

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, June 4, 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: BZA26-0121–The owner of property located at 4472 W. Stone Drive, Control Map 022, Parcel 036.06** requests an 8.68 square foot variance from Section 114-528(1)b to allow directional signage that exceeds the maximum permitted sign area. The property is zoned B-3, Highway-Oriented Business District.

**Case: BZA26-0123–The owner of property located at 1302 W. Sullivan Street, Control Map 045E, Group G, Parcel 028.00** requests a 9-inch side yard variance from Sec. 114-184(e)(1)d and Sec. 138(4)c to accommodate construction of single family home. The property is zoned R-1C, Residential District.

**Case: BZA26-0127–The owner of property located at 1800 Lynn Garden Drive, Control Map 012M, Group C, Parcel 004.00** requests a four-space parking reduction variance from Sec. 114-564(4)p to allow for the construction of Stateline Collision Center. The property is zoned B-3, Highway-Oriented Business District.

**Case: BZA26-0129–The owner of property located at 1600 Arbor Place, Control Map 029D, Group D, Parcel 003.00** requests a 3,815.97 sq. ft. lot area reduction variance for Lot 16A and a 647.60 sq. ft. lot area variance for Lot 16B from Sec. 114-183(e)(1)a. The purpose of the request is to replat the property containing two existing houses in order to create individual lots and deeds for each residence. The property is zoned R-1B, Residential District.

**Case: BZA26-0125–The owner of property located at 2529 Russell Street, Control Map 091A, Group E, Parcel 011.00** requests administrative review of the Zoning Administrator’s decision to allow the continuation of a legal nonconforming use at 225 Shady View Road, which is zoned M-1R, Light Manufacturing Restricted District. The applicant’s 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](mailto: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: 5/26/2026