

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, September 3, 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: BZA26-0219 – The owner of property located at 2000 Greenway Street, Control Map 045F, Group E, Parcel 001.10 requests special exception to Sec 114-186(c) for the purpose of opening an inpatient substance use disorder residential treatment and detoxification center. The property is zoned R-3, Low Density Apartment District.

Case: BZA26-0220– The owner of property located at 1225 E. Stone Drive, Control Map 046L, Group A, Parcel 003.00 requests a 65.36-foot deviation from the rear-yard requirement of Sec. 114-133(1) to allow placement of a dumpster enclosure in the front yard and a 13.21-foot rear-yard variance. These requests are to accommodate construction of a new Murphy Oil Fuel Center. The property is zoned B-3, Highway-Oriented Business District.

Case: BZA26-0226–The owner of property located at 1841 Highland Street & 1707 Pierce Street, Control Map 046M, Group K, Parcel 001.00 requests a 2,924.75-square-foot lot area reduction variance from Sec. 114-183(e)(1)a and a 20.13-foot rear yard variance from Sec. 114-183(e)(1)e for Lot 13A. For Lot 13B, the applicant requests a 2,275.25-square-foot lot area reduction variance from Sec. 114-183(e)(1)a, an 8.43-foot rear yard variance from Sec. 114-183(e)(1)e, and a 5-foot side yard variance from Sec. 114-183(e)(1)d. The purpose of the request is to replat the property, which contains two existing houses, to create individual lots and deeds for each residence. The property is zoned R-1B, Residential District.

Case BZA26-0227 – The owner of property located at 650 Mayfield Avenue, Control Map 012N, Group C, Parcel 001.00 requests a 720-square-foot variance to Section 114-133(2) to exceed the maximum allowable square footage for an accessory structure to allow for the installation of a new carport to accommodate RV storage. 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: 8/24/2026