



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, November 05, 2026 at 12:00 PM
City Hall, 415 Broad Street, Boardroom

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

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

II. INTRODUCTION AND MEETING PROCEDURES

III. PUBLIC HEARING

- 1. Case BZA26-0265 – The owner of property located at 320 Louis Street, Control Map 061B, Group K, Parcel 007.00** requests a 6.5 foot side yard variance from Section 114-184(e)(1)d to allow for the construction of a carport. The property is zoned R-1C, Residential District.

INTERESTED PARTIES:

Owner:

Dorothy Dobbins

355 Dunbar Street

Kingsport, TN 37660

Representative: Dorothy Dobbins

- 2. Case BZA26-0268 – The owner of property located at 1809 E. Sevier Avenue, Control Map 061L, Group G, Parcel 0021.00** requests a 428-square-foot variance from Sec. 114-133(2) to allow a detached garage exceeding the maximum accessory structure size and a 361-square-foot variance from Sec. 114-183(e)(2)a to exceed the maximum permitted lot coverage. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

Randall Shupe

1809 E. Sevier Avenue

Kingsport, TN 37664

Representative: Randall Shupe

- 3. Case BZA26-0274 – The owner of property located at 609 Midfield Avenue, Control Map 029K, Group E, Parcel 047.00** requests a 956-square-foot variance from Sec. 114-133(2) to allow a detached garage exceeding the maximum accessory structure size. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

Roy Morelock

609 Midfield Avenue

Kingsport, TN 37665

Representative: Roy Morelock

- 4. Case BZA26-0286 – The owner of property located at 320 Revere Street, Control Map 046I, Group A, Parcel 018.00** requests a zoning code interpretation that the proposed resin bound supply and storage is a principal use in the B-2 zone. The property is zoned B-2, Central Business District.

INTERESTED PARTIES:

Owner:

John R. and Jane S. King Family Trust

320 Revere Street

Kingsport, TN 37660

Representative: Quentin Saults

IV. BUSINESS

- 1.** Approval of the October 1, 2026 regular meeting minutes.

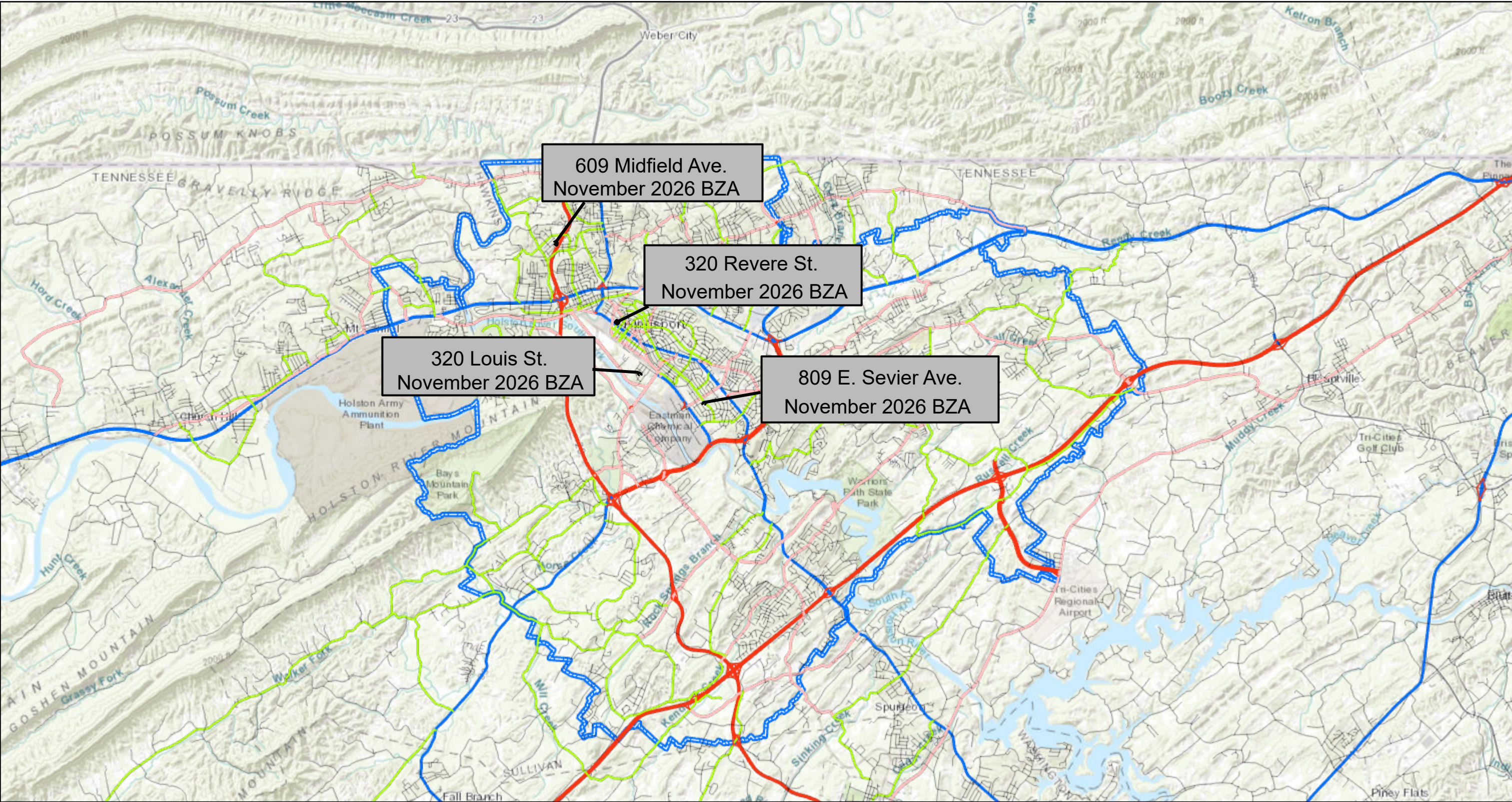
Stating for public record, the next application deadline is November 15, 2026 at noon, and meeting date (Thursday, December 3, 2026).

V. ADJUDICATION OF CASES

VI. PUBLIC COMMENT

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

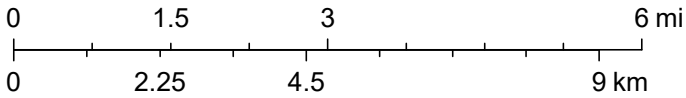
VII. ADJOURN



10/21/2026, 3:22:11 PM

1:144,448

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



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

REGULAR MEETING & PUBLIC HEARING
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, November 5, 2026 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 BZA26-0265 – The owner of property located at 320 Louis Street, Control Map 061B, Group K, Parcel 007.00 requests a 6.5-square-foot side yard variance from Section 114-184(e)(1)d to allow for the construction of a carport. The property is zoned R-1C, Residential District.

Case BZA26-0268 – The owner of property located at 1809 E. Sevier Avenue, Control Map 061L, Group G, Parcel 0021.00 requests a 428-square-foot variance from Sec. 114-133(2) to allow a detached garage exceeding the maximum accessory structure size and a 488-square-foot variance from Sec. 114-183(e)(2)a to exceed the maximum permitted lot coverage. The property is zoned R-1B, Residential District.

Case BZA26-0274 – The owner of property located at 609 Midfield Avenue, Control Map 029K, Group E, Parcel 047.00 requests a 956-square-foot variance from Sec. 114-133(2) to allow a detached garage exceeding the maximum accessory structure size. The property is zoned R-1B, Residential District.

Case BZA26-0286 – The owner of property located at 320 Revere Street, Control Map 046I, Group A, Parcel 018.00 requests a zoning code interpretation that the proposed resin bound supply and storage is a principal use in the B-2 zone. The property is zoned B-2, Central Business 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.

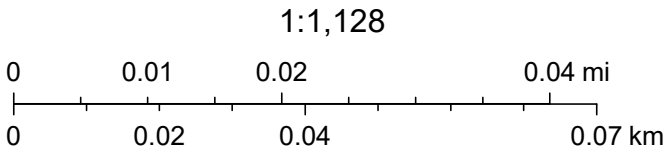
All City of Kingsport public meetings are conducted in accessible locations. If you require accommodations to participate in this meeting, please call (423) 229-9485 or email ADAContact@KingsportTN.gov at least 72 hours in advance. Copies of any documents used are available in accessible formats upon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

CITY OF KINGSPORT
Angie Marshall, City Clerk
PIT: 10/26/2026



10/21/2026, 11:30:06 AM
Sullivan County Parcels Jan 2023
Parcels

Streets
Local Street



NC Collaboratory at UNCCH, Microsoft, Vantor



10/21/2026, 11:23:26 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

M-2

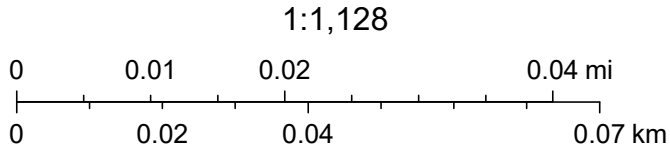
PVD

Streets

Local Street

Local Street

R-1C



NC Collaboratory at UNCCH, Microsoft, Vantor

TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: October 10, 2026

RE: 320 Louis Street

The Board is asked to consider the following request:

Case BZA26-0265 – The owner of property located at 320 Louis Street, Control Map 061B, Group K, Parcel 007.00 requests a 6.5 foot side yard variance from Section 114-184(e)(1)d to allow for the construction of a carport. The property is zoned R-1C, Residential District.

Code reference:

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

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

(1)Minimum requirements.

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



Case No. _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS

To be completed by applicant:

Property Owner			Representative		
Name: <u>Dorothy Dobbins</u>			Name: <u>Same</u>		
Address: <u>355 Dunbar St.</u>			Address: _____		
<u>Kingsport TN 37660</u>			_____		
City	State	Zip	City	State	Zip
Telephone: <u>423-863-5642</u>			Telephone: _____		
Email: <u>dobbinsd@etsu.edu</u>			Email: _____		

Information regarding the property site:

Street Address: 320 Louis St. Kingsport, TN 37660

Tax Map: 61B Group: K Parcel: 7 Lot: 3

Current Zoning: R-1C Current Use: Single Family

Requested action:

- ☒ Variance
- ☐ Special Exception
- ☐ Administrative Review
- ☐ Called Meeting

Request:

6 1/2 ft. side yard variance

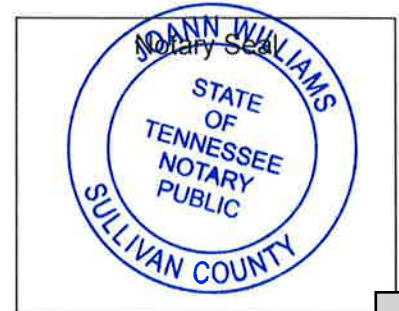
By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board of Zoning Appeals.

Dorothy Dobbins
Signature of Property Owner

9-25-26
Date

Signed before me on this 25th day of September, 20 26
a notary public for the State of Tennessee
County of Sullivan

Notary Signature Joann Williams
My Commission Expires 8-21-30



Variance Worksheet – Finding of Facts

Please answer the questions below and submit with your application:

1. What specific conditions make your property unique?

Please describe these conditions in detail. Explain how they are different from other properties in the same zoning district and nearby area.

Tight conditions of lot and the need for a covered entry from car is needed due to health status of a resident

2. How does strict application of this chapter limit your ability to reasonably use your property?

Explain what you are unable to do under the current requirements.

We would not have a covered area for easy access from car.

3. Did you create these unique conditions?

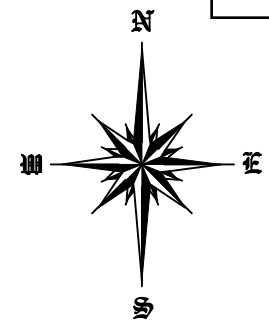
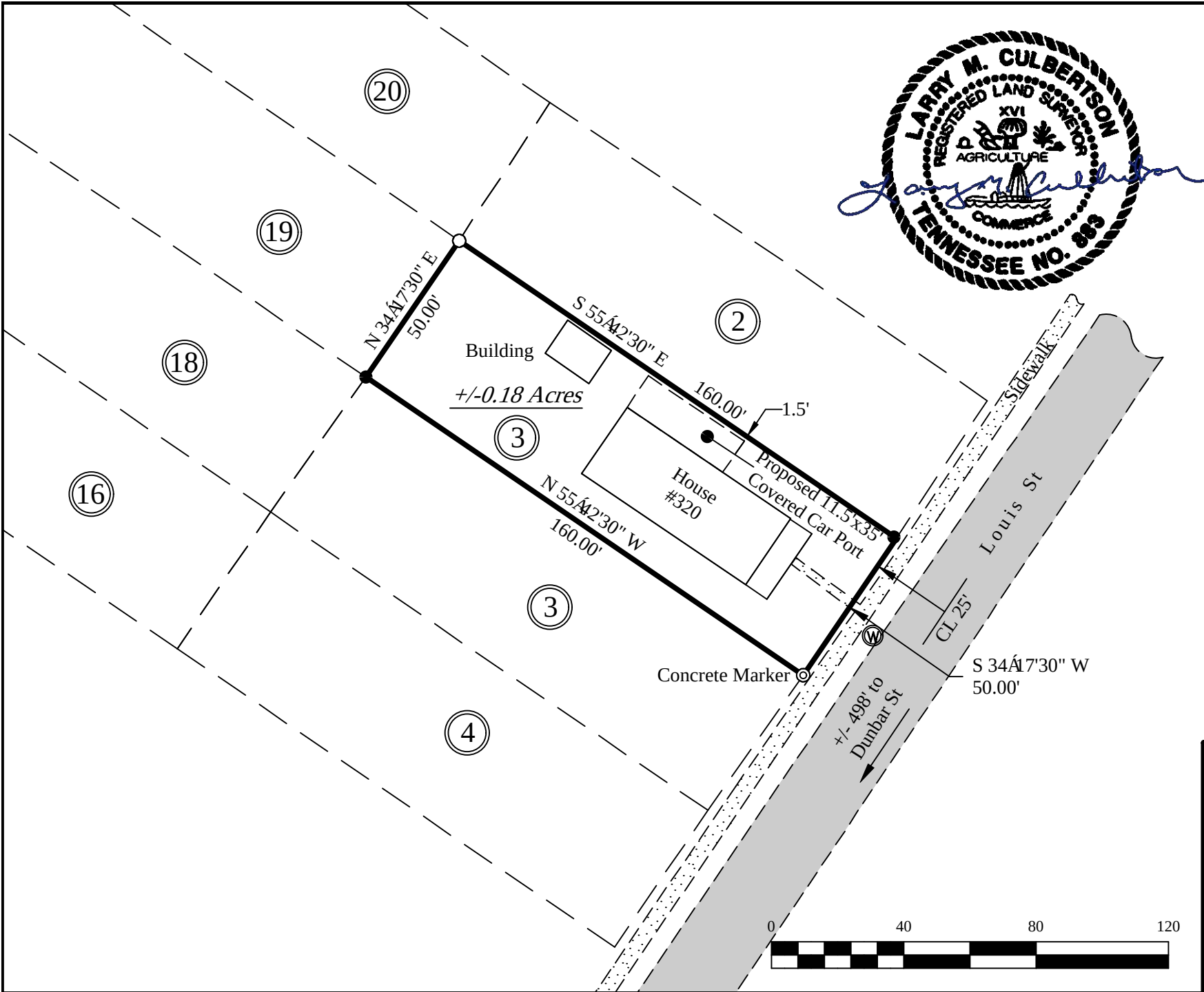
Explain whether the conditions existed before you owned the property or before the chapter was adopted or amended.

Property is as we purchased it.

4. How will your requested variance protect public health, safety, and welfare?

Explain why the variance will not change the overall character of the neighborhood.

This improvement will create a safe entry for entering our property.



TN State Plane

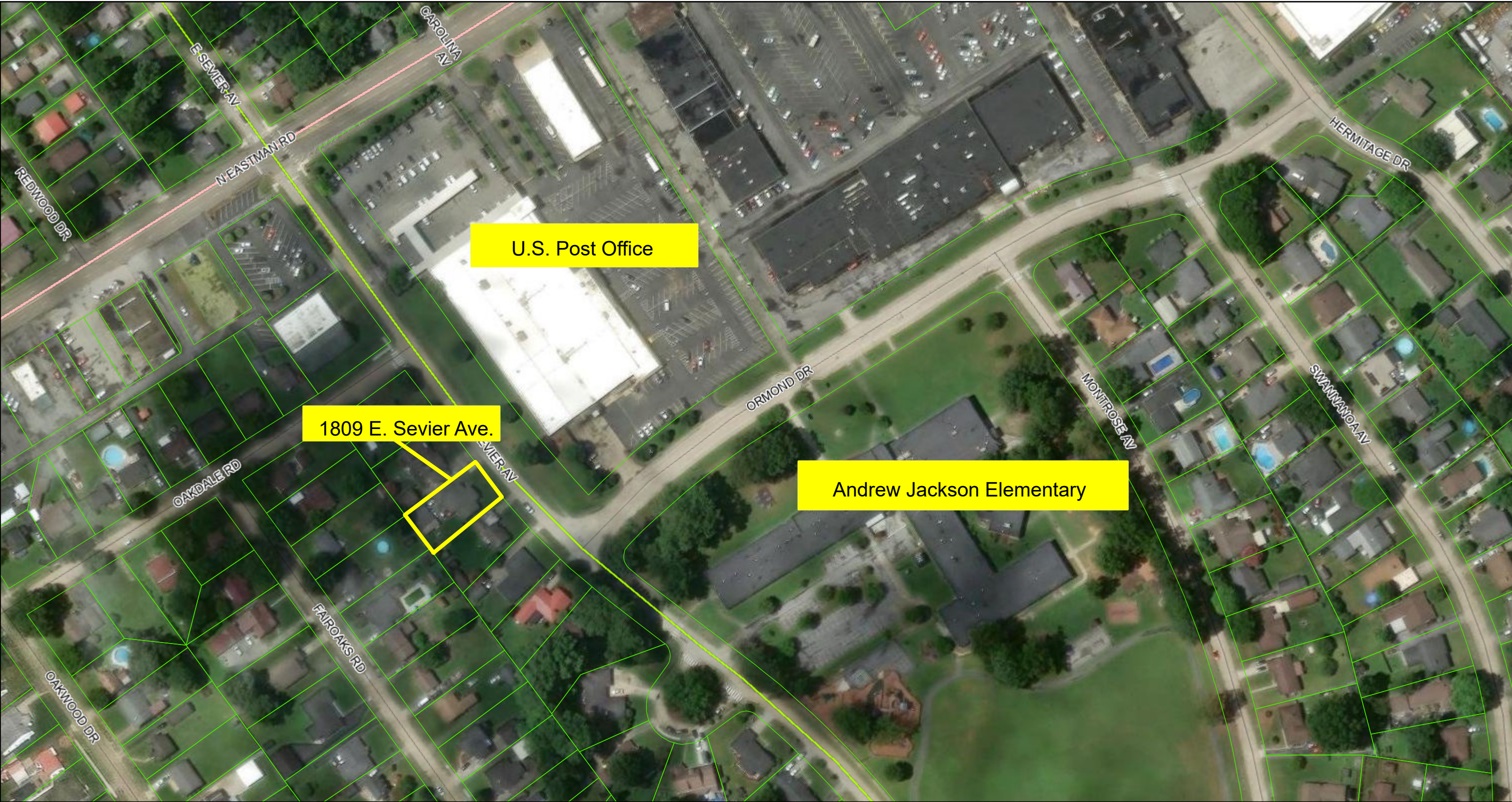
- Legend**
- denotes Rebar Found
 - denotes Rebar Set
 - ⊙ denotes Calculated Point Unless otherwise Noted
 - denotes Highway Marker
 - ▲ denotes Railroad Spike
 - Ⓜ denotes Water Meter

- Notes**
1. Deed Reference: DB 3661 - PG 2679
 2. TAX MAP: 061B K 007.00
 3. Lot 3 Kingsport Housing Corp.
 4. GNSS NOTE:
 - a. GNSS Survey: RTK
 - b. GNSS Base/Rover: Carlson BRX7
 - c. RTK Correction Used: Carlson GNSS
 - d. Date of Survey: 09-20-2026
 - e. Datum: NAD83(2011), Epoch 2010, NAVD 88
 - f. Geoid Model: Continental US NGS 2018
 - g. Fixed Control Stations: Carlson Skynet 412
 - h. Combined Grid Factor: 1.000000 TN State Plane

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR: Dorthy Dobbins		
Date 09-21-2026	File:dobbins-d.DWG Drawn By: SWS	Scale: 1" = 40'
Eleventh (11th) Civil District		Sullivan County, Tn
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 9285





10/21/2026, 2:02:52 PM

Sullivan County Parcels Jan 2023

Parcels

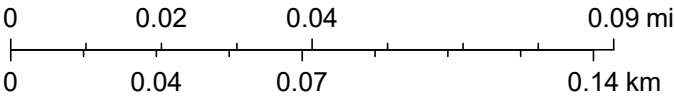
Streets

Minor Arterial

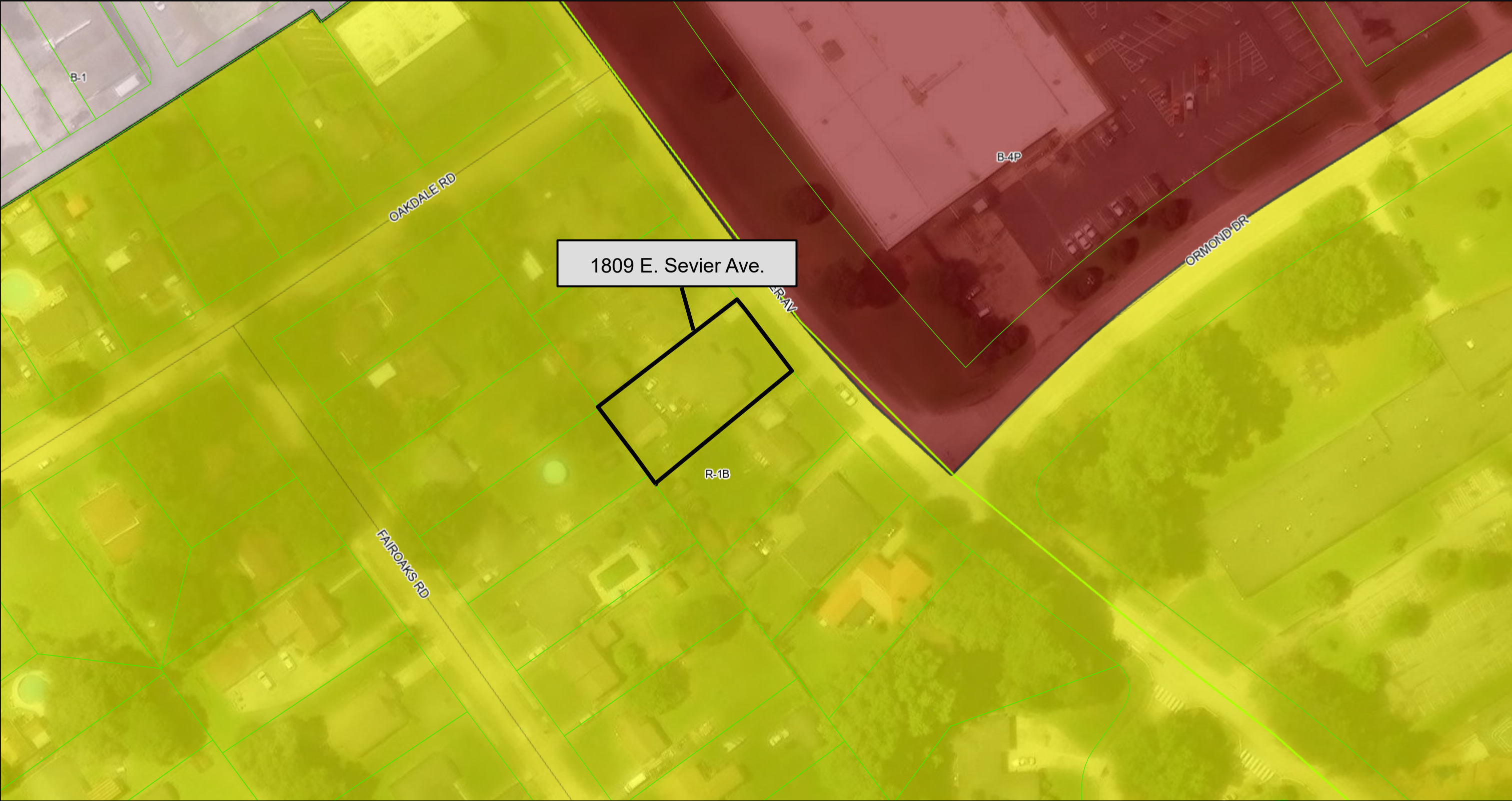
Collector Street

Local Street

1:2,257



NC Collaboratory at UNCCH, Microsoft, Vantor



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Sullivan County Parcels Jan 2023

Parcels

City Zoning

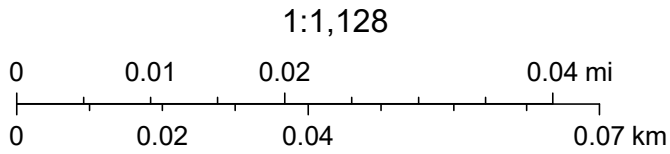
B-1

B-4P Streets

R-1B

Collector Street

Local Street



NC Collaboratory at UNCCH, Microsoft, Vantor

TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: October 10, 2026

RE: 1809 E. Sevier Avenue

The Board is asked to consider the following request:

Case BZA26-0268 – The owner of property located at 1809 E. Sevier Avenue, Control Map 061L, Group G, Parcel 0021.00 requests a 428-square-foot variance from Sec. 114-133(2) to allow a detached garage exceeding the maximum accessory structure size and a 361-square-foot variance from Sec. 114-183(e)(2)a to exceed the maximum permitted lot coverage. The property is zoned R-1B, 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:

- (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.

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

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

(2)Maximum permitted.

- a. Lot coverage, 30 percent, including accessory buildings.
- b. Building height, two stories.



Case No. _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS

To be completed by applicant:

Property Owner	Representative
Name: <u>Randall A. Shupe</u>	Name: <u>SAME</u>
Address: <u>1809 East Sevier Avenue</u>	Address: _____
<u>Kingsport TN 37664</u>	_____
City State Zip	City State Zip
Telephone: <u>423-963-0612</u>	Telephone: _____
Email: <u>rasshupe@charter.net</u>	Email: _____

Information regarding the property site:

Street Address: 1809 EAST SEVIER AVENUETax Map: 061L Group: B Parcel: 21-00 Lot: 7Current Zoning: R-1B Current Use: single-family

Requested action:

- ☒ Variance
☐ Special Exception
☐ Administrative Review
☐ Called Meeting

Request:

488
~~544~~ Square Foot Variance to Lot coverage
 Length limit
~~454~~ 428
~~544~~ Square Foot Variance request for additional
 accessory structure space

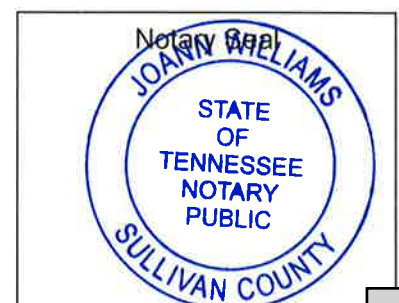
By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board of Zoning Appeals.

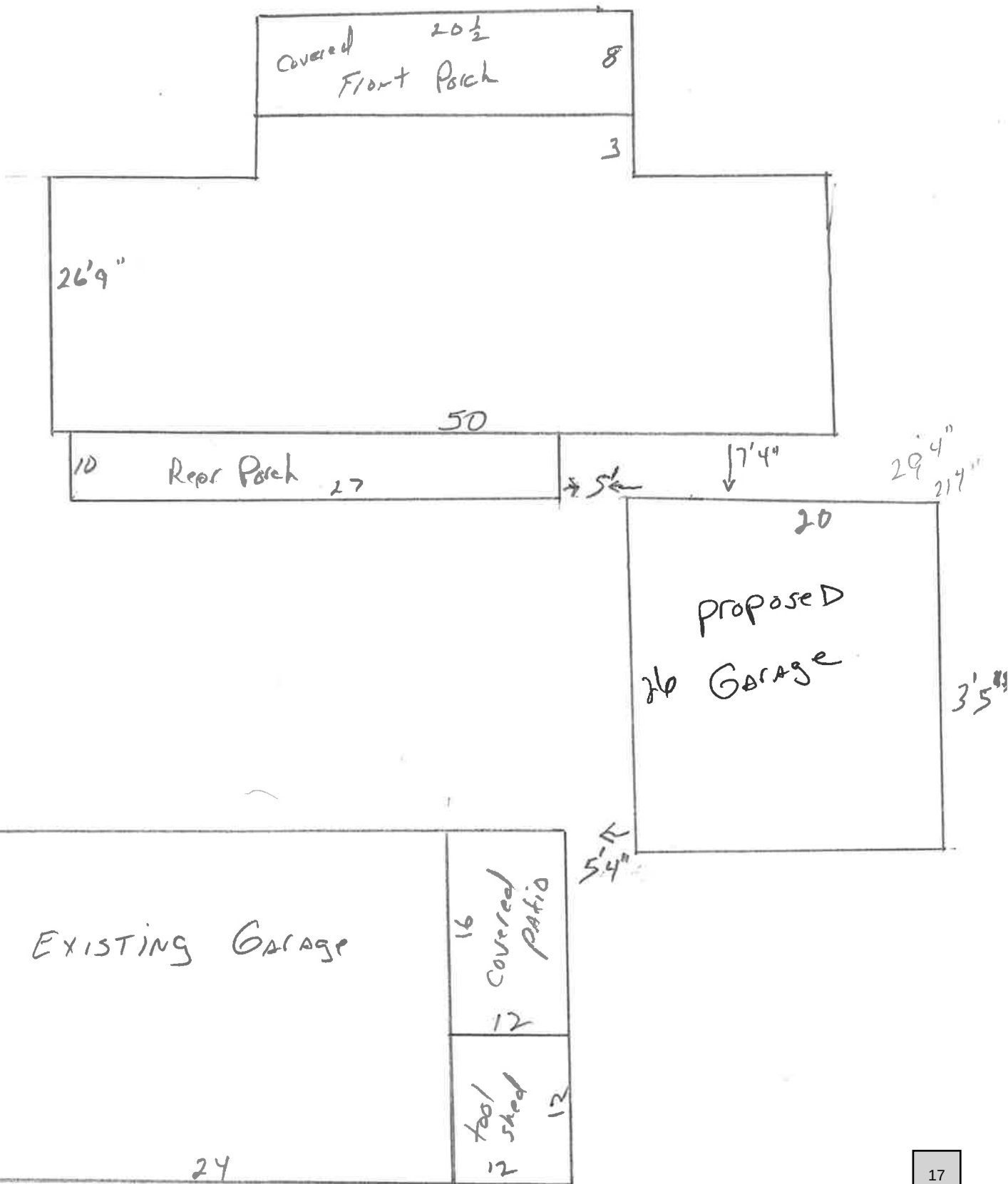
Randall A. Shupe
 Signature of Property Owner

9-28-26
 Date

Signed before me on this 28th day of September, 20 26
 a notary public for the State of Tennessee
 County of Sullivan.

Notary Signature Joann Williams
 My Commission Expires 8/31/30





Variance Worksheet – Finding of Facts

Please answer the questions below and submit with your application:

1. What specific conditions make your property unique?

Please describe these conditions in detail. Explain how they are different from other properties in the same zoning district and nearby area.

Limited parking on this lot

2. How does strict application of this chapter limit your ability to reasonably use your property?

Explain what you are unable to do under the current requirements.

Unable to store cars, and other equipment out of weather

3. Did you create these unique conditions?

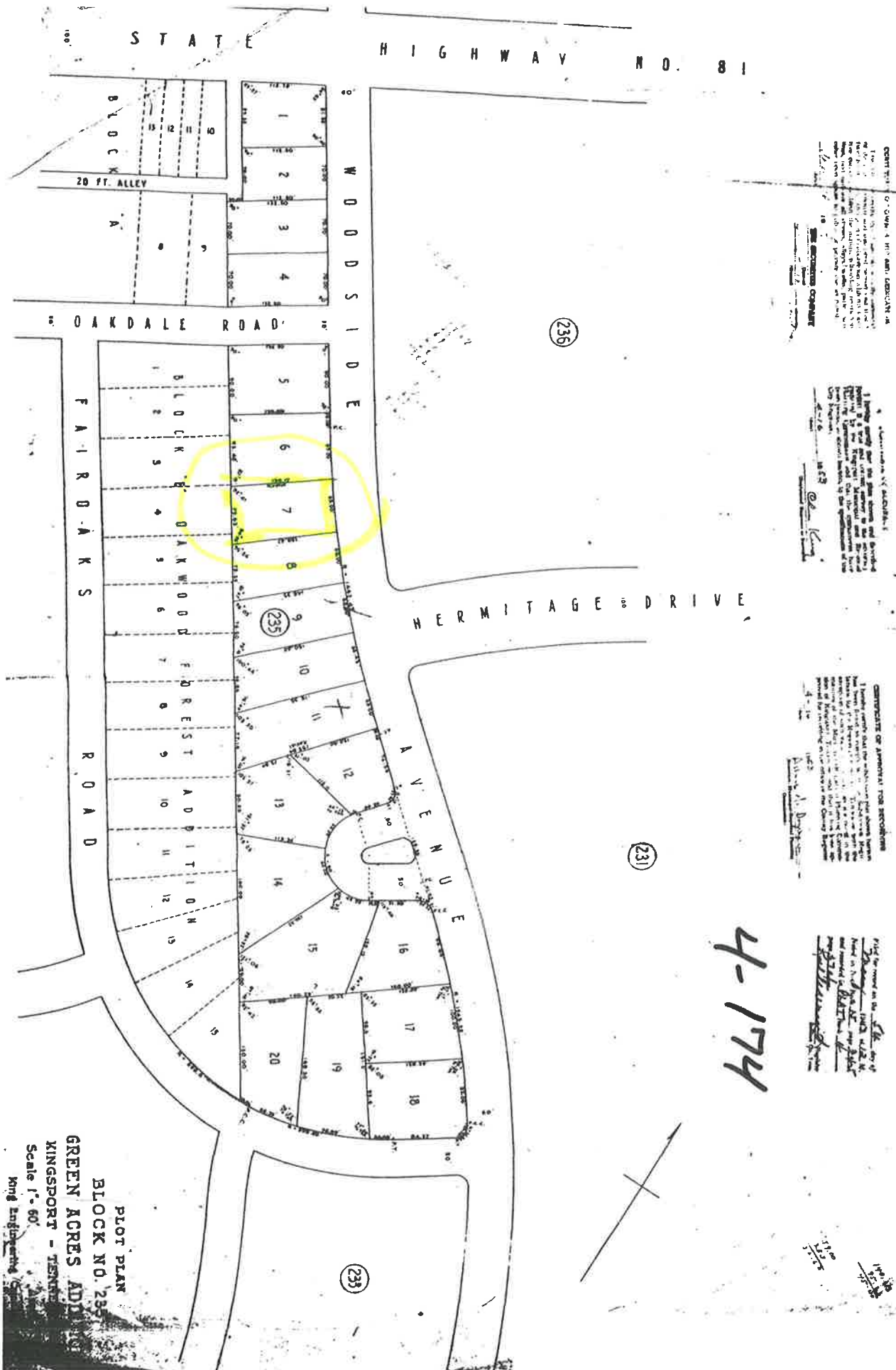
Explain whether the conditions existed before you owned the property or before the chapter was adopted or amended.

no. ~~lot~~ lot is narrow with limited space for storage

4. How will your requested variance protect public health, safety, and welfare?

Explain why the variance will not change the overall character of the neighborhood.

safety to get cars off street, safety for people visiting my home, including grand kid that drive and other family members. Also parking on the street limits views of oncoming traffic for myself and neighbors entering the street.



Tennessee Property Assessment Data - Parcel Details Report - <https://assessment.cot.tn.gov/>

Sullivan (082) Tax Year 2026 Reappraisal 2025	Jan 1 Owner		Current Owner		SEVIER AVE E 1809	
	SHUPE RANDALL A & CONNIE S 1809 E SEVIER AVE KINGSPORT TN 37664		SHUPE RANDALL A & CONNIE S 1809 E SEVIER AVE KINGSPORT TN 37664		Ctrl Map: 061L Group: G	Parcel: 021,00 Plt: 000 Sl: 000

Value Information		Residential Building #: 1	
Land Market Value	\$22,500	Improvement Type: 01 - SINGLE FAMILY	Stories: 1.00
Improvement Value	\$213,500	Exterior Wall: 11 - COMMON BRICK	Actual Year Built: 1953
Total Market Appraisal	\$236,000	Heat and AC: 7 - HEAT AND COOLING SPLIT	Plumbing Fixtures: 6
Assessment Percentage	25%	Quality: 1 - AVERAGE	Condition: AV - AVERAGE
Assessment	\$59,000		

Subdivision Data		Square Feet of Living Area: 1507	
Subdivision: GREENACRES ADD		Foundation: 02 - CONTINUOUS FOOTING	Floor System: 04 - WOOD W/ SUB FLOOR
Plat Book:	Plat Page:	Block:	Lot:
4	174	235	7
Additional Information		Roof Framing: 02 - GABLE/HIP	Roof Cover/Deck: 03 - COMPOSITION SHINGLE
General Information		Cabinet/Millwork: 03 - AVERAGE	Floor Finish: 11 - CARPET COMBINATION
Class: 00 - Residential		Interior Finish: 08 - PLASTERED DIRECT	Paint/Decor: 03 - AVERAGE
City #: 380		Bath Tiles: 00 - NONE	Electrical: 03 - AVERAGE
City: KINGSPORT		Shape: 01 - RECTANGLE	Structural Frame: 00 - NONE

Building Sketch

Building Areas

Areas	Square Feet
BAS - BASE	1,507
EPF - ENCLOSED PORCH FINISHED	243
OPF - OPEN PORCH FINISHED	160

Land Information		Total Land Units: 0.23	
Deed Acres: 0	Calculated Acres: .23		
Land Code	Soil Class	Units	
01 - RES		0.23	

Outbuildings & Yard Items		Area/Units	
Building #	Type	Description	
1	GUD - DETACHED GARAGE UNFINISHED	24X28	672
1	PTO - PATIO	12X18	21
1	CPY - CANOPY	12X18	21

Sale Information

Sale Date	Price	Book	Page Vacant/Improved	Type Instrument	Qualification
4/26/2010	\$107,000	2869C	771 I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/19/2003	\$0	2021C	102		
7/31/1990	\$65,000	738C	13 I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/15/1975	\$0	0054C	00149		



10/21/2026, 2:40:20 PM

Sullivan County Parcels Jan 2023

Parcels

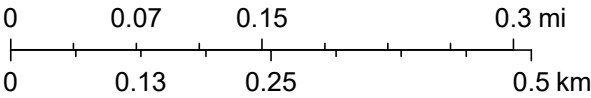
Streets

Interstate

Collector Street

Local Street

1:9,028



NC Collaboratory at UNCCH, Vantor



10/21/2026, 2:28:41 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-1



R-1B

Streets



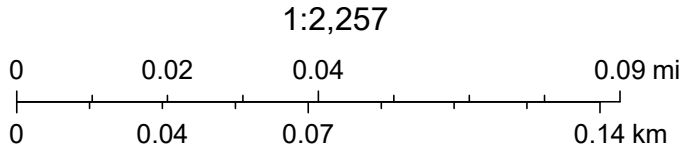
Interstate



Collector Street



Local Street



NC Collaboratory at UNCCH, Microsoft, Vantor

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: October 10, 2026

RE: 609 Midfield Avenue

The Board is asked to consider the following request:

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Code reference:

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Case No. BZA _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS**To be completed by applicant:**

Property Owner			Representative		
Name: <u>Roy Morelock</u>			Name: <u>Same as Owner</u>		
Address: <u>609 Midfield Ave</u>			Address: _____		
<u>Kingsport</u>	<u>TN</u>	<u>37665</u>	_____	_____	_____
City	State	Zip	City	State	Zip
Telephone: <u>423-782-0415</u>			Telephone: _____		
Email: <u>Roy.m@outlook.com</u>			Email: _____		

Information regarding the property site:

Street Address: 609 Midfield Ave

Tax Map: _____ Group: _____ Parcel: _____ Lot: _____

Current Zone: _____ Current Use: _____

Requested action:

- ☒ Variance
- ☐ Special Exception
- ☐ Administrative Review
- ☐ Called Meeting

Request:

30x40 Building in lower back lawn

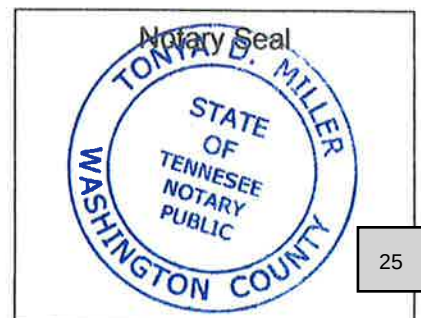
By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board of Zoning Appeals.

[Signature]
Signature of Property Owner

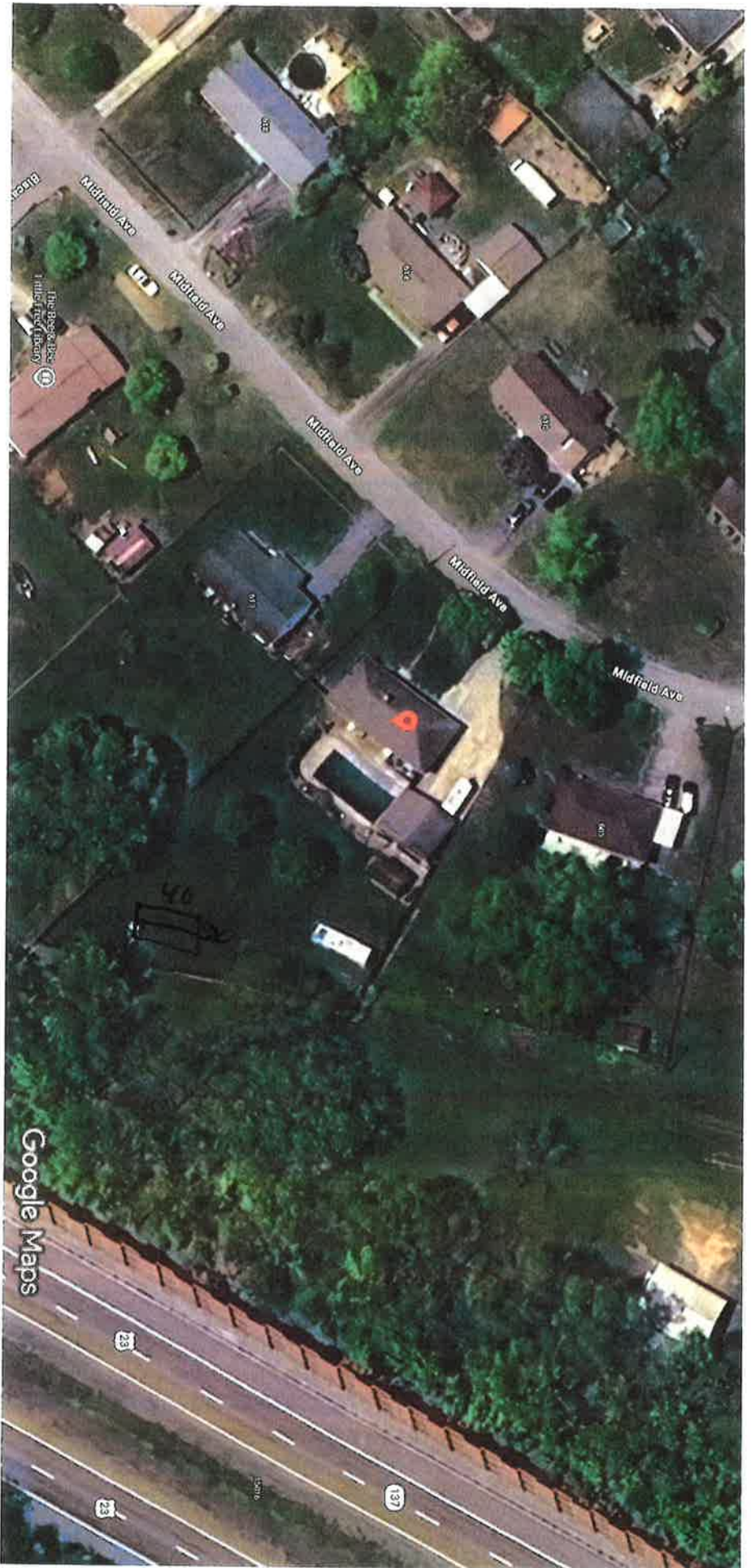
10/2/26
Date

Signed before me on this 2 day of October, 20 26
a notary public for the State of Tennessee
County of Washington

Notary Signature [Signature]
My Commission Expires 4-1-2028



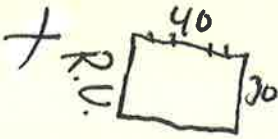




609 Midfield Ave



28.7
22.1



→ 12x20

Google Maps

Map data ©2026 Google

20 ft

609 Midfield Ave



Map data ©2026

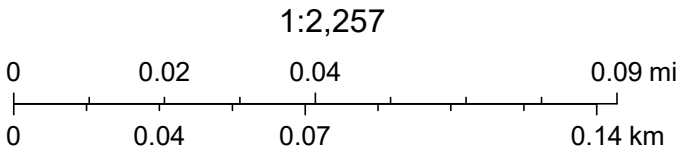
20 ft



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Sullivan County Parcels Jan 2023 Streets

- Parcels
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street



NC Collaboratory at UNCCH, Microsoft, Vantor



10/21/2026, 2:23:12 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-2E

B-2

M-2

R-2

R-4

Streets

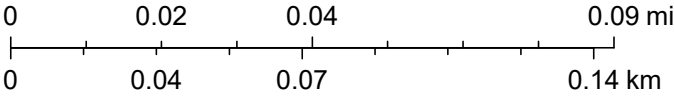
Major Arterial

Minor Arterial

Collector Street

Local Street

1:2,257



NC Collaboratory at UNCCH, Microsoft, Vantor

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: October 16, 2026

RE: 320 Revere Street

The Board is asked to consider the following request:

Case BZA26-0286 – The owner of property located at 320 Revere Street, Control Map 0461, Group A, Parcel 018.00 requests a zoning code interpretation that the proposed resin bound material supply and storage is a principal use in the B-2 zone. The property is zoned B-2, Central Business District.

The applicant is requesting a zoning code interpretation to determine whether the proposed resin bound material supply and storage constitutes a principal use permitted in the B-2 zoning district. Warehousing and storage are permitted in the B-2 district when accessory and incidental to a permitted use.

Based on discussions with the applicant, the resin bound material supply and storage appears to be a significant component of the proposed operation rather than clearly accessory and incidental to the principal use. Therefore, staff encouraged the applicant to bring the request before the Board for clarification and a determination as to whether the proposed resin-bound material supply and storage is permitted as a principal use within the B-2 zoning district.

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.*
- (2) Financial offices.*
- (3) Residential, except single-family detached dwellings.*
- (4) Establishments for the sale or provision of personal appearance or care, finance, clothing and goods repair, offices (including legal, insurance, and real estate offices), printing, parking, entertainment, recreation, hotels, motels, educational institutions, food and drink, brewpubs, craft breweries, distilleries, wineries, museums.*
- (5) On-premises and off-premises alcoholic beverage sales.*
- (6) Municipal and other government uses.*

(b) Accessory uses. Uses that are accessory, incidental and subordinate to principal uses are permitted in the B-2 district as follows: wholesaling, warehousing and light industry when accessory and incidental to a retailing or service activity. Storage is permitted when accessory and incidental to a residential use.



Case No. BZA _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS**To be completed by applicant:**

Property Owner	Representative
Name: <u>John R. and Jane S. King Family Tru</u>	Name: <u>Quentin Saults</u>
Address: <u>320 Revere St</u>	Address: <u>2744 Devault Bridge Rd</u>
<u>Kingsport, TN 37660</u>	<u>Piney Flats TN 37686</u>
City _____ State _____ Zip _____	City _____ State _____ Zip _____
Telephone: <u>423-646-1060</u>	Telephone: <u>423-956-7473</u>
Email: <u>garrett@theadddingtonagency.com</u>	Email: <u>quentin@saultscontracting.com</u>

Information regarding the property site:Street Address: 320 Revere Street, Kingsport, TN 37660Tax Map: 0461 Group: A Parcel: 018.00 Lot: _____Current Zone: B-2 Current Use: Vacant commercial / wa**Requested action:**

- ☐ Variance
☐ Special Exception
☐ Administrative Review
☐ Called Meeting

Request:Zoning Code Interpretation

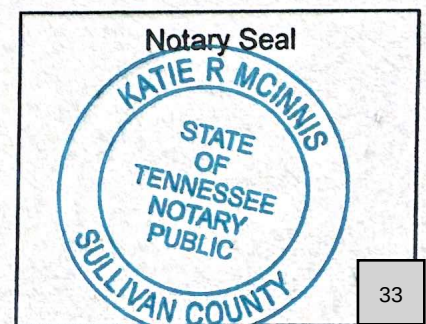
By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board of Zoning Appeals.

Jennifer K. Finner
Signature of Property Owner Trustee

Oct 15, 26
Date

Signed before me on this 15TH day of October, 20 26
a notary public for the State of Tennessee
County of Sullivan.

Notary Signature Katie McInnis
My Commission Expires 2/5/29



320 Revere Street - BZA Supporting Narrative

Proposed Sophisticated Surfaces, Saults Contracting Services, and Blue Ridge Resin Bound Supply Operations

Property	320 Revere Street, Kingsport, TN 37660
Parcels	046I A 018.00 and 046I A 025.00
Current zoning	B-2 Central Business District
Applicant / representative	Quentin Saults
Requested determination	Zoning conformance of the combined operation, including the relationship of warehousing/distribution to the retail and service activities.

Purpose of Request

The applicant requests a Board of Zoning Appeals determination that the complete proposed operation described below conforms with the B-2 zoning requirements applicable to the property. The request is intended to address the City Planning staff concern regarding the prominence of the warehouse/distribution component and its relationship to the retail and service activities conducted from the same property.

The applicant is seeking approval for the actual combined operation rather than a limited or temporary use description, so the approved use can be relied upon for long-term occupancy and investment in the property.

1. Sophisticated Surfaces

Sophisticated Surfaces is a resin-bound stone and rubber-bound surfacing installation business. Proposed activities at 320 Revere Street include a customer-facing showroom, product and color selection, sales consultations, estimating, scheduling, project management, offices, storage of installation materials and tools, and staging of materials for field crews. Installation work is primarily performed at customer project sites away from the property.

2. Saults Contracting Services

Saults Contracting Services would use the property for business offices, estimating and project coordination, crew dispatch, and indoor storage/staging of construction tools, equipment and job materials. Company vehicles and trailers may be parked on the property in areas approved for that purpose. Construction work itself is performed off-site at customer or project locations.

3. Blue Ridge Resin Bound Supply

Blue Ridge Resin Bound Supply is proposed as a regional materials sales and distribution operation supporting resin-bound surfacing contractors and customers. Inventory would primarily consist of palletized bagged decorative stone/aggregate, purchased resin/binder components, and related installation products and supplies. Activities would include receiving materials, indoor pallet/rack storage, preparing customer orders, retail and contractor sales, customer/contractor pickups, and arranging freight or local deliveries. Some inventory would also be consumed by Sophisticated Surfaces installation crews.

The warehouse is an important operating component, but it directly supports the on-site retail sales, contractor support, training, and service businesses. No freight terminal, truck yard, or stand-alone third-party logistics operation is proposed.

4. Resin Storage and Repackaging

The applicant is considering use of the existing upper storage area for indoor storage and repackaging of purchased resin components. The proposed process would involve receiving resin components in drums or bulk totes and transferring those purchased components into smaller containers for sale or use in installation kits. The components would remain separate during repackaging; no manufacture of resin is proposed. Final quantities, container sizes, spill-control measures, ventilation and fire-safety requirements would be submitted to Building and Fire officials for any separate approvals required.

5. Installer Training and Demonstrations

The property would also be used for contractor/installer education. Training may include classroom instruction and hands-on demonstrations using small batches of aggregate and resin-bound or rubber-bound surfacing materials to create sample or demonstration surfaces. Training would be ancillary to the product sales and contractor-support functions.

6. Anticipated Freight and Site Activity

The applicant presently projects initial material throughput at approximately 90 to 135 pallets per month. This is a preliminary business-volume estimate, not the number of pallets expected to be stored at one time. Based on current projections, tractor-trailer freight activity is expected to average approximately three to four visits per five-day business week, although individual weeks may vary. Separate site traffic would include employees, field crews, customers/contractors picking up orders, parcel carriers and occasional training attendees.

The heaviest individual stone/aggregate pallets typically handled are approximately 2,800 pounds. Forklift travel, receiving/staging areas and clear aisles would be maintained inside the warehouse.

7. Loading, Outdoor Activity and Building Use

Truck receiving would use the building's existing warehouse loading area and overhead door. The applicant may use an appropriate portable or constructed loading ramp subject to any required approvals. The operation is intended to keep inventory and order fulfillment primarily indoors. No large outdoor stockyard is proposed. Exterior areas would be used for normal customer/employee parking, company vehicles/trailers, and truck maneuvering/loading as permitted.

8. Requested Board Determination

The applicant respectfully requests a determination that the combined proposed operation is zoning-conforming in the B-2 district, including the warehouse and distribution activities as they relate to and support the retail, service, contractor-support and training functions described above, subject to any reasonable conditions the Board determines are necessary.

Proposed supporting exhibits: BZA application; property survey/parcel information; site and floor-plan drawings; exterior/interior photographs; detailed business-use description; and any additional materials requested by Planning staff.









MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

October 1, 2026 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Lora Barnett
Josh Taylor
Wes Combs
Joe White
Bill Sumner

Members Absent:

Hoyt Denton
Calvin Clifton

Staff Present:

JoAnn Williams
Ken Weems
Jessica McMurray

Visitors:

Mike Singleton	Brian Vance
Marge Fowler	Andrew Harper
Benson Lai	Mike Lawson
Marcy Vance	

Planning Chairman Sumner called the meeting to order at 12:04pm.

Planning Chairman Sumner explained the meeting procedures.

Mrs. JoAnn Williams conducted the swearing in ceremony for those wishing to speak during the regular meeting. All visitors were sworn in.

Public Hearing:

Case BZA26-0250 – The owner of property located at 203 Gustavis Avenue, Control Map 012N, Group C, Parcel 001.00 requests a 788-square-foot variance from Section 114-133(2) to exceed the maximum allowable square footage for accessory structures. The property is zoned R-1B, Residential District.

Staff noted that the applicant requested that this item be withdrawn from consideration by the Board of Zoning Appeals, as they no longer wish to proceed with the request. Staff also noted that notification letters regarding the withdrawal request were mailed to the abutting property owners.

Case BZA26-0253 – The owner of property located at 3567 Wesley Road, Control Map 077I, Group A, Parcel 015.00 requests a special exception from Sec. 114-191(c)3 to allow a portion of the property to be used as a residential home and to Sec. 114-191(c)7 to allow a professional sign business to operate on the property. The property is zoned P-1, Professional Office District.

Mr. Brian Vance, the property owner, presented the case to the Board. Mr. Vance stated that he currently operates a professional sign business on the property while also using a portion of the property as a residential dwelling. He explained that, under the current configuration, the property is not in compliance with the zoning regulations applicable to the Professional Office (P-1) District. As a

result, the applicant is requesting a special exception from the Board to allow both uses to continue on the property.

Staff noted that the existing situation is not ideal; however, in an effort to work with the applicant, staff identified comparable uses that are permitted by special exception within the P-1 District. Specifically, staff likened the residential use to a group home, which is permitted by special exception, and the professional sign business to incidental retail or service uses intended primarily for building occupants, which are also permitted by special exception in the P-1 District. Staff acknowledged that the applicant is not operating a group home and that the sign business does not meet the zoning code's definition of an incidental retail or service use. However, staff determined that the uses are sufficiently similar to those permitted by special exception to warrant placing the request on the Board of Zoning Appeals agenda and allowing the Board to consider a potential remedy that would permit the current uses to continue.

The Board asked the applicant to provide additional information regarding the operation of the business, including the level of traffic and the frequency of customers visiting the property. Mr. Vance stated that the business does not generate significant traffic and explained that a showroom is located at the front of the building where customers can view the products and services offered by the business.

Neighboring property owner Mr. Mike Lawson spoke in favor of the proposal. Mr. Lawson stated that the property had previously been the site of numerous homeless encampments. He expressed his appreciation for the improvements made to the property, noting that the site is well maintained and that he is pleased to see the building occupied and cared for.

Mr. Andrew Harper, representing the Holston Hills neighborhood, also spoke in favor of the proposal. Mr. Harper stated that the property is well maintained and that having the building occupied and individuals residing on the property has contributed to a safer and more positive environment for the surrounding neighborhood.

Staff reiterated that the requested special exception represents the least intrusive option for the adjoining neighborhood while allowing the applicant to continue the existing uses. Staff further noted that, if the special exception request were denied and the applicant were required to pursue rezoning to the B-3, Highway-Oriented Business District, such a change could have broader implications for the neighborhood in the future. Staff explained that the B-3 District permits a wider range of commercial uses, which could potentially result in more intensive uses on the property if the current sign business were to cease operations.

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

Case BZA26-0255 – The owner of property located at 2109 Alamo Place, Control Map 045G, Group B, Parcel 039.00 requests a 572-square-foot variance from Sec. 114-133(2) to exceed the maximum allowable square footage for an accessory structure and allow for the construction of a two-car detached garage. The property is zoned R-1B, Residential District.

Mr. Mike Singleton, the property owner, presented the case to the Board. He stated that he is proposing to construct a detached garage in the rear yard of the residence; however, the proposed structure would cause the property to exceed the maximum allowable square footage for accessory structures.

The Board clarified the nature of the request, asked whether any calls or concerns had been received from neighboring property owners, and confirmed with the applicant that sufficient space is available in the rear yard to accommodate the proposed garage.

Staff clarified that the requested variance represents the difference between the maximum allowable accessory structure square footage of 1,100 square feet and the combined square footage of the accessory structures currently located on the property and the proposed garage. Staff also stated that no calls or concerns had been received from neighboring property owners regarding the request.

Mr. Singleton confirmed that the location of the proposed garage has been staked on the property and that sufficient space is available to construct the structure as proposed.

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

BUSINESS:

Staff stated for record, the next application deadline is October 15, 2026 at noon, and meeting date Thursday, November 5, 2026 at noon.

The board reviewed the September 1, 2026 regular meeting minutes.

MOTION: made by Mr. Wes Combs, seconded by Mr. Joe White to approve the Kingsport Board of Zoning Appeals minutes for September 1, 2026.

VOTE: 5-0 to approve the minutes.

Adjudication of Cases:

Case BZA26-0253 – The owner of property located at 3567 Wesley Road, Control Map 0771, Group A, Parcel 015.00 requests a special exception from Sec. 114-191(c)3 to allow a portion of the property to be used as a residential home and to Sec. 114-191(c)7 to allow a professional sign business to operate on the property. The property is zoned P-1, Professional Office District.

The Board confirmed that the request qualifies as a special exception, as confirmed by staff. The Board noted that the property is surrounded by TVA property and has historically experienced very low traffic. Members discussed that allowing the property to be occupied would be an improvement for the surrounding neighborhood by providing an on-site residential presence. The Board also noted the positive support expressed by neighboring property owners.

The Board discussed limiting signage on the property, particularly to avoid the use of electronic message boards. Staff noted that electronic message boards are not permitted within the P-1 zoning district but indicated that establishing limitations on the signage could be beneficial.

MOTION: Made by Mr. Wes Combs and seconded by Mr. Joe White to approve the special exception to allow a portion of the property to be used as a residential dwelling and to allow a professional sign business to operate on the property, with signage limited to its current configuration and appearance.

VOTE: 5-0 to approve the request.

Case BZA26-0255 – The owner of property located at 2109 Alamo Place, Control Map 045G, Group B, Parcel 039.00 requests a 572-square-foot variance from Sec. 114-133(2) to exceed the maximum allowable square footage for an accessory structure and allow for the construction of a two-car detached garage. The property is zoned R-1B, Residential District.

The Board noted that the hardship is attributed to the irregular shape of the lot and the elevation of the property.

MOTION: Made by Mr. Joe White and seconded by Ms. Lora Barnett to approve the request as presented.

VOTE: 5-0 to approve the request.

Public Comment:

With no further business, the meeting was adjourned at 12:40pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator