



## BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, April 03, 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: BZA25-0051– The owner of property located at 2016 Netherland Inn Road, Control Map 045K, Group C, Parcel 030.00** requests a 41-foot maximum front yard variance to Sec. 114-189(5). The variance is to accommodate the construction of a new eight-unit townhome development. The property is zoned PVD, Planned Village District.

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

Owner:

Michael Bare

P.O. Box 3821

Kingsport, TN 37664

(423)963-6734

Representative: Michael Bare

- 2. Case: BZA25-0054– The owner of property located at 354 Shadowtown Road, Control Map 064, Parcel 0138.00** requests reinstatement of a nonconforming use for a free-standing sign pursuant to Sec. 114-513(b). The property is zoned B-3, Highway Oriented Business District.

***INTERESTED PARTIES:***

Owner:

David Bernstein

10800 Biscayne Blvd.

Miami, FL 33161

917-992-5292

Representative: Melissa Justice

- 3. Case BZA25-0055 – The owner of property located at 1432 Brightridge Drive, Control Map 046K, Group H, Parcel 024.00** requests a 2-foot building separation variance from Sec. 114-133(2). The variance is sought to allow placement of an accessory structure behind an existing accessory structure. The property is zoned R-1A, Residential District.

***INTERESTED PARTIES:***

Owner:

Randell Drayne

1432 Brightridge Dr.

Kingsport, TN 37664

423-782-7626

Representative: Randell Drayne

- 4. Case: BZA25-0058 - The owner of property located at 401 Commerce Street, Control Map 046I, Group E, Parcel 033.00** requests a zoning interpretation of Sections 114-194(a)(1) and 114-194(d)(3) for the B-2 Central Business District. Specifically, the applicant seeks clarification on whether golf cart sales are considered an approved principal use within the B-2 zone or if they fall under the prohibited category of car dealerships.

***INTERESTED PARTIES:***

Owner:

Andrew Carrier

1123 Reserve Place

Johnson City, TN 37615

423-956-5857

Representative: A.D. Jones

#### **IV. BUSINESS**

- [1.](#) Approval of the March 6, 2025 regular meeting minutes.

Stating for public record, the next application deadline is April 15, 2025 at noon, and meeting date (Thursday, May 1, 2025).

#### **V. ADJUDICATION OF CASES**

#### **VI. PUBLIC COMMENT**

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

#### **VII. ADJOURN**

REGULAR MEETING & PUBLIC HEARING  
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, April 3, 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: BZA25-0051– The owner of property located at 2016 Netherland Inn Road, Control Map 045K, Group C, Parcel 030.00** requests a 41-foot maximum front yard variance to Sec. 114-189(5). The variance is to accommodate the construction of a new eight-unit townhome development. The property is zoned PVD, Planned Village District.

**Case: BZA25-0054– The owner of property located at 354 Shadowtown Road, Control Map 064, Parcel 0138.00** requests reinstatement of a nonconforming use for a free-standing sign pursuant to Sec. 114-8(1). The property is zoned B-3, Highway Oriented Business District.

**Case: BZA25-0055 – The owner of property located at 1432 Brightbridge Drive, Control Map 046K, Group H, Parcel 024.00** requests a 2-foot building separation variance from Sec. 114-133(2). The variance is sought to allow placement of an accessory structure behind an existing accessory structure. The property is zoned R-1A, Residential District.

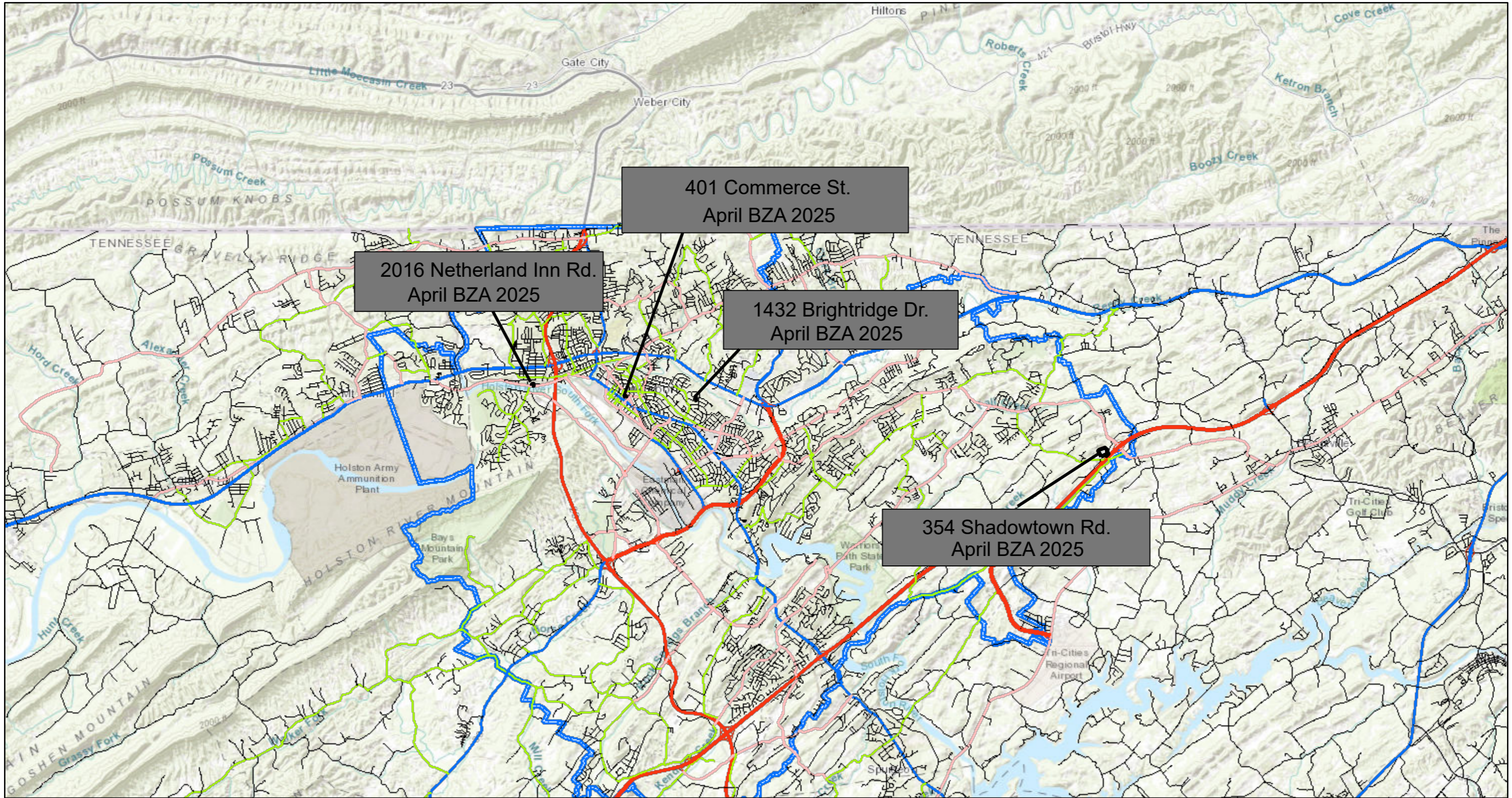
**Case: BZA25-0058 - The owner of property located at 401 Commerce Street, Control Map 046L, Group E, Parcel 033.00** requests a zoning interpretation of Sections 114-194(a)(1) and 114-194(d)(3) for the B-2 Central Business District. Specifically, the applicant seeks clarification on whether golf cart sales are considered an approved principal use within the B-2 zone.

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: 3/24/2025

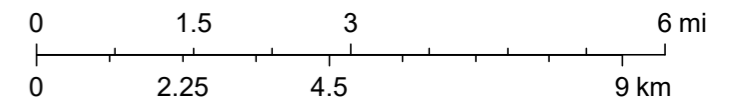
# ArcGIS Web Map



3/20/2025, 10:16:36 AM

1:144,448

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



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

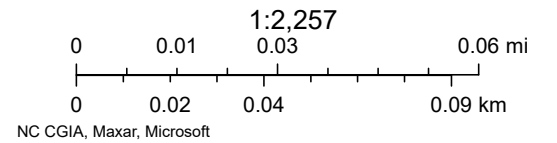


3/11/2025, 11:43:45 AM

Sullivan County Parcels Jan 2023

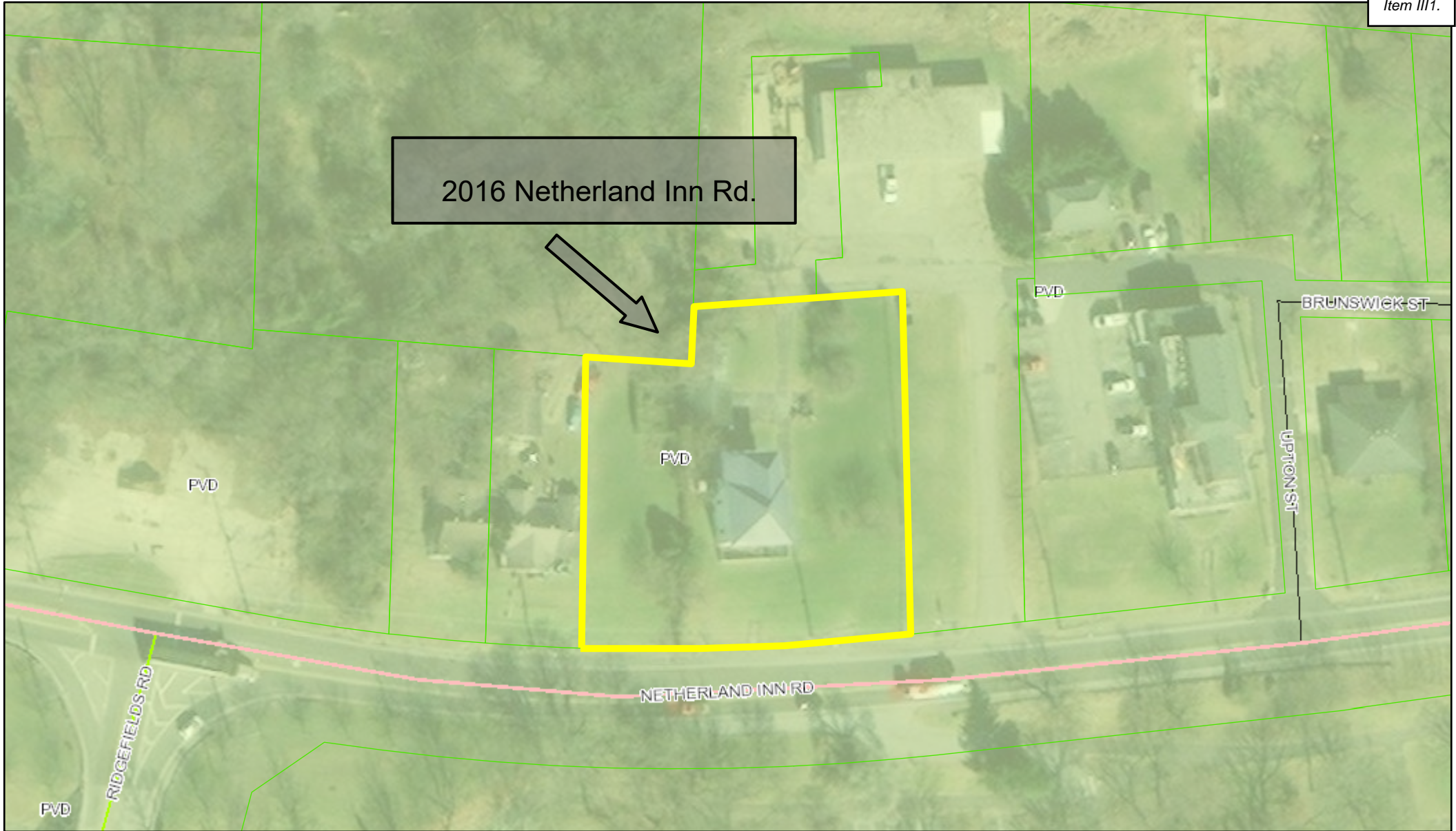
 Parcels

 Urban Growth Boundary



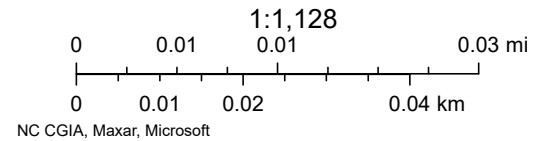
# ArcGIS Web Map

Item III.1.



3/11/2025, 11:33:20 AM

Sullivan County Parcels Jan 2023	B-2E	B-3	M-1R	PD	R-1B	Split	Major Arterial
Parcels	A-1	B-4	M-2	PMD-1	R-1C	TA	Minor Arterial
City Zoning	A-2	B-4P	MX	PMD-2	R-2	TA-C	Collector Street
<Null>	AR	B-4P	P-1	PUD	R-3	UAE	Local Street
TA/C	B-1	BC	P-D	PVD	R-3A	Streets	Private Street
R-5	B-2	GC	PBD-3	R-1	R-3B	Interstate	Ramp
GC	B-3	M-1	PBD/*	R-1A	R-4	Expressway	Urban Growth Boundary



TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: March 17, 2025

RE: 2016 Netherland Inn Road

The Board is asked to consider the following request:

**Case: BZA25-0051– The owner of property located at 2016 Netherland Inn Road, Control Map 045K, Group C, Parcel 030.00** requests a 41-foot maximum front yard variance to Sec. 114-189(5). The variance is to accommodate the construction of a new eight-unit townhome development. The property is zoned PVD, Planned Village District.

