

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

January 4, 2024, Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Tracey Cleek
Joe White
Wes Combs

Members Absent:

Bill Sumner
Calvin Clifton

Staff Present:

Lori Lane
Ken Weems
Jessica McMurray

Visitors:

Kattie Casebolt
Jim Summers

Mr. Ken Weems called the meeting to order at 12:03p.

Mr. Ken Weems 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: BZA23-0385 – The owner of property located at 3747 Hemlock Park Circle, Control Map 077J, Group B, Parcel 46.00 requests a 14 foot front yard variance to Sec. 114-183(e)(1)c for the purpose of constructing a new single family home. The property is zoned R-1B, Residential District.

Ms. Kattie Casebolt presented the case to the Board. Ms. Casebolt stated that the purpose of the request is to construct a new single family home. Ms. Casebolt explained a detached enclosed garage is currently located on the property and it is the wish of the property owner to construct a single family home to be attached to the garage. Ms. Casebolt continued to explain that the property is located on a cul-de-sac bulb, however the cul-de-sac was never constructed and she does not believe it will ever be constructed. Ms. Casebolt further explained in order to meet zoning regulations, attach the home to the garage and maintain harmony in the neighborhood the property owner is requesting a 14 foot front yard variance.

Mr. Jim Summers, a resident of the neighborhood, asked if sold, would the home and garage be sold together. Ms. Casebolt responded, yes and explained the home and garage will be attached. Mr. Summers then asked if the city would check water pumps as they have dealt with excessive standing water in the past. Mr. Weems explained that those items are addressed in the permitting process.

Mr. Ken Weems, seeing no one wishing to speak further on the item, closed the public hearing.

Adjudication of Cases:

Case: BZA23-0385 – The owner of property located at 3747 Hemlock Park Circle, Control Map 077J, Group B, Parcel 46.00

MOTION: made by Mr. Combs, seconded by Mr. White, to grant the requested 14 foot front yard variance to Sec. 114-183(e)(1)c for the purpose of constructing a new single family home in adherence with the site plan presented.

VOTE: 3-0 to approve the request.

BUSINESS:

MOTION: made by Mr. Wes Combs, seconded by Ms. Tracey Cleek, to approve the Kingsport Board of Zoning Appeals minutes for December 7, 2023.

With no further business the meeting was adjourned at 12:16 p.m.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator