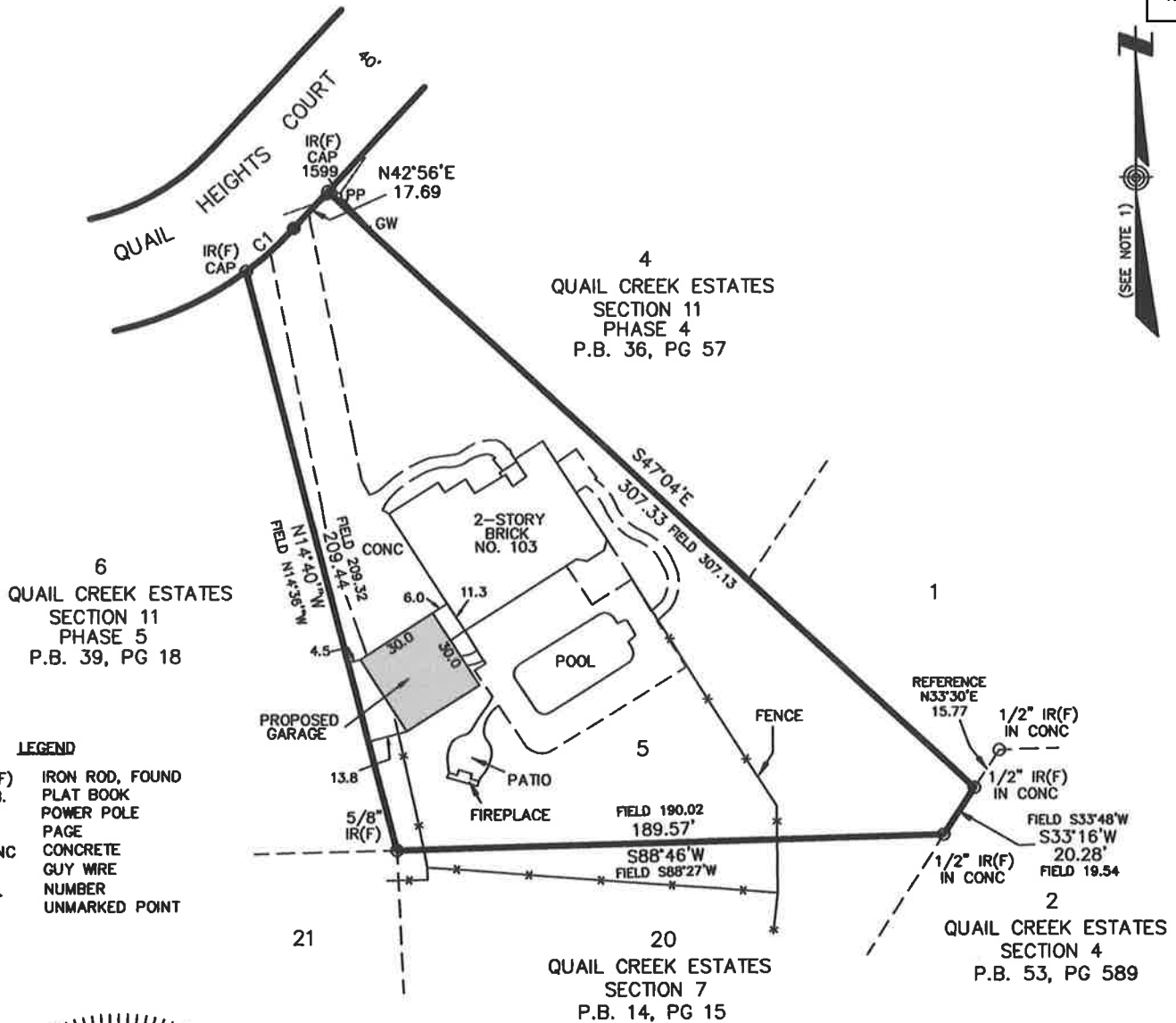
County of Sullivan

Notary

Lori P. Lane

My Commission Expires Nov. 21st 2026





CURVE	RADIUS	LENGTH	FIELD	FIELD CHORD
C1	120.00	22.31	22.48	N47°57'E 22.45



CHARLES J. WELLS

TENNESSEE R.L.S. NO. 3254
4847 HIGHWAY 126
BLOUNTVILLE, TENNESSEE
(423) 782-7196

MAP OF: LOT 5, QUAIL CREEK ESTATES, SECTION 11, PHASE 5

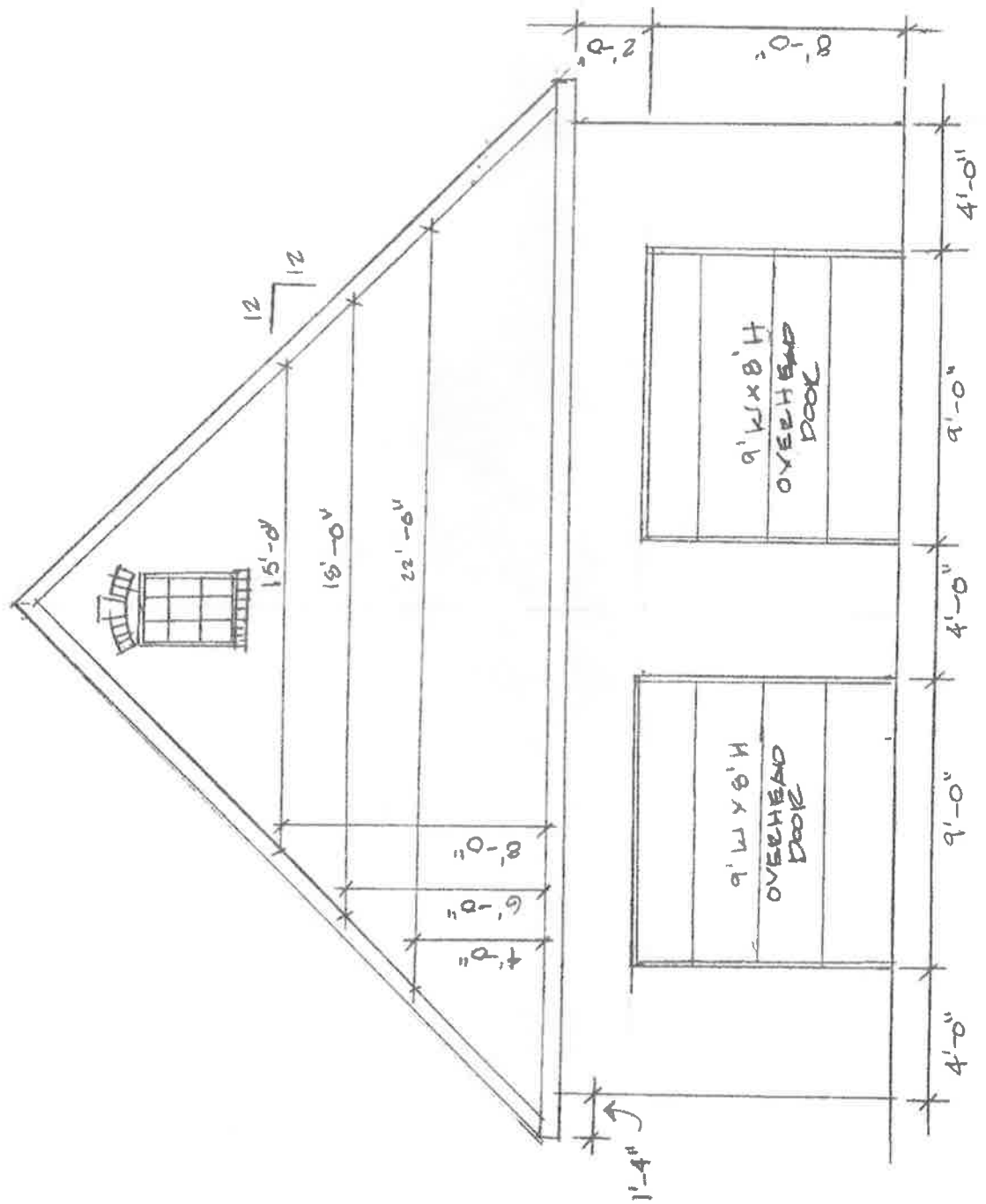
OWNER: DEAN HALL & KRISTAL WOOD DATE: OCT 12, 2023

