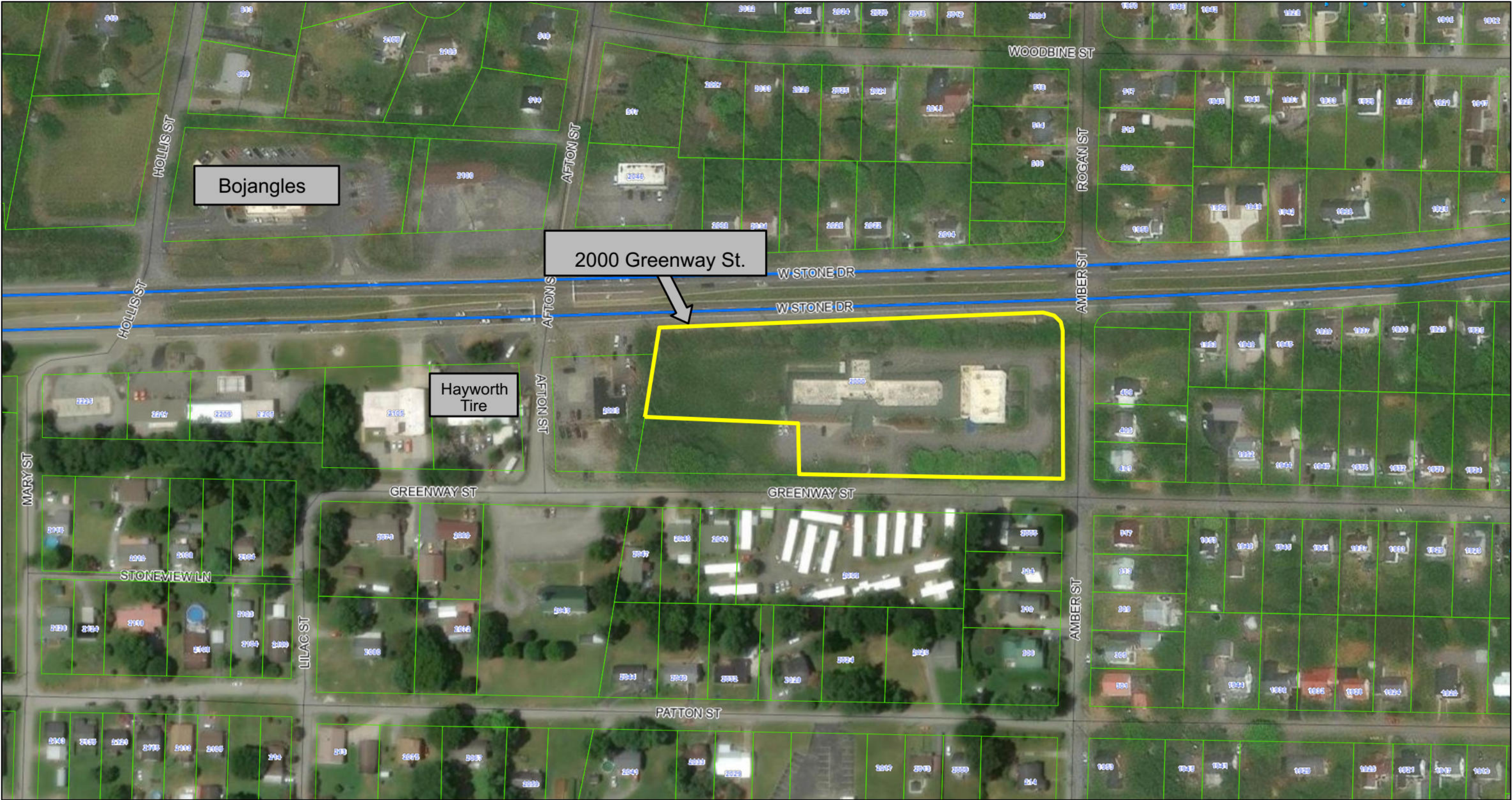


ArcGIS Web Map

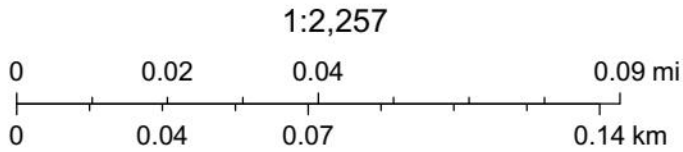


8/17/2026, 9:42:19 AM

Sullivan County Parcels Jan 2023

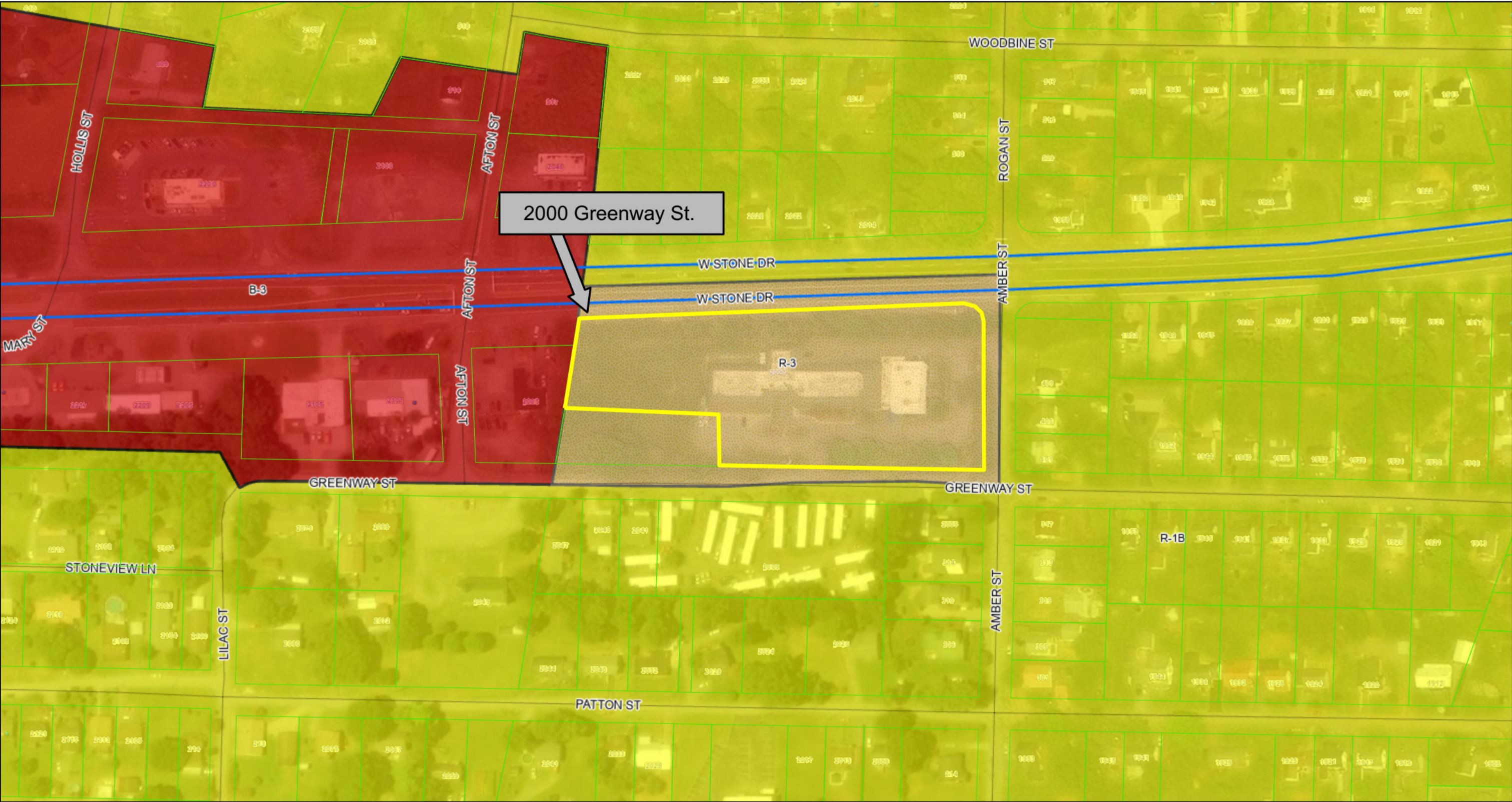
- Parcels
- Streets
- Major Arterial

- Local Street
- Kpt 911 Address



NC Collaboratory at UNCCH, Microsoft, Vantor

ArcGIS Web Map



8/17/2026, 9:28:44 AM

Sullivan County Parcels Jan 2023

City Zoning

B-3

R-1B

R-3

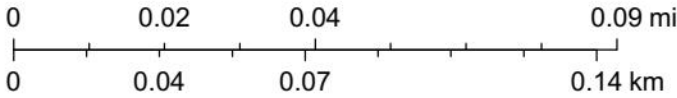
Streets

Major Arterial

Local Street

Kpt 911 Address

1:2,257



NC Collaboratory at UNCCH, Microsoft, Vantor



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: August 17, 2026

RE: 2000 Greenway Street

The Board is asked to consider the following request:

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.

