

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

July 2, 2026 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Lora Barnett
Bill Sumner
Wes Combs
Joe White

Members Absent:

Josh Taylor
Hoyt Denton
Calvin Clifton

Staff Present:

Angie Marshall
Ken Weems
Jessica McMurray

Visitors:

Scott Fish
Travis Sampson

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

Chairman Bill Sumner explained the meeting procedures.

Ms. Angie Marshall conducted the swearing in ceremony for those wishing to speak during the regular meeting. All visitors and the Planning Manager were sworn in.

Public Hearing:

Case BZA26-0154– The owner of property located at 117 E. Sevier Avenue, Control Map 046J, Group B, Parcel 005.00 requests a 1,300 square foot variance to Sec. 114-133(2) to exceed the maximum square footage allowance for an accessory structure for the purpose of constructing a new detached 2-level garage. The property is zoned R-4, Medium Density Apartment District.

Mr. Travis Sampson, the property owner, presented the request to the Board. Mr. Sampson explained that he wishes to construct a new two-level detached garage. He stated that his family currently parks their vehicles on the street because the existing single-lane driveway is too narrow to accommodate all of their vehicles.

Mr. Sampson further explained that he intends to construct a mother-in-law suite above the garage, as the existing residence has only one bathroom, making it difficult to accommodate visiting family members. He stated that the request included an additional 1,300 square feet of accessory structure space. He also noted that the existing residence measures approximately 24 feet in height from average ground elevation, while the proposed garage would have a height of approximately 20 feet from average ground elevation.

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

Case BZA26-0165 – The owner of property located at 2309 Brandon Lane, Control Map 047O, Group A, Parcel 022.00 requests a 1,120-square-foot variance from Section 114-133(2) to exceed the maximum permitted size for an accessory structure and a 95-foot rear yard deviation from Section 114-133(1) to allow the structure to be located within the side yard. The requested variances are for the construction of a new detached garage. The property is zoned R-1B, Residential District.

Mr. Scott Fish, the property owner, presented the request to the Board. Mr. Fish explained that he wishes to construct a detached garage in the side yard of his property and requested additional accessory structure space.

Mr. Fish stated that the garage must be located in the side yard because the rear yard is steeply sloped and located within the floodplain, making it unsuitable for construction. He further explained that the additional accessory structure space is needed to store several antique vehicles under cover, protecting them from the elements and improving the overall appearance of the property. Mr. Fish also noted that the property consists of approximately 1.5 acres.

Mr. Fish added that the proposed garage would be designed to complement the existing residence by incorporating similar architectural features, including windows and exterior materials, to enhance the property's overall curb appeal.

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 July 15, 2026 at noon, and meeting date Thursday, August 6, 2026 at noon.

The board reviewed the June 4, 2026 regular meeting minutes.

MOTION: made by Ms. Lora Barnett, seconded by Mr. Joe White to approve the Kingsport Board of Zoning Appeals minutes for June 4, 2026.

VOTE: 5-0 to approve the minutes.

Adjudication of Cases:

Case BZA26-0154– The owner of property located at 117 E. Sevier Avenue, Control Map 046J, Group B, Parcel 005.00 requests a 1,300 square foot variance to Sec. 114-133(2) to exceed the maximum square footage allowance for an accessory structure for the purpose of constructing a new detached 2-level garage. The property is zoned R-4, Medium Density Apartment District.

The Board discussed the property's single-lane, narrow driveway access, noting that this type of driveway configuration was common during the period in which the home was constructed. The Board also observed that similar accessory structures were present within the surrounding neighborhood.

MOTION: Made by Mr. Wes Combs and seconded by Mr. Joe White to approve the request as presented.

VOTE: 5-0 to approve the request.

Case BZA26-0165 – The owner of property located at 2309 Brandon Lane, Control Map 0470, Group A, Parcel 022.00 requests a 1,120-square-foot variance from Section 114-133(2) to exceed the maximum permitted size for an accessory structure and a 95-foot rear yard deviation from Section 114-133(1) to allow the structure to be located within the side yard. The requested variances are for the construction of a new detached garage. The property is zoned R-1B, Residential District.

The Board found that the hardship was created by the steep slope and floodplain located in the rear yard, limiting the property's buildable area. The Board also noted that constructing the garage would allow the antique vehicles to be stored under cover, improving the overall appearance of the property and benefiting the surrounding neighborhood.

MOTION: Made by Ms. Lora Barnett and seconded by Mr. Joe White to approve the request as presented, subject to the conditions and representations made by the applicant during the public hearing, including that the proposed detached garage will be constructed using architectural features and exterior materials compatible with the existing residence.

VOTE: 5-0 to approve the request.

Public Comment:

With no further business, the meeting was adjourned at 12:27pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator