



## BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, December 04, 2025 at 12:00 PM  
City Hall, 415 Broad Street, Boardroom

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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: BZA25-0286– The owner of property located at 226 Bancroft Chapel Road, Control Map 032, Parcel 149.00 requests a 3-foot side yard setback variance from Section 114-184(e)(1)d for each lot within the proposed Bare Bancroft Chapel Subdivision. The property is zoned R-1C, Residential District.

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

Owner:

Michael Bare

P.O. Box 3821

Kingsport, TN 37664

Representative: Chris Alley

### IV. BUSINESS

1. Approval of the November 6, 2025 regular meeting minutes.

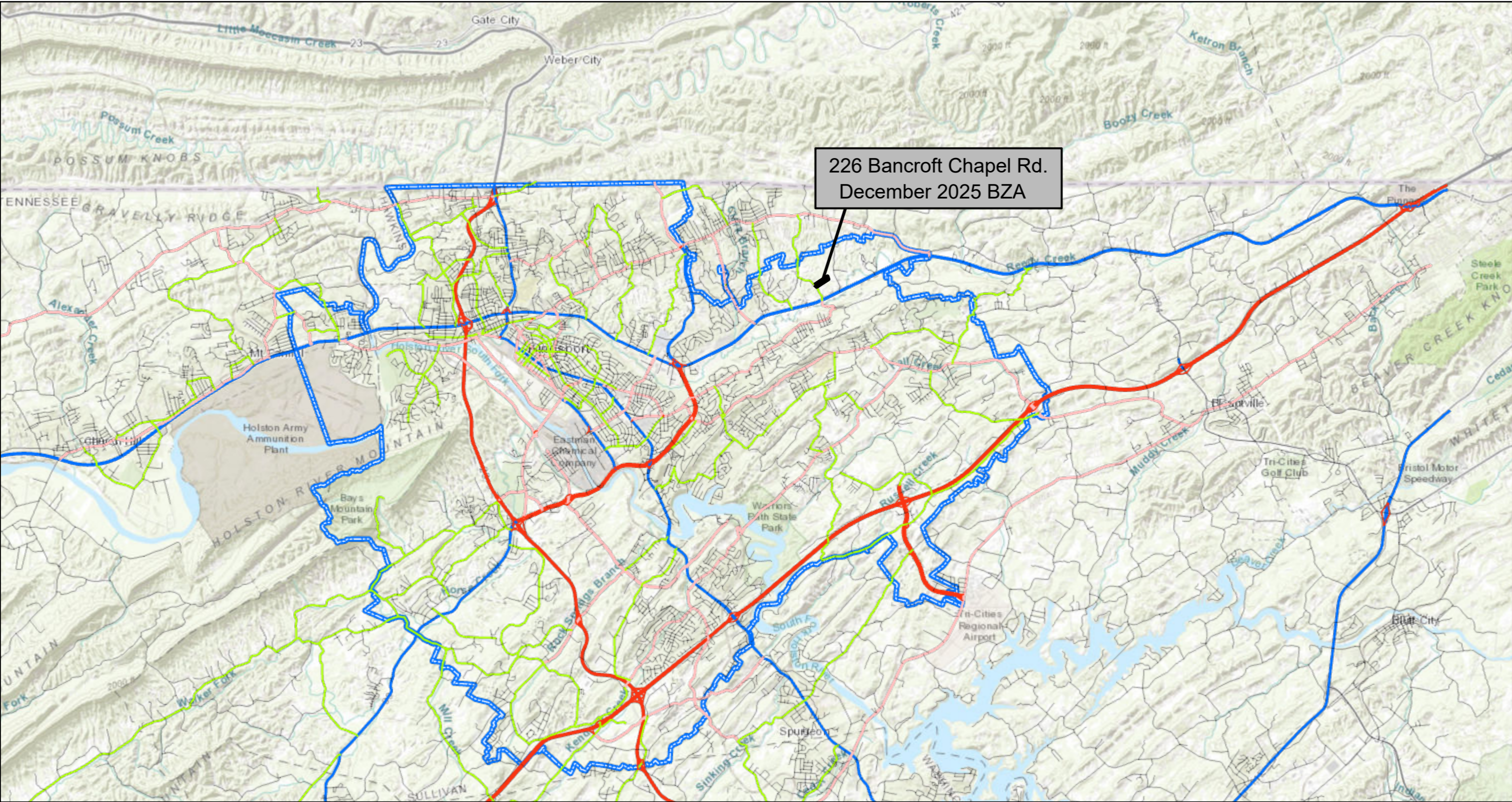
Stating for public record, the next application deadline is December 15, 2025 at noon, and meeting date (Thursday, January, 2026).

## **V. ADJUDICATION OF CASES**

## **VI. PUBLIC COMMENT**

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

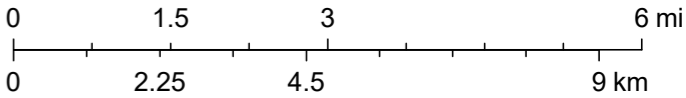
## **VII. ADJOURN**



11/18/2025, 9:36:59 AM

1:144,448

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



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, December 4, 2025 will be conducted beginning at NOON in the Kingsport City Hall, Montgomery-Watterson Boardroom, 415 Broad Street, 3rd floor, Kingsport, Tennessee.

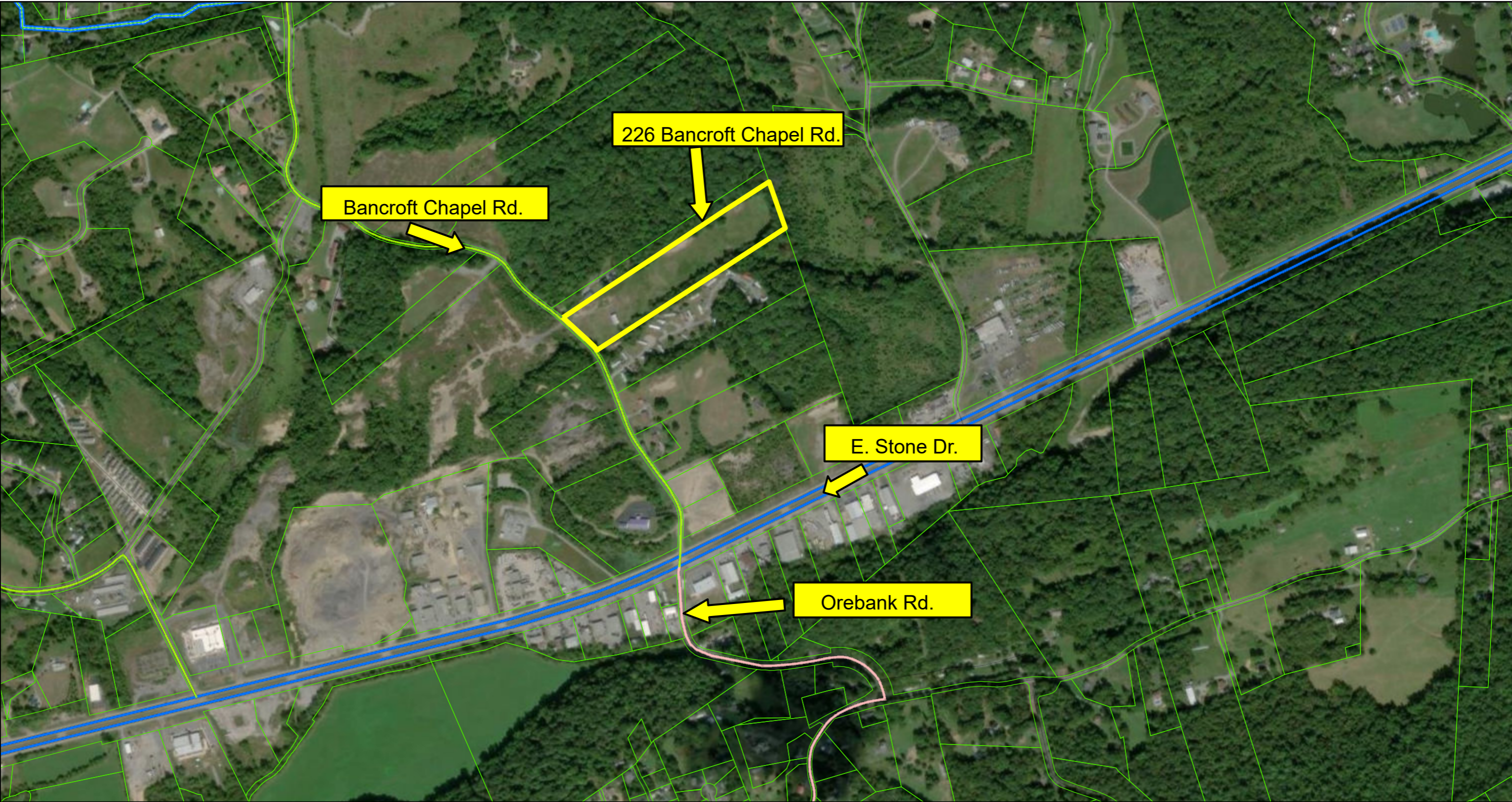
Public Hearings: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following cases:

**Case: BZA25-0286– The owner of property located at 226 Bancroft Chapel, Control Map 032, Parcel 149.00** requests a 3-foot side yard setback variance from Section 114-184(e)(1)d for each lot within the proposed Bare Bancroft Chapel Subdivision. The property is zoned R-1C, 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: 11/24/2025



11/18/2025, 9:33:31 AM

Sullivan County Parcels Jan 2023 Streets

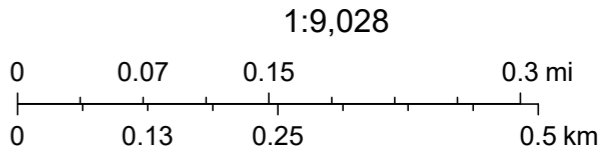
- Parcels

Urban Growth Boundary
- Collector Street

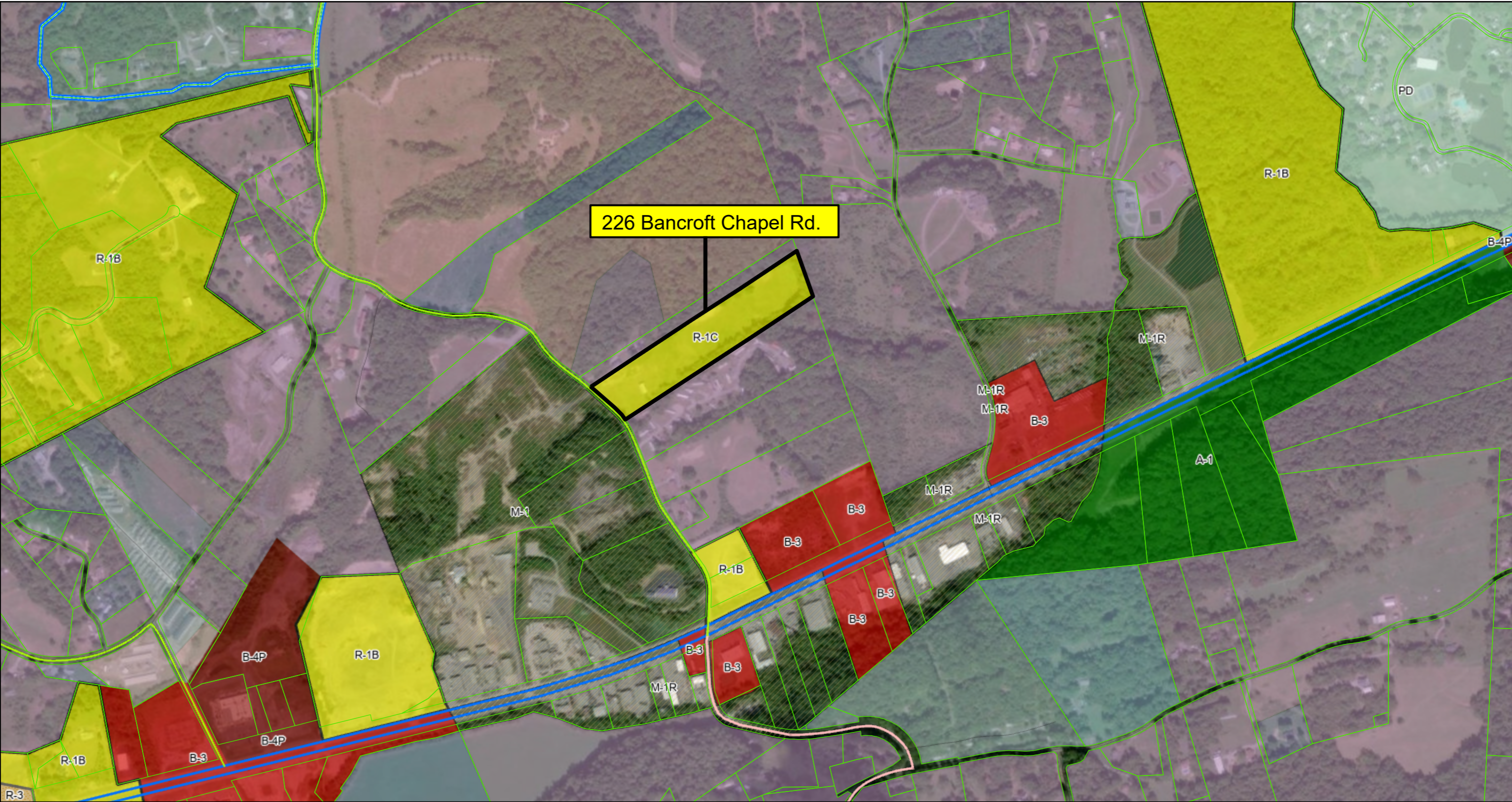
Major Arterial

Minor Arterial
- Local Street

Private Street



NC CGIA, Vantor



11/18/2025, 9:28:14 AM

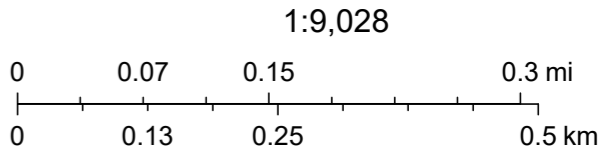
Sullivan County Parcels Jan 2023

Sull Co Zoning

- A-1
- A-2
- B-3

M-1	R-3A	B-4P	R-1C
PUD	Split	M-1	R-3
R-1	City Zoning	M-1R	Urban Growth Boundary
R-2	A-1	PD	Streets
R-3	B-3	R-1B	Major Arterial

- Minor Arterial
- Collector Street
- Local Street
- Private Street



NC CGIA, Vantor

TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: November 17, 2025

RE: 226 Bancroft Chapel Road

The Board is asked to consider the following request:

**Case: BZA25-0286– The owner of property located at 226 Bancroft Chapel Road, Control Map 032, Parcel 149.00** requests a 3-foot side yard setback variance from Section 114-184(e)(1)d for each lot within the proposed Bare Bancroft Chapel Subdivision. The property is zoned R-1C, Residential District.

*Code reference:*

***Sec. 114-184. - R-1C, Residential District***

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

*(1) Minimum requirements.*

- a. Lot area, 5,000 square feet.*
- b. Lot frontage, 50 feet.*
- c. Front yard, 25 feet.*
- d. Each side yard, eight feet.*
- e. Rear yard, 25 feet.*
- f. Usable open space, not applicable.*



# APPLICATION

Board of Zoning Appeals

## APPLICANT INFORMATION:

Last Name	BARE	First	MICHAEL	M.I.	Date	11/13/2025	
Street Address	P.O. Box 3821			Apartment/Unit #			
City	KINGSPORT	State	TN	ZIP			37664
Phone				E-mail Address			

## PROPERTY INFORMATION:

Tax Map Information	Tax map:	32	Group:	Parcel:	149.00:	
Street Address	226 BANCROFT CHAPEL ROAD				Apartment/Unit #	
Current Zone	R-1C		Proposed Zone			
Current Use	VACANT		Proposed Use			SINGLE-FAMILY RESIDENTIAL

## REPRESENTATIVE INFORMATION:

Last Name	AUEY	First	CHRIS	M.I.	Date	11/13/2025	
Street Address	P.O. Box 4373			Apartment/Unit #			
City	JOHNSON CITY	State	TN	ZIP			37602
Phone				E-mail Address			

## REQUESTED ACTION:

REQUEST THAT THE SIDE YARD BE REDUCED FROM 8' TO 5' FOR ALL PROPOSED LOTS.

## 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: 11-24-2025

Signed before me on this 24 day of November, 2025  
 a notary public for the State of TN.  
 County of Sullivan County

Notary Kelsey Webster  
 My Commission Expires May 2nd, 2027





November 13, 2025

City of Kingsport Board of Zoning Appeals

**RE: Bare Bancroft Chapel Subdivision  
226 Bancroft Chapel Road  
Variance Request: Side Yard Reduction to 5'**

Dear Members of the Board of Zoning Appeals,

We are requesting your consideration of granting a variance for the subject property that would allow the Side Yards for each lot within the proposed development be reduced from 8' (as required in an R-1C Residential District) to **5' in width**.

Below is a detailed response to the four main criteria that the Board follows for granting variances:

**Specific Conditions Which are Unique to This Parcel:**

A previous owner of the property graded the site and installed storm pipes at three locations to allow off-site drainage to pass through the parcel. These pipes were constructed along the original natural flow paths, which are diagonal across the property. Additionally, the previous grading activity placed fill over these pipes to where they are approximately 20'-25' deep.

Since new structures cannot be built over these pipes, these areas are unbuildable unless the pipes are relocated. Due to the significant depths of the culverts, constructing new pipes to locations would be outside of any possible buildings is not feasible.

Additionally, the Applicant has been working with the City on an agreement in which the City will extend sanitary sewer service to the property based on the Applicant committing to a minimum of 40 new connections to the City's sewer system.

**Manner in Which Strict Application of the Zoning Ordinance Would Deprive Reasonable Use of the Land:**

Since lots have to be located where buildings would not be over the existing storm pipes, the number of lots that can be developed on the property is restricted in several areas to the distance between the existing pipes. A Side Yard width of 8' for each lot restricts the available space between these culverts even more, resulting in less lots than what is shown on the current Concept Plan. Additionally, the wider Side Yard requirement would require the Applicant to construct smaller homes than initially intended.

**The Unique Conditions & Circumstances That Are Not Actions Taken by the Applicant:**

The storm pipes were constructed prior to the Applicant purchasing the property.

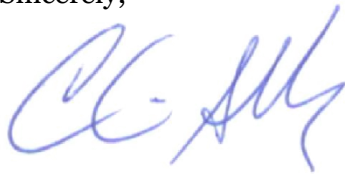
**Reasons That the Variance Will Preserve, Not Harm, the Public Safety & Welfare and Will Not Alter the Essential Character of the Neighborhood:**

By granting a Variance to reduce the Side Yard width to 5', the Applicant would be able to construct the size of homes intended and still meet minimum number of lots needed per the agreement with the City without the need to relocate the existing storm pipes.

New easements are being proposed along the existing storm pipes and stormwater basins are being proposed over top of these pipes, which will create open space that is similar to what is found in many Planned Development (PD) Districts.

Please feel free to contact me at [REDACTED] or via email at [REDACTED] if you have any questions or need any additional information.

Sincerely,



Chris Alley, P.E.  
Project Manager

PREPARED FOR:  
MICHAEL BARE  
P.O. BOX 3821  
KINGSFORD, TN 37664

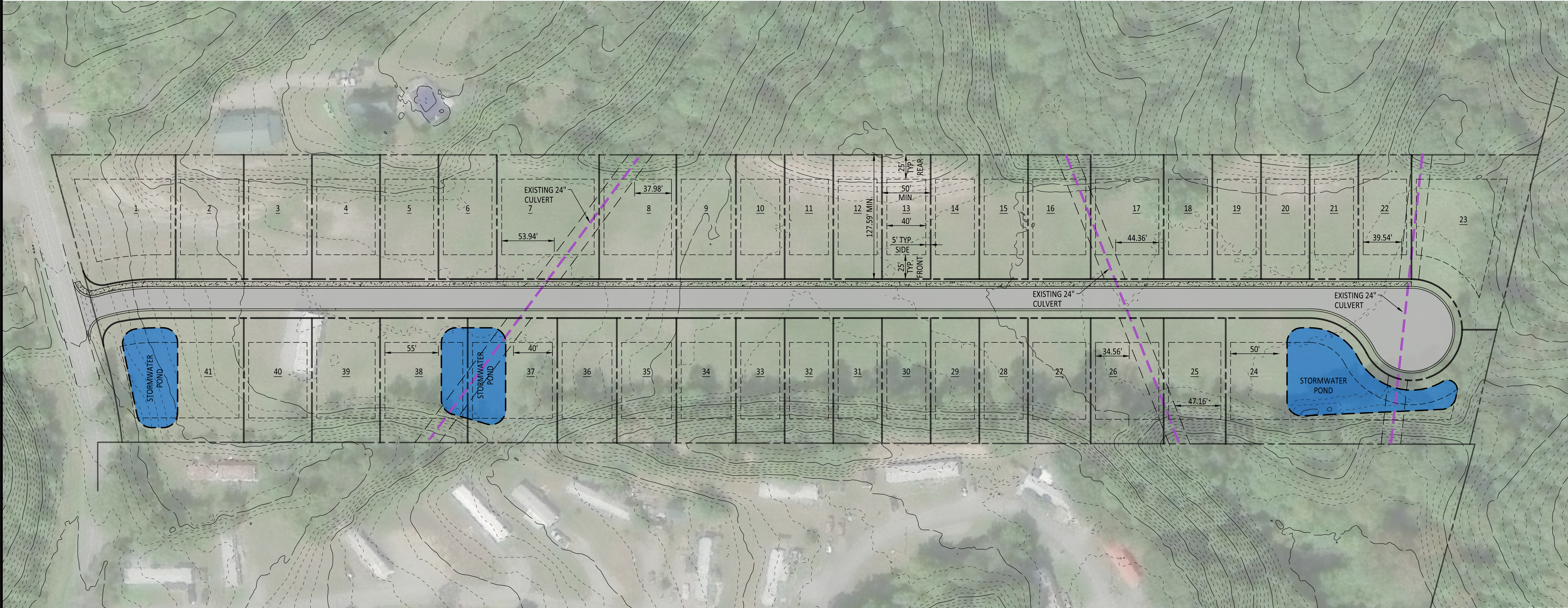
NO. BY DATE REVISIONS

CONCEPT PLAN: VARIANCE REQUEST FOR REDUCED SIDE YARD  
BARE BANCROFT CHAPEL SUBDIVISION

226 BANCROFT CHAPEL ROAD  
KINGSFORD, TENNESSEE

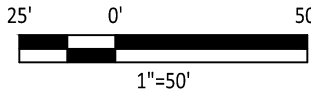
DATE: 11/10/2025

CP1



SITE NOTES	
1. ZONE:	R-1C RESIDENTIAL DISTRICT
2. PROPERTY INFORMATION:	TAX MAP 32, PARCEL 149.00
3. PROPERTY AREA:	9.87 AC
4. EXISTING USE:	OPEN SPACE
5. PROPOSED USE:	SINGLE-FAMILY LOTS
6. UNITS PROPOSED:	41
7. LOT AREA:	
MINIMUM ALLOWED:	5,000 SF
MINIMUM PROPOSED:	6,379 SF
8. LOT FRONTAGE:	
MINIMUM ALLOWED:	50'
MINIMUM PROPOSED:	50'
9. SETBACKS:	
FRONT YARD:	25'
SIDE YARD:	5' (REQUESTED VARIANCE)
REAR YARD:	25'
10. LOT COVERAGE:	40% MAXIMUM
11. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP #47163C0055D DATED SEPTEMBER 29, 2006.	

PROFESSIONAL SERVICES NOTES  
1. DTWOOD ENGINEERING, INC. ONLY PROVIDES PROFESSIONAL ENGINEERING SERVICES AND DOES NOT PROVIDE SURVEYING SERVICES INCLUDING BOUNDARY SURVEYS OR PLATS.  
2. ANY BOUNDARY SURVEY SHOWN ON THIS PLAN WITH PROPERTY LINES AND METES AND BOUNDS DESCRIPTION IS BY OTHERS AND WE TAKE NO RESPONSIBILITY FOR ITS ACCURACY.  
3. ANY TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY A LICENSED SURVEYOR AND/OR AVAILABLE PUBLIC DATA.



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

### November 6, 2025 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Calvin Clifton  
Bill Sumner  
Joe White  
Hoyt Denton  
Wes Combs

Members Absent:

Josh Taylor

Staff Present:

Lori Pyatte  
Ken Weems  
Jessica McMurray

Visitors:

Donnie Horne    Betsy Parker  
John Horne      Clinton Roberts  
Tom Parker

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

Chairman Bill Sumner explained the meeting procedures.

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

### Public Hearing:

**Case: BZA25-0261– The owner of property located at 4512 Preston Drive, Control Map 047N, Group D, Parcel 03.00** requests a 114-foot deviation from rear yard to Sec 114-133(1) for the purpose of constructing a storage building in the side yard. The property is zoned R-1A, Residential District.

Mr. Tom Parker, the property owner, presented his request to the Board. He explained that he would like to add an additional 10x12 storage shed in the front side yard to store lawn equipment and tools. Mr. Parker noted that he and his wife recently expanded their driveway and wish to place the new shed nearby for easier access. He further explained that while they currently have a storage building in the rear yard, accessing it is difficult due to the rocky terrain, and adding another structure in that area would also be challenging for the same reason. The proposed shed will match both the existing structure and the home in appearance. When asked if any calls had been received regarding the request, staff reported that only inquiries of curiosity had been made, with no concerns expressed.

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

**Case: BZA25-0265– The owner of property located at 435 E. Main Street, Control Map 046P, Group F, Parcel 03.01** requests a 5-foot front setback variance from Section 114-194(e)(2)a to allow for the

construction of a 32-unit apartment building and two one-story commercial spaces. The property is zoned B-2, Central Business District.

Mr. Clinton Roberts presented the case to the Board on behalf of the property owner. He explained that his client plans to construct a new 32-unit apartment building with two commercial spaces. Mr. Roberts stated that the request before the Board is a 5-foot front yard setback variance, needed to accommodate utilities that must be located within that area.

He further explained that the first-floor elevation must be raised 21 inches above the sidewalk to ensure proper flow for sanitary and other sewer components. This elevation change would require the main entry to be recessed—similar to the Kingsport Grocery building next door—resulting in an entrance accessed by steps and set back into a cavity. Shifting the building 5 feet off the property line would allow the entry to maintain a stronger street presence rather than being recessed.

Mr. Roberts noted that the 5-foot strip would be landscaped and all other B-2 requirements would be met. The Board clarified that the setback variance request is to shift the building 5 feet back from the property line.

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

**Case BZA25-0266– The owner of property located at 381 Snapps Ferry Road, Control Map 119, Parcel 114.10** requests a 381-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 expansion of a detached garage and a new storage building. The property is zoned A-1, Agricultural District.

Mr. Donnie Horne introduced himself as the property owner and explained that he intends to construct two new accessory structures—one as a garage extension to store vintage cars and another for tools and equipment storage. Mr. Horne noted that he has been actively working to clean up junk vehicles from his property and that the additional garage space will assist in that effort.

When asked whether he still operates a salvage yard, Mr. Horne stated that he does not, but he continues to tow vehicles. Staff clarified that when the property was annexed in 2012, the towing and salvage operation was a permitted use under county regulations, and therefore is considered a legal nonconforming use within the city.

The Board also inquired whether the proposed structures would be lean-tos or fully enclosed buildings. Mr. Horne confirmed that both structures will be fully enclosed and finished with siding.

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

## **BUSINESS:**

Staff informed the Board that the January 2026 BZA meeting date falls on a holiday. The Board agreed to reschedule the meeting to January 8, 2026.

Staff stated for record, the next application deadline is November 15, 2025 at noon, and meeting date Thursday, December 2, 2025 at noon.

The board reviewed the October 4, 2025 regular meeting minutes.

**MOTION:** made by Vice-Chairman Clifton, seconded by Mr. Joe White to approve the Kingsport Board of Zoning Appeals minutes for October 4, 2025.

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

**Adjudication of Cases:**

**Case: BZA25-0261– The owner of property located at 4512 Preston Drive, Control Map 047N, Group D, Parcel 03.00** requests a 114-foot deviation from rear yard to Sec 114-133(1) for the purpose of constructing a storage building in the side yard. The property is zoned R-1A, Residential District.

The Board noted that the primary hardship stems from the rocky topography located in the rear yard of the property.

**MOTION:** Made by Mr. Joe White and seconded by Vice Chairman Calvin Clifton to approve the request as presented.

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

**Case: BZA25-0265– The owner of property located at 435 E. Main Street, Control Map 046P, Group F, Parcel 03.01** requests a 5-foot front setback variance from Section 114-194(e)(2)a to allow for the construction of a 32-unit apartment building and two one-story commercial spaces. The property is zoned B-2, Central Business District.

The Board noted that the hardship in this case is due to the location of existing utilities, which prevents the building from being positioned along the front property line.

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

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

**Case BZA25-0266– The owner of property located at 381 Snapps Ferry Road, Control Map 119, Parcel 114.10** requests a 381-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 expansion of a detached garage and a new storage building. The property is zoned A-1, Agricultural District.

The Board noted that the parcel is large and that the additional accessory structure space would greatly assist in organizing and improving the overall appearance of the property.

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

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

**Public Comment:**

With no further business the meeting was adjourned at 12:26pm.

Respectfully Submitted,

*Jessica McMurray*

Jessica McMurray  
Development Coordinator