

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 6, 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: BZA24-0080 – The owner of property located at 201 E. Stone Drive, Control Map 046B, Group G, Parcel 006.00 requests a 13.75 square foot variance to Sec 114-536(2) for the purpose of exceeding maximum sign size requirements, a 3% variance to Sec 114-536(2) to exceed electronic message board size requirements and a 5.5 foot variance to Sec 114-533(c)2 for the purpose of exceeding height requirements for a new electronic church sign and message board. The property is zoned R-1C, Residential District.

Case: BZA24-0086 – The owner of property located at 1007 Oak Street, Control Map 046O, Group K, Parcel 039.00 requests a 12 foot front yard variance to Sec 114-183(e)(1)c, a five foot side yard variance to Sec 114-183(e)(1)d and a 26 foot rear yard variance to Sec 114-183(e)(1)e for the purpose of installing a new single family modular home. The property is zoned R-1B, Residential District.

Case: BZA24-0091 – The owner of property located at 211 Wrenwood Court, Control Map 106I, Group A, Parcel 001.52 requests a 25 foot deviation from rear yard to Sec 114-133(1) for the purpose of locating a yard barn in the side yard. The property is zoned R-1B, Residential District.

Case: BZA24-0094 – The owner of property located at 2245 Lamont Street, Control Map 046F, Group C, Parcel 018.00 requests a ten foot front yard variance to Sec 114-182(e)(1)c for the purpose of constructing a new single family home. The property is zoned R-1A, Residential District.

Case: BZA24-0099 – The owner of property located at 1487 Rock Springs Road, Control Map 105, Parcel 097.00 requests a 75 square foot variance to Sec 114-553(11)(a). The purpose of the request is to exceed maximum size requirements for an existing freestanding sign. The property is zoned M-1, Light Manufacturing District.

Case: BZA24-0102 – The owner of property located at 1800 East Stone Drive, Control Map 047I, Group A, Parcel 018.00 requests approval to Sec 114-533(8)a to permit one additional freestanding sign and a 20 foot variance to Sec 114-533(8)(a)4 to exceed maximum freestanding sign height requirements. The purpose of the request is to replace an existing, non-conforming freestanding 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: 5/27/2024