

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

December 7, 2023, Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Bill Sumner
Tracey Cleek
Calvin Clifton
Joe White
Wes Combs

Members Absent:

Staff Present:

Lori Lane
Ken Weems
Jessica McMurray

Visitors:

Dean Hall
Kris Wood
Lucille Passauer
Hoyt Denton
Bill Robinson

Vice-Chairman Clifton called the meeting to order at 12:00p.

Vice-Chairman Clifton explained the meeting procedures.

Ms. Lori Lane conducted the swearing in ceremony for those wishing to speak during the regular meeting. All visitors were sworn in.

Public Hearing:

Case: BZA23-0350 – The owner of property located at 1295 Southgate Place, Control Map 076J, Group A, Parcel 03.00 requests a 1.7 foot front yard variance to Sec. 114-183(e)(1)d for the purpose of adding a new mini storage building to an existing mini storage site. The property is zoned B-3, Highway Oriented Business District.

Mr. Denton presented the case to the Board. Mr. Denton stated that the purpose of the request is to install new mini storage units at his existing mini storage site. Mr. Denton explained that per the City of Kingsport Fire Marshall he is required to place the building a minimum of 20 feet apart from other buildings. He went on to say that in order to meet this requirement he needs approval to move the units approximately 20 inches into the front yard.

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

Case: BZA23-0352 – The owner of property located at 103 Quail Heights Court, Control Map 106H, Group F, Parcel 016.00 requests an 11.3 foot departure from rear yard variance to Sec. 114-133(1) and 3.6 foot side yard variance to Sec.114-183(e)(1)d for the purpose of constructing a new freestanding garage. The property is zoned R-1B, Residential District.

Mr. Hall presented the case. He stated he is the homeowner and requesting the variances for the purpose of constructing a two bay detached garage. He explained that due to the irregular lot shape and hardscaping in the rear of the home it was not possible to fully construct the garage behind the home. He went on to say the garage will be used for parking as the current attached garage is tight and difficult to park larger vehicles inside. Mr. Hall noted the new garage will be positioned toward the rear of the home in the side yard and approximately 150 feet away from the road.

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

Case: BZA23-0358 – The owner of property located at 1939 and 1943 Fort Robinson Dr, Control Map 045K, Group A, Parcel 012.00 and 013.00 requests approval from the Board of Zoning Appeals to Sec. 114-8(4) to re-establish a non-conforming use for six apartment units. The property is zoned R-1B, Residential District.

Mr. Robinson presented the case to the Board. He explained the purpose of his request is to re-establish a non-conforming use in order to rehabilitate an old building for six new apartments units. He went on to say the building has been used as apartments in the past but is currently vacant and in disrepair. It is his wish to repair the building for residential use and believes it will greatly benefit the neighborhood.

The Vice-Chairman opened the business meeting. A motion was made by Ms. Cleek, seconded by Mr. White, to approve the minutes of the November 2, 2023 regular meeting. The motion was passed unanimously, 5-0. Staff stated for the record that the next application deadline is December 15, 2023 for the next regular meeting to be held on January 4, 2024.

Adjudication of Cases:

Case: BZA23-0350 – The owner of property located at 1295 Southgate Place, Control Map 076J, Group A, Parcel 03.00

MOTION: made by Mr. Combs, seconded by Mr. White, to grant the requested 1.7 foot front yard variance to Sec.114-195(f)(1)c for the purpose of adding a new mini storage building to an existing mini storage site.

VOTE: 5-0 to approve the request.

Case: BZA23-0352 – The owner of property located at 103 Quail Heights Court, Control Map 106H, Group F, Parcel 016.00

The board agreed the hardship in this case is the irregular lot shape.

MOTION: made by Mr. White, seconded by Ms. Cleek, to grant the requested 11.3 foot departure from rear yard variance to Sec. 114-133(1) and 3.5 foot side yard variance to Sec.114-183(e)(1)d for the purpose of constructing a new freestanding garage.

VOTE: 5-0 to approve the request.

Case: BZA23-0358 – The owner of property located at 1939 and 1943 Fort Robinson Dr, Control Map 045K, Group A, Parcel 012.00 and 013.00

The board collectively agreed this project will benefit the neighborhood and the tax base.

MOTION: made by Mr. Sumner, seconded by Mr. White, to grant the request to re-establish a non-conforming use for six apartment units.

VOTE: 5-0 to approve the request.

With no further business the meeting was adjourned at 12:29 p.m.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator