



Presentation:

At the request of the Sullivan County Planning Commission/ Sullivan County Planning and Codes Department, the Kingsport Regional Planning Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. The proposed amendments are as follows:

1. Amendment to code granting the Board of Zoning Appeals authority to approve/disapprove variances to the required number of parking and loading spaces.
2. Amendment to code requirement for Temporary Uses and Special Events. Any request for a temporary special event shall be considered as a Special Exception or Conditional Use and shall require approval from the Board of Zoning appeals.

Comparison of the proposed changes with current City of Kingsport zoning regulations:

The City of Kingsport Board of Zoning Appeals has the following powers; administrative review, conditional uses or special exceptions, variances and granting procedure for variances, detailed in [Division 2 – Board of Zoning Appeals](#) in the Municipal City Code.

The City of Kingsport staff oversee special events through an application process. [Applications](#) are reviewed by the Special Event Committee and meetings are held on the third Wednesday of every month at 1:00 PM at the City Hall Council Room.

The complete text changes are added at the end of this report with proposed changes highlighted in yellow.

Recommendation:

Staff recommends sending a positive recommendation to the Sullivan County Commission in support of the zoning text amendment.