Code reference:

**114-489. - Development standards.**

(5) *Schedule of area regulations.* The following table sets forth the area regulations for the Planned Village District:

	Single-Family	Two-Family	Townhouse	Live/Work Unit	Lodging Use	Office Use	Commercial Use	Civic Use
Minimum lot size	5,000 sq. ft.	7,000 sq. ft.	2,000 sq. ft.	5,000 sq. ft.	3,500 sq. ft.	3,500 sq. ft.	3,500 sq. ft.	3,500 sq. ft.
Maximum lot size	None	None	4,000 sq. ft.	10,000 sq. ft.	43,560 sq. ft.	43,560 sq. ft.	43,560 sq. ft.	43,560 sq. ft.
Minimum lot width	40 feet	50 feet	20 feet	40 feet	25 feet	25 feet	25 feet	40 feet
Maximum height	2½ stories	2½ stories	2 stories	2½ stories	3½ stories	3½ stories	3½ stories	3½ stories
Maximum front yard setback	25 feet	25 feet	10 feet	10 feet	10 feet	10 feet	10 feet	25 feet
Minimum front yard setback	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet
Minimum street side yard setback	8 feet	6 feet	6 feet	8 feet	6 feet	0 feet	0 feet	8 feet
Minimum rear yard setback	5 feet	5 feet	5 feet	5 feet	10 feet	0 feet	0 feet	5 feet
Maximum building coverage	50%	55%	70%	55%	70%	70%	70%	70%
Maximum impervious cover	65%	65%	90%	65%	90%	90%	90%	65%





# APPLICATION

Board of Zoning Appeals

### APPLICANT INFORMATION:

Last Name	Bare	First	Michael	M.I.		Date	
Street Address	P.O Box 3821			Apartment/Unit #			
City	Kingsport	State	TN	ZIP	37660		
Phone	423-963-6734		E-mail Address	Mike@bdm-construction.com			

### PROPERTY INFORMATION:

Tax Map Information	Tax map: 045K Group:	Parcel:030.00 Lot:	
Street Address	2016 Netherland Inn Rd		Apartment/Unit #
Current Zone	PVD	Proposed Zone	Not Applicable
Current Use		Proposed Use	

### REPRESENTATIVE INFORMATION:

Last Name	Bare	First	Michael	M.I.		Date	3/07/2025
Street Address	P.O. Box 3821			Apartment/Unit #			
City	Kingsport	State	TN	ZIP			
Phone	423-963-6734		E-mail Address	mike@bdm-construction.com			

### REQUESTED ACTION:

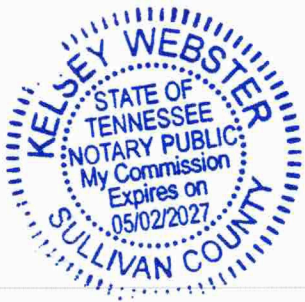
Variance for construction and property improvements

### DISCLAIMER AND SIGNATURE

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

Signature: [Handwritten Signature] Date: 3/7/25

Signed before me on this 7<sup>th</sup> day of March, 2025  
a notary public for the State of TN  
County of Sullivan County  
Notary Kelsey Webster  
My Commission Expires May 2<sup>nd</sup>, 2027



## 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.

Land has slope and grade challenges that restrict potential construction

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

The slope will not allow feasible use. Therefore will leave the property as an eyesore and unimproved

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

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

The variance will improve the overall look of property aligning it with neighboring properties and buildings.

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:

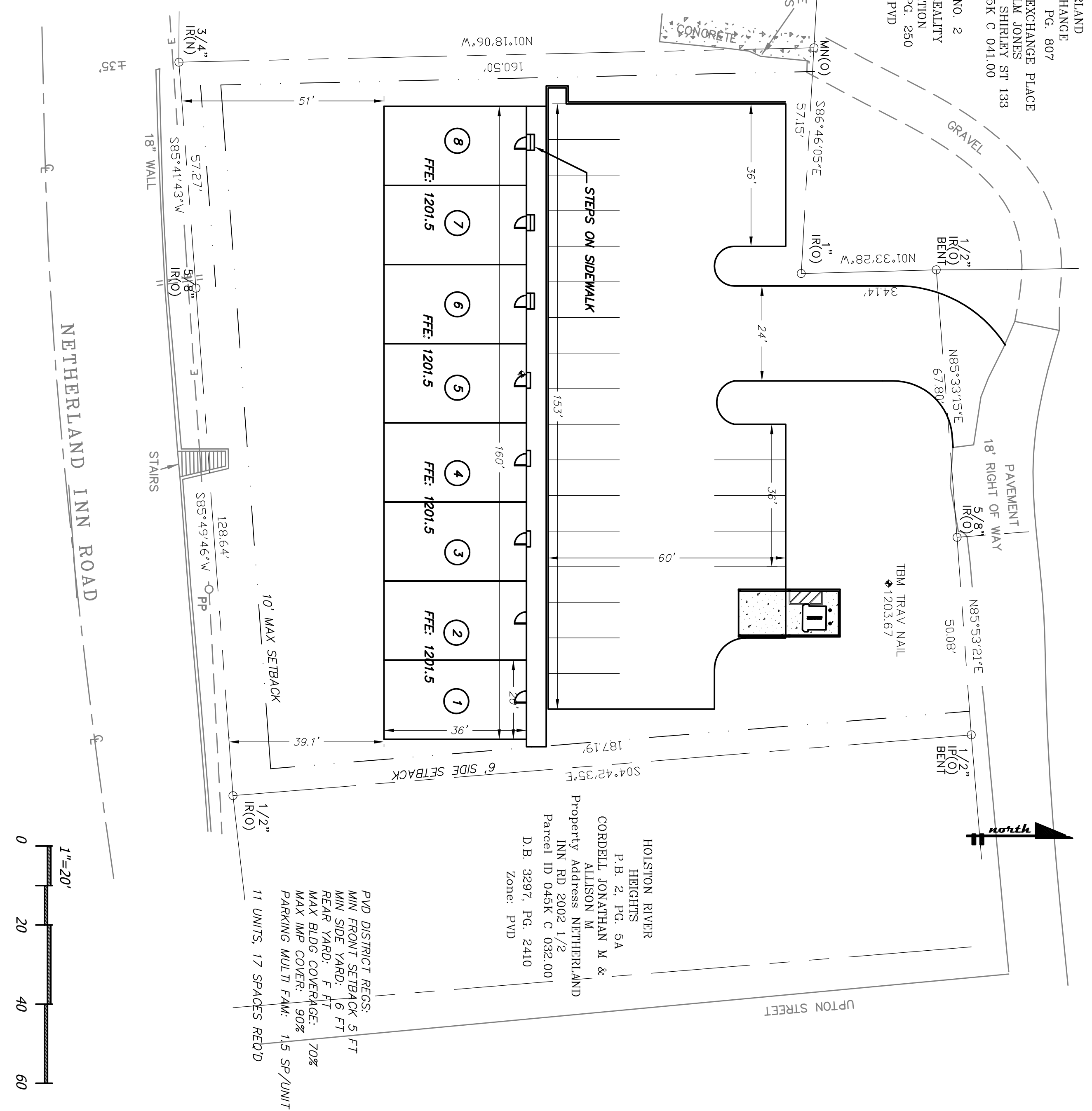
1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.

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.

NETHERLAND  
INN EXCHANGE  
W.B. 68, PG. 807  
NETHERLAND INN EXCHANGE PLACE  
DR. MALCOLM JONES  
Property Address SHIRLEY ST 133  
Parcel ID 045K C 041.00

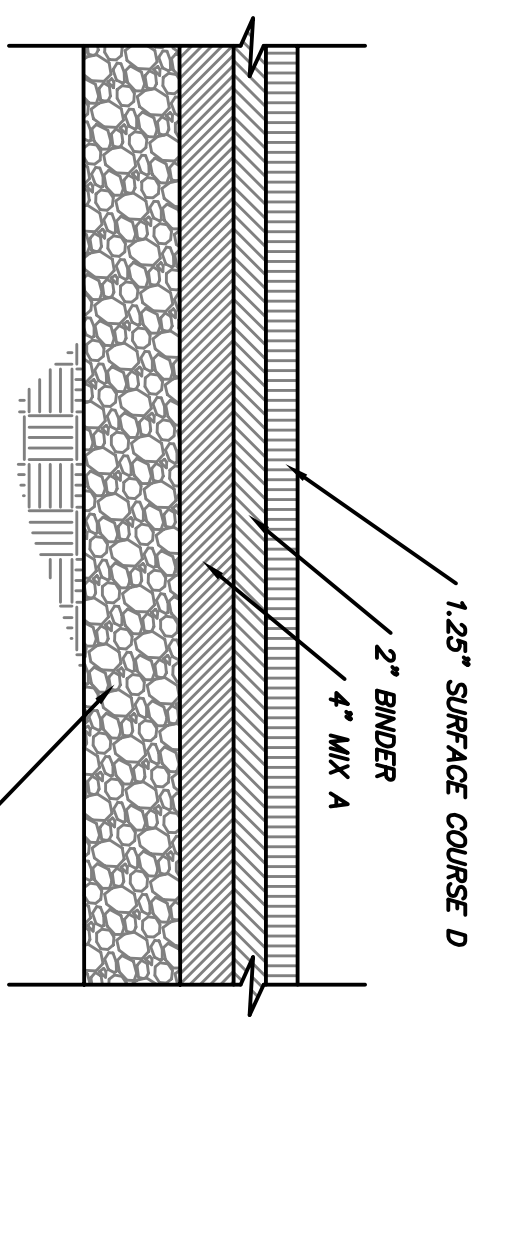
TYLER  
D.B. 2389, PG. 164  
TYLER MICHAEL ANTHONY  
Property Address:  
NETHERLAND INN RD 2030  
Parcel ID: 045K C 036.00  
Area: 0.21  
WATKINS REALTY  
CORPORATION  
P.B. 3, PG. 250  
Zone: PVD

TRACT NO. 2  
WATKINS REALTY  
CORPORATION  
P.B. 3, PG. 250  
Zone: PVD



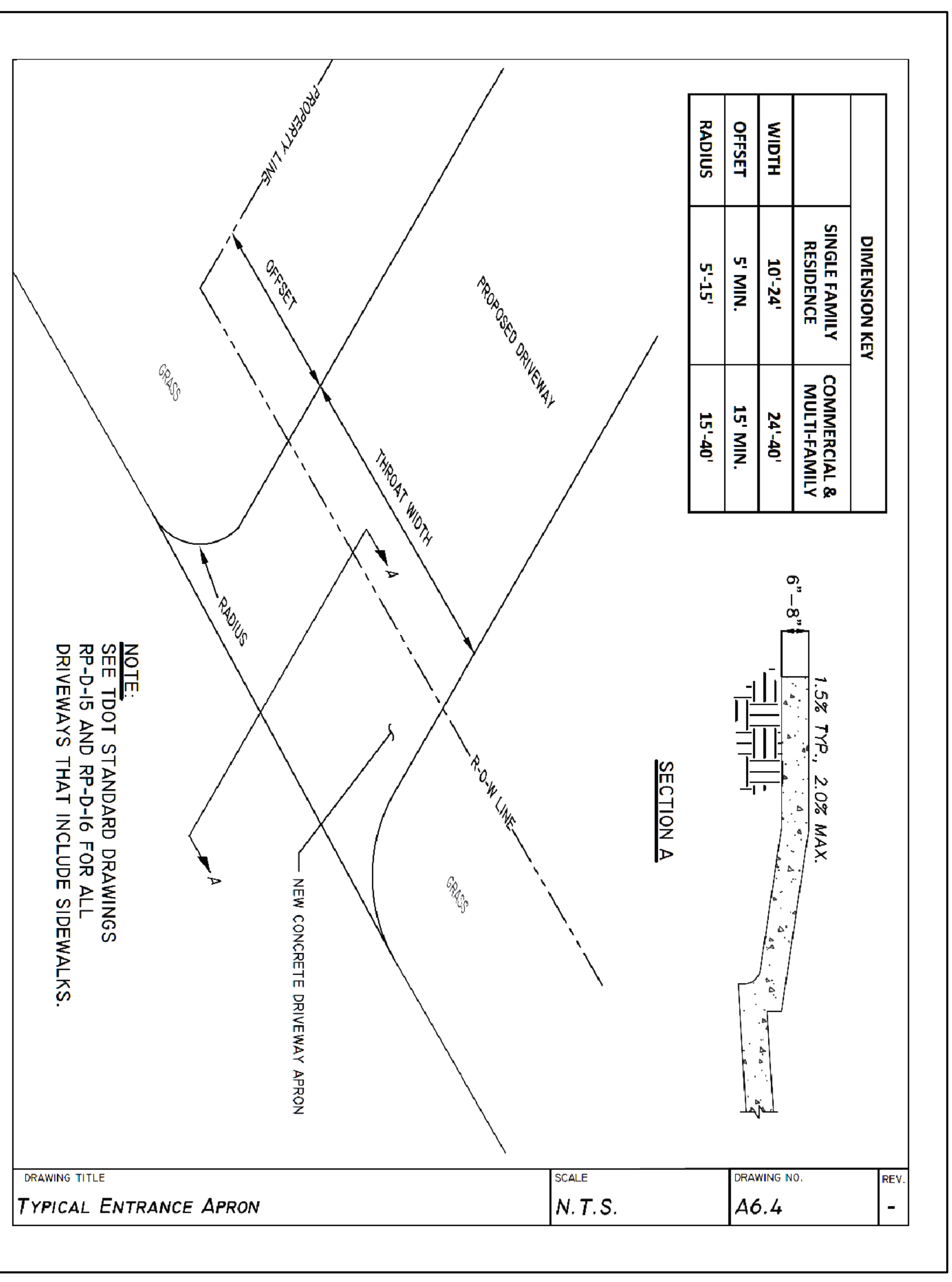
PVD DISTRICT REGS:  
MIN FRONT SETBACK: 5 FT  
MIN SIDE YARD: 6 FT  
NEW BLDG COVER: 70%  
MAX IMP COVER: 90%  
PARKING MULTI FAM: 1.5 SP/UNIT  
11 UNITS, 17 SPACES REQ'D

HOLSTON RIVER  
HEIGHTS  
P.B. 2, PG. 5A  
CORDELL, JONATHAN M &  
ALLISON M  
Property Address NETHERLAND  
INN RD 2002 1/2  
Parcel ID 045K C 032.00  
D.B. 3297, PG. 2410  
Zone: PVD

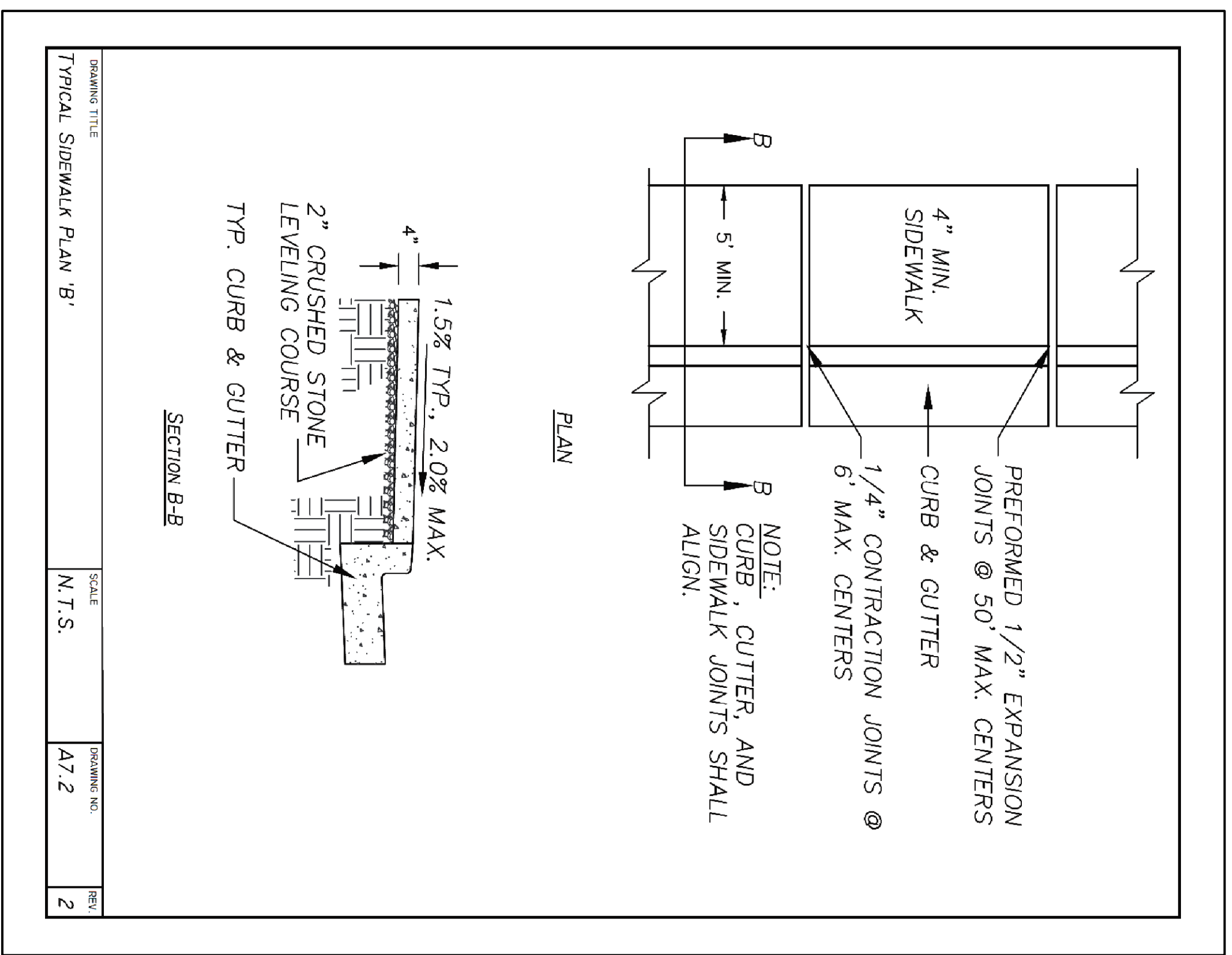


PAVEMENT SECTION

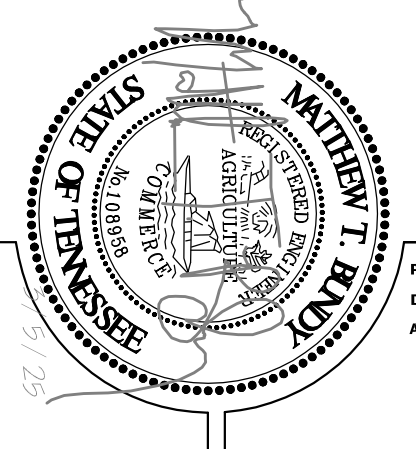
DIMENSION KEY	
SINGLE FAMILY RESIDENCE	COMMERCIAL & MULTI-FAMILY
WIDTH: 10'-24'	24'-40'
OFFSET: 5' MIN.	15' MIN.
RADIUS: 5'-15'	15'-40'



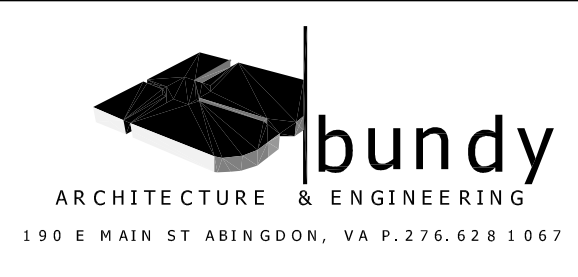
DRAWING TITLE: TYPICAL ENTRANCE APRON  
SCALE: N.T.S.  
DRAWING NO.: A6.4  
REV: 1



DRAWING TITLE: TYPICAL SIDEWALK PLAN 'B'  
SCALE: N.T.S.  
DRAWING NO.: A7.2  
REV: 2



Project #: 22073  
Drawn By: MTB+TDB  
Approved By: MTB



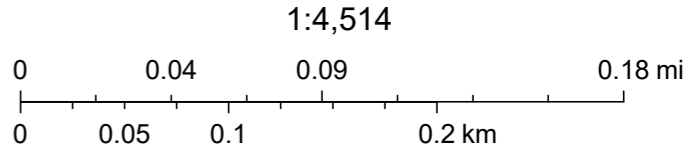
Date:	Description:
3/5/25	SITE PLANS

# NETHERLAND INN ROAD TOWNHOUSES KINGSPORT, TN





3/12/2025, 9:41:27 AM  
 Sullivan County Parcels Jan 2023  
 Parcels  
 Urban Growth Boundary  
 Kpt 911 Address

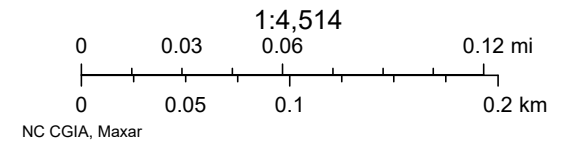


NC CGIA, Maxar



3/13/2025, 9:03:19 AM

Sullivan County Parcels Jan 2023	
Parcels	Green outline
City Zoning	
<Null>	Grey
TA/C	Light Grey
R-5	Orange
GC	Light Green
B-2E	Light Green
B-3	Red
B-3	Light Green
A-1	Dark Green
A-2	Light Green
AR	Blue
B-1	Light Pink
B-2	Pink
B-4	Light Purple
B-4P	Dark Purple
B-4P	Light Green
BC	Magenta
GC	Light Green
P-D	Yellow
PUD	Light Green
M-1	Light Green
M-1R	Light Green
M-2	Light Green
MX	Light Green
P-1	Cyan
PBD-3	Light Green
PBD/*	Light Green
PD	Light Green
PMD-1	Light Green
PMD-2	Light Green
R-1	Yellow
R-1A	Yellow
R-1B	Yellow
R-1C	Yellow
R-2	Light Green
R-3	Light Green
R-3A	Light Green
R-3B	Light Green
R-4	Light Green
R-2	Light Green
R-3	Light Green
R-3A	Light Green
R-3B	Light Green
R-4	Light Green
TA	Orange
TA-C	Light Orange
UAE	Light Green
Urban Growth Boundary	Blue dashed line
Demolition Liens	Red dot
Kpt 911 Address	Blue dot





TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: March 17, 2025

RE: 354 Shadowtown Road

The Board is asked to consider the following request:

**Case: BZA25-0054– The owner of property located at 354 Shadowtown Road, Control Map 064, Parcel 0138.00** requests reinstatement of a nonconforming use for a free-standing sign pursuant to Sec. 114-531(b). The property is zoned B-3, Highway Oriented Business District.

The existing "Carolina Pottery" freestanding sign stands 93 feet tall and spans 465 square feet. The proposed "Blountville RV Storage" sign will maintain a comparable scale, reaching 83 feet in height with a total area of 437.5 square feet.

*Code reference:*

**Sec. 114-531. - Nonconforming signs.**

*(a) Any lawfully erected sign, the continuance of which does not conform to this chapter, may continue to be maintained exactly as it existed on June 16, 1981. No nonconforming sign shall:*

- (1) Be changed to another nonconforming sign;*
- (2) Have any changes made in the words or symbols used or the message displayed on the sign unless the sign is an off-premises advertising sign or a bulletin board or substantially similar type of sign, specifically designed for periodic change of message;*
- (3) Be structurally altered so as to prolong the life of the sign or so as to change the shape, size, type or design of the sign;*
- (4) Be reestablished after the activity, business or usage to which it relates has been discontinued for 30 days or longer or shall be reestablished after damage or destruction if the estimated expense of reconstruction exceeds 50 percent of the reproduction cost.*

*(b) The board of zoning appeals may permit variances from subsection (a)(2) of this section or variances permitting the erection or maintenance of a nonconforming sign only upon the grounds established by law for the granting of zoning variances or upon a finding that the grant of a variance will reduce the degree of nonconformance of an existing sign or will result in the removal of one or more lawfully nonconforming signs and replacement by a sign more in keeping with the spirit, purpose and provisions of this chapter.*



# APPLICATION

Board of Zoning Appeals

### APPLICANT INFORMATION:

Last Name Larkspur Kingsport, LLC c/o David Bernstein First \_\_\_\_\_ M.I. \_\_\_\_\_ Date 3/11/25  
 Street Address 10800 Biscayne Blvd., Ste 300 Apartment/Unit # \_\_\_\_\_  
 City Miami State FL ZIP 33161  
 Phone 786-540-4174 E-mail Address David.Bernstein@larkspurprop.com

### PROPERTY INFORMATION:

Tax Map Information Tax map: \_\_\_\_\_ Group: \_\_\_\_\_ Parcel: 064 Lot: \_\_\_\_\_  
 Street Address 354 Shadowtown Road Apartment/Unit # N/A  
 Current Zone B-3 Proposed Zone Same  
 Current Use RV Storage Proposed Use RV Storage

### REPRESENTATIVE INFORMATION:

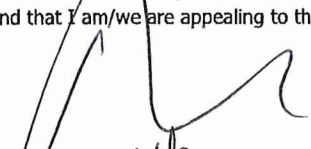

Last Name Justice First Melissa M.I. M. Date 3/11/2025  
 Street Address 2918 Creekmore Drive Apartment/Unit # N/A  
 City Johnson City State TN ZIP 37601  
 Phone (423) 282-6221 E-mail Address MJustice@Snydersigns.com

### REQUESTED ACTION:

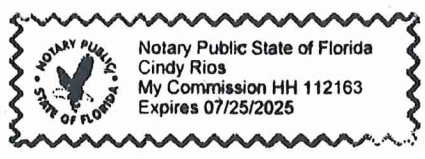
Reinstatement of a nonconforming use

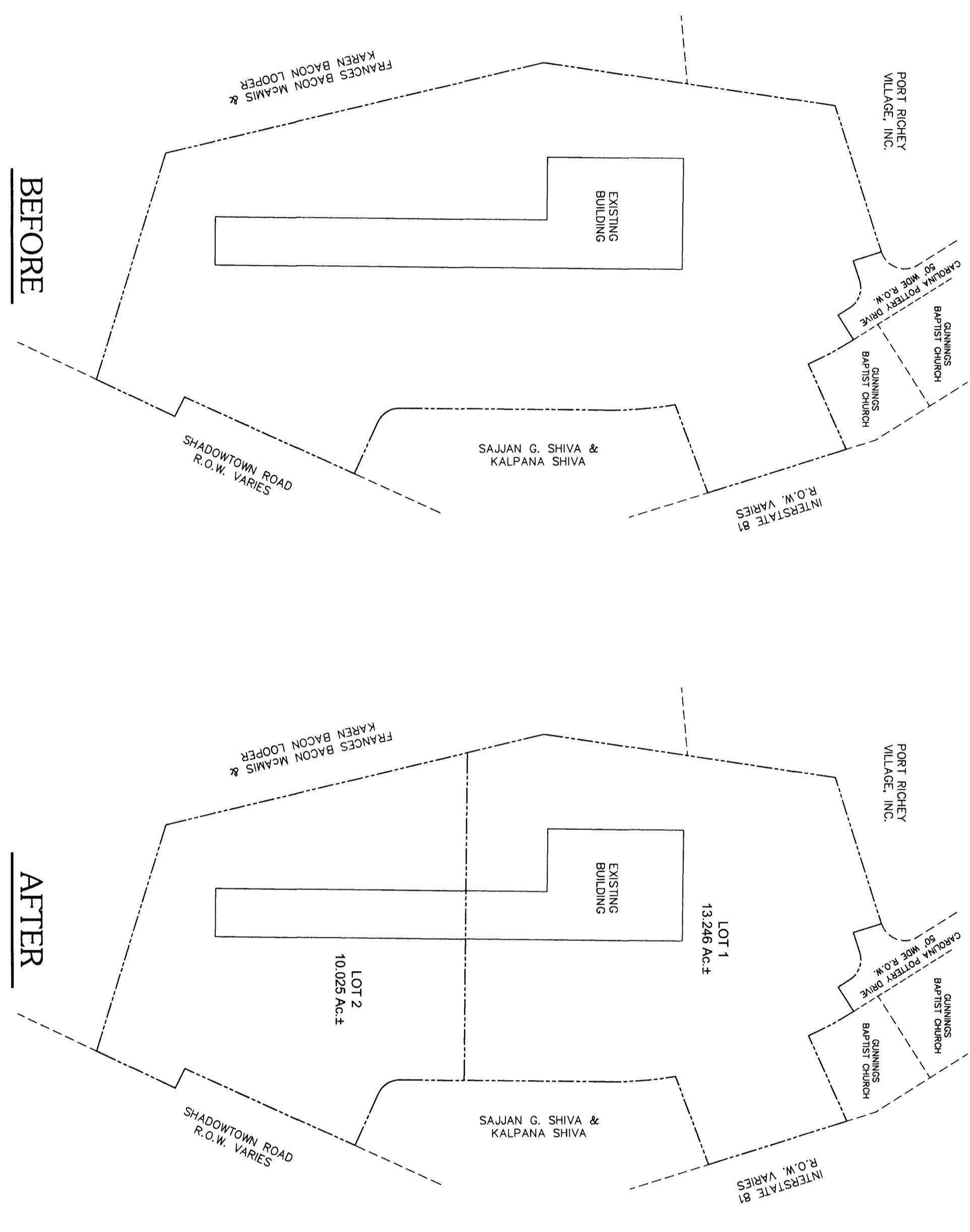
\* Sign is 43' tall  
**DISCLAIMER AND SIGNATURE**

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:   
 Signed before me on this 11th day of March, 2025  
 a notary public for the State of FL  
 County of Miami-Dade  
 Notary   
 My Commission Expires 7/25/25

Date: 3/11/25

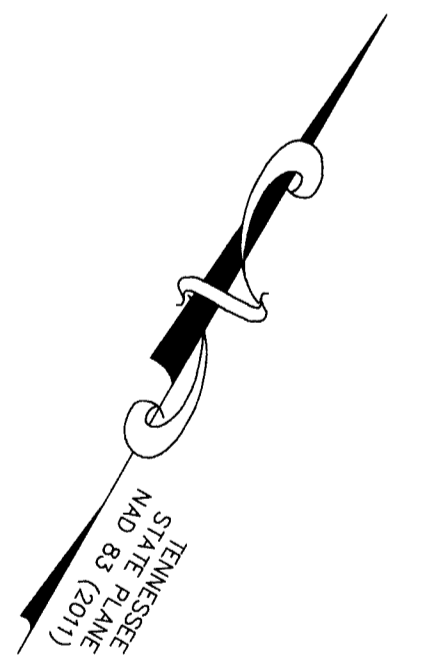




**FLOOD NOTE :**  
 The subject property does not lie in special flood hazard area as per the latest FIRM Map, Map numbers 4716300070D, Map Effective Date, September 29, 2006.

- NOTES :**
- 1.- THE PROPERTY IS CURRENTLY ZONED TA/C.
  - 2.- THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN.
  - 3.- BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.
  - 4.- DEED REFERENCE : DEED BOOK 3409-PAGE 1437.
  - 5.- TAX REFERENCE : MAP 064, CTRL. MAP 064, PARCEL 138.00
  - 6.- PROPERTY ADDRESS : 354 SHADOWTOWN ROAD

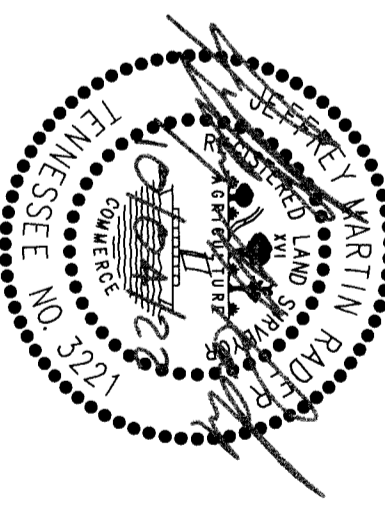
**PARTY WALL NOTE :**  
 The owner acknowledges that prior to occupancy of the building that a Party Wall shall be construed along the property line of Lot #1 and Lot #2 in accordance with 2018 International Building Code Section 706 or said building will be demolished beyond the required setbacks for the current zoning at the time of demolition.



10/21/2022 - 09:00:20 AM  
 22021526  
 3 PGS/AL PLAT BATCH: 307922  
 PLAT BOOK: P58  
 PAGE: 395-397

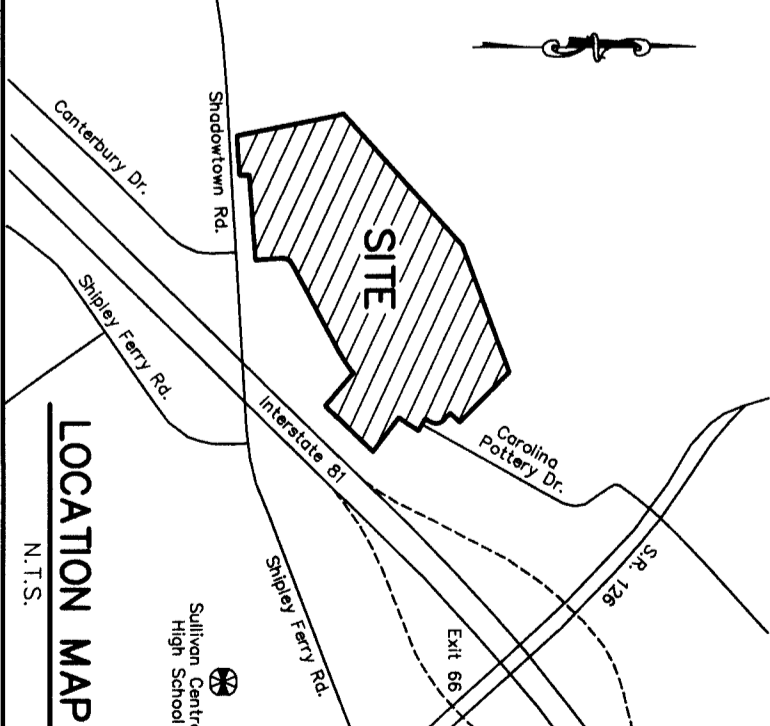
REC FEE	45.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	47.00

STATE OF TENNESSEE  
 SULLIVAN COUNTY  
 SHEENA R TINSLEY  
 REGISTERED SURVEYOR



I hereby certify that this is a category I survey and that the accuracy of the survey is guaranteed to be 1:10,000 as shown hereon. And this survey was done in compliance with current Tennessee Minimum Standards of Practice.

**CERTIFICATE OF ACCURACY**  
 I HEREBY CERTIFY THAT THE PLAN SHOWS AND DESCRIBES THE PROPERTY AND THE SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION SUBDIVISION REGULATIONS.  
 SHEENA R TINSLEY  
 TENNESSEE REGISTERED LAND SURVEYOR  
 DATE 10/19/22



**CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS**  
 I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS READY TO BE INSTALLED AS SHOWN.  
 SHEENA R TINSLEY  
 DATE 10/19/22  
 KINGSPORT AUTHORIZING AGENT

**CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS**  
 I HEREBY CERTIFY THAT THE SEWER SEPARATE UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION, DIVISION OF ENVIRONMENTAL HEALTH AND SAFETY, AND HEREBY APPROVED AS SHOWN.  
 SHEENA R TINSLEY  
 DATE 10/19/22  
 KINGSPORT AUTHORIZING AGENT

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY CONSENT TO THE INSTALLATION OF THE SEWERAGE SYSTEMS AND REDEVELOPMENT OF THE PROPERTY AS SHOWN AND HEREBY CONSENT TO ESTABLISH THE NAMED BUILDING RESTRICTION LINES AND SERVICE LINES AS SHOWN.  
 SHEENA R TINSLEY  
 DATE 10/19/22  
 OWNER

**CERTIFICATION OF THE APPROVAL OF STREETS**  
 I HEREBY CERTIFY THAT THE STREETS DESCRIBED IN AN ACCEPTABLE MANNER (1) AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AND EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROVIDED.  
 SHEENA R TINSLEY  
 DATE 10/19/22  
 OWNER

**CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT**  
 I HEREBY CERTIFY THAT THE ADDRESSED PLAT, ARE APPROVED AS ASSIGNED.  
 SHEENA R TINSLEY  
 DATE 10/19/22  
 CITY ENGINEER

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWS HEREON HAS BEEN FILED WITH THE CLERK OF THE COUNTY CLERK OF SULLIVAN COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS SHOWN ON THIS PLAT. I HEREBY CERTIFY THAT I HAVE BEEN INFORMED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURVEY BOND HAS BEEN OBTAINED AND THE REQUIRED APPROVEMENTS IN CASE OF DEFAULT.  
 SHEENA R TINSLEY  
 DATE 10/19/22  
 SECRETARY OF THE KINGSPORT REGIONAL PLANNING COMMISSION

SHEET 1 of 3

**CAROLINA POTTERY SUBDIVISION**  
 KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	23.271 AC±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	LAGRSUR KINGSPORT, LLC	CIVIL DISTRICT	5th
SURVEYOR	JEFFREY MARTIN RADEB	CLOSURE ERROR	1/10,000
SCALE 1"= 200'	0 20 40	0 20 40	RKT

**TH&P**  
 Tysinger Hampton & Partners, Inc.  
 Civil Engineering, Surveying, Environmental Consulting  
 7 WORTH CIRCLE  
 JOHNSON CITY, TENNESSEE 37601  
 Phone: 423-983-9999  
 WWW.TYSINGERENGINEERING.COM  
 CAD FILE : 2030100s-Plat.dwg

Item III2.

**Length**

38.215 ft

Units

Feet

CLEAR

X



Carolina Pottery Dr

139,150

138,000

Carolina Pottery Dr

139,315

138,800



66



20

Shipley Ferry Rd

142,110

Item III2.

Carolina Pottery Dr

120.35



**Length**

10.609 ft

Units

Feet

CLEAR



Pottery Dr  
50 ft

# Blountville RV Storage

354 Shadowtown Rd | Blountville, TN 37617

Project No.: **241795-01**

Sales Rep.: **Melissa Justice**

Designer: **TMT**

Date: **11-4-24**

Revisions

① **11-5-24**

② **11-7-24**

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Customer Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Landlord's Name: \_\_\_\_\_

Landlord's Phone Number: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



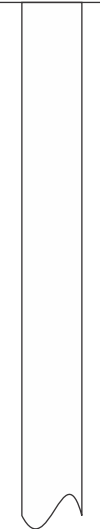
2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601  
423-282-6221 snyder signs.com

*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.*

DIMENSIONS ARE APPROXIMATE

35'-0"

12'-6"



# Blountville RV Storage

354 Shadowtown Rd | Blountville, TN 37617

Project No.: **241795-01**

Sales Rep.: **Melissa Justice**

Designer: **TMT**

Date: **11-4-24**

Revisions  
① **11-5-24**

② **11-7-24**

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○

○

○

Customer Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Landlord's Name: \_\_\_\_\_

Landlord's Phone Number: \_\_\_\_\_

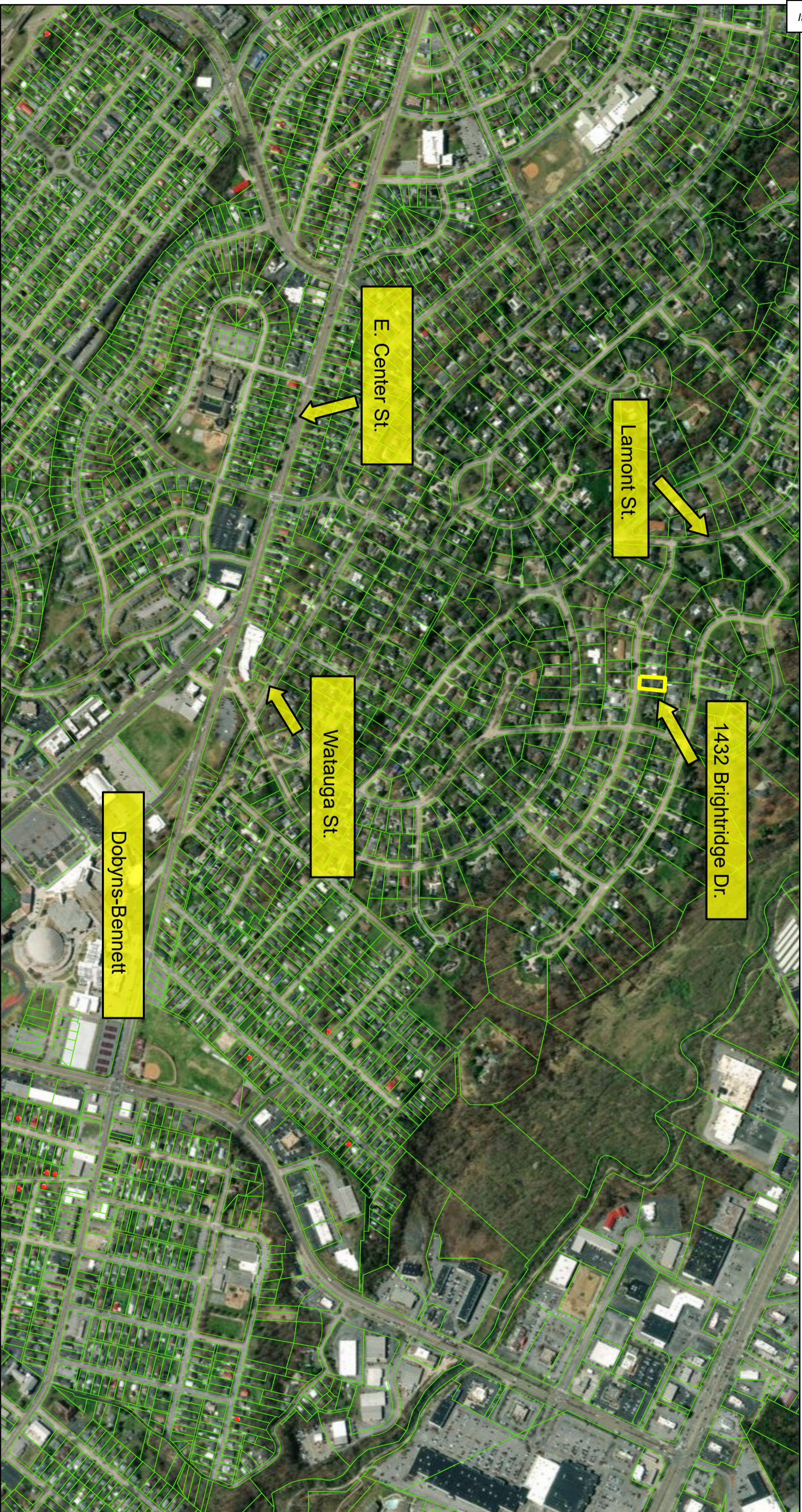


2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601  
423-282-6221 snyder signs.com

*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.*

## NEW SIGN COMPARED TO OLD SIGN





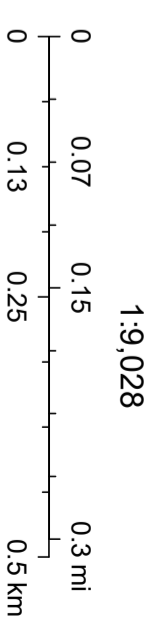
3/13/2025, 9:56:12 AM

Sullivan County Parcels Jan 2023

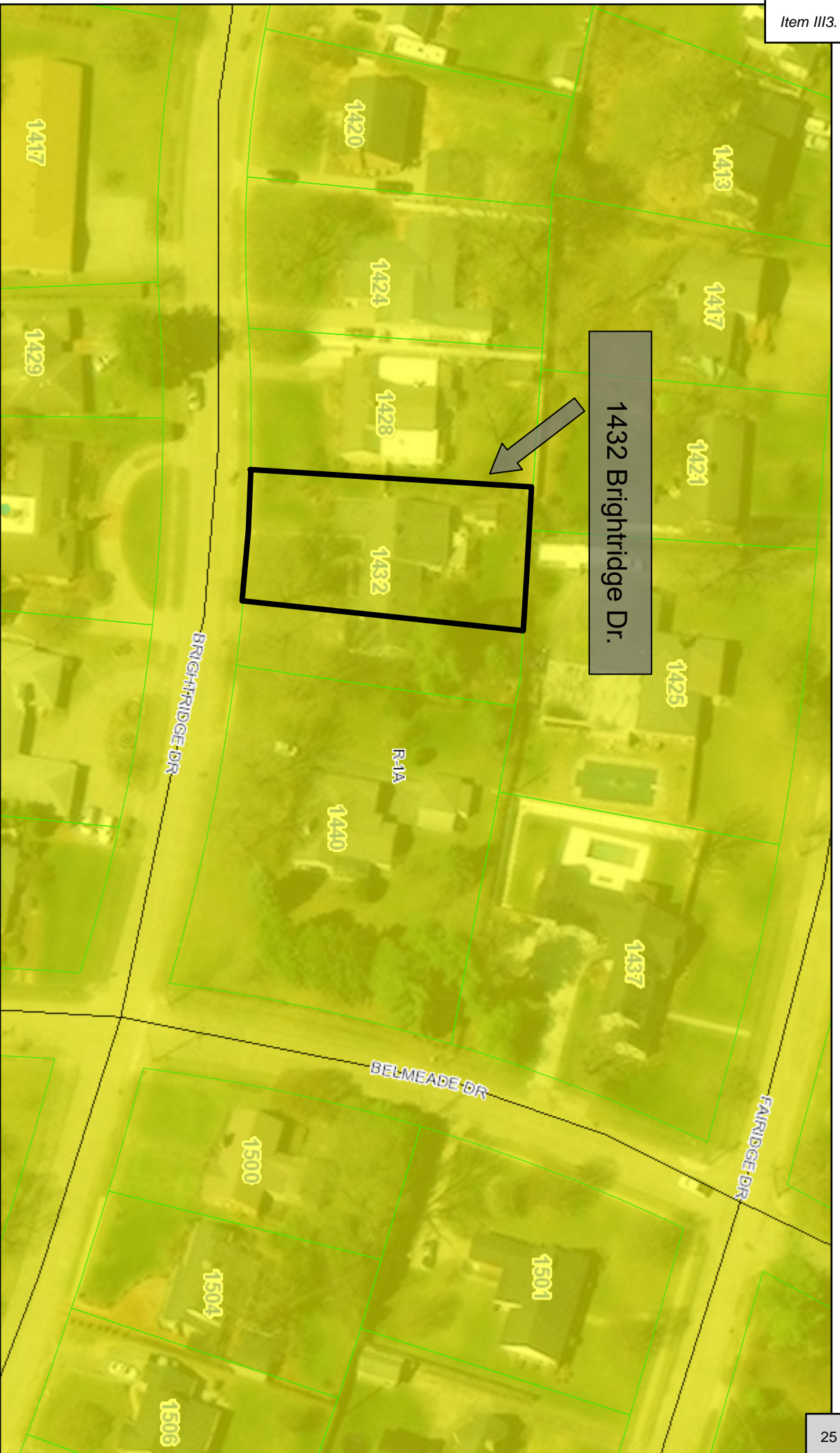
Parcels

Urban Growth Boundary

Demolition Liens







3/13/2025, 9:46:17 AM

- Sullivan County Parcels Jan 2023
- City Zoning
- B-2E
  - A-1
  - A-2
  - AR
  - TA/C
  - R-5
  - GC
  - B-3
  - B-4
  - B-4P
  - BC
  - B-1
  - B-2
  - B-3
  - M-1R
  - M-2
  - MX
  - P-1
  - P-D
  - PBD-3
  - R-1
  - R-1A
  - R-4
  - Spilt
  - TA
  - TA-C
  - UAE
  - Major Arterial
  - Minor Arterial
  - Collector Street
  - Local Street
  - Private Street
  - Demolition Lens
  - Kpi 911 Address

1:1,128

0 0.01 0.02 0.04 km

0 0.01 0.02 0.04 mi

NC CGIA, Maxar, Microsoft

Web AppBuilder for ArcGIS

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: March 17, 2025

RE: 1432 Brightridge Drive

The Board is asked to consider the following request:

**Case BZA25-0055 – The owner of property located at 1432 Brightridge Drive, Control Map 046K, Group H, Parcel 024.00** requests a 2-foot building separation variance from Sec. 114-133(2). The variance is sought to allow placement of the structure behind an existing accessory structure. The property is zoned R-1A, Residential District.

*Code reference:*

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

Under this chapter, the following shall apply to the location and height of accessory buildings:

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



**APPLICATION**  
Board of Zoning Appeals

IL

**APPLICANT INFORMATION:**

Last Name	DRAYNE	First	RANDELL	M.I.	O.	Date	
Street Address	1432 BRIGHTBRIDGE DR			Apartment/Unit #	N/A		
City	KINGSPORT	State	TN	ZIP	37664		
Phone	423-782-7626		E-mail Address	RDRAVNE@CHARTER.NET			

**PROPERTY INFORMATION:**

Tax Map Information	Tax map: 046K	Group: H	Parcel: 02400	Lot: BLOCK J LOT 15	75X160 IRR		
Street Address	1432 BRIGHTBRIDGE DR		KINGSPORT TN	37664	Apartment/Unit #	N/A	
Current Zone			Proposed Zone	(SAME)			
Current Use	RESIDENTIAL		Proposed Use	(SAME) RESIDENTIAL U			

**REPRESENTATIVE INFORMATION:**

Last Name	(SAME)	First		M.I.		Date	✓
Street Address	(SAME) AS APPLICANT			Apartment/Unit #			
City		State		ZIP			
Phone			E-mail Address				

**REQUESTED ACTION:**

two foot variance to section 114-133 (five foot separation of detached accessory structures)

**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: Randell O. Drayne

Date: 3-12-25

Signed before me on this 12th day of March, 2025  
a notary public for the State of Tennessee  
County of Sullivan

Notary Lori L. Pyatte  
My Commission Expires 11-21-2026



Variance Worksheet-----City of Kingsport , TN.

IN REFERENCE: Randell Drayne Property at 1432 Brightridge Drive

REQUEST FOR EVALUATION----- Exception to Code: Five Feet Separation Between  
Two Other Structures

Randell Drayne

1432 Brightridge Drive

Kingsport, Tennessee 37664

423-782-7626

#### Part A—Specific Conditions

Per attached simple sketch, there is existing 8x10 other structure in left rear corner of 1432 Brightridge Drive. We are seeking variance in code wherein a new other structure would need to be located five feet from existing other structure. The existing other structure is at present full. We need additional storage space for lawn and garden tool, implements and motorized lawn equipment.

The new structure 10x16 can not be located in the rear yard without a variance to allow three feet separation between the two buildings. New other structure will be located to meet code three feet off side property line and three feet off the rear property line.

Obviously, following the code will place building in noncompliance. If we were to rotate the proposed new structure by 90 degrees, we would be forced to cut and remove a decorative multi trunked crepe myrtle—some twenty feet high. Furthermore, the loss of the tree would be compounded by expense of tree removal, hauling debris and root ball grinding. The location of the storage building is not feasible in other part(s) of the yard.

#### PART B—Manner Application of This Chapter Would Deprive Applicant Of Reasonable Use

Strict application of the five foot clearance deprives me of using the land for the location of a second additional storage building. The zoning personnel also have placed additional requirement on the new building in that left end wall of new building will have to have fire rated sheetrock wall to wall from floor to ridge.

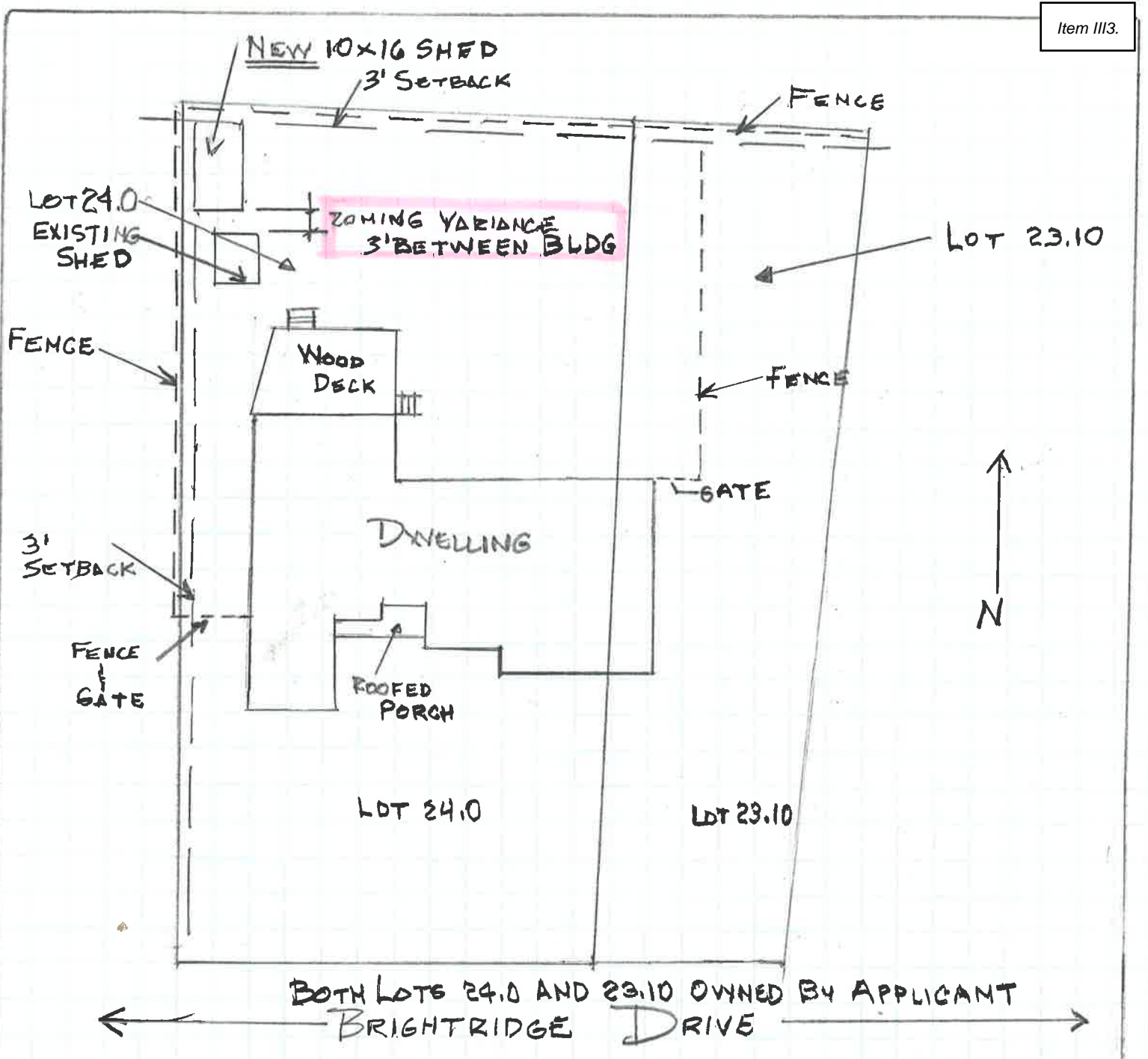
**PART C-----Unique Circumstances Are Not Result of Action Taken By Applicant Since 1981**

My home is approximately 1952 construction as is the other structure one in the rear yard Without additional storage space, I'm thus going to the cost of a new second other structure along with the previously noted zoning request of drywall on one end wall closest to the other structure one. Finally, the unique condition and circumstances are not the result of actions of this applicant since 1981.

**PART D-----Reasons a variance will preserve and not harm public safety and welfare nor alter neighborhood**

The building of another storage building at the rear left corner of my lot will in no way harm public good nor impair or harm the code.

The applicant requests zoning variance to be allowed.

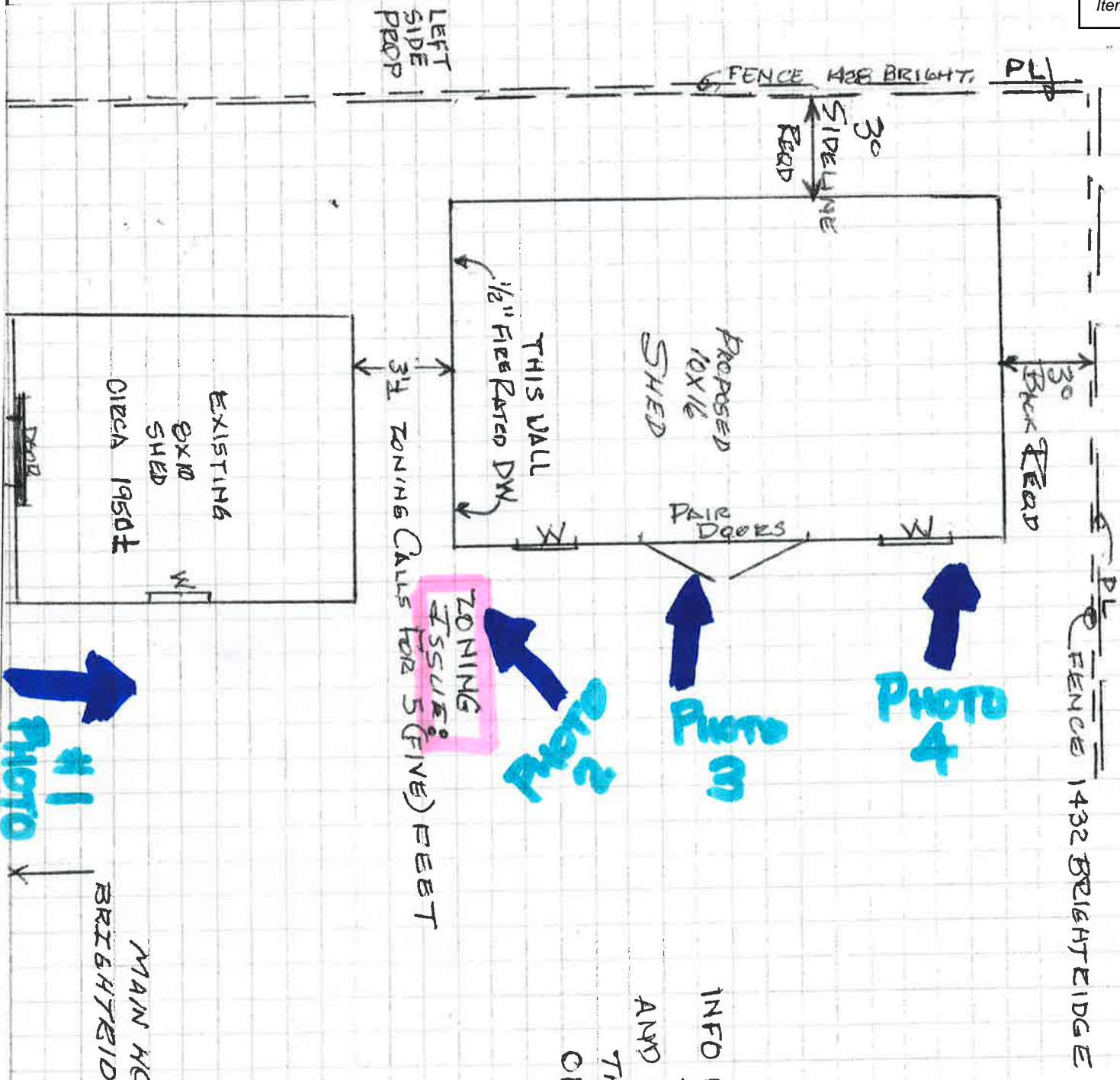


### LEGEND

- SETBACK
- PROPERTY LINE
- - - - FENCE

RANDELL DRAYNE

PLAT LAYOUT PROPERTY  
 RANDELL & LAURA DRAYNE  
 1432 BRIGHTRIDGE DR  
 CODE VARIANCE



REAR OF PROPERTY ↑ FAIRIDGE DR

PL FENCE 1432 BRIGHTIDE

INFO FOR MATT MCBRIDE  
TUFF SHED  
AND CITY OF KINGSPORT  
THIS IS LEFT REAR CORNER  
OF PROPERTY

#1 PHOTO

MAIN HOME DR  
BRIGHTIDE DR

10/1/2017





PHOTO  
2

EXISTING  
BLDG  
1

LEFT  
FRONT  
BLDG 2

LEFT  
REAR  
BLDG 2



Photo  
3

EXIST  
BLDG  
1

LEFT  
REAR  
BLDG 2

LEFT  
FRONT  
BLDG 2

RIGHT  
REAR  
BLDG 2

RIGHT  
FRONT  
BLDG 2

PHOTO  
4

RIGHT  
REAR  
BUDG 2

RIGHT  
FRONT  
BUDG 2

# PROPOSED NEW SHED TR-800 10'x16'

- PARTS PREMANUFACTURED NASHVILLE, TN BY TUFF SHED
- BUILDING BUILT (STICK) ON SITE
- TUFF SHED TO OBTAIN PERMIT
- SUNDANCE SERIES

## SPECS:

FLOOR - 3/4 TREAT FLR DECKING

GALV STL JOIST 24 OC / AND / OR 2x6 PT GROUND CONTACT RATED

WALL - 2x4 16 OC LP SMART SIDE ENGR. PRIMED & PAINT ON SITE

ROOF - 2x4 16 OC 8/12 SLOPE RADIANT BARRIER, DECK 15# FELT

RIDGE VENT CONTINUOUS

DOOR (2) 3'0" x 6'7" WOOD FRAME WOOD SIDING

LOCK INCH PRE HUNG CONTIN HINGE

WINDOW (2) 30" x 30" INSUL HORIZ SLIDER

PAIR HD KAMP

6" GABLE ENDWALL EAVE UPGRADE

SHED ANCHOR AUGER OR MRBB

HOUSE WRAP INCLUDED

DRIP CAP OVER DOOR

(2) 16x8 WALL VENT (LOW WALL)

NO INSULATION

ELECTRIC

PLUMBING

HEATING

TUFF SHED

MATT McBRIDE

865-548-0429

MCMCBRIDE@TUFFSHED.COM

RANDELL  
DRAYNE

BUILDING SPECS

RANDELL & LAURA DRAYNE

1432 BRIGHTRIDGE DR

CODE VARIANCE

NOTE: SEE ALSO ATTACHED TUFF SHED BROCHURE

APRIL 3, 2025 | PAGE 10



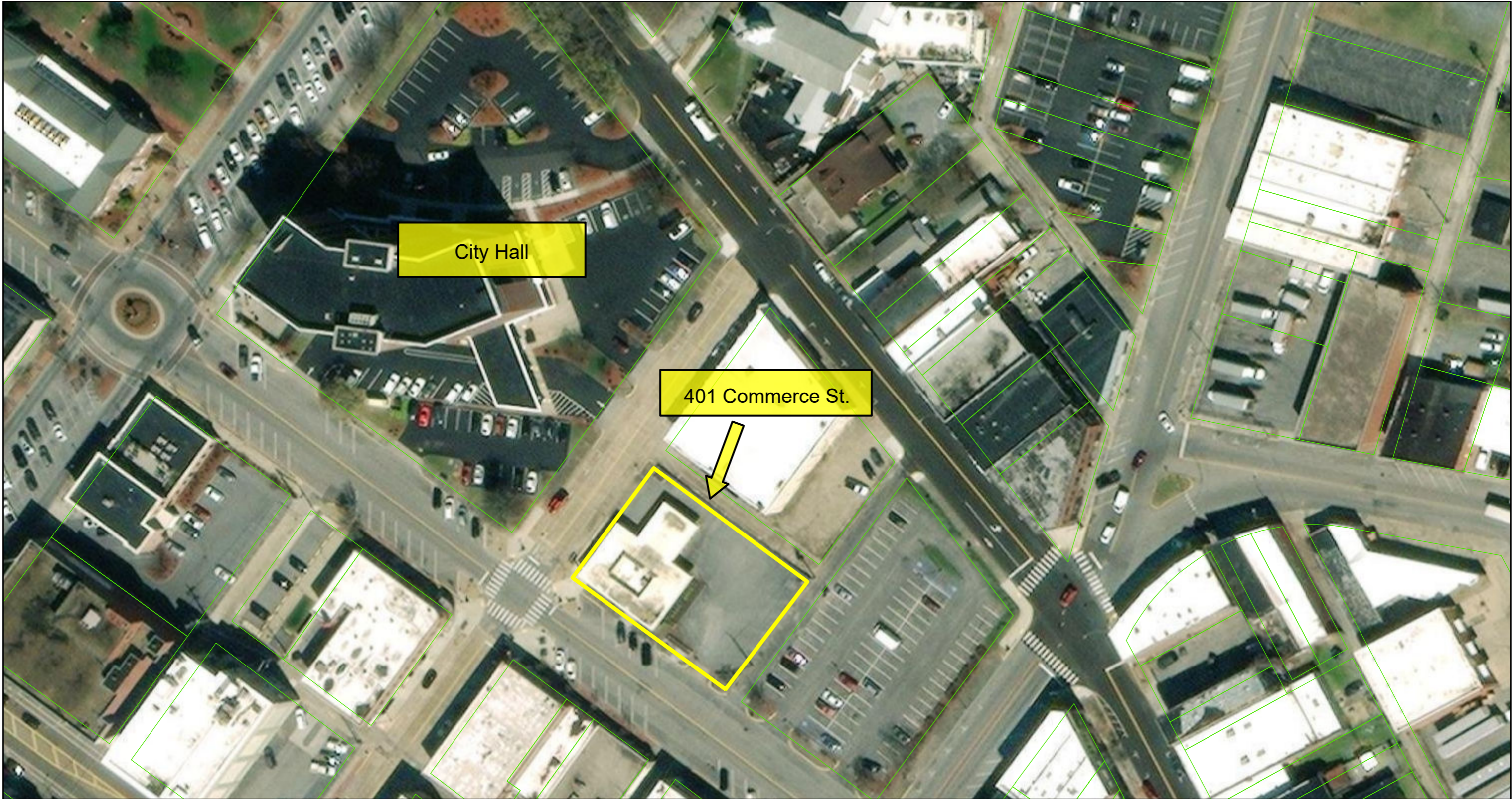
## THE SUNDANCE SERIES® TR-800

The 8' sidewall height allows for more overhead room and a taller 4'x6'7" door, placed on any wall. Can accommodate porch upgrade.

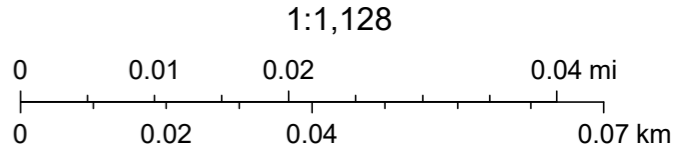
- 2x6 Galvanized Steel Foundation
- 4'x6'7" Steel Reinforced Tuff Shed® Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 6" Block Sidewall Eave

Shown with optional upgrades, including paint, windows, shutters, double door, door trim and in-door transom upgrades.





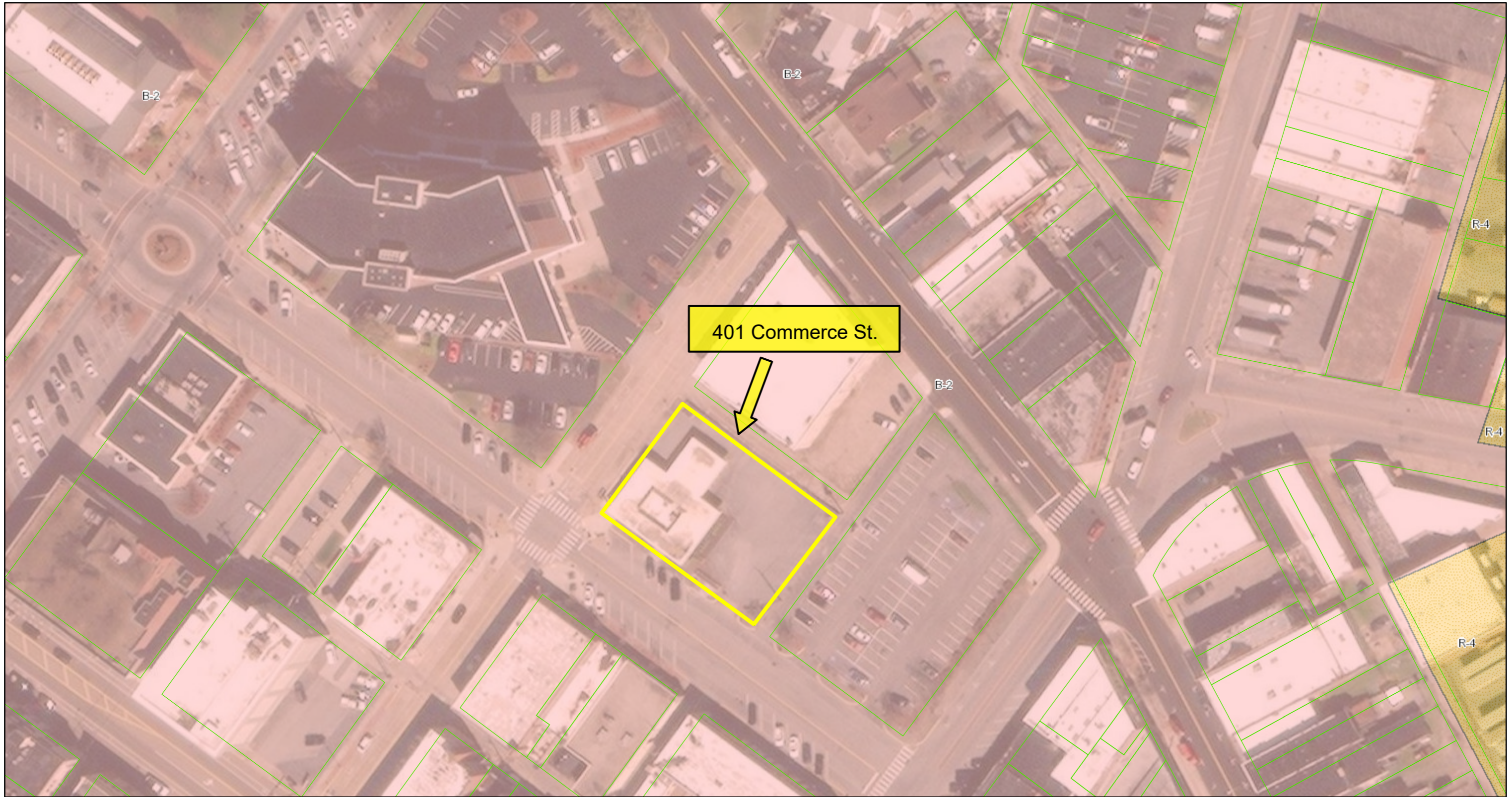
3/14/2025, 9:38:42 AM  
 Sullivan County Parcels Jan 2023  
 Parcels  
 Urban Growth Boundary  
 Demolition Liens



NC CGIA, Maxar, Microsoft

# ArcGIS Web Map

Item III.4.



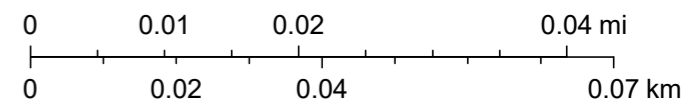
3/14/2025, 9:36:56 AM

Sullivan County Parcels Jan 2023

- Parcels
- City Zoning
- <Null>
- TA/C
- R-5
- GC

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<span style="display: inline-block; width: 10px; height: 10px; background-color: #4CAF50; margin-right: 5px;"></span> A-1	<span style="display: inline-block; width: 10px; height: 10px; background-color: #C8E6C9; margin-right: 5px;"></span> B-4	<span style="display: inline-block; width: 10px; height: 10px; border: 1px dashed gray; margin-right: 5px;"></span> M-2	<span style="display: inline-block; width: 10px; height: 10px; border: 1px dashed gray; margin-right: 5px;"></span> PMD-1	<span style="display: inline-block; width: 10px; height: 10px; background-color: #FFEB3B; margin-right: 5px;"></span> R-1C	<span style="display: inline-block; width: 10px; height: 10px; background-color: #FF9800; margin-right: 5px;"></span> TA
<span style="display: inline-block; width: 10px; height: 10px; border: 1px dashed gray; margin-right: 5px;"></span> A-2	<span style="display: inline-block; width: 10px; height: 10px; background-color: #A1887F; margin-right: 5px;"></span> B-4P	<span style="display: inline-block; width: 10px; height: 10px; border: 1px dashed gray; margin-right: 5px;"></span> MX	<span style="display: inline-block; width: 10px; height: 10px; border: 1px dashed gray; margin-right: 5px;"></span> PMD-2	<span style="display: inline-block; width: 10px; height: 10px; background-color: #FFCC80; margin-right: 5px;"></span> R-2	<span style="display: inline-block; width: 10px; height: 10px; background-color: #FFCC80; margin-right: 5px;"></span> TA-C
<span style="display: inline-block; width: 10px; height: 10px; background-color: #BBDEFB; margin-right: 5px;"></span> AR	<span style="display: inline-block; width: 10px; height: 10px; background-color: #8BC34A; margin-right: 5px;"></span> B-4P	<span style="display: inline-block; width: 10px; height: 10px; background-color: #00BCD4; margin-right: 5px;"></span> P-1	<span style="display: inline-block; width: 10px; height: 10px; background-color: #8BC34A; margin-right: 5px;"></span> PUD	<span style="display: inline-block; width: 10px; height: 10px; background-color: #FFCC80; margin-right: 5px;"></span> R-3	<span style="display: inline-block; width: 10px; height: 10px; background-color: #4CAF50; margin-right: 5px;"></span> UAE
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<span style="display: inline-block; width: 10px; height: 10px; background-color: #F8BBD0; margin-right: 5px;"></span> B-2	<span style="display: inline-block; width: 10px; height: 10px; background-color: #E1BEE7; margin-right: 5px;"></span> GC	<span style="display: inline-block; width: 10px; height: 10px; background-color: #C8E6C9; margin-right: 5px;"></span> PBD-3	<span style="display: inline-block; width: 10px; height: 10px; background-color: #FFEB3B; margin-right: 5px;"></span> R-1	<span style="display: inline-block; width: 10px; height: 10px; background-color: #FFCC80; margin-right: 5px;"></span> R-3B	<span style="display: inline-block; width: 10px; height: 10px; background-color: #FF0000; margin-right: 5px;"></span> Demolition Liens
<span style="display: inline-block; width: 10px; height: 10px; background-color: #F44336; margin-right: 5px;"></span> B-3	<span style="display: inline-block; width: 10px; height: 10px; border: 1px dashed gray; margin-right: 5px;"></span> M-1	<span style="display: inline-block; width: 10px; height: 10px; background-color: #4CAF50; margin-right: 5px;"></span> PBD/*	<span style="display: inline-block; width: 10px; height: 10px; background-color: #FFEB3B; margin-right: 5px;"></span> R-1A	<span style="display: inline-block; width: 10px; height: 10px; background-color: #FFCC80; margin-right: 5px;"></span> R-4	

1:1,128



NC CGIA, Maxar, Microsoft

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: March 17, 2025

RE: B-2, Central Business District

The Board is asked to consider the following request:

**BZA25-0058 - The owner of property located at 401 Commerce Street, Control Map 046I, Group E, Parcel 033.00** requests a zoning interpretation of Sections 114-194(a)(1) and 114-194(d)(3) for the B-2 Central Business District. Specifically, the applicant seeks clarification on whether golf cart sales are considered an approved principal use within the B-2 zone or if they fall under the prohibited category of car dealerships.

Code reference:

***Sec. 114-194. - B-2, Central Business District.***

(a) ***Principal uses.*** Principal uses permitted in the B-2, Central Business District are as follows:

(1) Establishments retailing goods and merchandise such as food, groceries, clothing, hardware, toiletries, furniture and furnishings, gasoline, meals, vehicles, boats, trailers, jewelry, appliances and similar items.

(d) ***Prohibited uses.*** Uses prohibited in the B-2 district are as follows:

(1) Land intensive uses, as opposed to people intensive uses, such as industry and manufacturing.

(2) Truck terminals and freight yards.

(3) Outdoor and land intensive recreation such as drive-in theaters, car dealerships, racetracks, scrap yards or junkyards, lumberyards, animal hospitals and boarding facilities, stockyards and flour mills, and ministorage facilities.

(4) Single-family detached dwellings.

The applicant, Mr. Andrew Carrier has submitted a request for a zoning interpretation and administrative review concerning principal and prohibited uses within the B-2 zoning district. He proposes to establish a golf cart sales business in downtown Kingsport. While Section 114-194(a)(1) classifies vehicles, boats, and trailers as a principal use, Section 114-194(d)(3) prohibits car dealerships within this zoning designation. In his application, Mr. Carrier details plans to renovate both the interior and exterior of the property to support the sale of high-end Club Cars and EZ-GO golf carts. The business will include a showroom for displaying carts, with a limited number showcased outside during business hours. All carts will be securely stored indoors after hours.

Upon review, staff agree that the proposed golf cart sales business is not equivalent to a traditional car dealership. A reasonable justification for permitting this use could be that it is not land-intensive, as the majority of business activities will occur indoors, with carts only displayed outdoors during regular business hours. Additionally, vehicles, boats, and trailers are recognized as a principal use in this zoning district, making a golf cart sales business a comparable use.





# APPLICATION

Board of Zoning Appeals

### APPLICANT INFORMATION:

Last Name	Carrier	First	Andrew	M.I.	L	Date	3-13-25
Street Address	1123 Reserve Pl			Apartment/Unit #			
City	Johnson City	State	TN	ZIP	37615		
Phone	423-956-5857		E-mail Address				
		andy.carrier@tricitiegolfcarts.com					

### PROPERTY INFORMATION:

Tax Map Information      Tax map: 0461 Group: E      Parcel: 033.00 Lot:

Street Address	401 Commerce St. Kingsport TN. 37601			Apartment/Unit #			
Current Zone	Commercial B-2	Proposed Zone	Central Business Use B-2				
Current Use	Vacant (formerly Bank)		Proposed Use	Golf Cart Sales			

### REPRESENTATIVE INFORMATION:

Last Name	Jones	First	A.D.	M.I.		Date	
Street Address	275 Lakeshore Road			Apartment/Unit #			
City	Bluff City	State	TN	ZIP	37618		
Phone	423-360-2415		E-mail Address				
		adjonesDSS@gmail.com					

### REQUESTED ACTION:

Interpret ambiguity in Sec. 114.194 - B-2, Central Business District (a)(1) which permits sale of vehicles, boats, trailers and similar items but Sec. 114.194 - B-2 (d)(3) prohibits car dealerships. Applicant desires to renovate interior and exterior of property to allow sale of high end Club Car and EZGO Golf carts some of which are street legal. Carts will be displayed in showroom and some outside however all carts will be sheltered inside during non business hours.

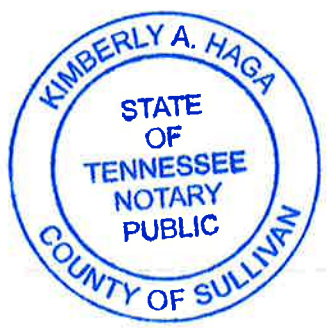
### DISCLAIMER AND SIGNATURE

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: 3-13-25

Signed before me on this 13 day of March, 2025  
 a notary public for the State of Tennessee  
 County of Sullivan

Notary Kimberly A. Haga  
 My Commission Expires 1-27-2026



**TRI CITIES**



**GOLF CARTS**

**CARRYALL** **ClubCar** **ONWARD**

*Visit us at: [tricitysgolfcarts.com](http://tricitysgolfcarts.com)*

**Kingsport, TN**

**Mission:**

**At Tri-Cities Golf Carts, our mission is to provide outstanding sales, rental, and service of golf carts to the Tri-Cities region and beyond. We are dedicated to maintaining the highest quality and customer service standards, ensuring that every client receives exceptional support and a reliable product.**

**Vision:**

**Our vision is to become the leading provider of golf carts and related services in the Tri-Cities area and beyond through current and future expansions. Through strategic growth initiatives we aim to build a state-of-the-art urban dealership and significantly enhance our rental fleet, reinforcing our commitment to first-class service.**

**Community Investment**

**We are committed to serving our community and fostering relationships that promote growth and engagement. We want to do our part to continue to grow the Kingsport community and invest in its downtown area. We don't want to just serve Kingsport as a business but ingrain ourselves in the community.**

# Exterior

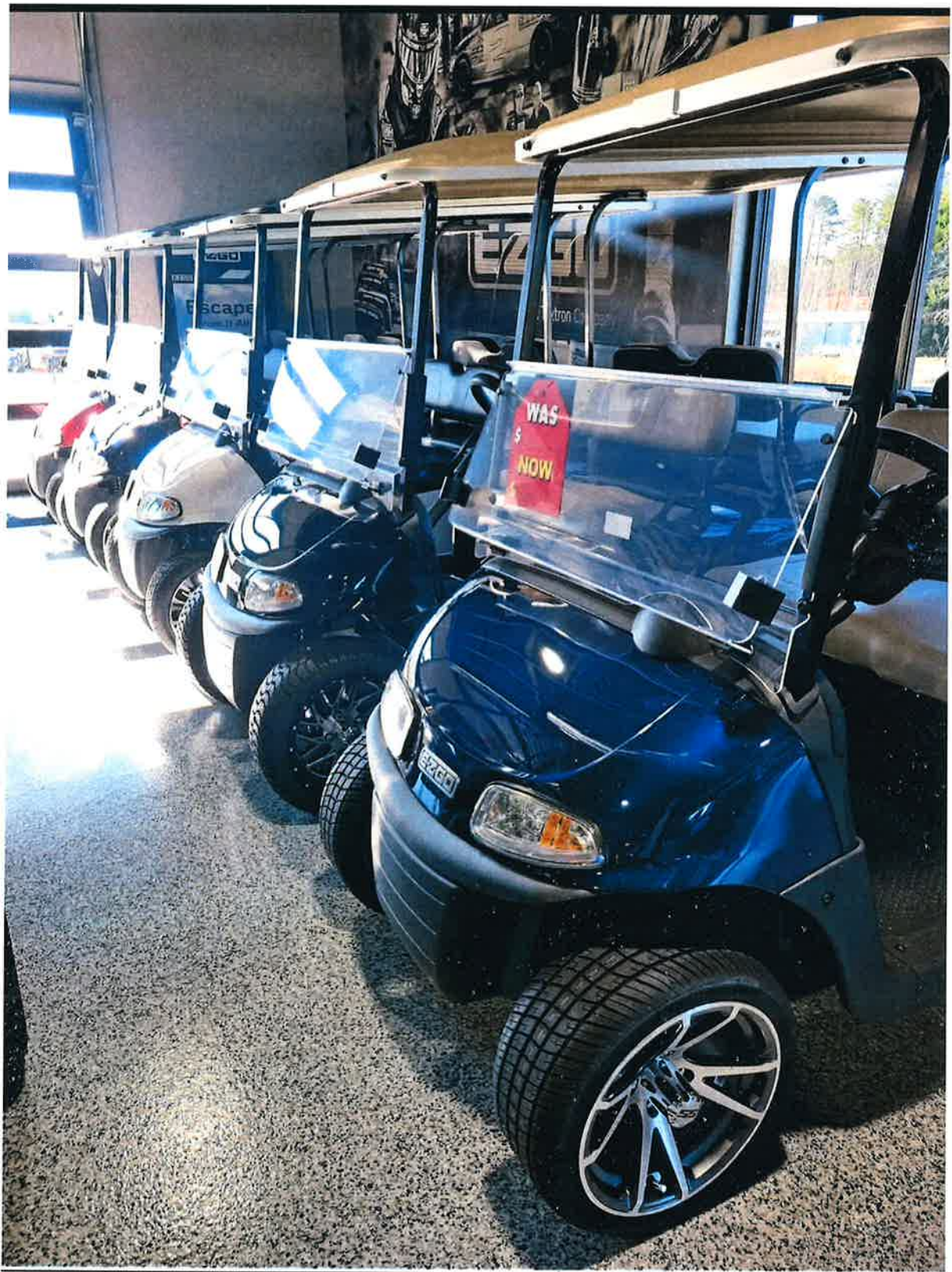




# Interior









# Business Hour Parking



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

### March 6, Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Bill Sumner  
Calvin Clifton  
Wes Combs  
Joe White  
Tracey Cleek

Members Absent:

Staff Present:

Lori Pyatte  
Ken Weems  
Jessica McMurray

Visitors:

Allison Winters	Marvin Egan
Jay Foster	William Gregory
Mike Stewart	Joe Begley
John Donaldson	Derick Miller

Chairman Bill Sumner called the meeting to order at 12:00pm.

Chairman 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: BZA24-0040 – The owner of property located at 1236 Watauga Street, Control Map 046K, Group E, Parcel 013.00** requests a 0.9 ft side yard variance to Sec. 114-133(2) for the purpose of constructing a new storage area to an existing accessory structure. The property is zoned R-1A, Residential District.

Mr. Marvin Egan introduced himself as the project's representative and contractor. He explained that the property owner wished to extend the garage to provide additional storage and a living area needed for the pool. Mr. Egan noted that the proposed addition and HVAC units would be aligned with the existing structure, which is already set within the required 3-foot setback.

He further stated that a pool cabana would also be added but would not encroach on the 3-foot setback required for accessory structures. The board inquired whether the cabana qualified as an accessory structure and whether a variance was necessary for additional accessory structure space. Staff confirmed that the cabana is considered an accessory structure and that its placement on the site plan is appropriate. They also verified that a variance for additional accessory structure space was not required, explaining that, based on the size of the principal structure, the property owner is permitted to exceed the typical 1,100 square feet allotted for accessory structures.

Staff clarified that the only variance under consideration was a 0.9-foot reduction in the side yard setback to accommodate the proposed storage and living space. They also reiterated that the existing garage is legally nonconforming, as it was built before current zoning regulations were enacted.

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

**Case: BZA25-0032 – The owner of property located at 2405 Memorial Blvd, Control Map 061E, Group H, Parcel 010.00** request an amendment to the previously approved outdoor display area under Sec. 114-227 to allow for the expansion and relocation of the garden nursery. This amendment seeks to increase the size of the outdoor display area to better accommodate the nursery's needs. The property is zoned B-4P, Planned Business District.

Mr. John Donaldson introduced himself to the board as the Store Manager for Rural King and explained the request for additional nursery space. He stated that after receiving the initial plan from Rural King's project manager, he felt the designated nursery space was too small. As a result, he requested the space be doubled and relocated to better accommodate the expansion.

At this point in the meeting, two additional visitors who wished to speak were noted as having joined. Ms. Lori Pyatte then conducted the swearing-in ceremony for Mr. Bill Gregory and Mr. Joe Begley, both of whom were formally sworn in.

Donaldson continued, explaining that while the nursery is set up annually, it is not a permanent fixture. Typically, it is assembled in February or March and taken down by the end of June or early July. The total nursery space would expand from 4,554 to 11,226 square feet.

Staff then suggested that Rural King retain the previously proposed outdoor display area as a placeholder instead of converting it into additional parking. They asked whether Rural King was comfortable with customers pulling into that space if it was not designated as a display area and noted that the additional room might be beneficial rather than assuming it would be used for parking.

William Gregory, another Rural King representative, responded that if the board was willing to approve the space for a display area, they would gladly use it.

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

**Case: BZA25-0037 – The owner of property located at 5110 Exchange Court, Control Map 047L, Group N, Parcel 005.00** requests a 5.2 ft rear yard variance to Sec. 114-183(e)(1)e for the purpose of constructing a new addition to an existing single family home. The property is zoned R-1B, Residential District.

Mr. Joe Begley introduced himself as the project's representative and contractor. He explained that the property owner intends to replace an existing deck with a sunroom. He noted that the footprint of the proposed sunroom would be slightly larger than the current deck, requiring a 5.2-foot variance. To provide a clearer vision of the project, Begley presented the board with a rendering of the sunroom extension. The board then inquired whether any neighbors had expressed concerns about the request. Staff reported that one neighbor had visited the planning office to inquire about the project but had no objections.

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

**BUSINESS:**

**MOTION:** made by Ms. Tracy Cleek, seconded by Mr. Joe White, to approve the Kingsport Board of Zoning Appeals minutes for February 6, 2025.

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

Staff stated for record, the next application deadline is March 17, 2024 at noon, and meeting date Thursday, April 3, 2025 at noon.

**Adjudication of Cases:**

**Case: BZA24-0040 – The owner of property located at 1236 Watauga Street, Control Map 046K, Group E, Parcel 013.00** requests a 0.9 ft side yard variance to Sec. 114-133(2) for the purpose of constructing a new storage area to an existing accessory structure. The property is zoned R-1A, Residential District.

Chairman Sumner asked if there were any further comments or discussion. There were none.

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

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

**Case: BZA25-0032 – The owner of property located at 2405 Memorial Blvd, Control Map 061E, Group H, Parcel 010.00** request an amendment to the previously approved outdoor display area under Sec. 114-227 to allow for the expansion and relocation of the garden nursery. This amendment seeks to increase the size of the outdoor display area to better accommodate the nursery's needs. The property is zoned B-4P, Planned Business District.

Chairman Sumner asked if there were any further comments or discussion. There were none.

**MOTION:** Made by Vice Chairman Calvin Clifton and seconded by Joe White to approve the request as presented to relocate and add retail space for the nursery.

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

**Case: BZA25-0037 – The owner of property located at 5110 Exchange Court, Control Map 047L, Group N, Parcel 005.00** requests a 5.2 ft rear yard variance to Sec. 114-183(e)(1)e for the purpose of constructing a new addition to an existing single family home. The property is zoned R-1B, Residential District.

The board recognized the irregular lot shape as a hardship.

Chairman Sumner asked if there were any further comments or discussion. There were none.

**MOTION:** Made by Vice Chairman Calvin Clifton and seconded by Ms. Tracy Cleek to approve the

request as presented.

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

Chairman Sumner asked for any further public comments, there were none.

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

Respectfully Submitted,

*Jessica McMurray*

Jessica McMurray  
Development Coordinator