Code reference:

Sec. 114-186. - R-3, Low Density Apartment District

(c) Special exceptions. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-3 district as follows: nursing homes, rest homes, rehabilitation centers, hospitals, religious and charitable institutions, community centers (such as YMCA, etc.), day care nurseries, communication facilities.



Case No. _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALSTo be completed by applicant:

Property Owner	Representative
Name: <u>Madison House Realty Group LLC</u>	Name: <u>Katie Vokes</u>
Address: <u>544 Park Ave Suite B04</u>	Address: <u>512 Dryden Loop</u>
<u>Brooklyn NY, 11205</u>	<u>Dryden VA 24243</u>
City _____ State _____ Zip _____	City _____ State _____ Zip _____
Telephone: _____	Telephone: _____
Email: _____	Email: _____

Information regarding the property site:Street Address: 2000 Greenway St, Kingsport, TN 37660

Tax Map: _____ Group: _____ Parcel: _____ Lot: _____

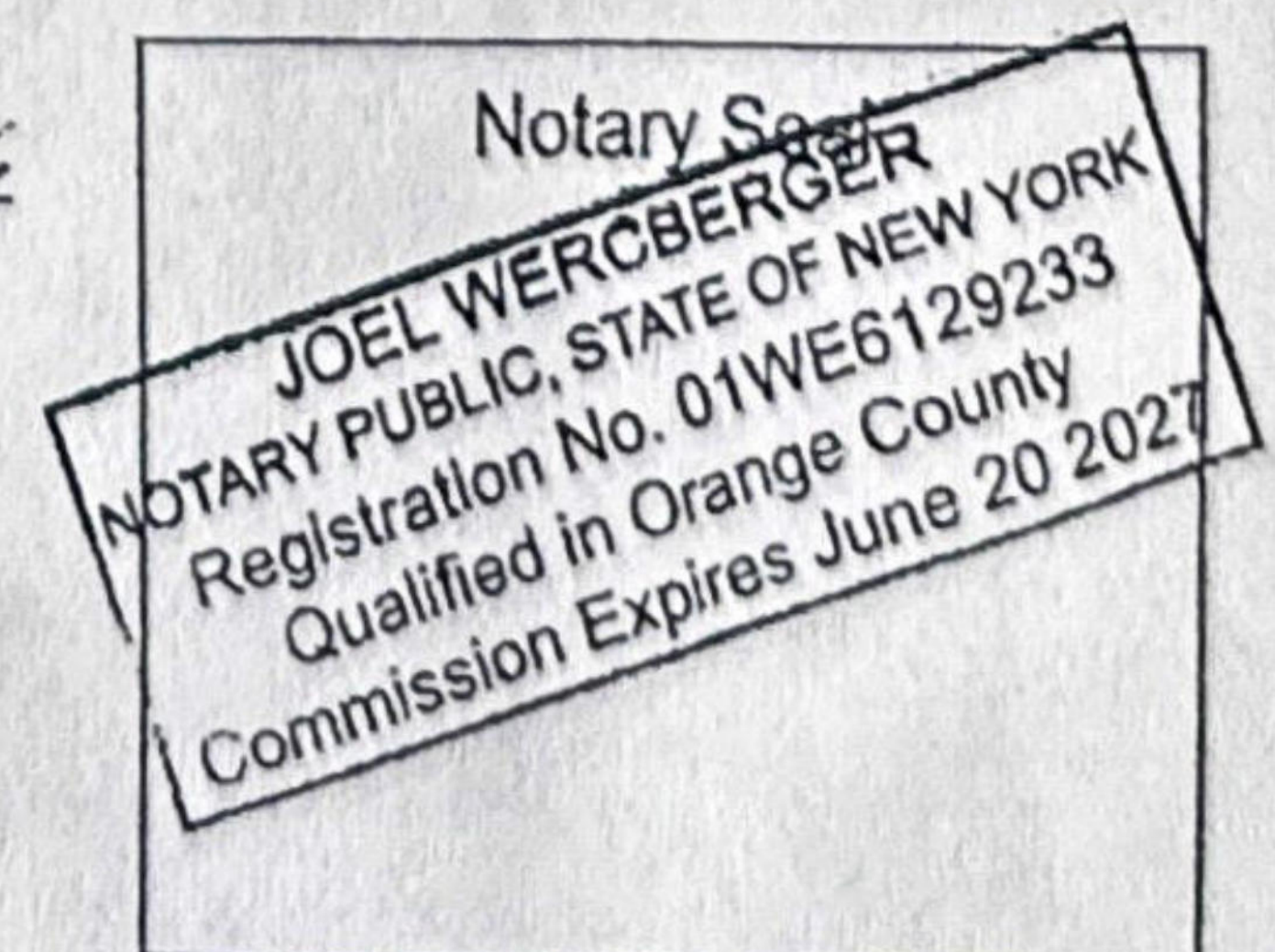
Current Zoning: R-3 with Special Non Conforming Exception Current Use: Assisted LivingRequested action:

- ☐ Variance
☒ Special Exception
☐ Administrative Review
☐ Called Meeting

Request:

Special Exception to permit the use of the property located at 2000 Greenway St., Kingsport, Tennessee, currently zoned R-3 (Low Density Apartment District), as a substance use disorder residential treatment and detoxification facility (rehabilitation center). The property is currently subject to a special non-conforming use designation associated with its prior operation as an assisted living facility. Seeking approval to establish the proposed rehabilitation center as a permitted use under a Special Exception.

By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board of Zoning Appeals.

[Signature]
Signature of Property Owner8/10/2026
DateSigned before me on this 10 day of Aug, 2026a notary public for the State of New YorkCounty of FranklinNotary Signature [Signature]My Commission Expires 6/20/27

Board of Zoning Appeals Criteria and Application Requirements

1. What type of use is proposed, including activities, hours of operation, expected customers, and estimated daily vehicle traffic?

The proposed use is a 29-bed substance use disorder residential and detoxification treatment facility operating 24 hours a day, 7 days a week. The facility will be staffed continuously, including 24/7 onsite nursing and medical staff, with approximately 10 staff members present per shift. Clients served are adults seeking residential substance use treatment and medically supervised detoxification services; individuals who meet medical criteria for inpatient hospital or inpatient psychiatric care are excluded from admission and are not appropriate candidates for this level of care.

There is no routine public or clients-generated traffic through the facility, as clients reside onsite for the duration of treatment. Estimated vehicle traffic consists of approximately three shift changes per day, weekly scheduled deliveries, and occasional as-needed EMS transport for admission or discharge. In total, daily vehicle trips into and out of the property are estimated at approximately 15 over a 24-hour period.

2. Are there safe and accessible streets for the expected traffic, and is adequate parking provided on-site?

Given the low volume of daily vehicle traffic (approximately 15 trips per 24-hour period), the existing street infrastructure serving the property is more than sufficient to accommodate the proposed use safely. On-site parking exceeds what is required for staff and operational needs.

3. Is the proposed use and any new construction compatible with the surrounding neighborhood and building design?

No new construction is proposed. The facility will occupy an existing building previously operated as an assisted living facility, which is currently vacant. Because the building was designed and previously used for a comparable residential care purpose, its structure, scale, and design are already compatible with a residential care use and require no material exterior changes.

4. Will the use create excessive noise, traffic, dust, or other impacts?

No. As noted above, vehicle traffic is minimal and limited to shift changes, weekly deliveries, and occasional EMS transport. There is no construction proposed, and therefore no associated dust or construction-related impacts. Outdoor client activity will be limited to daytime hours in a designated private outdoor space on the property, with no evening outdoor programming that could generate noise affecting neighboring properties.

5. Will fencing, landscaping, or screening be provided to buffer neighboring properties?

Yes. The property currently has existing fencing, trees, and brush that provide a natural buffer between the facility and neighboring residential properties. This landscaping will be well maintained and preserved to continue providing screening and privacy for both the facility and surrounding homes.

6. Could the proposed use negatively affect nearby properties or impact the health, safety, or welfare of the surrounding area?

No. The facility is designed with multiple safeguards to ensure it operates safely and without disruption to the surrounding neighborhood. All admissions undergo thorough clinical screening for appropriateness, and individuals requiring a higher level of care (inpatient hospital or inpatient psychiatric treatment) are excluded. The facility will have onsite security and safety staff, security cameras, and 24/7 nursing and medical coverage. Clients do not have unsupervised access to the driveway leading off the property, no loitering is permitted, and discharges are conducted via vehicle transport rather than on foot. Given these controls, the facility poses no meaningful risk to nearby properties and instead provides a needed community health resource by expanding access to substance use treatment and detoxification services in the area.