

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, July 2, 2026 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 BZA26-0154– The owner of property located at 117 E. Sevier Avenue, Control Map 046J, Group B, Parcel 005.00 requests a 1,300 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 2-level garage. The property is zoned R-4, Medium Density Apartment District.

Case: BZA26-0156 – The owner of property located at 216 & 220 W. Ravine Road, Control Map 046H, Group N, Parcels 019.00 & 020.00 requests special exception to Sec 114-191(c)6 for the purpose of opening a physical therapy and wellness center. The property is zoned P-1, Professional Offices District.

Case BZA26-0165 – The owner of property located at 2309 Brandon Lane, Control Map 047O, Group A, Parcel 022.00 requests a 1,120-square-foot variance from Section 114-133(2) to exceed the maximum permitted size for an accessory structure and a 95-foot rear yard deviation from Section 114-133(1) to allow the structure to be located within the side yard. The requested variances are for the construction of a new detached garage. The property is zoned R-1B, Residential 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, please call (423) 229-9485 or email 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: 6/22/2026