



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, May 02, 2024 at 12:00 PM

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

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

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

II. INTRODUCTION AND MEETING PROCEDURES

III. PUBLIC HEARING

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

INTERESTED PARTIES:

Owner: Lily Franklin
1672 Redwood Drive
Kingsport, TN 37660
423-579-7314

Representative: Lily Franklin

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

INTERESTED PARTIES:

Owner: Waters of Kingsport
100 Netherland Inn Road
Kingsport, TN 37660
423-245-8967

Representative: Melissa Justice

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

INTERESTED PARTIES:

Owner: Vinaya Belagode
1017 Wellington Blvd.
Kingsport, TN 37660
423-914-1391

Representative: Richard Williams

IV. BUSINESS

- 1. Approval of the April 4, 2024 regular meeting minutes.**

Stating for public record, the next application deadline is May 15, 2024 at noon, and meeting date (Thursday, June 6, 2024).

V. ADJUDICATION OF CASES

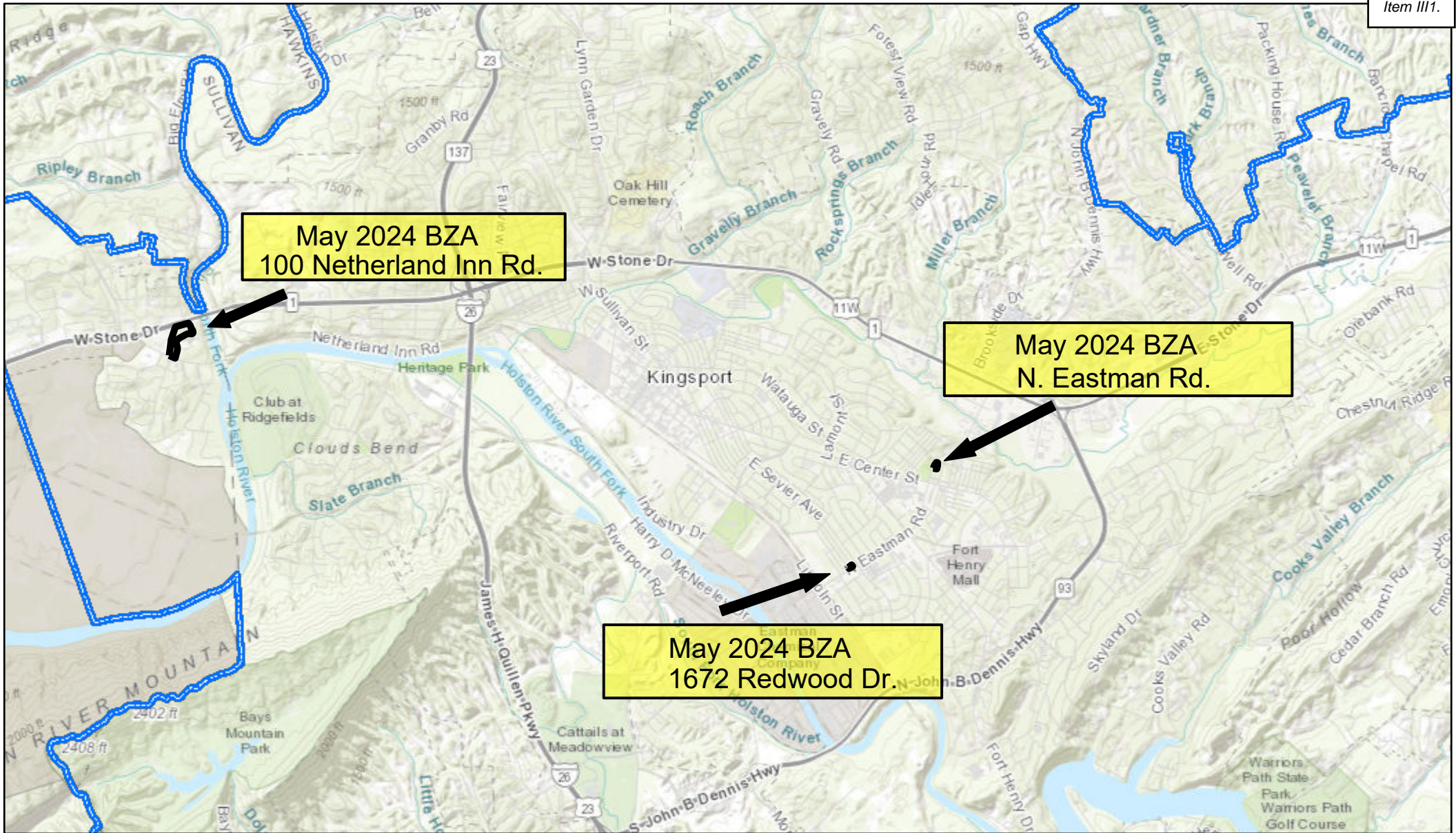
VI. PUBLIC COMMENT

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

VII. ADJOURN

ArcGIS Web Map

Item III.1.



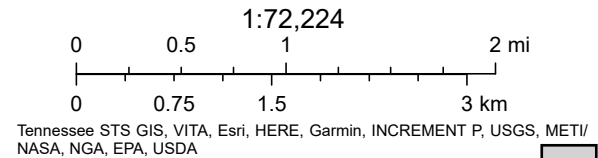
May 2024 BZA
100 Netherland Inn Rd.

May 2024 BZA
N. Eastman Rd.

May 2024 BZA
1672 Redwood Dr.

4/23/2024, 11:01:32 AM

 Urban Growth Boundary



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, May 2, 2024 will be conducted beginning at NOON in the Kingsport City Hall, Montgomery-Watterson Boardroom, 415 Broad Street, 3rd floor, Kingsport, Tennessee.

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

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

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

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

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: 4/22/2024

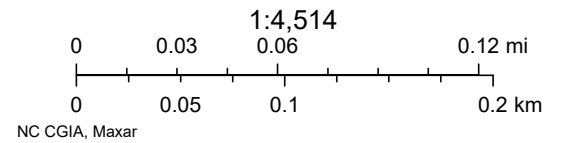
ArcGIS Web Map

Item III.1.



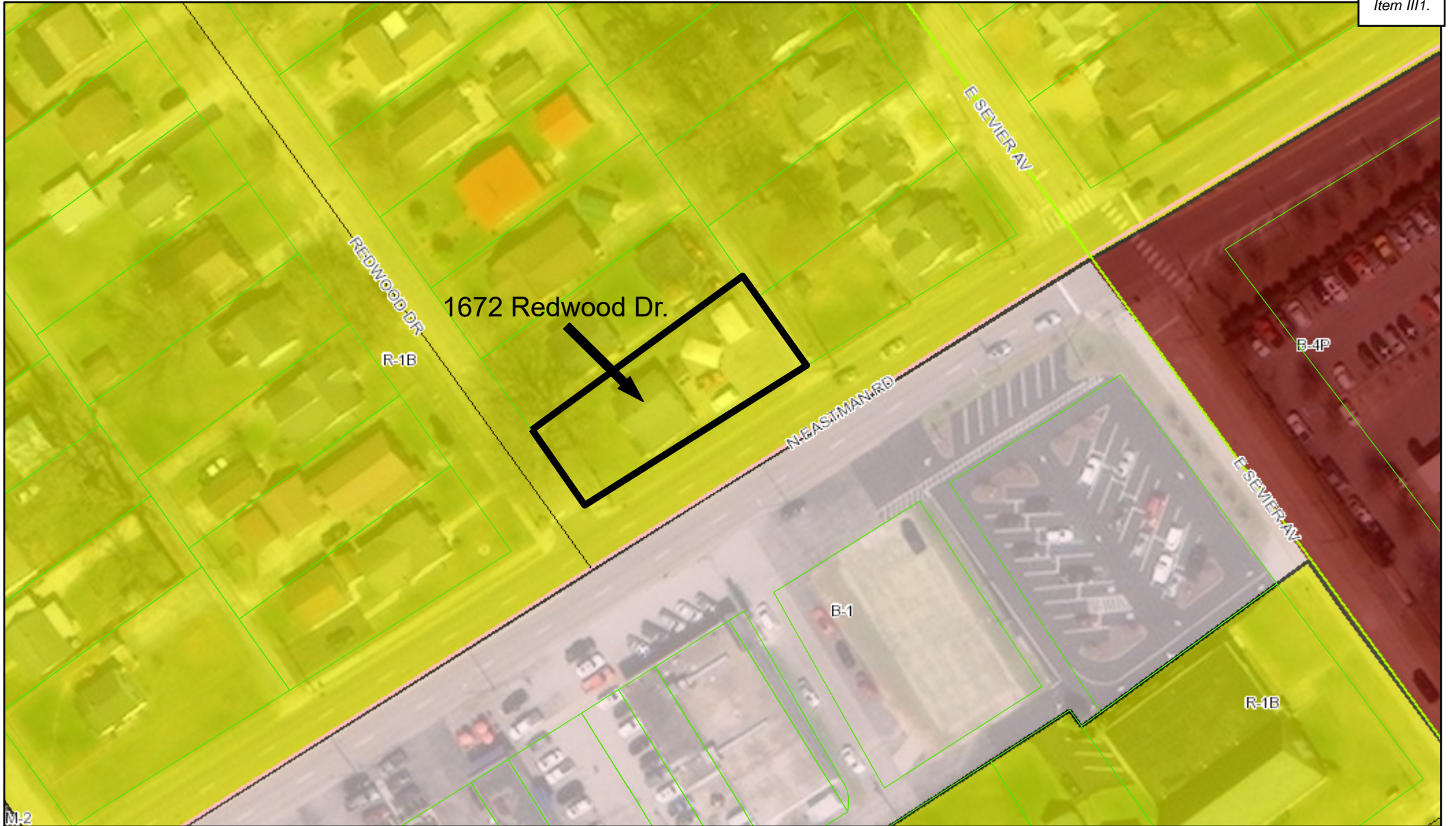
4/23/2024, 9:29:38 AM
Sullivan County Parcels Jan 2023

-  Parcels
-  Urban Growth Boundary



ArcGIS Web Map

Item III.1.



4/23/2024, 9:19:20 AM

Sullivan County Parcels Jan 2023

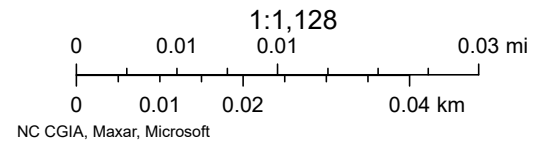
Parcels

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





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: April 23, 2024

RE: 1672 Redwood Drive

The Board is asked to consider the following request:

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

Code reference:

Sec. 114-183. - R-1B, Residential District.

(c)Special exceptions. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-1B district the same as for R-1A districts.

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

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

- (1)Cemeteries and other burial grounds.*
- (2)Day care nurseries.*
- (3)Country clubs and golf courses.*
- (4)Churches and other places of worship.*
- (5)Schools and colleges for academic instruction.*
- (6)On-site subdivision sales offices while sales are underway.*

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	Franklin	First	Lily	M.I.	T	Date	4/10/24
Street Address	1672 Redwood Dr.			Apartment/Unit #			
City	Kingsport	State	TN	ZIP	37664		
Phone	423-579-7314			E-mail Address	lilyfranklin2001@gmail.com		

PROPERTY INFORMATION:

Tax Map Information	Tax map: 061F	Group: D	Parcel: 37	Lot:	
Street Address	1672 Redwood Dr.			Apartment/Unit #	
Current Zone	R-1B	Proposed Zone	NO Change		
Current Use	Single Family	Proposed Use	Child Daycare Special exception		

REPRESENTATIVE INFORMATION:

Last Name	Franklin	First	Lily	M.I.	T	Date	4/10/24
Street Address	1672 Redwood Dr			Apartment/Unit #			
City	Kingsport	State	TN	ZIP	37664		
Phone	423-579-7314			E-mail Address			

REQUESTED ACTION:

In home Childcare Center Special exception

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: Lily Franklin

Date: 4/12/24

Signed before me on this 12th day of April, 2024

a notary public for the State of Tennessee

County of Sullivan

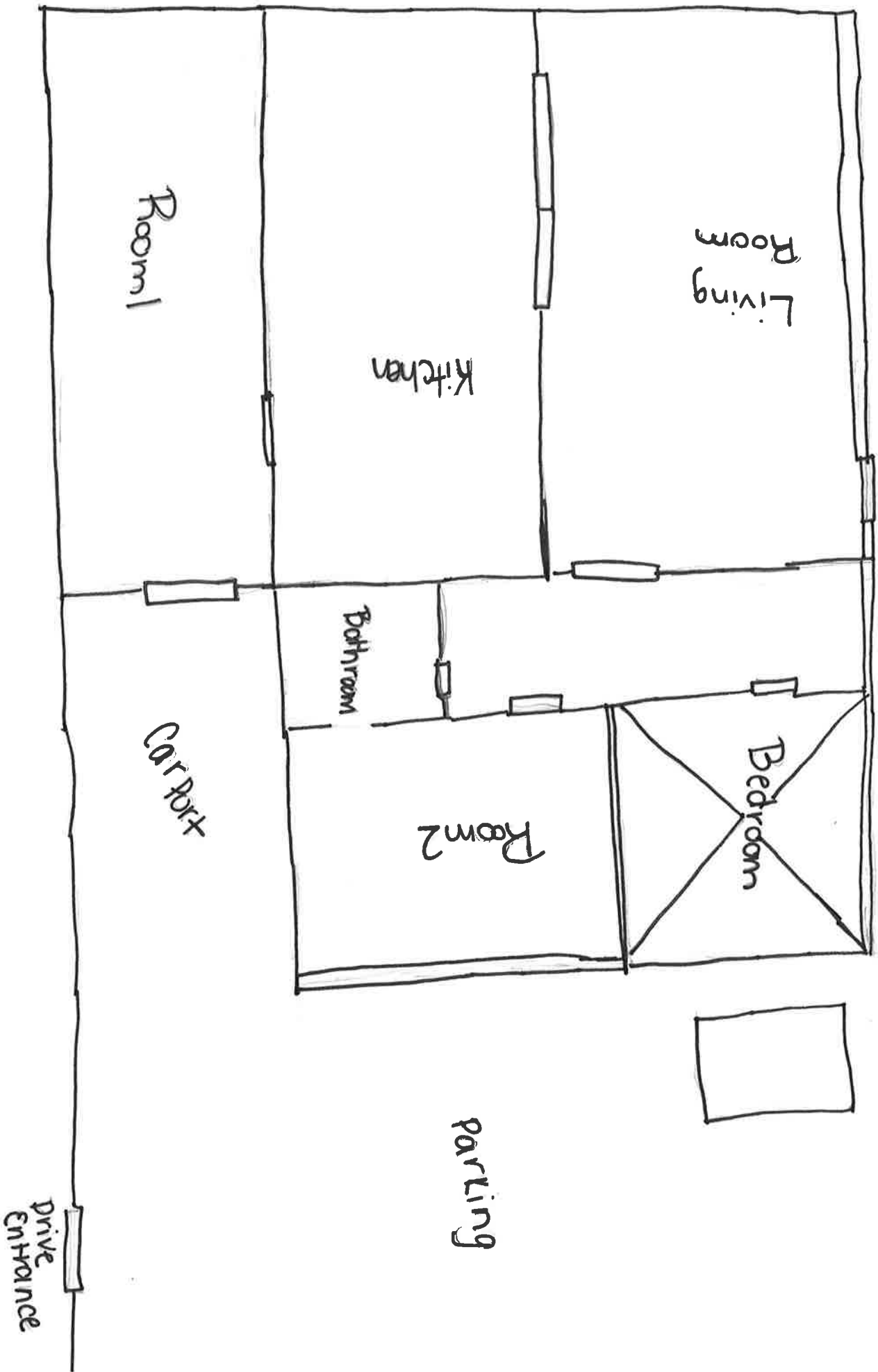
Notary [Signature]

My Commission Expires 11-21-2025











TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: April 23, 2024

RE: 100 Netherland Inn Road

The Board is asked to consider the following request:

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

Code reference:

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

(3) Multifamily Residential Districts (R-2, R-3 and R-4).

a. Signs are permitted the same as for single-family residential districts.

(2) Single-Family Residential Districts (R-1A, R-1B and R-1C).

a. Home occupations conducted in a dwelling are permitted one sign, provided:

- 1. The area of one side of the sign does not exceed three square feet; and*
- 2. The sign shall not be illuminated by any means.*

ArcGIS Web Map

Item III.2.



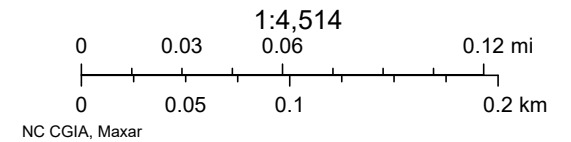
4/23/2024, 10:08:36 AM

Sullivan County Parcels Jan 2023 Hawkins County Parcels 2023 Jan

Parcels

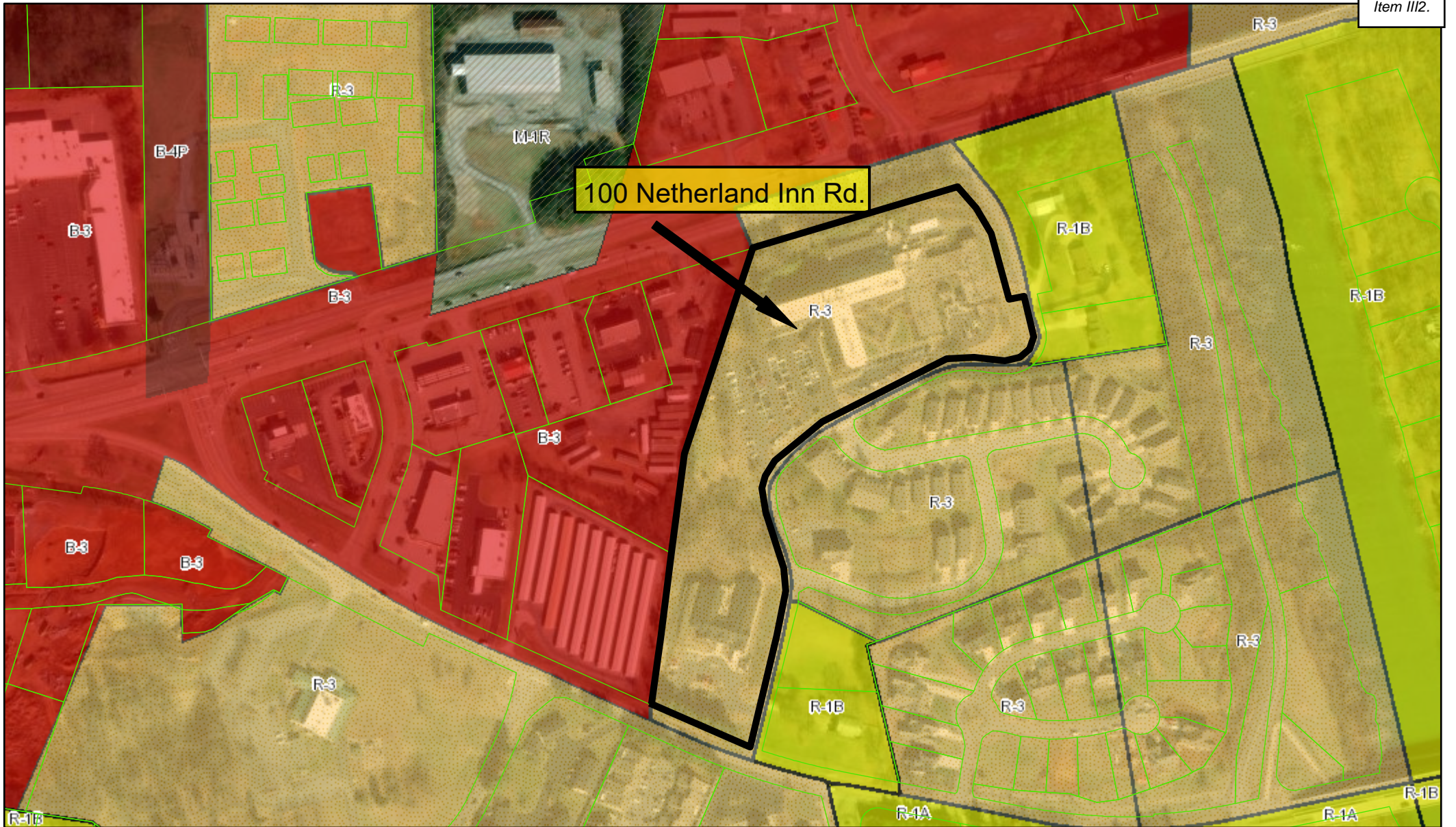
Parcels

Urban Growth Boundary



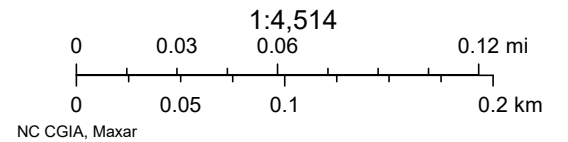
ArcGIS Web Map

Item III.2.



4/23/2024, 9:59:58 AM

Sullivan County Parcels Jan 2023	City Zoning	GC	AR	B-3	BC	M-2	PBD-3
Hawkins County Parcels 2023 Jan	<Null>	B-2E	B-1	B-4	GC	MX	PBD/*
	T/A/C	A-1	B-2	B-4P	M-1	P-1	PD
	R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1



APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Waters of Kingsport	First	M.I.	Date 4-15-24
Street Address 100 Netherland Lane		Apartment/Unit #	
City Kingsport	State TN	ZIP 37660	
Phone 423-245-8967	E-mail Address administrator@watersofkingsport.com		

PROPERTY INFORMATION:

Tax Map Information Tax map: 022 Group: Parcel: 077.0 Lot:

Street Address	100 Netherland Inn Road, Kingsport, TN 37660	Apartment/Unit #
Current Zone	R-3	Proposed Zone
Current Use	Nursing Home	Proposed Use

REPRESENTATIVE INFORMATION:

Last Name Justice	First Melissa	M.I. M	Date 04/15/2024
Street Address 2918 Creekmore Drive,		Apartment/Unit #	
City Johnson City	State TN	ZIP 37601	
Phone 423-282-6221	E-mail Address mjustice@snydersigns.com		

REQUESTED ACTION:

Requesting a variance for 81 sq. ft. of additional wall sign area for purposes of providing identification for a nursing home.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: *Ella Daugherty*

Date: *4-16-24*

Signed before me on this 16th day of April, 2024
a notary public for the State of Tennessee
County of Washington

Notary Suzanne M. Cloyd
My Commission Expires January 30, 2028



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 subject property is a skilled nursing facility housing many residents. This is not like other residential homes in the area. This facility often has ambulances that need to transport patients/residents to and from the property. For this reason, proper identification is necessary.

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

The subject property currently zoned R-3, which only allows 3 sq. foot of wall signage (the same as single-family residential districts). This facility houses many residents, and residents who require some sort of nursing care. Therefore 3 sq. ft. of wall signage is not sufficient to properly identify the nature of this facility.

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 unique condition is not the result of any action that the applicant as taken.

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 subject property sits off the main road. The signs are not oversized. The proposed signs do **not** illuminate. These are subtle in color. The sole purpose of these signs are to identify the property so that patients, visitors, and emergency vehicles can identify the entrance to the skilled nursing facility.

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.

The Waters of Kingsport LLC

100 Netherland Inn Road
Kingsport, TN 37660 United States

Project No.: **240448-01**

Sales Rep.: **Melissa Justice**

Designer: **JLG**

Date: **03/19/24**

Revisions

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-
-
-

Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

Printed Landlord's Name: _____

Landlord's Phone Number: _____



2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
423-982-6221
snyder Signs.com

This design is the exclusive property of Snyder Signs, Inc. and is not to be used in whole or in part without written permission from Snyder Signs, Inc.

Scale: **1/4" = 1'** Page: **1 of 3**

Item III.2.



10'-0"

2'-5"



10'-0"

2'-5" 1'-9 7/8"



8 1/16"
4 15/16"
2 1/8"

Scale 1/2" = 1'0"

The Waters of Kingsport LLC

100 Netherland Inn Road
Kingsport, TN 37660 United States

Project No.: **240448-01**

Sales Rep.: **Melissa Justice**

Designer: **JLG**

Date: **03/19/24**

Revisions

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Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

Printed Landlord's Name: _____

Landlord's Phone Number: _____

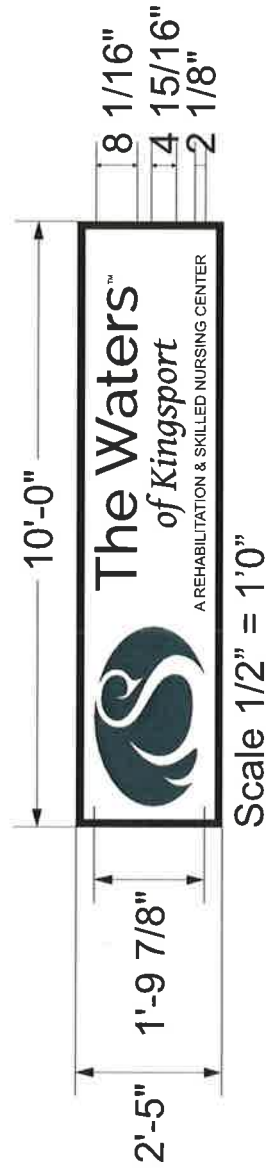


2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
423-282-6221
snyder-signs.com

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Scale: **1/4" = 1'** Page: **2 of 3**

Item III.2.





Scale 1/2" = 1'0"

The Waters of Kingsport LLC

100 Netherland Inn Road
Kingsport, TN 37660 United States

Project No.: **240448-01**

Sales Rep.: **Melissa Justice**

Designer: **JLG**

Date: **03/19/24**

Revisions

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Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

Printed Landlord's Name: _____

Landlord's Phone Number: _____



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Scale: 1/4" = 1' Page: 3 of 3

Item III.2.

**The Waters of
Kingsport LLC**

100 Netherland Inn Road
Kingsport, TN 37660 United States

Project No.: **240448-01A**

Sales Rep.: **Melissa Justice**

Designer: **JLG**

Date: **03/20/24**

Revisions

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Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

Printed Landlord's Name: _____

Landlord's Phone Number: _____

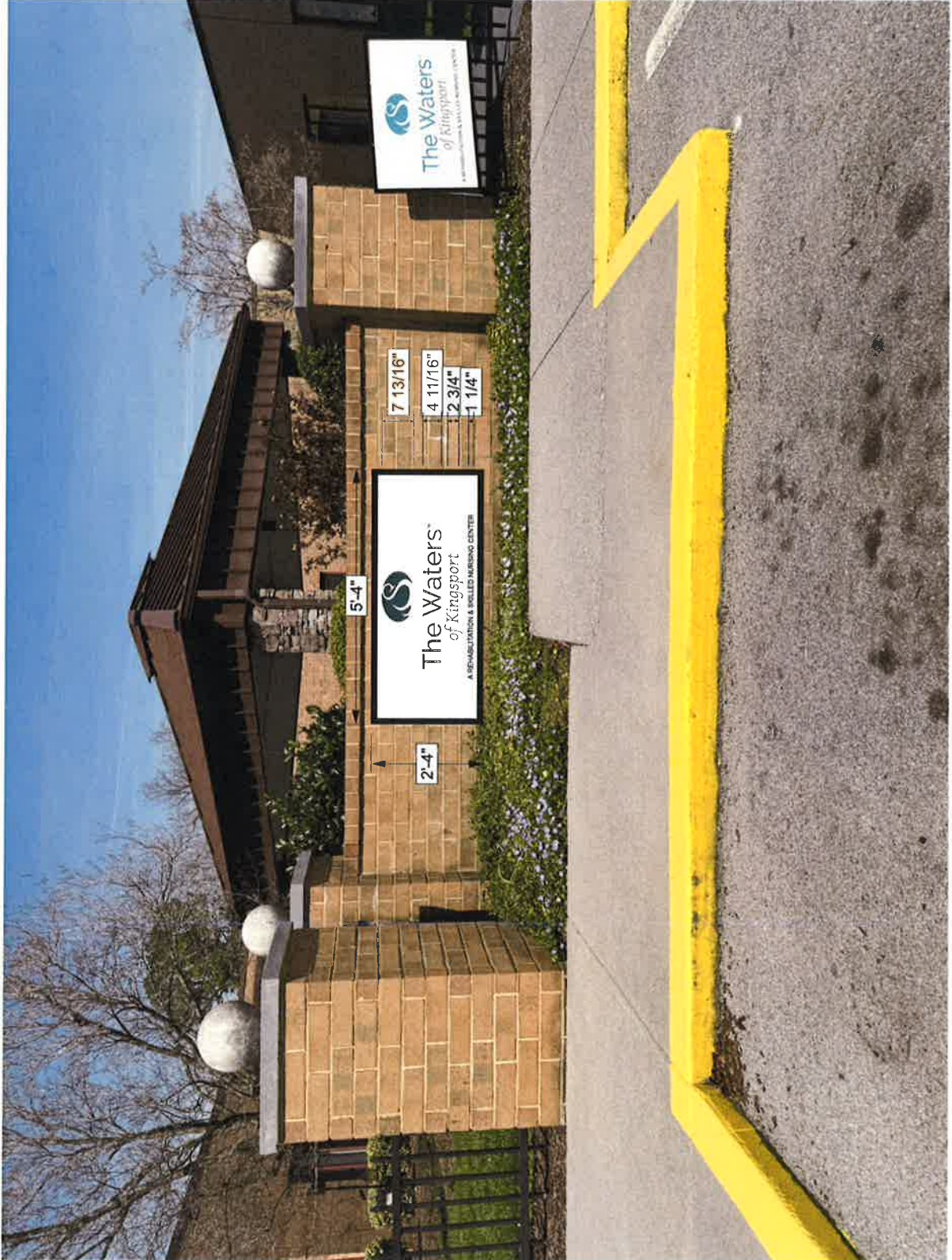


2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
423-282-6221
snyder signs.com

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Scale: 1/2" = 1' Page: 2 of 2

Item III.2.







TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: April 23, 2024

RE: TDB N. Eastman Road

The Board is asked to consider the following request:

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

Code reference:

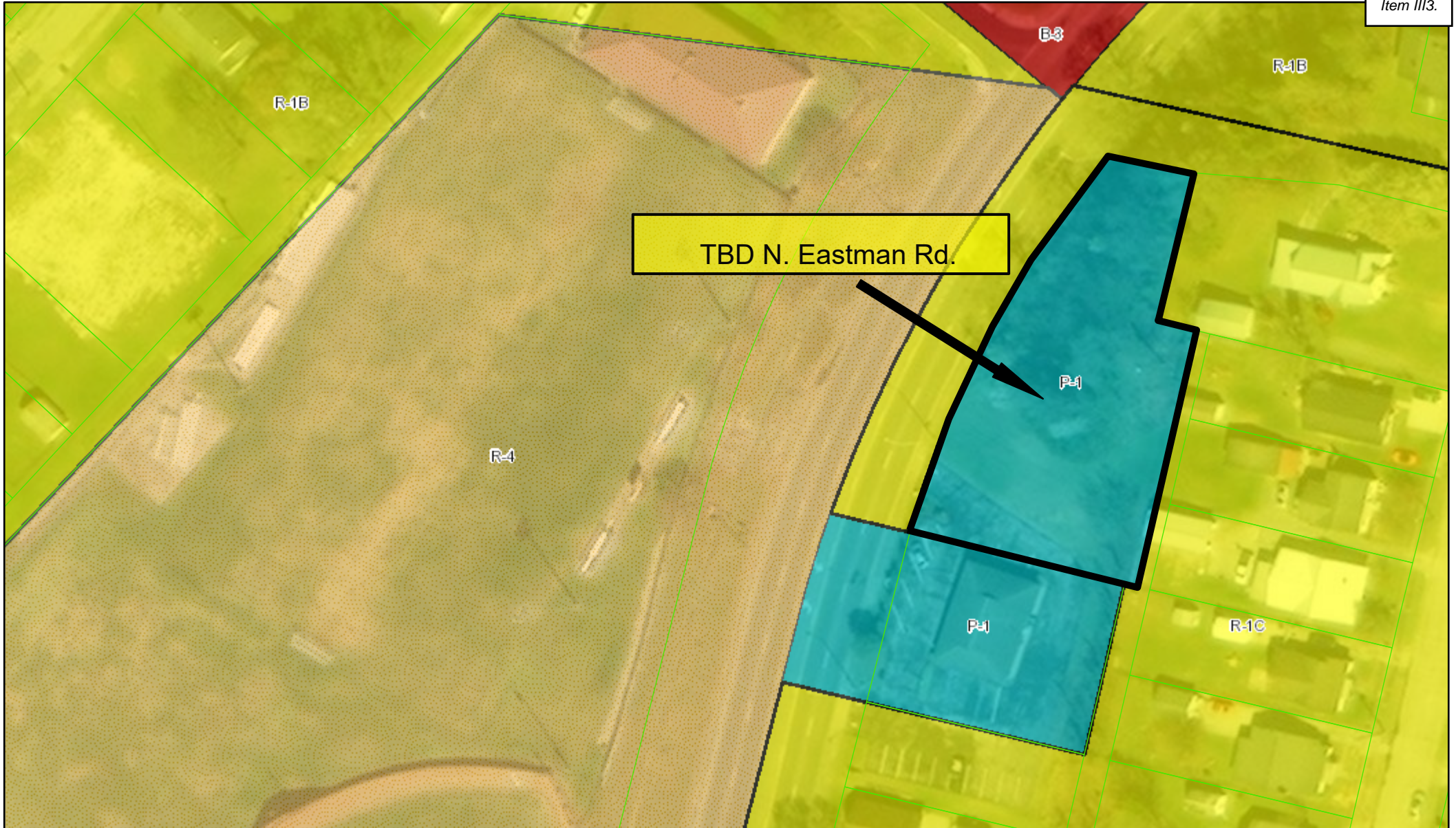
Sec. 114-191. - P-1, Professional Offices District.

(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*
- (7)The same as for R-5 districts.*

ArcGIS Web Map

Item III.3.



4/23/2024, 10:27:04 AM

Sullivan County Parcels Jan 2023

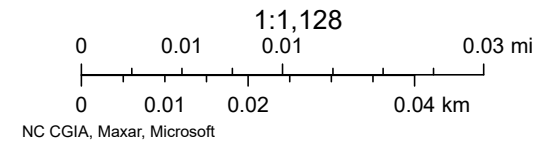
Parcels

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



ArcGIS Web Map

Item III.3.

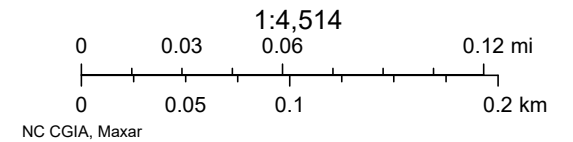


4/23/2024, 11:08:18 AM

Sullivan County Parcels Jan 2023

 Parcels

 Urban Growth Boundary



APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	Belagode	First	Vinaya	M.I.	Date	1/25/2024
Street Address	1017 Wellington Blvd.			Apartment/Unit #		
City	Kingsport	State	TN	ZIP	37660	
Phone	423-914-1391	E-mail Address	Rhanbal@gmail.com			

PROPERTY INFORMATION:

Tax Map Information	Tax map: 061 D	Group: E	Parcel: 023.10	Lot:	
Street Address	Eastman North Road			Apartment/Unit #	
Current Zone	R-1C	Proposed Zone	P-1		
Current Use	Vacant land	Proposed Use	Cell tower		

REPRESENTATIVE INFORMATION:

Last Name	Williams	First	Richard	M.I.	Date	1/25/2024
Street Address	296 County Road 327			Apartment/Unit #		
City	Crane Hill	State	AL	ZIP	35053	
Phone	615-351-2639	E-mail Address	richard@rqwilliamsinc.com			

REQUESTED ACTION:

SPECIAL EXCEPTION TO CONSTRUCT A CELL TOWER IN A P-1 ZONE.

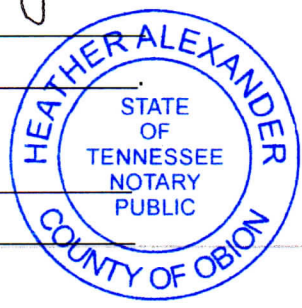
DISCLAIMER AND SIGNATURE

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: B. Vinaya Date: 1-31-2024

Signed before me on this 31 day of January 2024
a notary public for the State of Tennessee
County of Obion

Notary H Alexander
My Commission Expires April 01, 2027



NOTES:

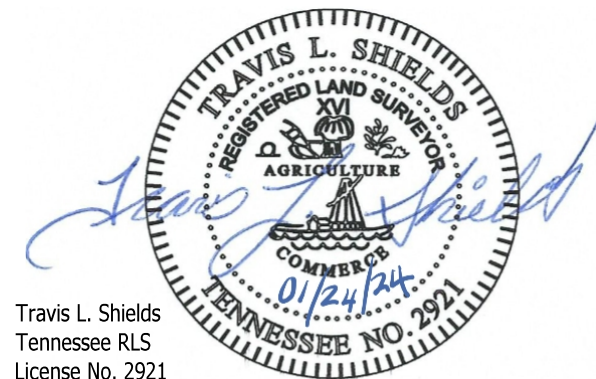
1. NORTH ARROW IDENTIFICATION: Tennessee State Plane Coordinate System.
2. This survey is a retracement of the property of record as Deed Parcels 3 & 4 in Deed Book 2108-C, Page 810, Register's Office, Sullivan County, Tennessee, (ROSC), according to monuments and evidences found and shown hereon.
3. No Title Examination was available at Time of survey.
4. No underground utilities were marked within the property. This survey does not relieve design and construction personnel of the responsibility to determine the locations of underground utilities prior to land disturbance activities.
5. Property does not lie within Special Flood Hazard Areas, according to current FEMA Flood Map information. No Flood Elevation Survey of Certification performed.

LEGEND

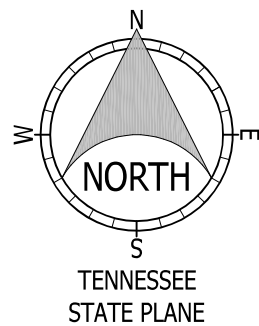
- CAPPED IRON ROD SET
- IRON ROD FOUND (AS NOTED)
- ⊙ IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- ⊗ UTILITY POLE
- ↓ GUY ANCHOR
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- SURVEYED LINE
- - - ADJOINERS' BOUNDARY
- - - DEED LINE
- - - RIGHT-OF-WAY CENTER LINE
- OHU — OVERHEAD UTILITY LINES
- GUY — GUY — GUY — GUY WIRE

SURVEYOR'S CERTIFICATION

I hereby certify (or state) that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Tennessee to the best of my knowledge, information, and belief. This is a Category II Survey.