CIVIL DISTRICT: 14TH COUNTY: SULLIVAN STATE: TENNESSEE

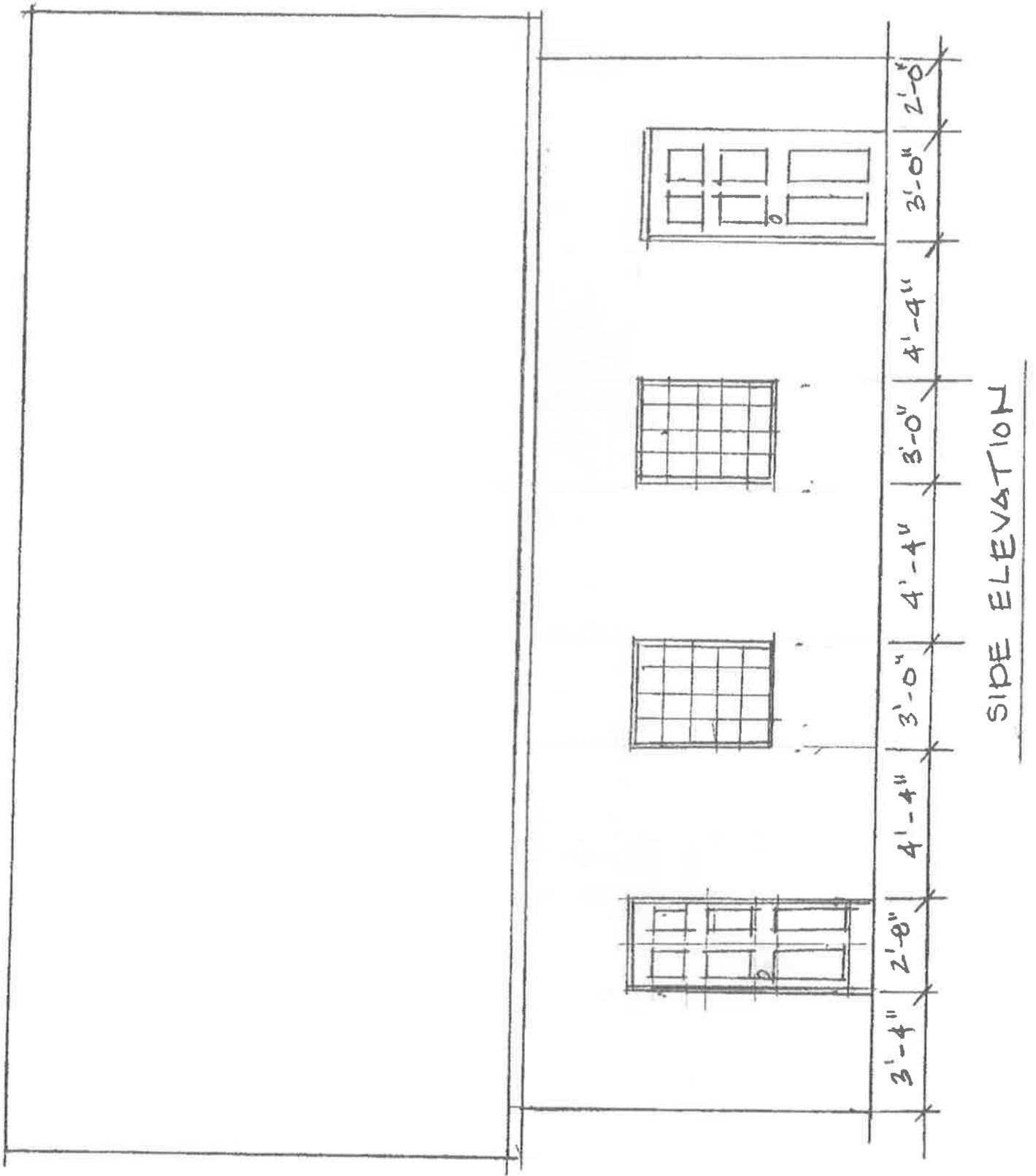
REFERENCE: PLAT BOOK 39, PAGE 18 SCALE: 1 INCH = 60'



This design is similar. Please review the included elevation and floor plan drawings for exact dimensions and details.



FRONT ELEVATION





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 home's existing garage door openings make it nearly impossible to park a large SUV or truck within either bay. Significant structural modifications to the home would be necessary to accommodate an increase in the garage door width and height. This would include the demolition of the westward facing brick siding and the relocation of a structural beam that supports the second story of the home. In order to construct a detached garage that can support large vehicles, we are requesting this variance based on the unusual shape of the property. This variance would also eliminate the need to demolish existing hardscape structures.

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

The current configuration of the garage deprives the owner of its intended use when attempting to garage large vehicles. Instead, large vehicles are parked in the driveway, exposing them to the natural elements and creating congestion on the driveway.

- 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.

We are the third homeowners of this property. Therefore, we were afforded no opportunity to take corrective action when the home was under construction.

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

Variance Worksheet – Finding of Facts

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

TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: November 27, 2023

RE: 1939 and 1943 Fort Robinson Drive

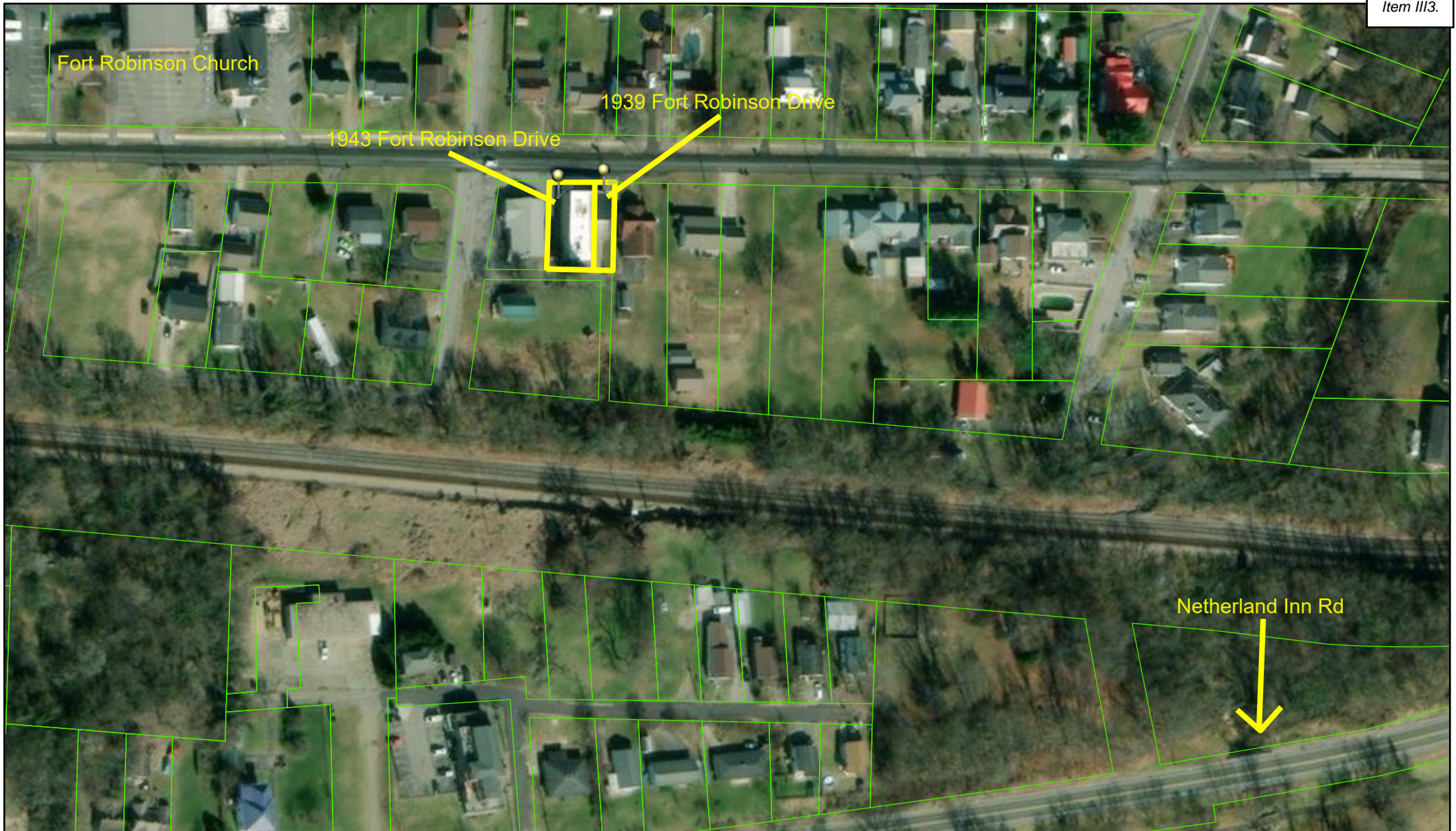
The Board is asked to consider the following request:

Case: BZA23-0358 – The owner of property located at 1939 and 1943 Fort Robinson Dr, Control Map 045K, Group A, Parcel 012.00 and 013.00 requests approval from the Board of Zoning Appeals to Sec. 114-8(4) to re-establish a non-conforming use for six apartment units. The property is zoned R-1B, Residential District.

Code reference:

Sec. 114-8. - Nonconforming uses

(4) Discontinuance. When a nonconforming use of any building or land has ceased for a period of one year, it shall not be reestablished or changed to any use not in conformity with this chapter without the written approval of the board of zoning appeals.

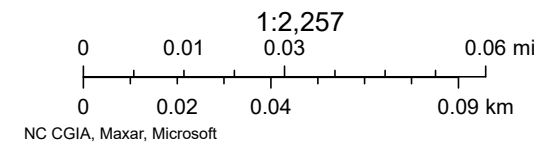


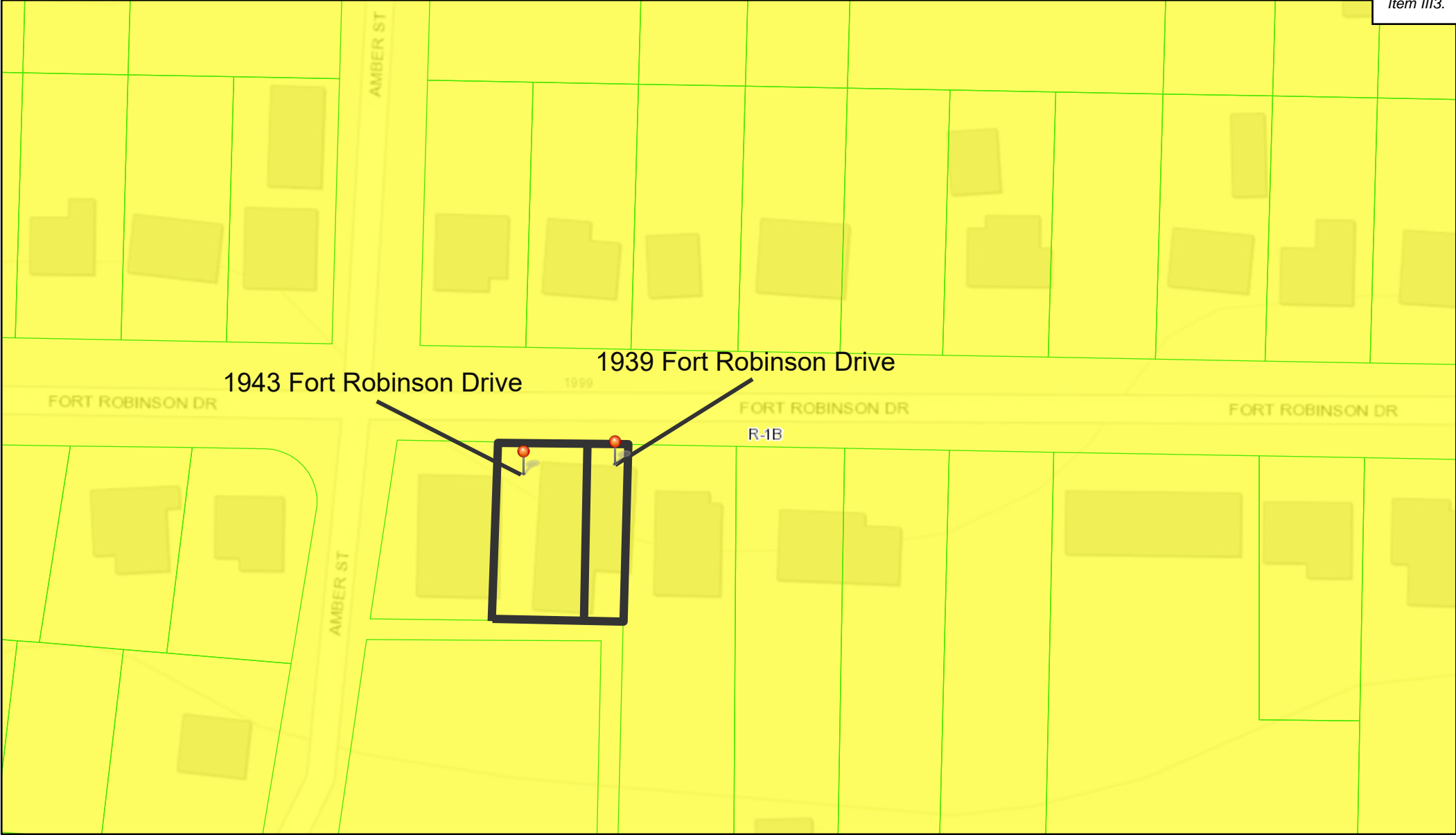
11/16/2023, 1:53:42 PM

Sullivan County Parcels Jan 2023

 Parcels

 Urban Growth Boundary





11/17/2023, 8:28:31 AM

Sullivan County Parcels Jan 2023

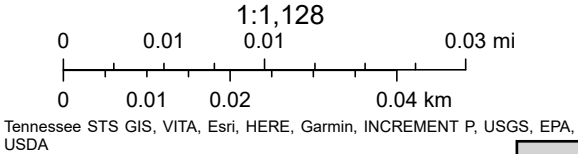
Parcels

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



APPLICATION

Board of Zoning Appeals

**APPLICANT INFORMATION:**

Last Name **Fort Robinson Investments, LLC** First M.I. Date **11/13/13**
 Street Address **925 Starling Drive** Apartment/Unit #
 City **Kingsport** State **TN** ZIP **37660**
 Phone **(540) 529-0746** E-mail Address **brobinsoncpa@yahoo.com**

PROPERTY INFORMATION:

Tax Map Information Tax map: **045K** Group: **A** Parcel: **012.00 and 013.00** Lot:
 Street Address **1939 and 1943 Fort Robinson Drive, Kingsport, TN 37660** Apartment/Unit #
 Current Zone **R1** Proposed Zone **R1**
 Current Use **Apartments** Proposed Use **Apartments**

REPRESENTATIVE INFORMATION:

Last Name **Robinson** First **Billy** M.I. **R** Date **11/12/23**
 Street Address **925 Starling Drive** Apartment/Unit #
 City **Kingsport** State **TN** ZIP **37660**
 Phone **(540) 529-0746** E-mail Address **brobinsoncpa@yahoo.com**

REQUESTED ACTION:

Applicant seeks approval to rehabilitate the existing buildings at 1939 and 1943 Fort Robinson Drive, Kingsport, TN. The buildings were built in the 1940's prior to current zoning regulations in the Fort Robinson area next to the current active rail line. The buildings have been used for apartments in the past but became uninhabitable due to a water leak 3-4 years ago. The properties were purchased from Felix J. Crawford who used the buildings as rental properties.

Owners have engaged the design services of CRW Architects for current design plans and drawings for the rehabilitation and construction of 6 apartments (4 apartments in 1943 and 2 apartments in 1939). The buildings have been had demo work complete and are in the final stages of finishing the engineering plans. These will be submitted to the building department for review and approval in the coming weeks.

Additionally, and in conjunction with this application I will be submitting a request for the City to abandon the alleyway behind these properties. As outlined in the drawings, I have contracted with a neighboring property owner to purchase approximately 0.25 acres to the rear of the property that will be used for parking. This will allow the property to have a yard and sidewalk in the front which better matches the R-1 residential district, and all parking will be located in the rear of the property.

I have spoken to all of the neighboring property owners, and they are in support of my development plans for the property. Neighbors have indicated that the buildings used to have a lot of police activity and have fallen further into disrepair the last few years.

Re-instate thenon conforming use of a total of 6 apartment units (2 at 1939 / 4 at 1943 Fort Robinson).

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:

B. J. M. J.

Date:

*11/14/2023*Signed before me on this 14th day of Nov, 2023a notary public for the State of TennesseeCounty of SullivanNotary Lori P. LaneMy Commission Expires Nov. 21 2023**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:

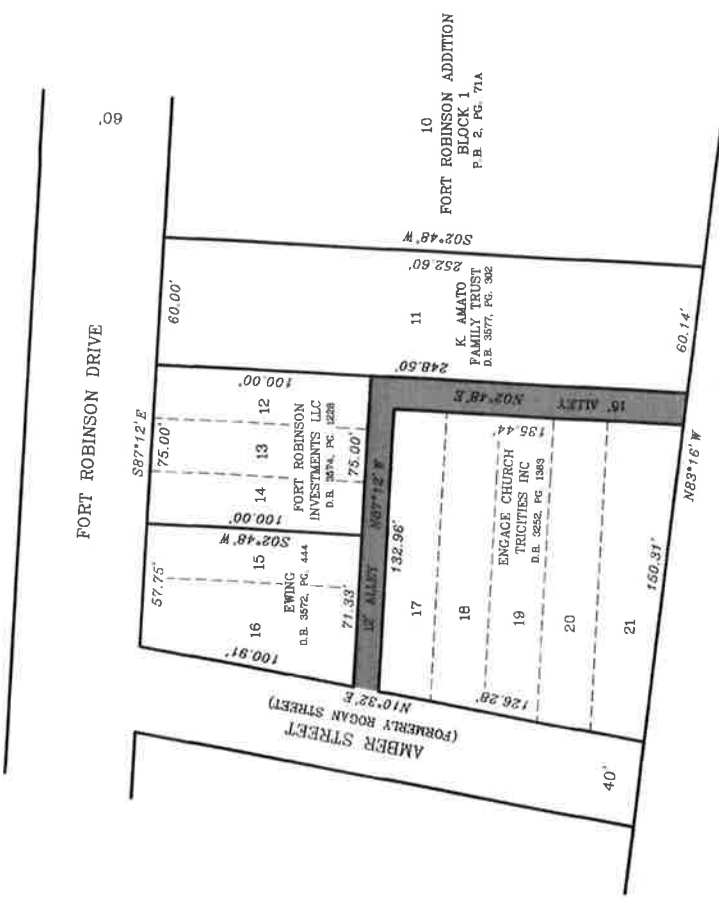
Date:



LEGEND
 P.B. PLAT BOOK
 D.B. DEED BOOK
 P.C. PAGE
 N.T.S. NOT TO SCALE

INFORMATION SHOWN FROM DEEDS AND MAPS, AND
 DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY

- NOTES:
- 1) NORTH BASED ON REFERENCED PLAT
 - 2) JOB NO. 23-13163
 - 3) ACO FILE 23-13163 FORT ROBINSON INVESTMENTS.DWG
 - 4) ACO FILE 23-13163 FORT ROBINSON INVESTMENTS.DWG
 - 5) PLAT REFERENCE: PLAT BOOK 2, PAGE 71A



CSX TRANSPORTATION

ALLEY ABANDONMENT
 LOTS 11-21
 FORT ROBINSON ADDITION
 BLOCK 1
 12TH CIVIL DISTRICT
 KINGSFORD, TENNESSEE
 DATE: NOVEMBER 8, 2023
 SCALE: 1"=40'



ABANDONMENT OF 12' & 15' ALLEY
 KINGSFORD, TENNESSEE

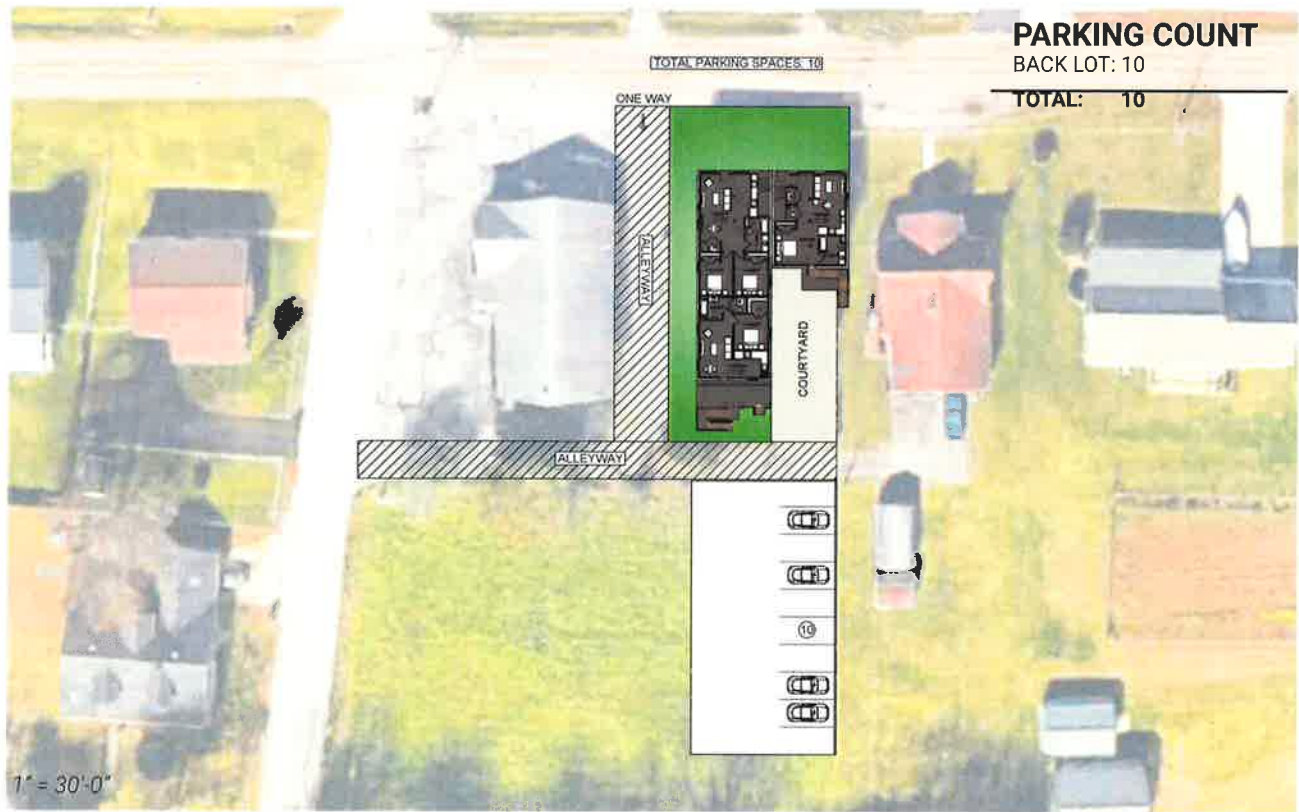
ALLEY & ASSOCIATES, INC.
 422 E. MARKET STREET, KINGSFORD, TENNESSEE 37080
 615.237.0000
 E-MAIL: info@alleyandassociates.com



01 SITE PLAN - PARKING - OPTION 1

PREPARED BY: Preliminary Design
 PROJECT: Fort Robinson Apartments
 DATE: November 8, 2023

**Cain
Rash
West**
 ARCHITECTS



02 SITE PLAN - PARKING - OPTION 2

drawn: Preliminary Design
checked: Fort Robinson Apartments
date: November 8, 2023

**Cain
Rash
West**
Architects



FLOOR PLAN LEVEL TWO



FLOOR PLAN LEVEL ONE

03 FLOOR PLANS

Prepared: Preliminary Design
 Project: Fort Robinson Apartments
 Date: November 5, 2023

Cain
 Rash
 West
 ARCHITECTS



04 | Preliminary Renderings

Drawn: Preliminary Design
Project: Fort Robinson Apartments
Date: November 8, 2023

**Cain
Rash
West**
ARCHITECTS



05 | Preliminary Renderings

Online Preliminary Design
Project Fort Robinson Apartments
Date November 8, 2024

**Cain
Rash
West**
ARCHITECTS

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

a. See attached.

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.

a. See attached.

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?

a. 6 apartment units with parking located in the rear of the building.

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

a. Yes, see drawings and schematics.

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

a. The building has been used for residential purposes in the past and limited commercial use. Due to parking restrictions on-site the parking is in the front of the building. With the movement of parking to the rear of the building the aesthetic will be more appropriate to a front yard residential property which better fits the existing district.

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

a. It is not expected too.

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

a. Yes, fencing will be put up between the courtyard and parking areas and the neighbors property at 1937 Fort Robinson Drive.

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?

a. None noted. Surrounding residents are supportive of redevelopment of the property.

**** 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 15th of the month prior to the month the item is to be heard by the Board of Zoning Appeals.**

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

November 2, 2023, Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Bill Sumner
Tracey Cleek
Calvin Clifton
Joe White

Members Absent:

Wes Combs

Staff Present:

Lori Lane
Ken Weems
Jessica McMurray

Visitors:

Mike Stone
Joseph Johnson
Renee Johnson

Chairman Sumner called the meeting to order at 12:02p.

Chairman Sumner explained the meeting procedures.

Ms. Lori Lane conducted the swearing in ceremony for those wishing to speak during the regular meeting. Mike Stone and Joseph Johnson were sworn in.

Public Hearing:

Case: BZA23-0333 – The owner of property located at TBD Caymus Court, Control Map

062A, Group K, Parcel 003.00 requests a 19 foot front yard variance to Sec. 114-193(e)(1)c for the purpose of constructing a new duplex. The property is zoned B-1, Neighborhood Business District.

Mr. Weems noted an additional 15 foot front yard variance request was requested for the property directly south of the property mentioned above, becoming known as TBD Caymus Court South. Mr. Stone presented the case to the Board. Mr. Stone stated that the developer requested the variance due to a slight slope on the south side of property and to maintain alignment and harmony along the street front. Mr. Stone explained the purpose of the request is to build four new duplex units. Staff noted a spilt zoning transition on the site from R-3 to B-1, while the use is appropriate in both zones, setbacks change from zone to zone. The board inquired as to whether the bulb out cul-de-sac is required by the city or the choice of the developer. Staff explained the cul-de-sac was a requirement of the city. Staff noted there were no phone calls or concerns received from residents in the neighborhood.

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

Case: BZA23-0332 – The owner of property located at 1270 Ridgetop Trail, Control Map 033P, Group

A, Parcel 043.00 requests a 12 foot side yard variance and 3 foot side yard variance to Sec. 114-183(e)(1)d for the purpose of constructing an attached garage and swimming pool for a new single family home. The property is zoned R-1B, Residential District.

Mr. Stone presented the case. He explained that due to slope and irregular lot shape the owners were requesting the variances to construct a three bay garage on the north end of the property and a swimming pool on the south end of the property. Mr. Johnson, the neighbor to the right of the subject property, stated he does not believe the 12 foot side yard variance should be granted for the three bay garage. He stated the third bay obstructs views from his property and is not in line with other properties in the neighborhood. Staff noted one phone call was received from a neighbor with concerns about the swimming pool encroaching to closely to Golf Ridge Drive and the sidewalk.

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

The Chairman opened the business meeting. A motion was made by Ms. Cleek, seconded by Mr. White, to approve the minutes of the October 12, 2023 regular meeting. The motion was passed unanimously, 4-0. Staff stated for the record that the next application deadline is November 15, 2023 for the next regular meeting to be held on December 7, 2023.

Adjudication of Cases:

Case: BZA23-0333 – The owner of property located at TBD Caymus Court and TBD Caymus Court South, Control Map 062A, Group K, Parcel 003.00

The Board collectively agreed the hardship in this case is the bulb out cul-de-sac required by the city, noting that if it was not a requirement the developer would not need to request a variance.

MOTION: made by Ms. Cleek, seconded by Mr. White, to grant the 19 foot front yard variance for TBD Caymus Court and a 15 foot front yard variance for TBD Caymus Court South for the purpose of constructing four new duplex units.

VOTE: 4-0 to approve the request.

Case: BZA23-0332 – The owner of property located at 1270 Ridgetop Trail, Control Map 033P, Group A, Parcel 043.00

The board agreed the site plan was ambitious and suggested Mr. Stone revise the plan in an effort to maintain harmony in the neighborhood. Mr. Stone agreed to revisit the site plan with his client and return to the Board of Zoning Appeals in December with a revised request.

MOTION:

VOTE:

With no further business the meeting was adjourned at 1:04 p.m.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator