

**APPLICATION**  
Board of Zoning Appeals



<b>APPLICANT INFORMATION:</b>			
Last Name	Buck	First	Linda
M.I.	W.	Date	
Street Address	4966 Hwy. 11W		Apartment/Unit #
City	Rogersville	State	TN
ZIP	37857		
Phone	423-272-9163	E-mail Address	buckl@rhsctn.com

<b>PROPERTY INFORMATION:</b>			
Tax Map Information	Tax map: 0460	Group: C	Parcel: 024.10 Lot: 2R
Street Address	737 E. Sevier Ave.		Apartment/Unit #
Current Zone	R-4	Proposed Zone	R-4
Current Use	Grassed Area	Proposed Use	Commercial Parking

<b>REPRESENTATIVE INFORMATION:</b>			
Last Name	Jenkins	First	Benjamin
M.I.		Date	
Street Address	Cain Rash West Architects, 130 Regional Park Drive		Apartment/Unit #
City	Kingsport	State	TN
ZIP	37660		
Phone	423-349-7760	E-mail Address	ben@grcinc.com

<b>REQUESTED ACTION:</b>			
Approval of commercial parking in residential zone.			

**DISCLAIMER AND SIGNATURE**

By signing below, I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: [Handwritten Signature] Date: 01-04-2024

Signed before me on this 4th day of January, 2024,  
 a notary public for the State of Tennessee  
 County of Hawkins  
 Notary Wanda Alice Brown  
 My Commission Expires 12/01/2025



**CITY PLANNING OFFICE**

Received Date:

Received By:

Application Fee Paid:

Board of Zoning Appeals Meeting Date:

Section of Applicable Code:

Building/Zoning Administrator Signature:

Date:

Completed Site Plans Received:

Previous requests or file numbers:

Signature of  
City Planner:

Date:

## Rural Health Services Consortium, Inc. – New Parking Area

737 E. Sevier Ave., Kingsport, TN 37660

Tax Map: 0460, Group: C, Parcel: 024.10, Lot: 2R

### Special Exception Questions / Responses:

1. What is the use, activities, hours of operation, numbers of anticipated customers and daily vehicles?

The new parking area will be utilized for additional parking for the existing business (Rural Health Services Clinic). Customers will access the proposed parking area via the existing parking lot drive aisle. The hours of operation will be Monday through Friday, 8:00am – 5:00pm. A minimal increase in traffic and customer base may occur, as with any growing business, however the proposed parking area is mainly to alleviate current shortages of parking.

2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site?

Existing parking facilities are cramped the existing parking space count is barely sufficient for current patients and staff. The addition of the proposed 25 spaces will provide the required parking for the facilities needs. Sufficient ADA accessible parking spaces are already provided on site. East Sevier Ave. is an adequate roadway to accept the business's current and future traffic.

3. Does the use and additions if any, fit with the neighborhood architecture aesthetics?

No new building additions are proposed. This area north of East Center Street is mixed residential and commercial with an existing church parking area directly across from the proposed new parking area.

4. Will the use generate excessive noise, traffic, dust, etc.?

No generation of excessive noise and dust is anticipated as the new parking area will be paved; however, some noise and dust may occur during the brief construction period. A minimal increase in traffic and customer base may occur, as with any growing business, however the proposed parking area is mainly to alleviate current shortages of parking.

5. Is there proper fencing and screening to shield proposed use from existing neighborhood?

A 10 ft. wide landscape buffer proposed between the adjacent residential lot and the proposed parking area. Additional landscaping/trees are proposed throughout the new parking area as required by the City of Kingsport.

6. Are there any undesirable effects upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area?

No undesirable or adverse impacts are anticipated.