Travis L. Shields
Tennessee RLS
License No. 2921



NORTH EASTMAN ROAD
120' Public R/W
at this location, per County Maps

Arc: 101.54' Rad: 777.36'
Delta: 7°29'02" Tan: 50.84'
Chord: N 20°56'46" E 101.47'

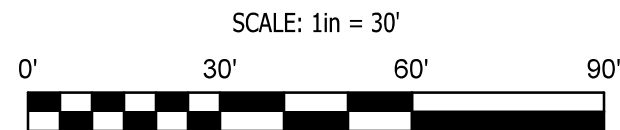
TAX PARCEL
061D E 023.00
VINAYA BELAGODE &
RAKSHITHA H. BELAGODE
Deed 2108-C-812 ROSC
Deed Parcel 1

TAX PARCEL
061D E 023.10
0.50± AC

TAX PARCEL
061D E 002.00

WESTMORELAND AVENUE
Public R/W - non-uniform width

15' ALLEY
Plat A-68 (Not Open)



Item III.3.

THE LAND CONSULTANTS LLC
5449 HIGHWAY 41
JASPER, TN 37347
423-304-6722

BOUNDARY SURVEY
TAX PARCEL 061D E 023.10
PROPERTY OF: VINAYA BELAGODE & RAKSHITHA H. BELAGODE
Deed 2108-C-812 ROSC, Deed Parcel 3 & 4
North Eastman Road, Kingsport, TN 37660
11th Civil District, Sullivan County, Tennessee

BOUNDARY SURVEY

DWG#: 23253-BNDY
ISSUE #: 1
ISSUE DATE: 01-24-2024

SHEET
1
28



(HEREINAFTER REFERRED TO AS "TENANT")

EASTMAN INDUSTRIAL N. EASTMAN RD. KINGSPORT, TN 37660



CELLCO PARTNERSHIP D/B/A
VERIZON WIRELESS

(HEREINAFTER REFERRED TO AS "LESSEE")



Item III.3.

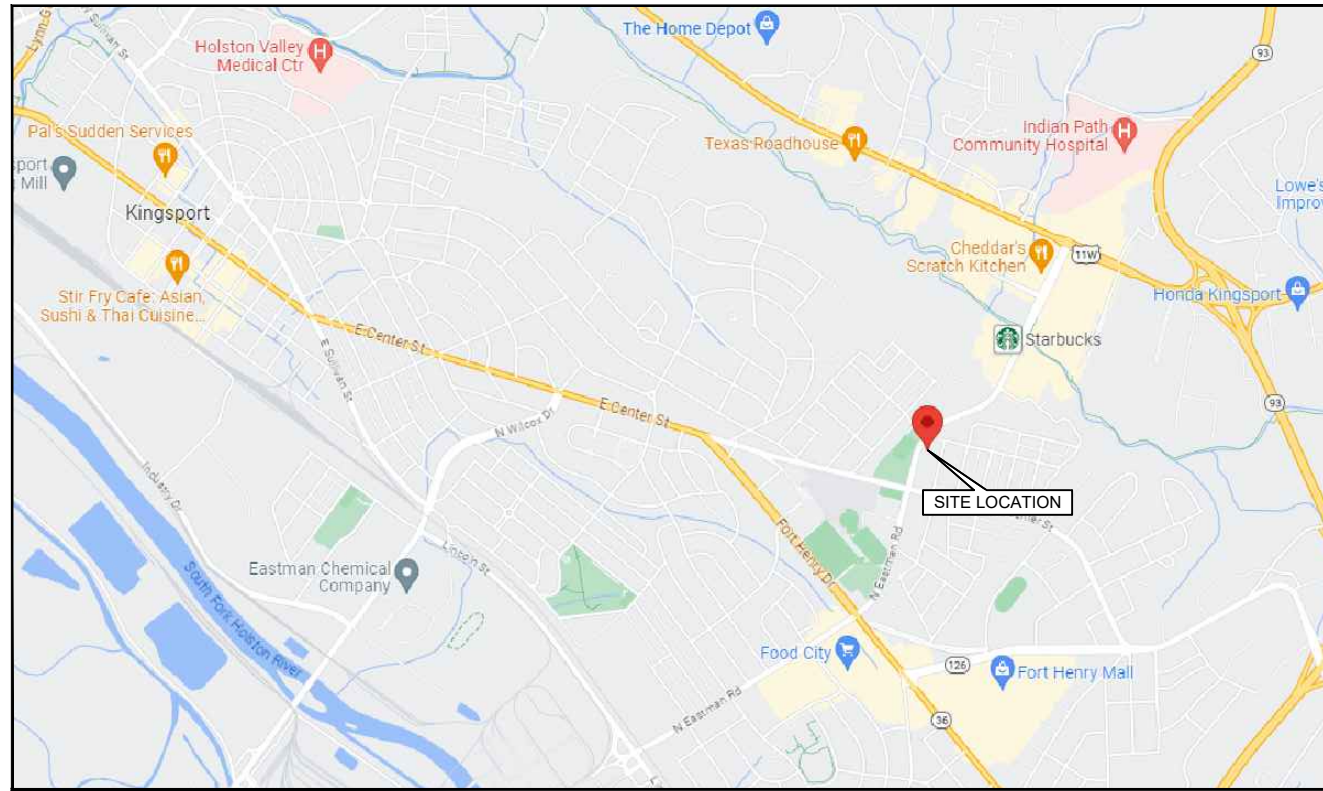
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

DRAWN BY	JTO
CHECKED BY	BNS

PROJECT SUMMARY

SITE NAME: EASTMAN INDUSTRIAL
SITE NUMBER: N/A
SITE ADDRESS: N. EASTMAN RD.
 (E911 ADDRESS VERIFIED) KINGSPORT, TN 37660
COUNTY: SULLIVAN
JURISDICTION: SULLIVAN
ZONING: R-1
PROPERTY OWNER: VINAYA BELAGODE & RAKSHITHA H. BELAGODE
 EASTMAN NORTH ROAD
 KINGSPORT, TN 37660
CONTACT: DR. VINAYA BELAGODE
 PHONE: (423) 914-1391
STRUCTURE OWNER: RG WILLIAMS
 296 COUNTRY ROAD 327
 CRANE HILL, AL 35053
CONTACT: RICHARD WILLIAMS
 PHONE: (615) 351-2639
LESSEE: CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
 575 HICKORY HILLS BLVD.
 WHITES CREEK, TN 37189
LESSEE SITE NAME: EASTMAN INDUSTRIAL
LESSEE SITE #: 443119
1A SITE COORDINATES:
LATITUDE: 36° 32' 20.79" N (NAD83)
LONGITUDE: 82° 31' 26.65" W (NAD83)
ELEVATION: 1,305.1' ASML (NAVD88)
OCCUPANCY: UNMANNED
SITE TYPE: RAWLAND
POWER COMPANY: APPALACHIAN POWER COMAPNY
CONTACT: TBD
 PHONE: 1-(800) 956-4237
FIBER: TBD
CONTACT: TBD
 PHONE: TBD
POLICE DEPARTMENT: KINGSPORT POLICE DEPARTMENT
 PHONE: (423) 229-9300
FIRE DEPARTMENT: KINGSPORT FIRE DEPARTMENT
 PHONE: (423) 229-9441

VICINITY MAP



NOT TO SCALE

SHEET INDEX

Z-001	TITLE SHEET
Z-002	GENERAL NOTES
LS-001 THRU LS-004	LAND SURVEY
Z-101	OVERALL SITE LAYOUT PLAN
Z-102	SITE LAYOUT PLAN
Z-103	TOWER ELEVATION & EQUIPMENT LAYOUT PLAN
Z-201 THRU Z-203	SITE DETAILS

REVISIONS

#	DATE	BY	DESCRIPTION
A	11/17/23	JTO	PRELIMINARY ISSUE

SCOPE OF WORK

NEW BUILD - RAWLAND
 INSTALLATION OF A 145'-0" MONOPOLE W/ GROUNDING, UTILITIES, FENCED COMPOUND, AND OTHER SUPPORT STRUCTURES AND COMPONENTS.
 INSTALLATION OF ANTENNAS AND ANCILLARY EQUIPMENT FOR WIRELESS COMMUNICATIONS.

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2018 IBC
RESIDENTIAL	2018 IRC
PLUMBING	2018 IPC
MECHANICAL	2018 IMC
FIRE	2018 IFC
ENERGY	2009 IEC
FUEL GAS	2018 IFGC
PROPERTY MAINTENANCE	2018 IPMC
ELECTRICAL	2017 NFPA 70 / NEC
EXISTING BUILDING	2012 IEBC
ACCESSIBLE BUILDINGS	2009 ICC/ANSI A117.1

STRUCTURAL REVIEW

CONTRACTOR SHALL ATTAIN AND VERIFY STRUCTURAL EVALUATION REPORT OF EXISTING TOWER FOR EXACT PLACEMENT OF ANTENNAS AND COAX CABLES. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STRUCTURAL EVALUATION REPORT AND NOTIFY VERIZON'S CONSTRUCTION MANAGER IN THE CASE OF ANY DISCREPANCIES. ANY STRUCTURAL MODIFICATION, IF REQUIRED, SHALL BE DONE PRIOR TO THE INSTALLATION OF ANTENNAS.



CALL TENNESSEE ONE CALL
 (800) 351-1111
 CALL 3 WORKING DAYS
 BEFORE YOU DIG!



SITE NAME: EASTMAN INDUSTRIAL
SITE NUMBER: N/A

SITE ADDRESS: N. EASTMAN RD.
 KINGSPORT, TN 37660

SITE TYPE: RAWLAND

SHEET TITLE: TITLE SHEET

SHEET NUMBER	REVISION
Z-001	A

GENERAL NOTES

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL APPLICABLE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE CODES, REGULATIONS, AND STANDARDS OF ALL APPLICABLE GOVERNING AUTHORITIES.
3. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL EXISTING TOPOGRAPHY AND HORIZONTAL GEOMETRY IS AS INDICATED ON THESE DRAWINGS. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE OR REPAIR TO THESE FACILITIES CAUSED BY THE CONTRACTOR'S WORK FORCE. IMMEDIATELY NOTIFY THE OWNER REPRESENTATIVE OF ANY DISCREPANCIES OR INTERFERENCE WHICH AFFECT THE WORK OF THIS CONTRACT.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE CONTRACTOR'S EXPENSE.
5. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS DIRECTED BY THE OWNER REPRESENTATIVE AND IN ACCORDANCE WITH JURISDICTIONAL AUTHORITIES.
6. ANY PROPERTY DAMAGE CAUSED BY THE CONTRACTOR OR HIS OPERATIONS SHALL BE CORRECTED AND/OR RESTORED TO THE SATISFACTION OF THE PROPERTY LESSOR(S) AND THE OWNER'S CONSTRUCTION MANAGER AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL MAINTAIN 20' HORIZONTAL CLEARANCE FROM CENTERLINE OF EXISTING POWER LINES OR AS REQUESTED BY THE POWER COMPANY.
8. NOTIFY THE OWNER REPRESENTATIVE TWENTY-FOUR HOURS PRIOR TO CONSTRUCTION TO ALLOW THE OWNER REPRESENTATIVE TO REVIEW THE SITE PRIOR TO EXCAVATION.
9. THE CONTRACTOR SHALL INCLUDE ALL WORK REQUIRED TO CO-LOCATE ON THE EXISTING TOWER INCLUDING ALL NECESSARY SITE IMPROVEMENTS, FOUNDATIONS, ELECTRICAL IMPROVEMENTS, SNAP-INS, H-FRAME, AND OTHER ACCESSORIES FOR COMPLETE INSTALLATION.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE FOLLOWING EQUIPMENT SUPPLIED BY THE OWNER: ANTENNAS, COAX CABLES, ICE BRIDGE, WAVEGUIDE LADDER, METER, AND EQUIPMENT CABINETS/SHELTER. THE EQUIPMENT CABINETS/SHELTER SHALL BE TRANSPORTED TO THE SITE BY THE CONTRACTOR.
11. CONTRACTOR TO NOTIFY THE OWNER REPRESENTATIVE FORTY-EIGHT HOURS PRIOR TO CONCRETE POURS.
12. CONTRACTOR TO PROVIDE RED LINE CONSTRUCTION DRAWINGS TO OWNER AND LESSEE AT COMPLETION OF JOB.

ABBREVIATIONS			
AGL	ABOVE GROUND LEVEL	AMSL	ABOVE MEAN SEA LEVEL
CL	CENTERLINE	CONC	CONCRETE
DIA	DIAMETER	DIM	DIMENSION
(E)	EXISTING	EA	EACH
ELEV	ELEVATION	EQ	EQUAL
FTG	FOOTING	FDN	FOUNDATION
LLH	LONG LEG HORIZONTAL	HSS	HOLLOW STRUCTURE SHAPE
MAX	MAXIMUM	LLV	LONG LEG VERTICAL
NTS	NOT TO SCALE	MIN	MINIMUM
PL	PLATE	OC	ON CENTER
TOS	TOP OF STEEL	RGS	RIGID GALVANIZED STEEL
UNO	UNLESS NOTED OTHERWISE	TYP.	TYPICAL
W/	WITH	TBR	TO BE REMOVED

LEGEND		
SYMBOLS OF EXISTING FEATURES	DESCRIPTION	SYMBOLS OF PROPOSED FEATURES
X 100.5	SPOT ELEVATION	712.9
	CONTOUR LINE	98
	STORM DRAIN	SD
	CATCH BASIN	
	RIGHT OF WAY	
	IRON PIN	
	BENCHMARK	
	CONCRETE MONUMENT	
	CENTERLINE	
	OVERHEAD TELEPHONE	
	UNDERGROUND TELEPHONE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	UNDERGROUND FIBER	
	FENCE LINE	
	SILT FENCE	
	LIMITS OF DISURBANCE	
	UTILITY POLE	
	LIGHT POLE	
	WATER LINE	
	WATER VALVE	
	NATURAL GAS LINE	
	GAS VALVE	
	SANITARY SEWER	
	MANHOLE	

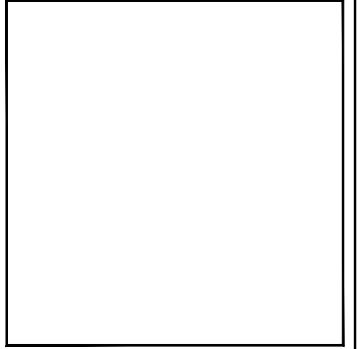
NOTE: THIS IS A GENERAL LEGEND. ALL FEATURES MAY NOT BE LOCATED IN THIS SITE.



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DRAWN BY	JTO
CHECKED BY	BNS

REVISIONS			
A	11/17/23	JTO	PRELIMINARY ISSUE
#	DATE	BY	DESCRIPTION



SITE NAME	EASTMAN INDUSTRIAL
SITE NUMBER	443119

SITE NAME	EASTMAN INDUSTRIAL
SITE NUMBER	N/A
SITE ADDRESS	N. EASTMAN RD. KINGSPORT, TN 37660
SITE TYPE	RAWLAND

SHEET TITLE	GENERAL NOTES
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SHEET NUMBER	Z-002	REVISION	A
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GENERAL NOTES:

1. This Survey is prepared exclusively to show site conditions and/or for use in support of instruments related to Leases and Easements as may be shown hereon. Any property boundary information shown hereon is a composite of information gathered from current or previous Surveys, Plat & Deed Description and/or Assessor's Tax Maps as may be referenced hereon. This Survey is not a Boundary Survey of any Tax Parcels or Deed Tracts, and does not create, combine, or divide any existing properties.
2. Survey shown hereon was performed under the supervision of a state-registered Land Surveyor and conforms to all applicable State Board Requirements.
3. Instruments Used: One or more of: Topcon Total Station, Topcon Hiperlite Plus GPS, Carlson Surveyor Data Collector, DJI UAV.
4. Where shown, improvements (utilities, buildings, trees, fences, etc.) are based on field Survey and/or aerial mapping.
5. Any Underground Utilities shown according to surface markings made by others, found at time of survey. Additional marked utilities outside the area covered by this survey map may be shown in provided CAD Files. Utility Markings may not be comprehensive: this survey does not relieve design and construction personnel of the responsibility to determine the locations of underground utilities prior to land disturbance activities.
6. This Survey is presented in the format required by Clients. Clients are advised that Official Jurisdictions may require the Survey to be presented in another format with additional notes and certifications. In the event other formats, notes or certifications are requested by applicable jurisdictions, it is the responsibility of the Client to request same be prepared by Surveyor. Survey as published is not intended to be suitable for recording as a Subdivision Plat.
7. This survey may have been reduced or enlarged in size due to subsequent reproduction. This should be taken into consideration when obtaining scaled data.
8. Geographic Coordinates, if published, meet FAA Accuracy Code 1A, and are accurate to within ± 20 feet horizontally and to within ± 3 feet vertically.
9. Any Flood Zone information presented hereon is according to current FEMA Flood Map information as may be referenced hereon. No Flood Elevation Survey of Certification performed.
10. This survey is not valid without the original signature seal of a State-Licensed Land Surveyor, and is not complete without the total of sheets as specified in Survey Title Blocks.
11. Unless indicated otherwise by reference to Record Instruments, any Lessee's Leases, Premises or Easements shown hereon are NOT YET OF RECORD and may be subject to change pending review and approval by Carrier, applicable jurisdictions and/or other involved parties.
12. Any Survey Markers placed as required by Standards of Practice and/or Client request represent the Leases and/or Easements as requested or designed by Clients at the time of this survey issue and may not reflect changes to site design which have not been communicated to Surveyor in the form of a Survey revision request. Surveyor shall not be liable for any circumstance arising as a result of revisions to Site Design (which may invalidate existing survey markers) occurring after the date of this Survey issue.

SURVEYOR'S CERTIFICATION

To: Verizon Wireless:
I hereby certify (or state) that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Tennessee to the best of my knowledge, information, and belief. This is a Category II Survey.



Travis L. Shields
Tennessee RLS
License No. 2921

PROPOSED TOWER LOCATION DATA

Latitude: NORTH: 36.539108° 36° 32' 20.79"
Longitude: WEST: 82.524069° 82° 31' 26.65"
Ground Elev: 1,305.1 FEET AMSL (NAVD88)
Benchmark: DJ9532 TN11

PARENT TAX PARCEL

VINAYA BELAGODE &
RAKSHITHA H. BELAGODE
TAX PARCEL: 061D E 023.10

NORTH ORIENTATION

TENNESSEE STATE PLANE COORDINATE SYSTEM
Based on GPS Survey relative to NGS CORS Network, NAD83 (2011)
ELEVATION DATUM: NAVD88, GEOID 12B
DATE OF SURVEY: 10-19-2023
Method: RTK (CORS); Confidence Level: 95%
Positional Accuracy: HZ ± 0.10'
EPOCH 2010.0000

FLOOD DATA

FEMA FLOOD MAP PANEL: 47163C0045D, Effective Date: 09-29-2006
Surveyed Area appears to lie within: ZONE X (Areas of Minimal Flood Hazard)

TITLE EXAMINATION:

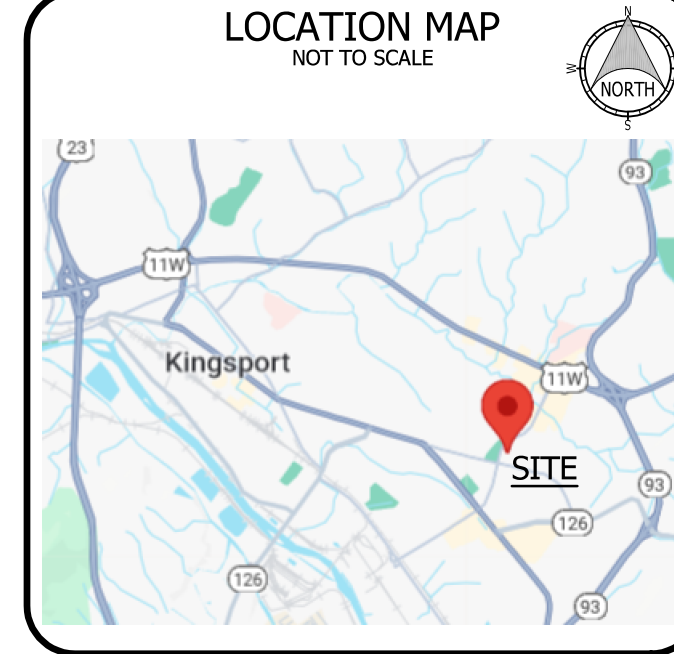
Not available

SURVEY ISSUE DATA

#	DETAILS	DATE	DRAWN	APP
0	Original Survey Issue	10-31-2023	NB	TLS

LOCATION MAP

NOT TO SCALE



Item III.3.

THE LAND CONSULTANTS LLC
5449 HIGHWAY 41
JASPER, TN 37347
423-304-6722

PREPARED FOR

VERIZON WIRELESS

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY
EASTMAN INDUSTRIAL
MDG Id: 5000204729
North Eastman Road, Kingsport, TN 37660
11th Civil District
Sullivan County, Tennessee

LEGEND

- CONCRETE MONUMENT FOUND
- ⊙ IRON PIPE FOUND
- ⊕ UTILITY POLE
- ⌋ GUY ANCHOR
- Ⓜ TELECOM PULLBOX
- ⊝ SEWER MANHOLE
- ⊙ FIRE HYDRANT
- * PROPOSED TOWER LOCATION
- ⊕ SITE BENCHMARK
- R/W RIGHT-OF-WAY
- C/L CENTER LINE
- AUF ACCESS & UTILITY/FIBER
- ESMT EASEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- Sq Ft SQUARE FEET

- PAVEMENT EDGE
- CURB LINE
- SIDEWALK
- OHU — OVERHEAD UTILITY LINES
- GUY — GUY WIRE
- ~ ~ ~ TREE LINE
- GAS — UG GAS LINE
- UGT — MARKED UG TELECOM
- 5' CONTOURS
- 1' CONTOURS
- WALL
- RW — PUBLIC R/W
- TAX PARCEL BOUNDARY
- TIE LINE
- LESSEE'S PREMISES
- LESSEE'S EASEMENTS

COVER SHEET

DWG#: 23253
ISSUE #: 0
ISSUE DATE: 10-31-2023
SEE SHEET #1

SHEET
1
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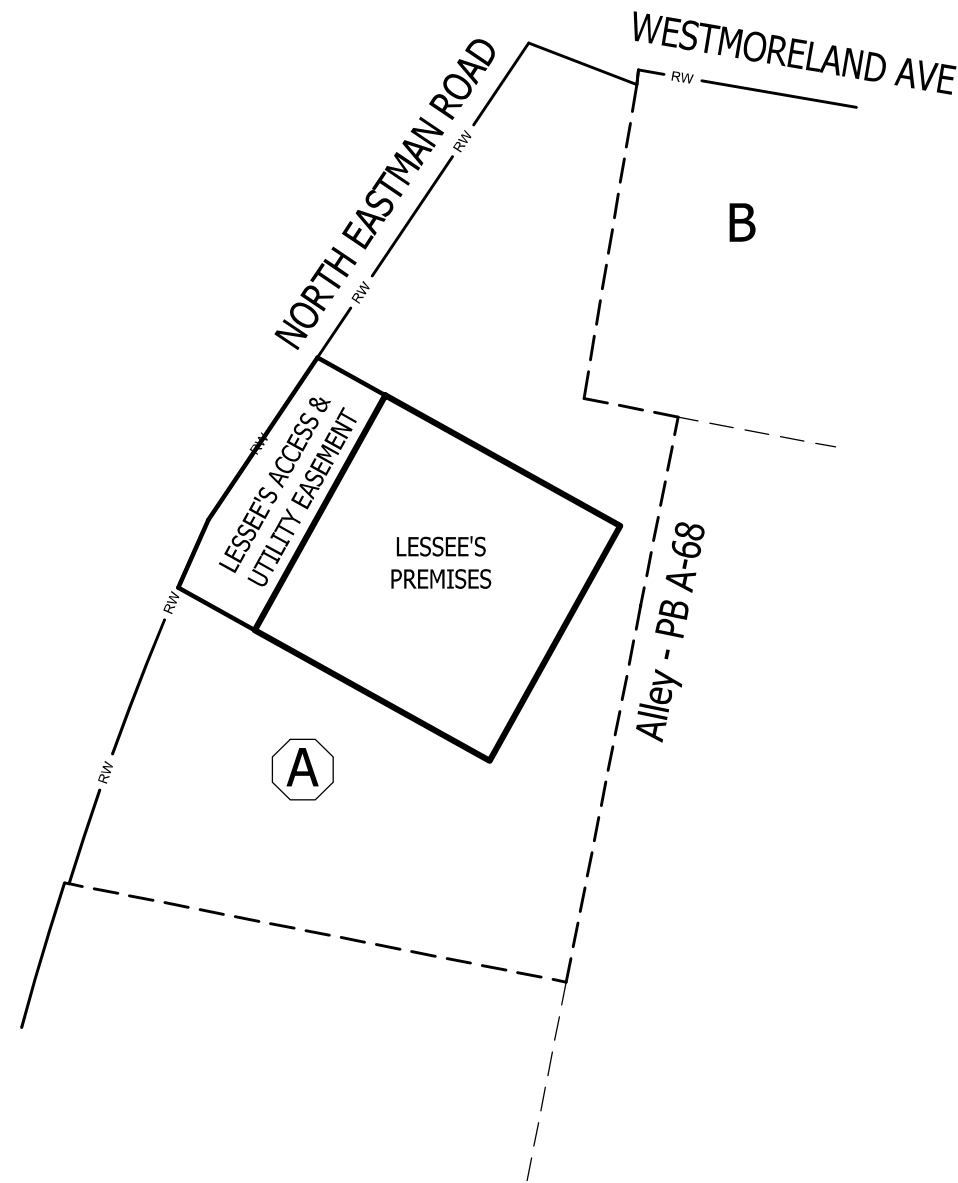
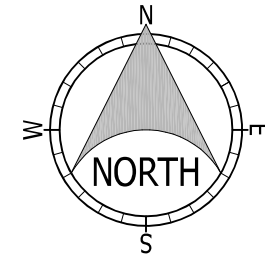
PROPERTY INFORMATION

PARENT TAX PARCEL

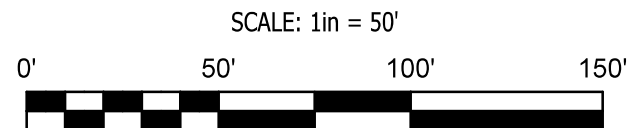
- A. VINAYA BELAGODE &
 RAKSHITHA H. BELAGODE
 TAX PARCEL: 061D E 023.10
 DEED BOOK 2108C, PAGE 810

ADJOINING TAX PARCELS

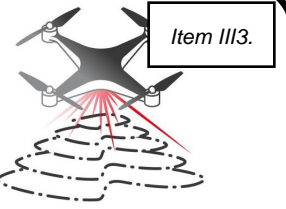
- B. DAVID W. FRADY (TRUSTEE)
 TAX PARCEL: 061D E 002.00
 DEED BOOK 3010, PAGE 409
- C. VINAYA BELAGODE &
 RAKSHITHA H. BELAGODE
 TAX PARCEL: 061D E 023.00
 DEED BOOK 2108C, PAGE 810



- RW —— PUBLIC R/W
- VESTING LAND
- - - - - ADJOINING TAX PARCEL
- LESSEE'S PREMISES
- LESSEES EASEMENT(S)



OVERVIEW MAP CAVEAT:
 OVERVIEW MAP IS NOT A SURVEY BUT A VICINITY / LOCATION MAP INTENDED ONLY TO SHOW SURVEYED PROPERTY IN RELATION TO SURROUNDING AREA. VESTING AND ADJOINING PARCEL BOUNDARIES ARE NOT INCLUDED IN OR CERTIFIED BY THIS SURVEY. BOUNDARY LINES ARE A COMPOSITE OF DEED, PLAT AND/OR TAX MAP INFORMATION



THE
LAND CONSULTANTS
 LLC
 5449 HIGHWAY 41
 JASPER, TN 37347
 423.304.6722

PREPARED FOR



VERIZON WIRELESS

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY EASTMAN INDUSTRIAL

MDG Id: 5000204729
 North Eastman Road, Kingsport, TN 37660
 11th Civil District
 Sullivan County, Tennessee

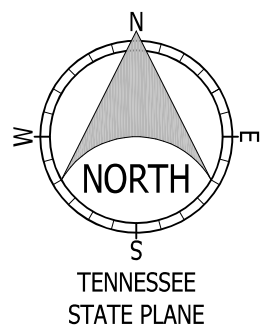
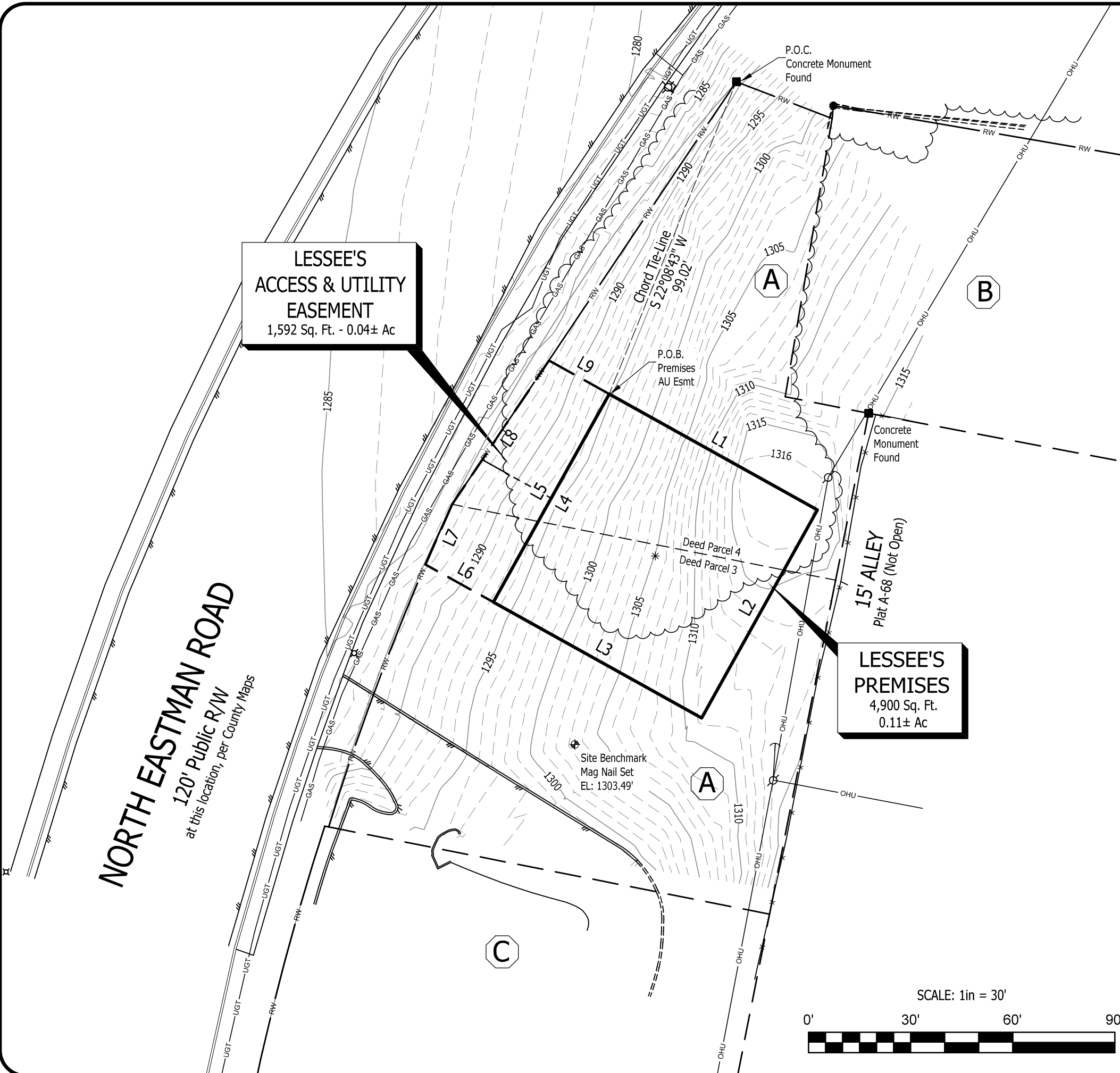
OVERVIEW MAP

DWG#: 23253
 ISSUE #: 0
 ISSUE DATE: 10-31-2023
 SEE SHEET #1

SHEET

2

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Item III.3.

THE LAND CONSULTANTS LLC
5449 HIGHWAY 41
JASPER, TN 37347
423.304.6722

PREPARED FOR

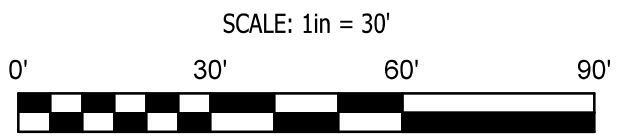
VERIZON WIRELESS

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY
EASTMAN INDUSTRIAL
MDG Id: 5000204729
North Eastman Road, Kingsport, TN 37660
11th Civil District
Sullivan County, Tennessee

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 60°54'34" E	70.00'
L2	S 29°05'26" W	70.00'
L3	N 60°54'34" W	70.00'
L4	N 29°05'26" E	70.00'
L5	S 29°05'26" W	70.00'
L6	N 60°54'34" W	22.81'
L7	N 23°58'35" E	19.32'
L8	N 33°54'27" E	50.94'
L9	S 60°54'34" E	20.26'



SITE SURVEY

DWG#: 23253
ISSUE #: 0
ISSUE DATE: 10-31-2023
SEE SHEET #1

SHEET
3
33

LESSEE'S PREMISES

All that tract or parcel of land lying and being in the 11th Civil District of Sullivan County, Tennessee, and being a portion of the property of Vinaya Beladoge & Rakshita H. Belagode, of record in Deed Book 2108C, Page 810, Register's Office, Sullivan County, Tennessee and being more particularly described as follows:

COMMENCE at a Concrete Monument found at the Northwest Corner of aforesaid property;
Thence along a Chord Tie Line having a Bearing of S 22°08'43" W, a distance of 99.02 feet to the POINT OF BEGINNING;

Thence S 60°54'34" E, a distance of 70.00 feet;
Thence S 29°05'26" W, a distance of 70.00 feet;
Thence N 60°54'34" W, a distance of 70.00 feet;
Thence N 29°05'26" E, a distance of 70.00 feet to the POINT OF BEGINNING.

Said Premises contains 0.11 Acres (4,900 Square Feet), more or less.

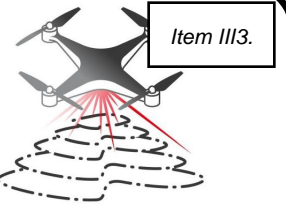
LESSEE'S ACCESS & UTILITY EASEMENT

All that tract or parcel of land lying and being in the 11th Civil District of Sullivan County, Tennessee, and being a portion of the property of Vinaya Beladoge & Rakshita H. Belagode, of record in Deed Book 2108C, Page 810, Register's Office, Sullivan County, Tennessee and being more particularly described as follows:

COMMENCE at a Concrete Monument found at the Northwest Corner of aforesaid property;
Thence along a Chord Tie Line having a Bearing of S 22°08'43" W, a distance of 99.02 feet to the POINT OF BEGINNING;

Thence S 29°05'26" W, a distance of 70.00 feet;
Thence N 60°54'34" W, a distance of 22.81 feet to a point on the Southeast Right-of-Way Line of North Eastman Road;
Thence N 23°58'35" E, along said Right-of-Way Line, a distance of 19.32 feet;
Thence N 33°54'27" E, leaving said Right-of-Way Line, a distance of 50.94 feet;
Thence S 60°54'34" E, a distance of 20.26 feet to the POINT OF BEGINNING.

Said Easement contains 0.04 Acres (1,592 Square Feet), more or less.



THE LAND CONSULTANTS LLC
5449 HIGHWAY 41
JASPER, TN 37347
423-304-6722

PREPARED FOR



VERIZON WIRELESS

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

**SITE SURVEY
EASTMAN INDUSTRIAL**

MDG Id: 5000204729
North Eastman Road, Kingsport, TN 37660
11th Civil District
Sullivan County, Tennessee

DESCRIPTIONS

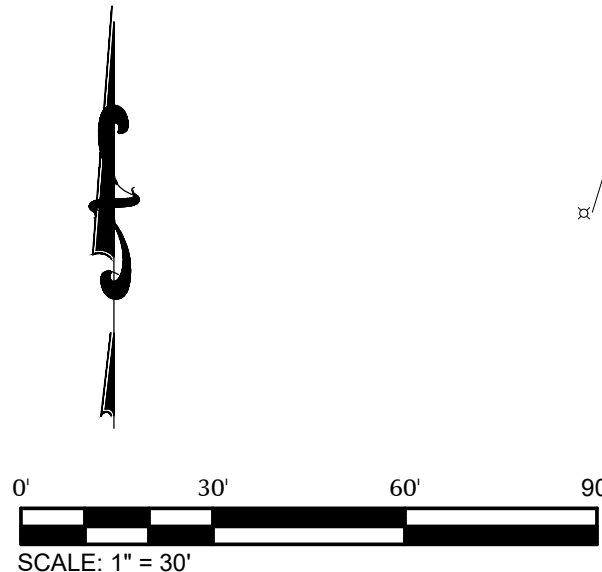
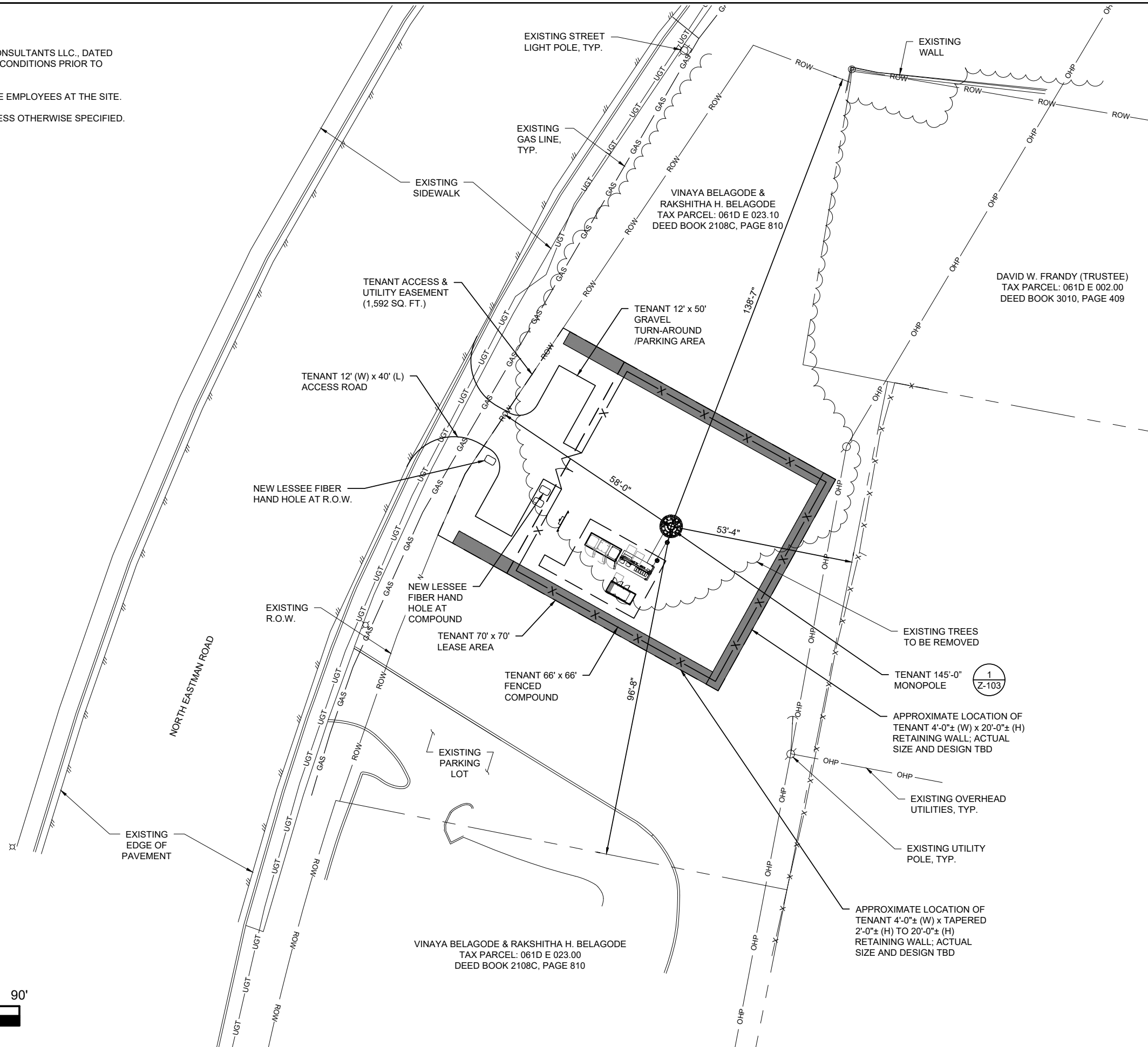
DWG#: 23253
ISSUE #: 0
ISSUE DATE: 10-31-2023
SEE SHEET #1

SHEET
4

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NOTES:

1. THIS DRAWING IS BASED ON A SITE SURVEY BY THE LAND CONSULTANTS LLC., DATED 10/31/2023. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.
3. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.



Item III.3.



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DRAWN BY	JTO
CHECKED BY	BNS

REVISIONS			
#	DATE	BY	DESCRIPTION
A	11/17/23	JTO	PRELIMINARY ISSUE



SITE NAME
EASTMAN INDUSTRIAL
SITE NUMBER
443119



SITE NAME
EASTMAN INDUSTRIAL
SITE NUMBER
N/A

SITE ADDRESS
N. EASTMAN RD.
KINGSPORT, TN 37660
SITE TYPE
RAWLAND

SHEET TITLE
OVERALL SITE LAYOUT PLAN

SHEET NUMBER	REVISION
Z-101	A



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SITE NAME	EASTMAN INDUSTRIAL
SITE NUMBER	443119

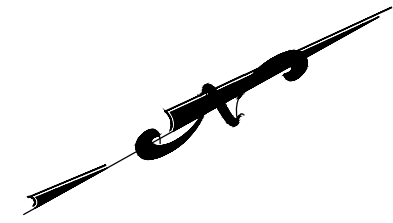
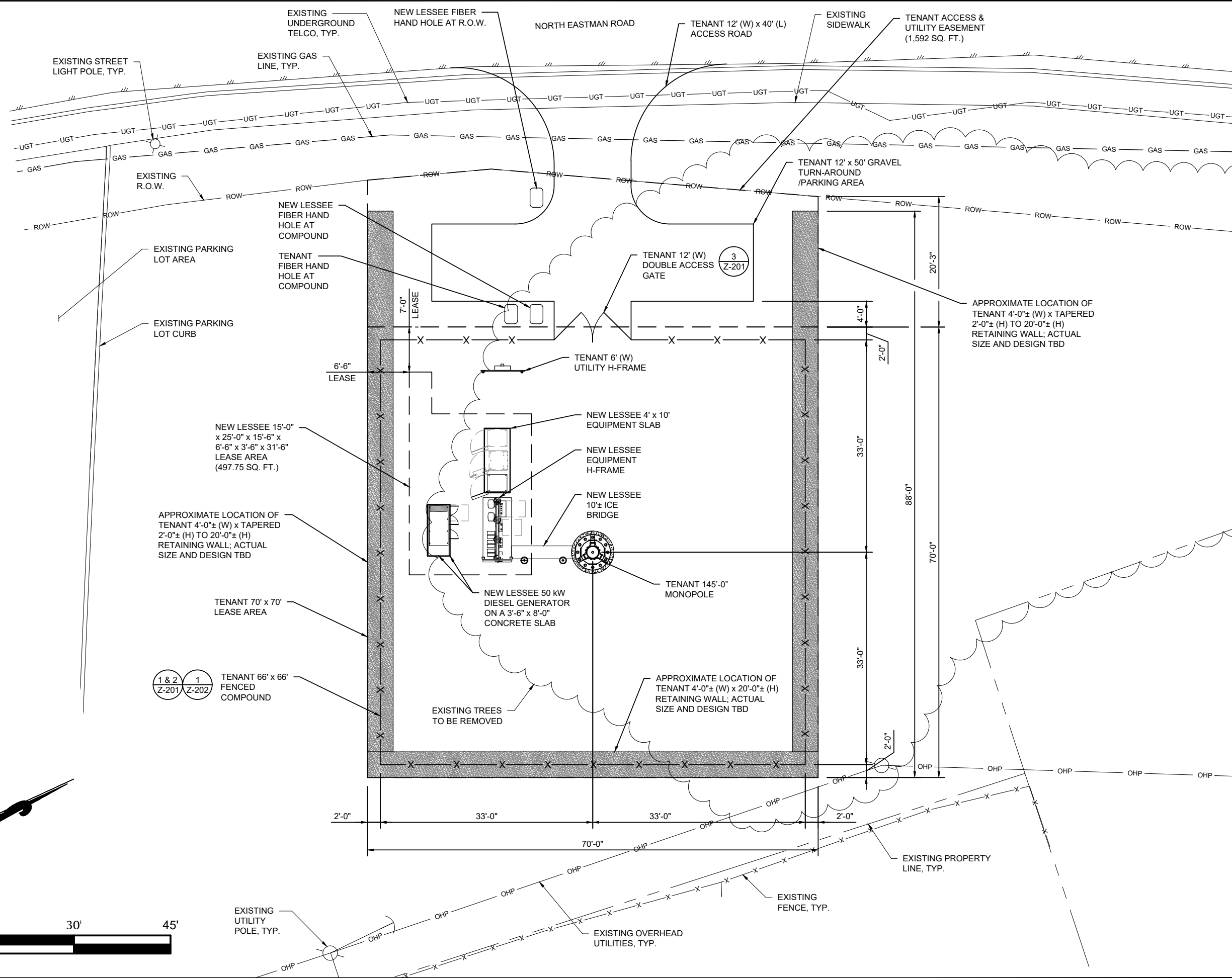


SITE NAME	EASTMAN INDUSTRIAL
SITE NUMBER	N/A

SITE ADDRESS	N. EASTMAN RD. KINGSPORT, TN 37660
SITE TYPE	RAWLAND

SHEET TITLE	SITE LAYOUT PLAN
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SHEET NUMBER	Z-102	REVISION	A
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REVISIONS			
#	DATE	BY	DESCRIPTION
A	11/17/23	JTO	PRELIMINARY ISSUE

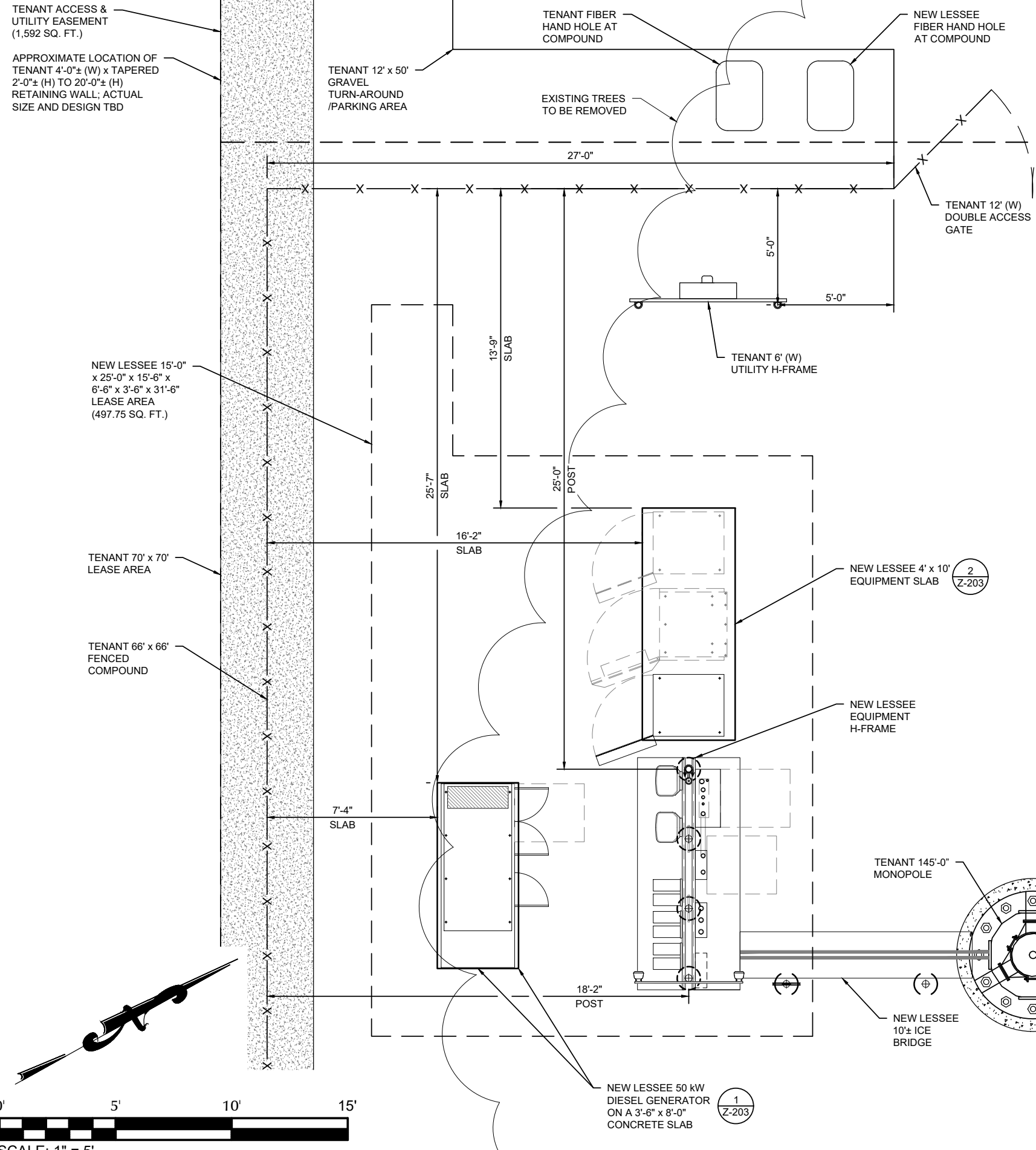
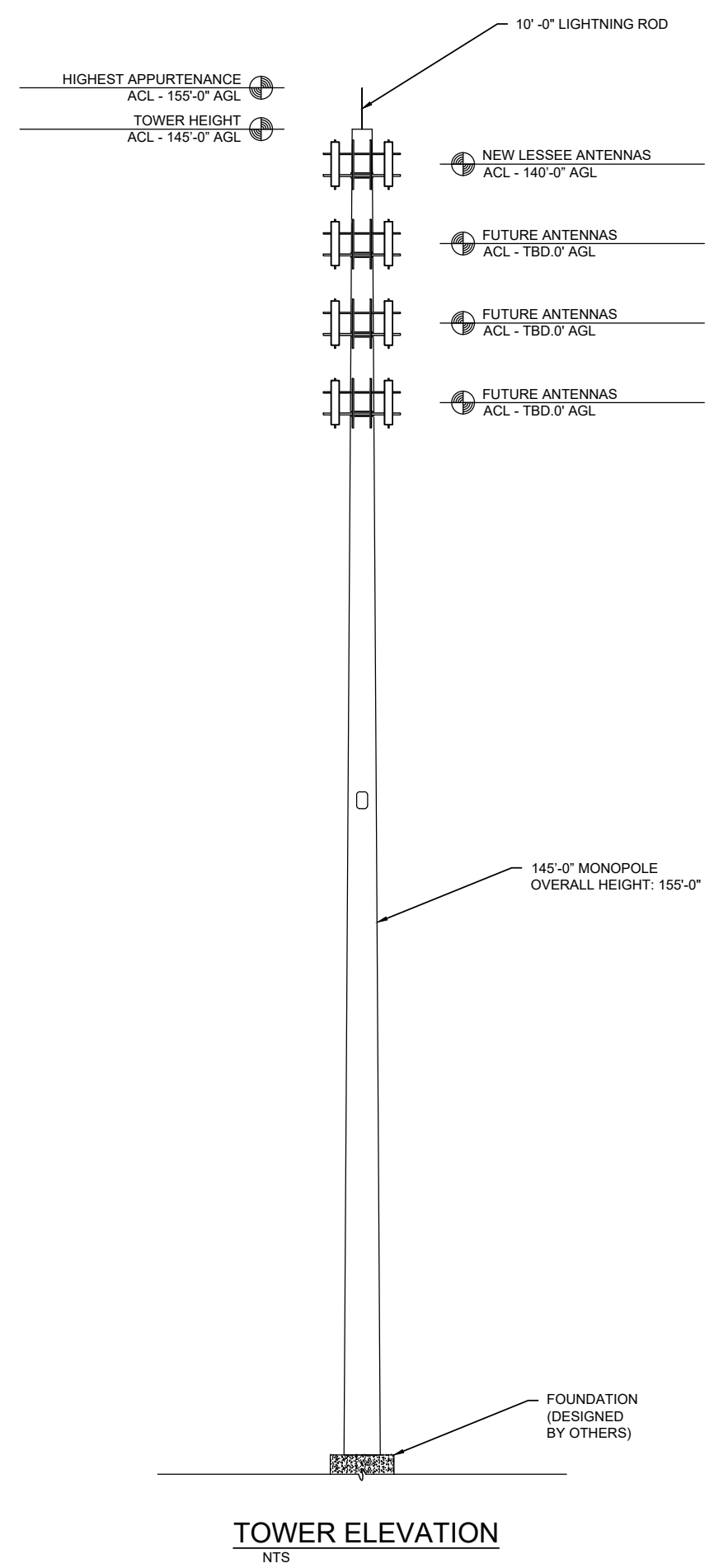


SITE NAME	EASTMAN INDUSTRIAL
SITE NUMBER	443119



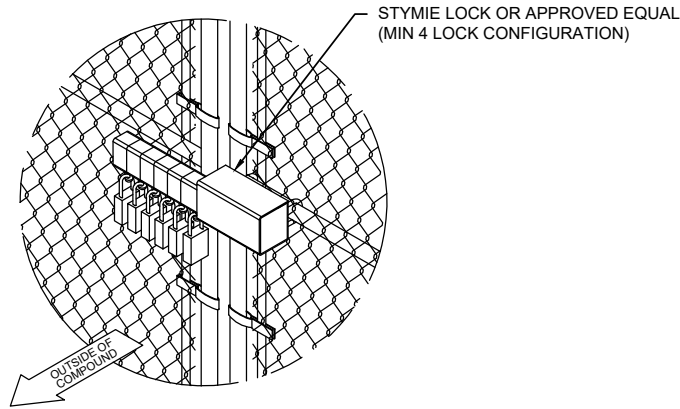
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SITE NUMBER	N/A
SITE ADDRESS	N. EASTMAN RD. KINGSPORT, TN 37660
SITE TYPE	RAWLAND

SHEET TITLE	
TOWER ELEVATION & EQUIPMENT LAYOUT PLAN	
SHEET NUMBER	REVISION
Z-103	A

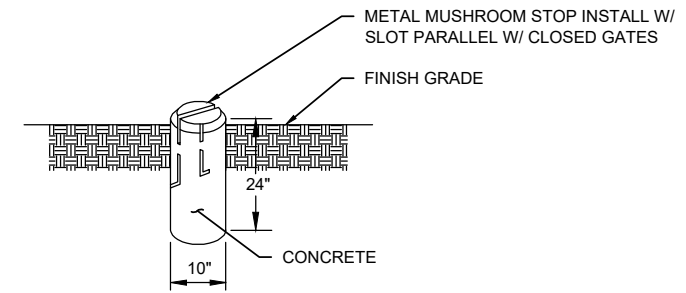


TYPICAL WOVEN WIRE FENCING NOTES:

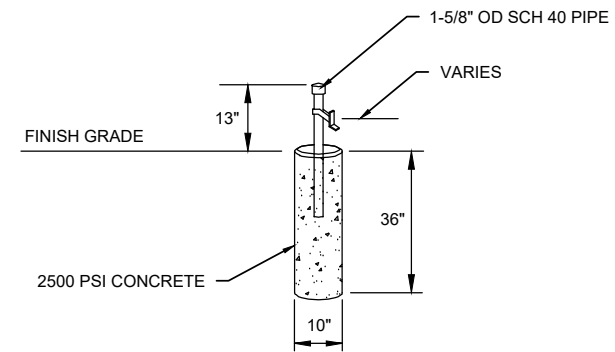
- (INSTALL FENCING PER ASTM F-567, SWING GATES PER ASTM F-900)
- GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 3"Ø SCHEDULE 40 FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
 - LINE POST: 2"Ø SCHEDULE 40 PIPE PER ASTM-F1083. INSTALL EVERY 8'-0" ALONG FENCE LINE.
 - GATE FRAME: 1-1/2"Ø SCHEDULE 40 PIPE, STEEL, HOT-DIPPED ZINC COATED (GALVANIZED) WELDED STEEL PIPE PER ASTM-F1083.
 - TOP RAIL & BRACE RAIL: 1-5/8"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
 - CHAIN LINK FABRIC: 9 GA. MIN. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
 - TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL HOG RINGS ON TENSION WIRE AT 24" INTERVALS.
 - TENSION WIRE: 7 GA. GALVANIZED STEEL
 - GATE LATCH: 1-3/8" OD PLUNGER ROD W/ MUSHROOM TYPE CATCH AND LOCK (KEYED ALIKE FOR ALL SITES OR COMBINATION AS SPECIFIED BY OWNER)
 - HEIGHT= 6' VERTICAL DIMENSION. WORK WITH SPECIFICATION 2831.



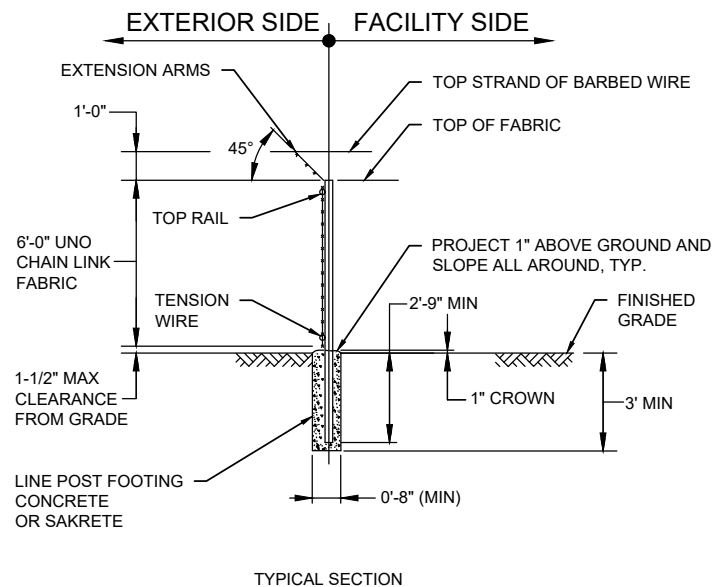
FENCE LOCK DETAIL
NTS



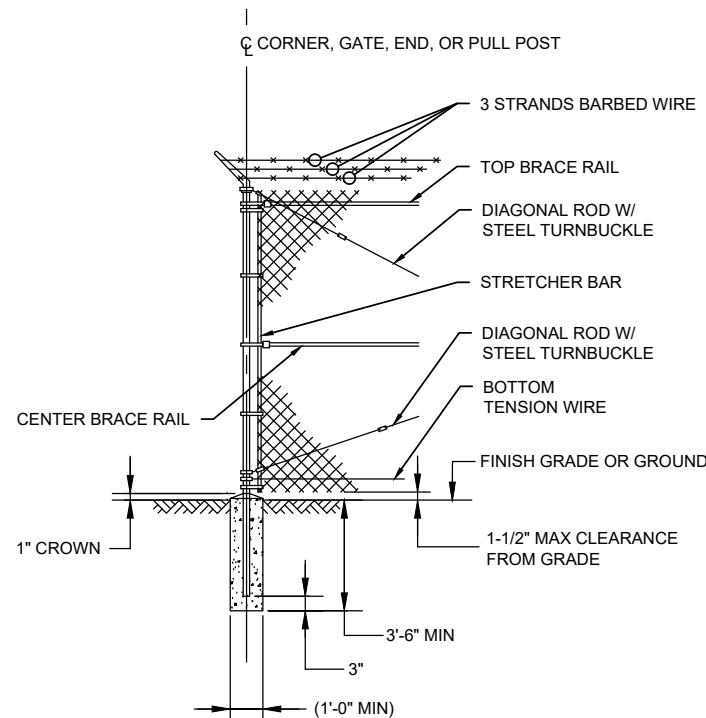
MUSHROOM STOP
NTS



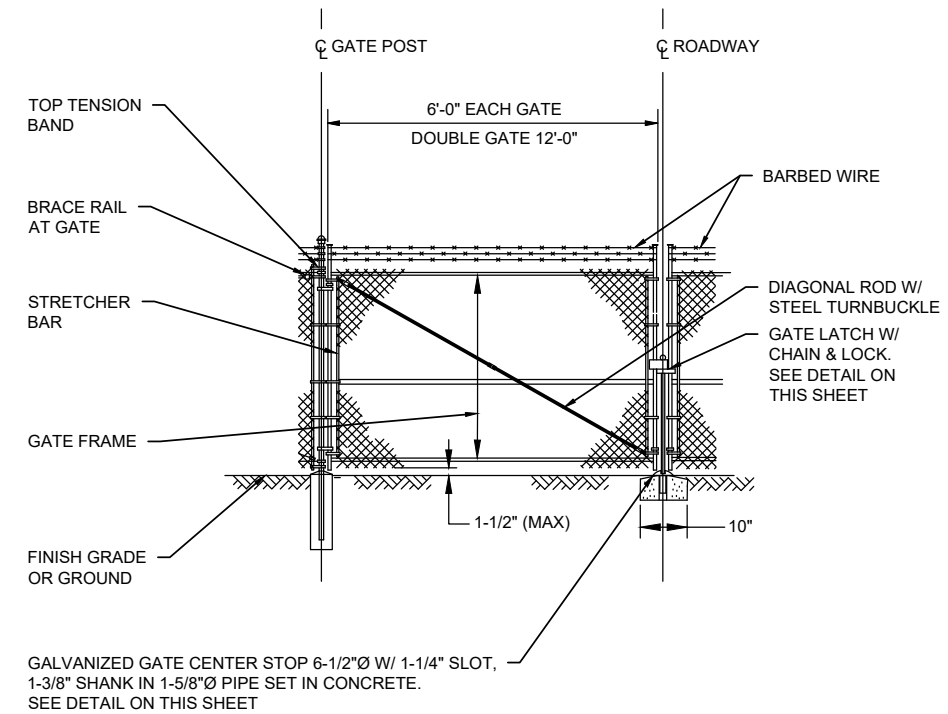
GATE STOP DETAIL
NTS



WOVEN WIRE FENCE ①
NTS



WOVEN WIRE CORNER, GATE, END OR PULL POST ②
NTS



WOVEN WIRE DOUBLE GATE ③
NTS

Item III.3.



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REVISIONS			
#	DATE	BY	DESCRIPTION
A	11/17/23	JTO	PRELIMINARY ISSUE



SITE NAME	EASTMAN INDUSTRIAL
SITE NUMBER	443119



SITE NAME	EASTMAN INDUSTRIAL
SITE NUMBER	N/A

SITE ADDRESS	N. EASTMAN RD. KINGSPORT, TN 37660
SITE TYPE	RAWLAND

SHEET TITLE
SITE DETAILS

SHEET NUMBER	Z-201	REVISION	A
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REVISIONS			
#	DATE	BY	DESCRIPTION
A	11/17/23	JTO	PRELIMINARY ISSUE

FOR REFERENCE ONLY

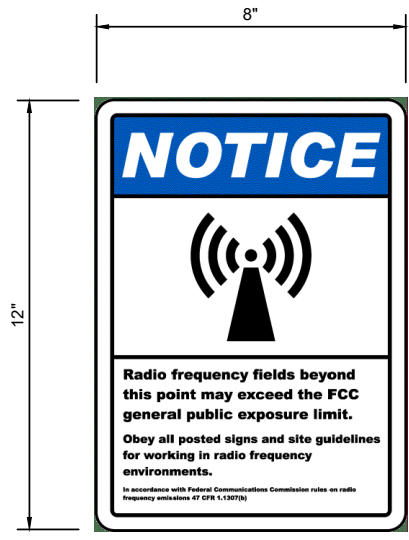
verizon	
SITE NAME	EASTMAN INDUSTRIAL
SITE NUMBER	443119

rg williams	
SITE NAME	EASTMAN INDUSTRIAL
SITE NUMBER	N/A
SITE ADDRESS	N. EASTMAN RD. KINGSPORT, TN 37660
SITE TYPE	RAWLAND

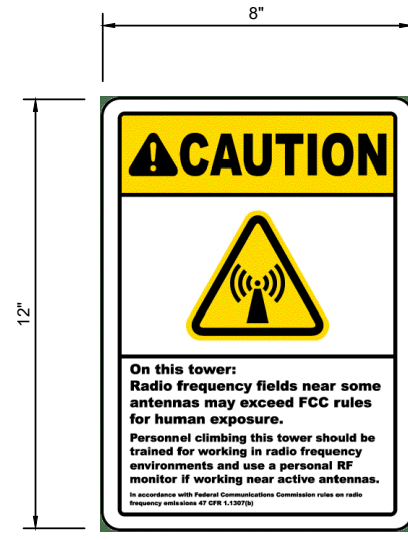
SHEET TITLE	
SITE DETAILS	
SHEET NUMBER	REVISION
Z-202	A



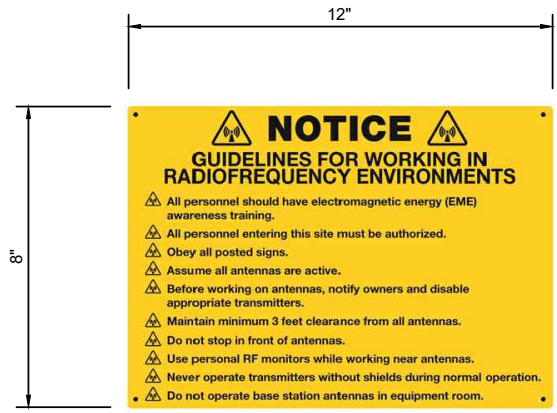
10" x 14"
NO TRESPASSING SIGN ①
NTS



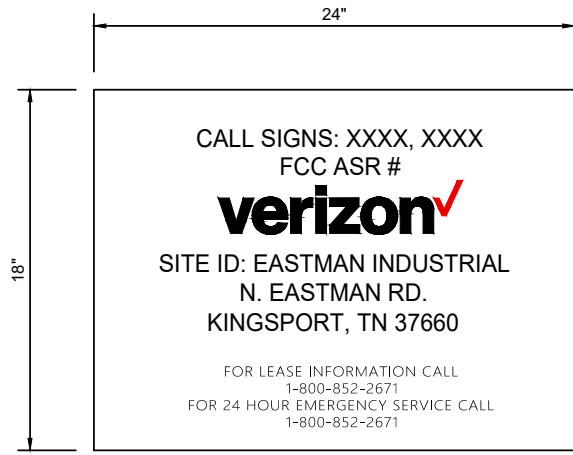
12" x 8"
RF GUIDELINES SIGN ②
NTS



12" x 8"
RF GUIDELINES SIGN ③
NTS



8" x 12"
RF GUIDELINES SIGN ④
NTS

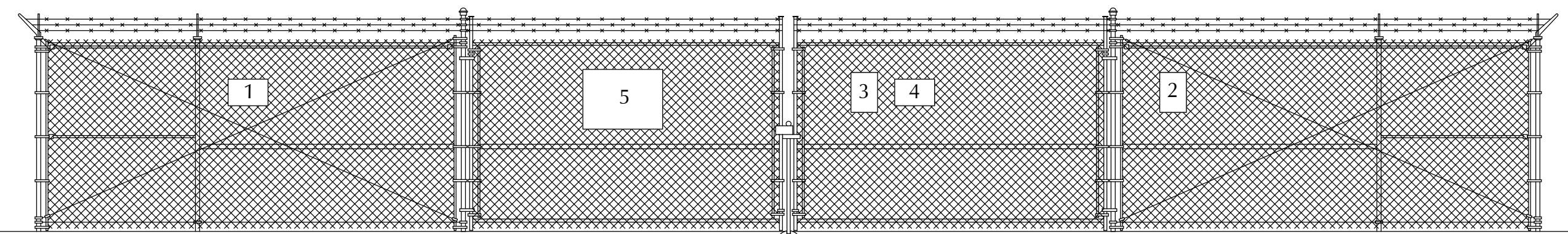
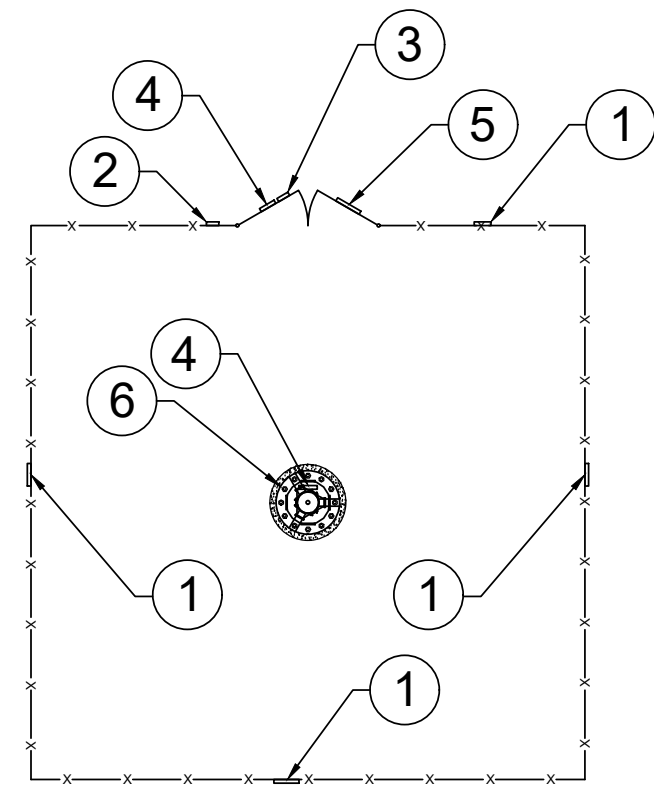


18" x 24"
SITE ID SIGN ⑤
NTS



-WHEN REQUIRED, PLACE ON TOWER
-USE A DECAL ON MONOPOLE AND METAL SIGN ON SELF-SUPPORT TOWER OR GUYED TOWER
-LETTERS TO BE 3" MIN

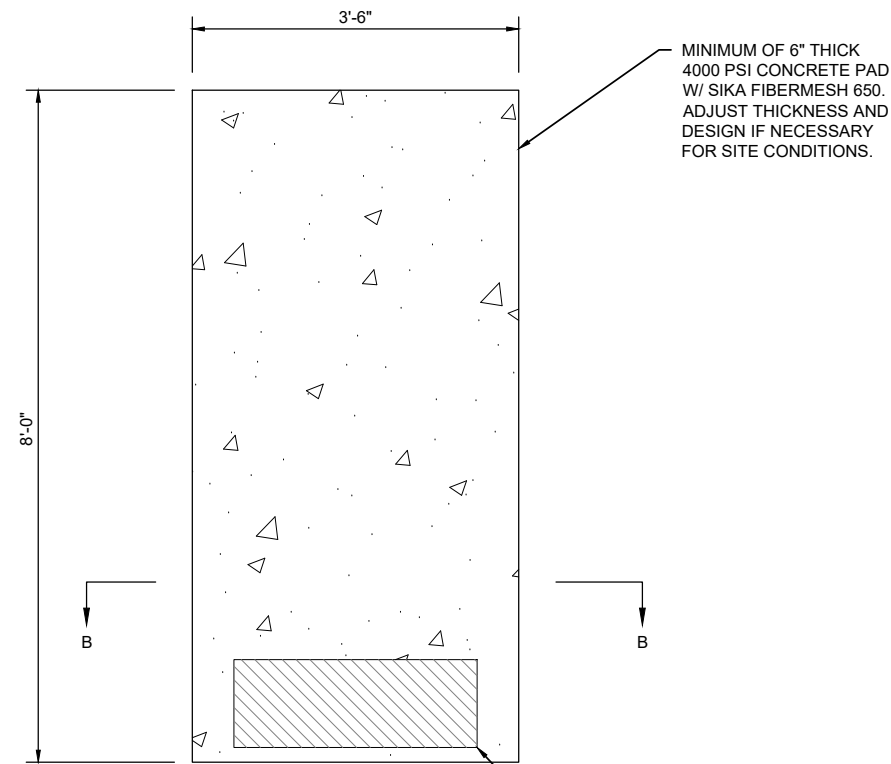
ASR # ⑥
NTS



FENCED COMPOUND DETAILS
NTS

CONCRETE PAD NOTES:

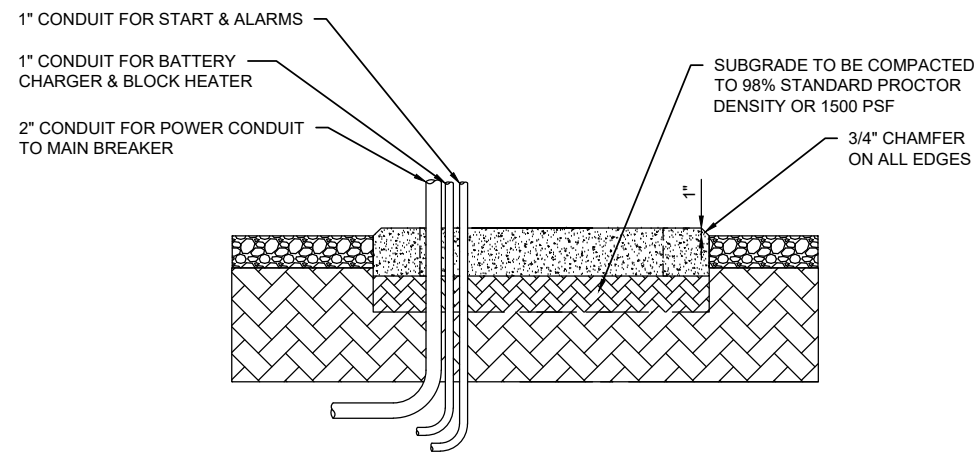
1. VERIFY GENERATOR STUB UP AREA FOR SPECIFIC MANUFACTURER/MODEL NUMBER.
2. VERIFY PAD SIZE REQUIREMENTS FOR SPECIFIC MANUFACTURER/MODEL NUMBER.
3. STUB UP CONDUITS 6" MINIMUM ABOVE GENERATOR PAD. TERMINATE WITH MALE ADAPTER AND THREADED BUSHING.
4. EMBED CONDUITS IN CONCRETE PAD.
5. ALL CONCRETE SHALL BE NORMAL WEIGHT AND CONFORM TO THE ACI 301 AND THE FOLLOWING:
 - 5.a. MINIMUM COMPRESSION STRENGTH 4,000 PSI
 - 5.b. AIR ENTRAPMENT RANGE 3% TO 6%
 - 5.c. SLUMP GREATER THAN 3", BUT NOT TO EXCEED 6"
6. CONDUITS TO BE TERMINATED WITH MALE ADAPTER AND THREADED BUSHING.



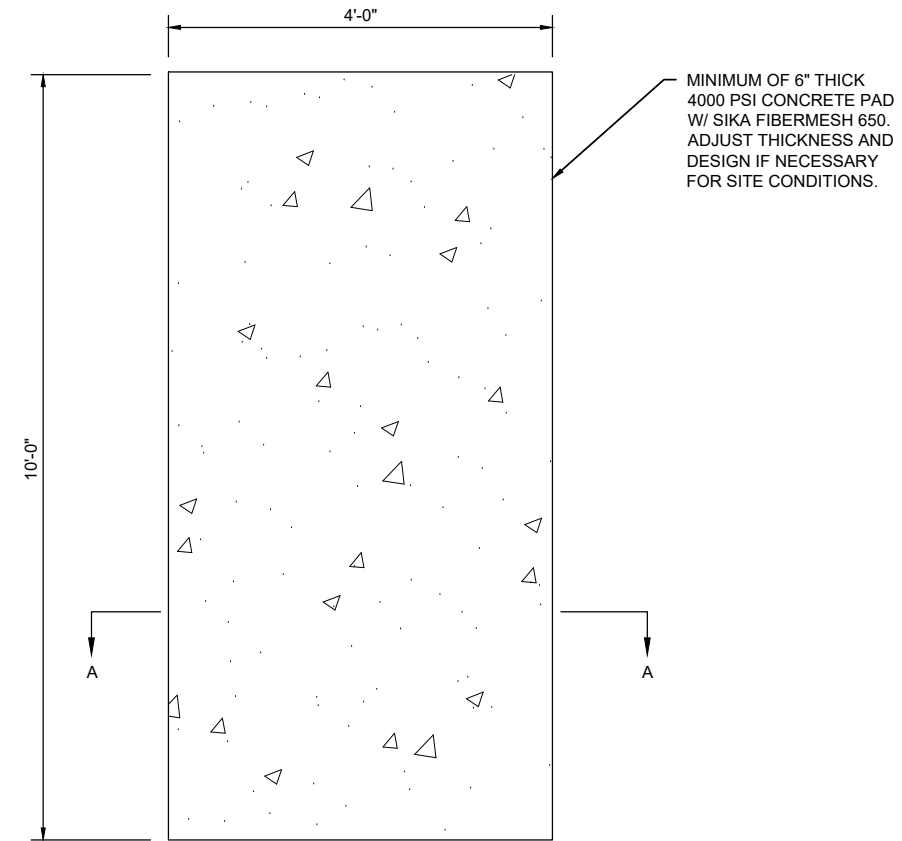
MINIMUM OF 6" THICK 4000 PSI CONCRETE PAD W/ SIKA FIBERMESH 650. ADJUST THICKNESS AND DESIGN IF NECESSARY FOR SITE CONDITIONS.

CONDUITS TO BE STUBBED UP IN THIS AREA

GENERATOR PAD PLAN ①
NTS

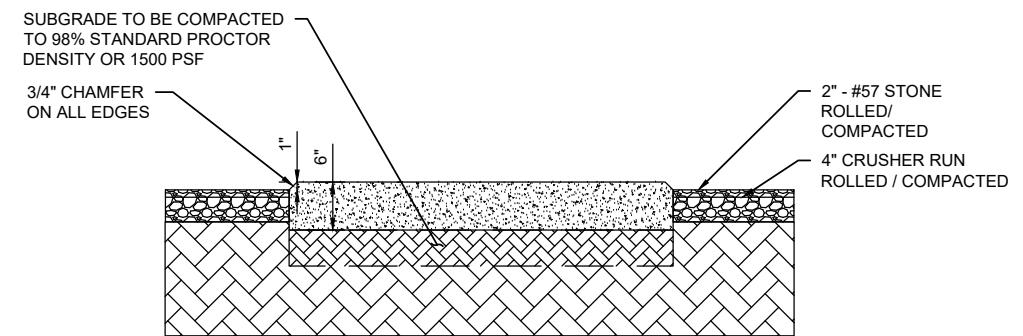


SECTION B-B THROUGH GENERATOR PAD
NTS



MINIMUM OF 6" THICK 4000 PSI CONCRETE PAD W/ SIKA FIBERMESH 650. ADJUST THICKNESS AND DESIGN IF NECESSARY FOR SITE CONDITIONS.

EQUIPMENT PAD PLAN ②
NTS



SECTION A-A THROUGH EQUIPMENT PAD
NTS

Item III.3.



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CHECKED BY	BNS

REVISIONS			
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A	11/17/23	JTO	PRELIMINARY ISSUE



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SITE NUMBER	443119



SITE NAME	EASTMAN INDUSTRIAL
SITE NUMBER	N/A

SITE ADDRESS	N. EASTMAN RD. KINGSPORT, TN 37660
SITE TYPE	RAWLAND

SHEET TITLE	SITE DETAILS
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SHEET NUMBER	Z-203	REVISION	A
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ORDINANCE COMPLIANCE STATEMENT AND NARRATIVE – April 11, 2024

Application: Special Exception Permit

Verizon Site Name: Eastman Industrial

Project Description: R. G. Williams Company, Inc. proposes to install a 150’ tower for use by Verizon Wireless on a parcel of land recently re-zoned to P-1 – Parcel 061D E 023.10

Property Owner: Belagode



NARRATIVE

Verizon Wireless needs to increase the capacity and coverage in this area because of the high volume of calls and data required nearby – namely for the high school, elementary school and surrounding commercial areas – and especially needs to increase the service inside buildings in this area. That is why a new tower is proposed in this area. This site was chosen as the best spot for a new tower that would solve the coverage and capacity problem.

ORDINANCE COMPLIANCE STATEMENT

Verizon Wireless offers this Ordinance Compliance Statement in support of its application pursuant to Chapter 114 of the Kingsport TN code of ordinances.

Please note that this property was recently re-zoned to P-1. This re-zoning was completed in March 2024. Documentation of this re-zoning is available.

Towers are allowed to be constructed on property zoned P-1 as long as this board approves the project.

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

- (a) *Principal uses.* Principal uses permitted in the P-1, Professional Offices District are as follows:
- (1) Offices for business, professional, governmental, civic, insurance or other groups.
 - (2) Credit agencies, brokers, travel agencies, computer or data processing centers, real estate offices, finance, photography studios, law offices.
- (b) *Accessory uses.* Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the P-1 district as follows: incidental retail or service uses intended primarily for building tenants, employees or patrons.
- (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.

This ordinance provision is met if the board approves this Special Exception. The property was recently re-zoned to P-1 in March 2024.

Sec. 114-67. Powers.

- (a) *Generally.* The board of zoning appeals shall have the following powers:
- (1) *Administrative review.* To hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, permit, decision or refusal made by the zoning administrator, building official or other administrative official in carrying out or enforcing any section of this chapter and for interpretation of the zoning map and text.
 - (2) *Conditional uses or special exceptions.* To hear and decide applications for conditional uses or special exceptions as specified in this chapter and for decisions on any special questions upon which the board of zoning appeals is specially authorized to pass by this chapter.

Under Section 114-67 – the Board of Zoning Appeals is granted the power to hear special exception cases, this application is for a special exception.

Sec. 114-144. Communication facilities.

- (a) *Scope.* The communication towers for mobile telephone services and other radio and television information services, which provide for the needs of the citizens of the city, will be subject to the standards of this section to minimize adverse visual and operational effects of towers through careful design, siting, and screening; to avoid potential damage to adjacent properties from tower failure and falling ice through engineering and careful siting of towers; and to maximize use of any new communication tower and existing structures to reduce the number of towers needed.

Communication facilities contain special rules and regulations pursuant to Section 114-144 of the code of ordinances. The applicant states that this proposed project meets all of the criteria for granting a Special Exception approval under the ordinance.

- (b) *Building permit.* The application for a building permit for a communication facility shall include the following:
 - (1) A report prepared by a professional engineer licensed by the state describing the height and design of the tower; that demonstrates the tower's compliance with applicable structural standards, building codes, electrical codes and fire codes; and that describes the tower's capacity, including the number and type of antennas it can accommodate. For an antenna mounted on an existing structure, the report shall indicate the existing structure's suitability to accept the antenna and the proposed method of affixing the antenna to the structure. Complete details of all fixtures and couplings and the precise point of attachment shall be indicated.

The structural letter required by this section is included with the application package. It states that the tower is designed for three total carriers to attach antennae.

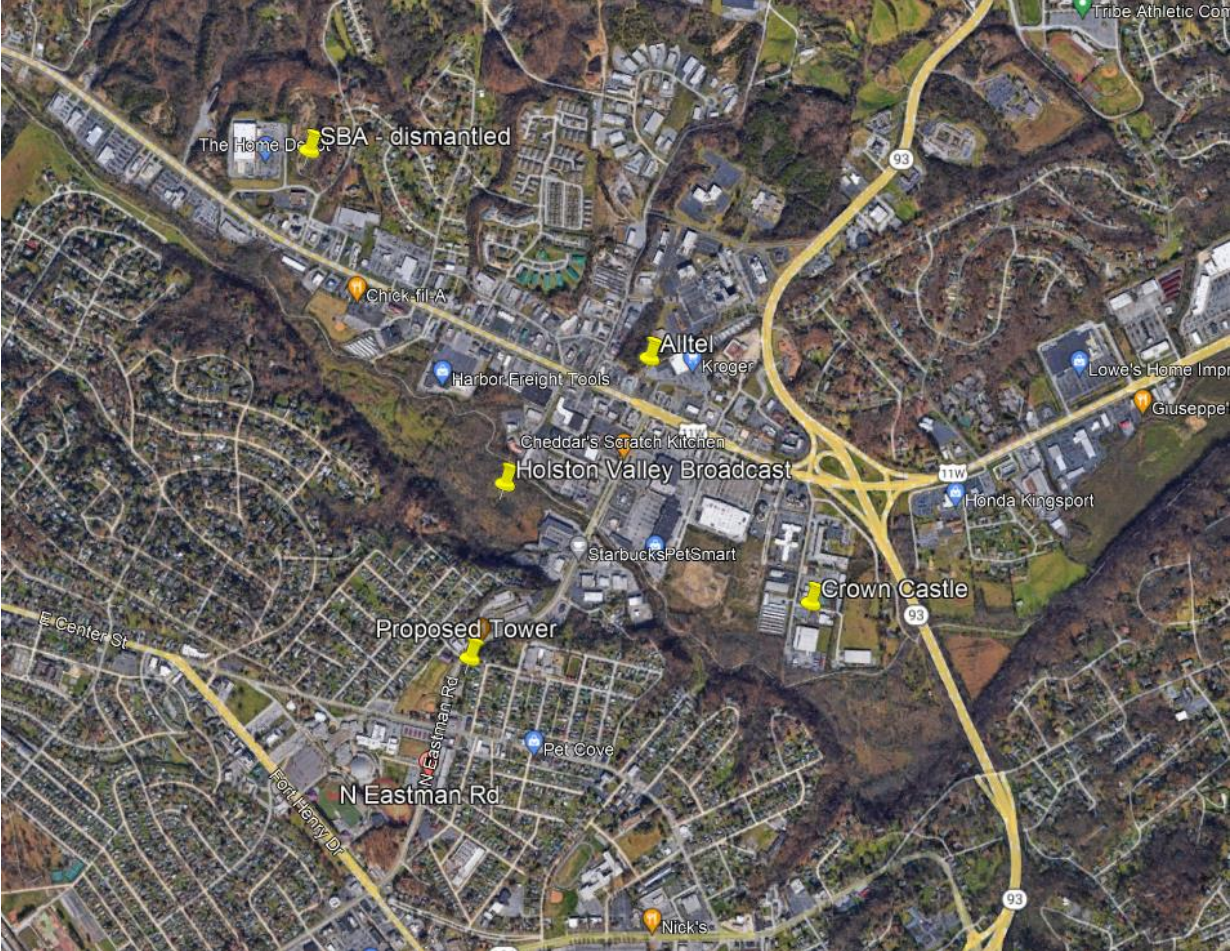
- (2) An adequate report inventorying existing towers and antenna sites within a reasonable distance from the proposed site, outlining the opportunities for shared use as an alternative to the proposed use. The applicant must demonstrate that the proposed tower or antenna cannot be accommodated on an existing approved tower or facility due to one or more of the following reasons:

According to FCC data – there are only 4 towers within 2km of the proposed site – with one of them showing as dismantled.

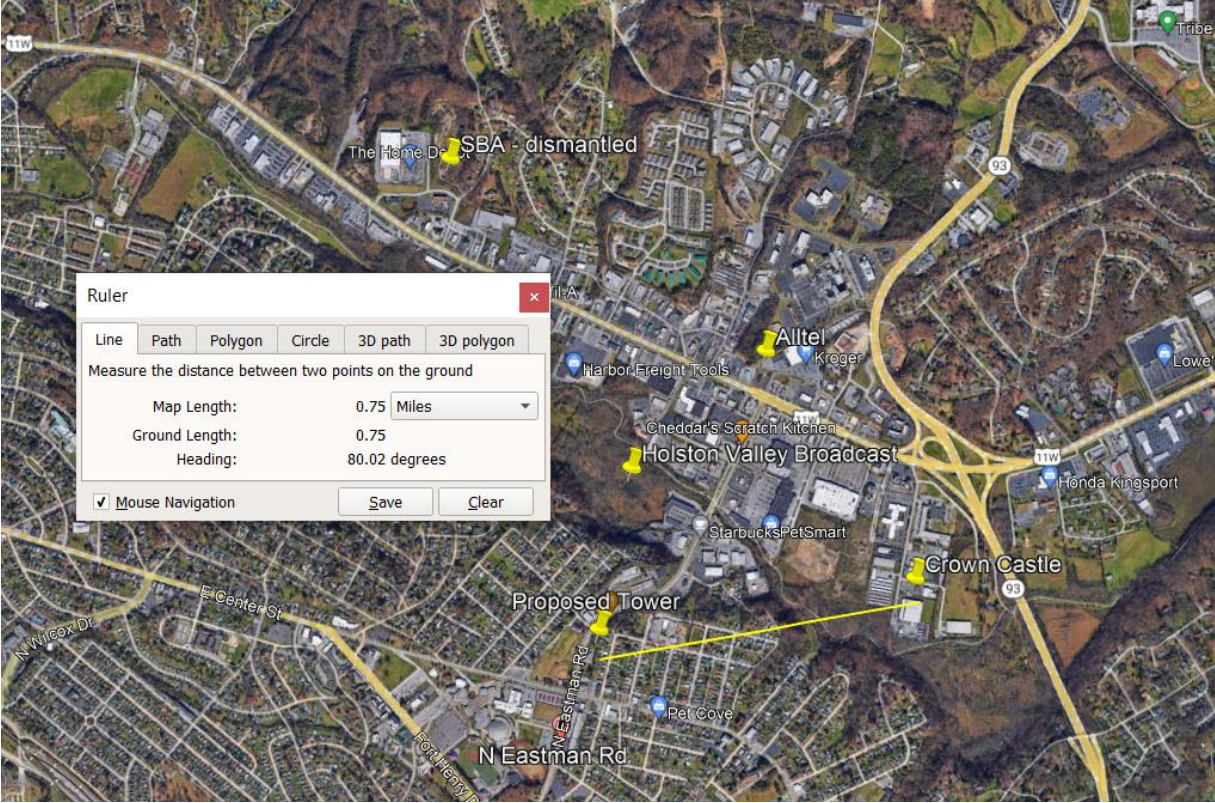
The screenshot shows the FCC's Antenna Structure Registration (ASR) search results. The search criteria are: Latitude="36-32-20.8 N", Longitude="82-31-26.7 W", Radius="2 Kilometers". The results table lists four towers:

Registration Number	Status	File Number	Owner Name	Latitude/Longitude	Structure City/State	Overall Height Above Ground (AGL)
1048921	Constructed	A0057440	HOLSTON VALLEY BROADCASTING CORPORATION	36-32-40.0N 082-31-22.0W	KINGSPORT, TN	110.0
1200025	Constructed	A1018273	Crown Communications LLC	36-32-26.8N 082-30-39.8W	Rodgersville, TN	54.6
1224441	Constructed	A1127651	Altel Corporation	36-32-53.9N 082-31-02.0W	Kingsport, TN	50.2
1245014	Dismantled	A0939642	SBA Towers II LLC	36-33-16.8N 082-31-48.8W	Kingsport, TN	60.7

These towers are mapped below.



- **Note that the closest tower (Holston Valley Broadcast) is an AM radio tower and these are not generally available for collocation by cellular telephone providers.**
- **The SBA tower has been dismantled.**
- **The Crown Castle Tower is located approximately .75 miles E / NE of the subject site.**
- **The Alltel tower now controlled by Verizon Wireless, who is an active user of that tower.**



This map shows the distance between the proposed tower and the Crown Castle tower, which is located adjacent to 2016 American Way, Kingsport TN (Rogers Foam).

Verizon Wireless is not using the Crown tower because it would not be effective to provide the capacity in the location where it is needed.

RF capacity plots are included with this package, along with a letter from the RF engineer in charge of this project. You'll see the capacity plots broken down by sector, with each color representing a different sector. The Crown tower is in the green sector. Adding this Crown location instead of the proposed tower would not be effective to increase the capacity where it is needed; instead it would offload portions of the green sector that are working properly and possibly interfere with the operations of the existing site north of 11W – the Alltel / Verizon tower shown above.

You'll see which sectors need to be offloaded with the capacity plots shown below. The “post” plot shows just how narrowly focused this tower needs to be in order to offload the overburdened sectors properly.

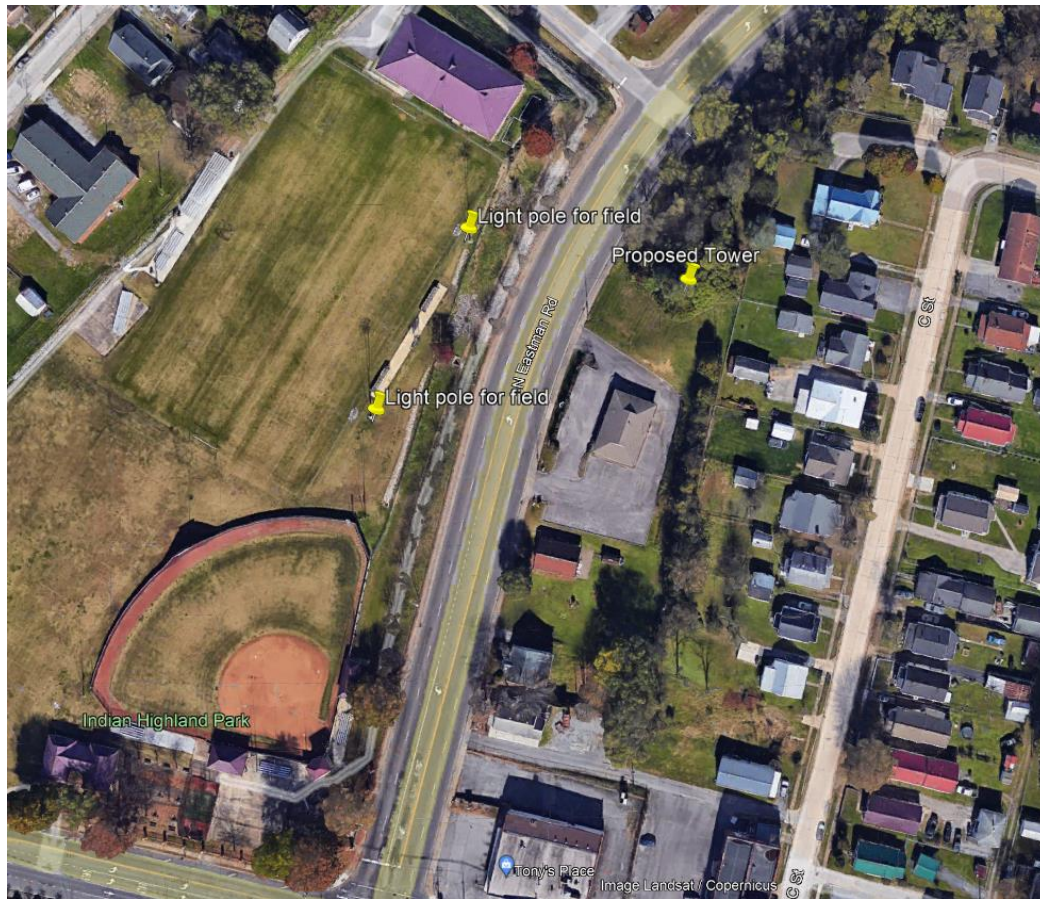
Pre



Post



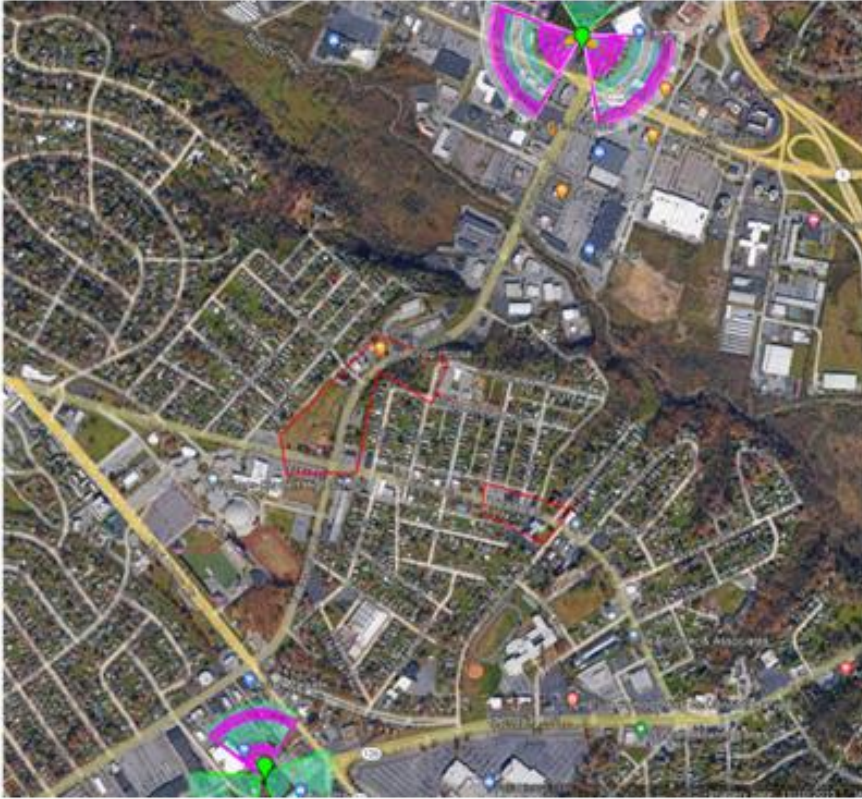
In addition to these commercial towers, tall light poles exist near the subject site as well.



These light poles cannot support the loading required to safely house a commercial telecommunications antenna array. The park is city owned and the City charter appears to prevent leases for City property that is not demarcated as abandoned.

- a. Unwillingness of the owner to entertain a cellular telephone facility proposal.
- b. The equipment would exceed the structural capacity of the existing approved tower and facilities.
- c. The planned equipment would cause radio frequency interference with other existing or planned equipment, which cannot be reasonably prevented.
- d. Existing or approved towers or facilities do not have space on which proposed equipment can be placed so it can function effectively and reasonably.
- e. Other reasons make it impractical to place the equipment proposed by the applicant on existing and approved towers or facilities.

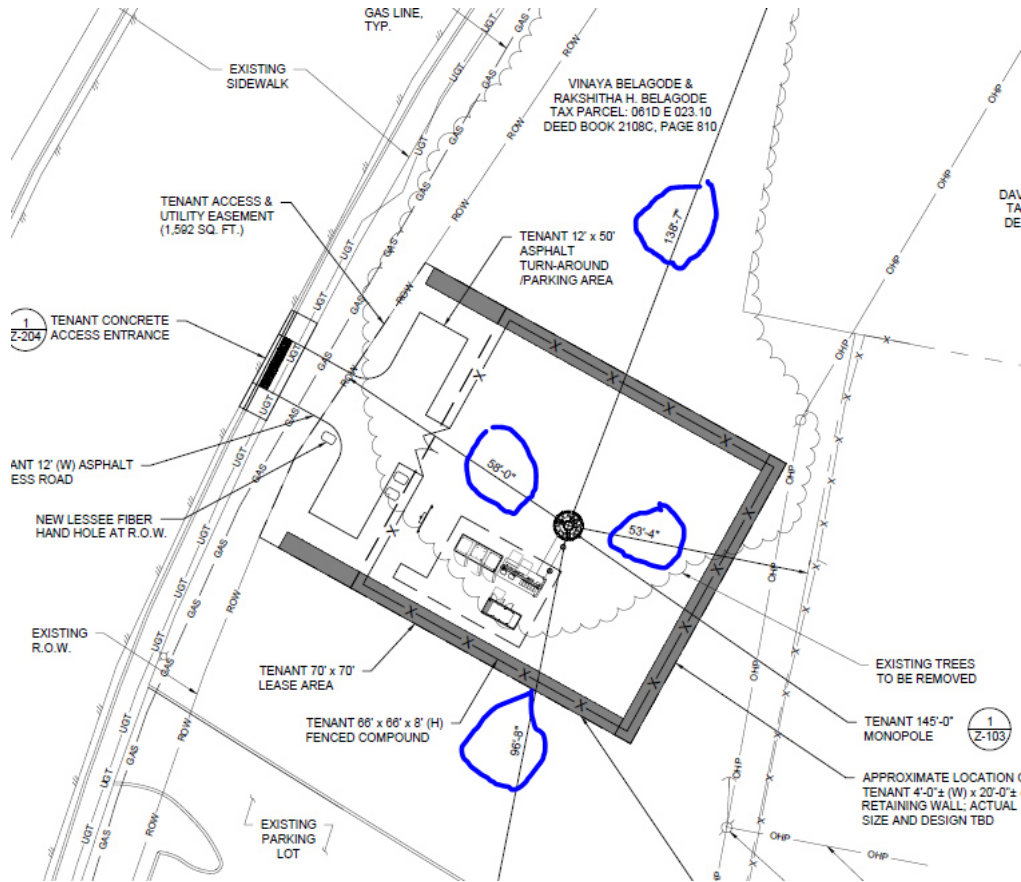
In this particular case, you can see that there was no other option to enhance the service in this area other than this new tower. Other possible options were already developed such that a tower could not be accommodated. The figure below highlights the engineering challenge that this site presented.



We've included capacity plots and a letter from the RF engineer in charge of this project explaining the need for a site in this particular area.

- (c) *Site plan.* A site plan shall be approved by the zoning administrator prior to issuing a permit. The following standards shall be used in the design of the facilities:
 - (1) *Setback.* The minimum setback shall be 20 percent of tower height or equal to the existing zoning district, whichever is greater. Where appropriate, the requirements of the flood district, Historic District Overlay and Gateway District Overlay also apply. Setback shall be measured from the base of the tower, or guy-wire supports for lattice towers, to the property line. Ground structures shall not be located within required setbacks.

The site plan is included with the application package and the setback here is met.



The required setback is 20% of the tower height, which equals $145 \times .2 = 29'$. The setbacks here are 138' to the N, 96' to the S, 56' to the W and 53' to the E. The underlying setbacks of the P-1 district are less than these. The setback provision is met.

- (2) *Landscaping and screening.* The visual impacts of a communication facility shall be mitigated from nearby viewers by an evergreen screen located outside the fence. This screen may consist of evergreen trees, having a minimum height of six feet at planting and a minimum height of 15 feet at maturity, or a continuous hedge with a three-foot height at planting and a six-foot height at maturity. Sites may be exempted from the landscaped area requirement, provided that the zoning administrator finds the vegetation or the topography of the site provides a natural buffer.

The landscaping proposed is found on the plans and meets this ordinance specification.

- (3) *Fencing.* A chain link fence or solid wall not less than eight feet in height from the finished grade shall be provided around each communication facility. Access to the facility shall be through a locked gate.
- (4) *Lighting.* The facility shall not be artificially lighted except to ensure human safety or as required by the Federal Aviation Administration. All lighting shall be oriented inward so as not to project onto surrounding property.
- (5) *Radiation standards.* All proposed communication facilities shall comply with current standards of the Federal Communication Commission or the American National Standards Institute for nonionizing electromagnetic radiation (NIER) and electromagnetic fields (EMF). Each request for a building permit shall be accompanied by certified documentation or a statement from a registered engineer or other professional indicating compliance with these standards.

The proposal meets the fence standard as seen on the plans. There are no lights proposed and all governmental exposure guidelines are strictly followed. These ordinance provisions are met.

- (6) *Aircraft hazard.* Communication facilities shall not encroach into or through any established public or private airport approach path as established by the Federal Aviation Administration.
- (7) *Equipment storage.* Mobile or immobile equipment not used in direct support of a tower facility shall not be stored or parked on the site unless repairs are being made.
- (8) *Removal of obsolete or unused facilities.* All obsolete or unused communication tower facilities shall be removed by the property owner within 12 months of cessation of use. The applicant shall submit an executed removal agreement to ensure compliance with this subsection.
- (9) *Signs and advertising.* The use of any portion of a tower for signs or advertising purposes, including banners, streamers, etc., is prohibited. Warning signs or identification signs will be permitted.
- (10) *Maintenance.* Adequate inspection and maintenance shall be performed to ensure the structural integrity of the facility and prevent deleterious conditions occurring on the site.

There are no established airport approaches near the site; no on-site equipment storage (other than what is in use for the antennas) is proposed. The sign specifications are included and only pertain to the required signage. Further, RG Williams pledges superior maintenance for structural integrity and is aware of the removal provision. This tower is being constructed for the immediate use of Verizon Wireless.

- (11) *Access and parking.* All access roads and parking areas for facilities adjacent to platted subdivisions or developed areas shall be paved as required by this chapter. These requirements may be waived for rural or undeveloped areas.
- (12) *Changes to facilities.* Any changes to antennas, reception or transmitting devices shall require review in the same manner as the existing facility was originally approved.

You'll note that there is a driveway and parking spot proposed. After construction we anticipate the facility will be visited by a technician approximately one to two times per month in a standard van type vehicle. No impacts to traffic are anticipated. Other than replacing obsolete or broken equipment, both RG Williams and Verizon Wireless are aware of the ordinance provision regarding changes to the site.

Special Exception Questions and Applicant Responses

In addition to the general ordinance requirements discussed above, additional responses are required for an approval of a Special Exception. In this case, the Applicant states as follows:

1. What is the use, activities, hours of operation, numbers of anticipated customers and daily vehicles?

The use here is for wireless communications and the facility will be operating at all times but is unmanned. The anticipated daily vehicles are one to two vehicles per month per carrier. The Applicant states that this does not present a negative impact on traffic or the surrounding properties.

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

The Applicant would answer this in the affirmative. Since the traffic use is so minor, the parking proposed for the facility is adequate to handle the flow of one to two vehicles per month.

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

The Applicant would answer this in the affirmative. We understand that there are concerned neighbors located to the south of the project in a residential area. However, as you can see from this google earth street view image, the existing light poles are already seen from the residences. This tower would add one additional pole to their viewshed. We submit that this additional pole would present the least intrusive impact on the viewshed from C street.

The figure below presents a google earth street view on C street facing towards the tower site looking W.



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

The Applicant would answer this in the negative. The tower does not generate much traffic, if any, no dust is produced and no noise is produced except when the emergency backup generator is exercised, which is for approximately 1 hour per month, similar to a commercial lawn mower.

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

The Applicant would answer this question in the affirmative. The base of the site is screened pursuant to the ordinance relating to communication facilities and the landscape plan meets the ordinance criteria. We do admit that the tower itself would be visible but a monopole design is one of the least obtrusive designs for communications facilities.

6. Are there any undesirable effects upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area?

No undesirable effects upon the physical or environmental conditions are anticipated. The Applicant would answer this question in the negative.

Conclusion

R. G. Williams Company, Inc. and Verizon Wireless are asking this board to approve the Special Exception application and allow this tower project to move forward. The project meets or exceeds each ordinance provisions.

Dated: April 11, 2024

/s/ Benjamin S. Herrick
 Benjamin S. Herrick, Faulk & Foster Real
 Estate, Inc. on behalf of Verizon Wireless

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

April 4, 2024, Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Bill Sumner
Calvin Clifton
Tracey Cleek
Joe White
Wes Combs

Members Absent:

Staff Present:

Lori Pyatte
Ken Weems
Jessica McMurray
Jessica Harmon
Steven Bowers

Visitors:

Jeffery Housewright
Joshua Taylor
Lynn Shipley
Jeremy Fields
Mitch Walters
Joe LaBarber
John Rose
Aaron Rose
Marian Pullham
Richard Rex

Mr. Bill Sumner called the meeting to order at 12:01p.

Mr. Bill Sumner explained the meeting procedures.

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

Mr. Richard Rex and Ms. Marian Pullham, representatives for case BZA24-0038, were not present at the start of the meeting. Chairman Sumner pushed case BZA24-0038 to the end of the public hearing section to allow time for the representatives to arrive.

Public Hearing:

Case: BZA24-0044 – The owner of property located at 185 Rock Springs Road, Control Map 077, Parcel 045.01 requests a 8.1 foot front yard variance to Sec. 114-183(e)(1)c for the purpose of constructing a new single family home. The property is zoned R-1B, Residential District.

Mr. John Rose presented the case to board. Mr. Rose stated he is the current property owner after transferring ownership from Aaron Rose who purchased the property from the city of Kingsport. Mr. Rose explained he is requesting an 8.1 foot front yard variance to construct a single family home due to the small and irregular lot shape. Mr. Rose described the home size as comparable to other houses within a mile of site and constructed with metal siding. Mr. Weems pointed the board to concerns staff

received from neighbors citing concerns with visibility at the Pactolus/Rock Springs tunnel, lot and building square footage size. The board inquired about the distance of site to the tunnel determining it to be approximately 100 feet.

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

At this time, both Marian Pullham and Richard Rex entered the room and were sworn in by Ms. Pyatte

Case: BZA24-0045 – The owner of property located at 1004 Chippendale Road, Control Map 060G, Group E, Parcel 002.00 requests a 20 foot departure from rear yard variance to Sec 114-133(1) for the purpose of constructing a swimming pool and deck. The property is zoned R-1B, Residential District.

Mr. Joshua Taylor, the property owner presented the case. Mr. Taylor explained the request for the rear yard deviation to construct a swimming pool is due to topography. Mr. Taylor went on to say the slope of the backyard is approximately 70% leaving no space to construct the pool in the rear of the home. Vice-Chairman Clifton inquired if pool was to be above ground, Mr. Taylor confirmed. Mr. Weems stated staff had not received any public comment.

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

Case: BZA24-0049 – The owner of property located at 1017 West Stone Drive, Control Map 045D, Group K, Parcel 003.10 requests a 28.1 foot planting strip boundary variance to Sec 114-600(4)a for the purpose of constructing a new Friendship Hyundai Car Dealership. The property is zoned B-3, Highway Oriented Business District.

Mr. Jeremy Fields of Appalachian Design Services presented the case to board. Mr. Fields explained the request was for a 28.1 foot planting strip boundary variance. Mr. Weems pointed the board to the site plan explaining the 28.1 foot request is the most extreme in one small area toward the northwestern rear of the property and the majority of the site met boundary setback requirements. Mr. Weems stated staff had not received any public comment.

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

Case: BZA24-0038 – The owner of property located at 1133 Bloomingdale Pike, Control Map 0300, Group B, Parcel 012.00 requests a 68.6 foot departure from rear yard variance to Sec 114-133(1) for the purpose of permitting a residential accessory structure. The property is zoned R-1B, Residential District.

Ms. Marian Pullham represented the case. She explained Code Enforcement visited her property in August, citing her for the location of a yard barn. Ms. Pullham went on to say she is requesting a departure from the rear yard requirement to permit the yard barn at its current location. She stated the yard barn could not be located behind the home because the backyard is steep and a semi in-ground pool would need to be relocated. Ms. Pullham further explained that relocating the yard barn and pool would be a financial hardship. Mr. Weems pointed the board to emails staff received regarding concerns with vehicles parked in front of the yard barn causing sight distance issues. Board members confirmed the building in question is the building pictured in the packet. Mr. Weems confirmed that was correct. Vice-Chairman Clifton inquired about additional code enforcement actions on the property. Mr. Weems stated the property owner has been cited in court for junk and trash along with the zoning issue before the board today. The judge gave extra time for the applicant to make the variance request to the board

of zoning appeals. Chairman Sumner questioned the amount of accessory structure on the property. Mr. Weems confirmed the applicant was under the 1,100 square feet allowance for accessory structure allotment.

Mr. Jeff Housewright, introduced himself to the board as the property owner of 1137 Bloomingdale Pike. Mr. Housewright explained the current tenant of the property states vehicles parked in front of the building impedes her view when pulling on to Bloomindale Pike. Mr. Housewright went on to say there has been a car accident due to the sight distance issue.

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

Adjudication of Cases:

Case: BZA24-0038 – The owner of property located at 1133 Bloomingdale Pike, Control Map 0300, Group B, Parcel 012.00 requests a 68.6 foot departure from rear yard variance to Sec 114-133(1) for the purpose of permitting a residential accessory structure. The property is zoned R-1B, Residential District.

Chairman Sumner noted he did visit the property. The condition is as presented and the building is setback approximately 14 feet from the property line as shown on the survey. Chairman Sumner stated there is some hardship due to topography, however, it appears to be self-inflected. Further explaining the building could be pushed back if not other things in the way. Vice-Chairman Clifton stated with other active code violations he could not support the variance request. Mr. Combs noted that financial hardships are not considered by the board. Ms. Pullham inquired as to how to bring this request back to the board after other code violations are resolved. Mr. Weems explained that process.

MOTION: made by Vice-Chairman Clifton, seconded by Ms. Cleek, to deny the 68.6 foot departure from rear yard variance as requested.

VOTE: 5-0 to deny the request.

Case: BZA24-0044 – The owner of property located at 185 Rock Springs Road, Control Map 077, Parcel 045.01 requests a 8.1 foot front yard variance to Sec. 114-183(e)(1)c for the purpose of constructing a new single family home. The property is zoned R-1B, Residential District.

The board noted the irregular lot shape and size. The board recognized this lot was subdivided prior to Mr. Rose purchasing the property.

MOTION: made by Vice-Chairman Clifton, seconded by Mr. White, to approve the 8.1 foot front yard variance as requested.

VOTE: 5-0 to approve the request.

Case: BZA24-0045 – The owner of property located at 1004 Chippendale Road, Control Map 060G, Group E, Parcel 002.00 requests a 20 foot departure from rear yard variance to Sec 114-133(1) for the purpose of constructing a swimming pool and deck. The property is zoned R-1B, Residential District.

The board noted the topographical hardship due to the slope of the rear yard, the lot shape and two public easements located on the property.

MOTION: made by Mr. White, seconded by Vice-Chairman Clifton, to approve 20 foot departure from rear yard variance as requested.

VOTE: 5-0 to approve the request.

Case: BZA24-0049 – The owner of property located at 1017 West Stone Drive, Control Map 045D, Group K, Parcel 003.10 requests a 28.1 foot planting strip boundary variance to Sec 114-600(4)a for the purpose of constructing a new Friendship Hyundai Car Dealership. The property is zoned B-3, Highway Oriented Business District.

The board noted the combination of buffering strip and opaque fencing to be installed on the property.

MOTION: made by Ms. Cleek, seconded by Mr. Combs, to approve the 28.1 foot planting strip boundary variance as requested.

VOTE: 5-0 to approve the request.

BUSINESS:

MOTION: made by Mr. Combs, seconded by Ms. Cleek, to approve the Kingsport Board of Zoning Appeals minutes for February 1, 2024.

VOTE: 5-0 to approve the minutes.

With no further business the meeting was adjourned at 12:51 p.m.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator