

REGULAR MEETING & PUBLIC HEARING
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, December 5, 2024 will be conducted beginning at NOON in the Kingsport City Hall, Montgomery-Watterson Boardroom, 415 Broad Street, 3rd floor, Kingsport, Tennessee.

Public Hearings: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following cases:

Case: BZA24-0231 – The owner of property located at 2405 Memorial Boulevard, Control Map 061E, Group H, Parcel 012.00, 010.00, 010.01 requests approval for a special exception to Sec 114-227 to establish an outdoor display area for commercial retail purposes. The property is zoned B-4P, Planned Business District.

Case: BZA24-0233 – The owner of property located at 1220 Catawba Street, Control Map 046N, Group A, Parcel 009.00 requests a 5.3-foot side yard variance from Sec 114-182(e)(1)(d)1, the purpose of the request is to facilitate a home addition. The property is zoned R-1A, Residential District.

Case: BZA24-0234 – The owner of property located at 201 Rosehaven Court, Control Map 092N, Group A, Parcel 038.70 requests a 12.09-foot rear yard variance to Sec 114-183(e)(1)e for the purpose of accommodating a home expansion. The property is zoned R-1B, Residential District.

Case BZA24-0249– The owner of property located at 2224 Sunningdale Road, Control Map 045P, Group A, Parcel 028.00 requests a 412 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 garage. The property is zoned GC, Golf Course Community District.

Case: BZA24-0258 – The owner of property located at 1657 Belmeade Drive, Control Map 046N, Group E, Parcel 017.00 requests a 3-foot side yard variance from Section 114-182(e)(1)(d)1 to facilitate a home addition, and a 27.4-foot rear yard deviation from Section 114-133(1) to allow for the construction of a detached garage in the side yard. The property is zoned R-1A, Residential District.

Case: BZA24-0265 – The owner of property located at 3021 Cliffside Road, Control Map 077A, Group A, Parcel 015.00 requests a 506 square foot variance to Sec. 114-133(2) to exceed the maximum square footage allowance for an accessory structure to facilitate an addition to an existing detached garage. The property is zoned R-1A, Residential District.

Case: BZA24-0266 – The owner of property located at 1657 Granby Road, Control Map 029E, Group A, Parcel 023.00 requests a requests a 130-foot deviation from rear yard to Sec 114-133(1) for the purpose of constructing a detached garage in the side yard. The property is zoned R-1B, Residential District.

Case: BZA24-0273 – The owner of property located at 1664 East Stone Drive, Control Map 047I, Group A, Parcel 019.35 requests a 63.1 square foot variance to Section 114-533(8)b to exceed the permitted wall sign allowance for the installation of a new grocery "Pickup" wall sign. The property is zoned B-3, Highway-Oriented Business District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

All City of Kingsport public meetings are conducted in accessible locations. If you require accommodations to participate in this meeting, these may be requested by calling (423) 229-9485 or by emailing ADAContact@KingsportTN.gov at least 72 hours in advance. Copies of any documents used are available

in accessible formats upon request.

CITY OF KINGSPORT
Angie Marshall, City Clerk
PIT: 11/25/2024