

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

August 7, 2025 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Bill Sumner

Hoyt Denton

Wes Combs

Joe White

Josh Taylor

Members Absent:

Calvin Clifton

Staff Present:

Lori Pyatte

Ken Weems

Jessica McMurray

Visitors:

Jeffrey Hooker

JB Lashley

Stacey Andis Quillen

Chairman Bill Sumner called the meeting to order at 12:01pm.

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: BZA25-0184– The owner of property located at 224 E. Stone Drive, Control Map 046B, Group D, Parcels 012.00 & 013.00 requests special exception to Sec 114-191(c)6 for the purpose of constructing a new medical spa. The property is zoned P-1, Professional Offices District.

Ms. Stacey Andis Quillen presented her request for a special exception to the board, proposing to operate a medical spa within the Professional Offices (P-1) district. She explained that a medical spa offers massage and skincare services, and she hopes to expand to full services including aesthetics and a hair salon.

When asked if she is currently in business, Ms. Andis Quillen stated that she currently rents a room where she provides massage and skincare treatments. With the opening of a new building, she plans to expand her offerings to include salt therapy and enhanced massage and skincare services.

The board inquired about the number of rooms in the proposed facility, to which she responded that the building will have six treatment rooms and three to four salon chairs. Questions were also raised regarding parking. Staff noted that the current site plan is conceptual and confirmed that all parking requirements must be met in accordance with zoning regulations.

Staff clarified that the board was only being asked to consider the special exception request at this time, and the board acknowledged this.

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

Case BZA25-0189– The owner of property located at 219 Sasanoa Court, Control Map 118D, Group A, Parcel 005.20 requests a 1,200-square-foot variance to Section 114-133(2) in order to exceed the maximum allowable square footage for an accessory structure to allow for the construction of a new detached garage. The property is zoned R-1B, Residential District.

Mr. JB Lashley presented his request to the board, explaining his intent to construct a detached garage for the storage of collectible cars. He noted that he owns 4 acres within the city, where his home is located, as well as an adjoining 6-acre parcel situated in the county outside city limits.

The board inquired whether a large accessory structure already exists on the property. Mr. Lashley confirmed that one does and added that neither his home nor the accessory structures are visible from the road. He further explained that his property sits on a ridge, with the land sloping steeply behind his home and next to the existing garage.

Staff confirmed that no public comments or calls had been received regarding the request.

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

Case: BZA25-0190 – The owner of the property located at 4507 Timberlake Lane, Control Map 045P, Group A, Parcel 025.00 requests a 10.09-foot front yard variance from Section 114-182(e)(1)c to allow for the construction of an attached garage. The property is zoned R-1A, Residential District.

Mr. Jeffrey Hooker presented his case to the board, requesting a setback variance to construct an attached two-car garage. He explained that the triangular shape of his lot makes it challenging to place the garage within the required 40-foot setback. He also noted that his home is located on a corner lot and that similar structures exist in the surrounding area. The board inquired about the location of the proposed garage, and Mr. Hooker explained that, as shown on the survey, the addition would create an L-shaped extension to the house. When asked about the existing carport, he stated that it would likely be converted into a porch. Staff reported that one neighbor had called with questions and indicated they would follow up if they had concerns. No further contact was received.

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 August 15, 2024 at noon, and meeting date Thursday, September 4, 2025 at noon.

The board reviewed the July 3, 2025 regular meeting minutes.

MOTION: made by Mr. Hoyt Denton, seconded by Mr. Joe White to approve the Kingsport Board of Zoning Appeals minutes for June 5, 2025.

VOTE: 5-0 to approve the minutes.

Staff informed the board that a new state law now requires training on property rights and constitutional rights. This training will be included in the upcoming session scheduled for September 25th.

Adjudication of Cases:

Case: BZA25-0184– The owner of property located at 224 E. Stone Drive, Control Map 046B, Group D, Parcels 012.00 & 013.00 requests special exception to Sec 114-191(c)6 for the purpose of constructing a new medical spa. The property is zoned P-1, Professional Offices District.

The board acknowledged that a medical spa is suitable use for the parcel located along E. Stone Drive.

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

VOTE: 5-0 to approve the request.

Case BZA25-0189– The owner of property located at 219 Sasanoa Court, Control Map 118D, Group A, Parcel 005.20 requests a 1,200-square-foot variance to Section 114-133(2) in order to exceed the maximum allowable square footage for an accessory structure to allow for the construction of a new detached garage. The property is zoned R-1B, Residential District.

The board recognized that the hardship in this case stems from the property's topography and took into account the applicant's ownership of a large 4-acre parcel along with an adjoining 6 acres, supporting the request for additional accessory structure space.

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: BZA25-0190 – The owner of the property located at 4507 Timberlake Lane, Control Map 045P, Group A, Parcel 025.00 requests a 10.09-foot front yard variance from Section 114-182(e)(1)c to allow for the construction of an attached garage. The property is zoned R-1A, Residential District.

The board recognized the irregular shape of the lot as a contributing hardship.

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

VOTE: 5-0 to approve the request.

Public Comment:

With no further business the meeting was adjourned at 12:28pm.

Respectfully Submitted,

Jessica McMurray

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Development Coordinator