

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

December 4, 2025 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Calvin Clifton

Bill Sumner

Joe White

Wes Combs

Josh Taylor

Members Absent:

Hoyt Denton

Staff Present:

Lori Pyatte

Ken Weems

Jessica McMurray

Visitors:

Chris Alley

Michael Bare

Chairman Bill Sumner called the meeting to order at 12:03pm.

Chairman Bill Sumner explained the meeting procedures.

Ms. Lori Pyatte conducted the swearing in ceremony for those wishing to speak during the regular meeting. All visitors were sworn in.

Public Hearing:

Case: BZA25-0286– The owner of property located at 226 Bancroft Chapel, Control Map 032, Parcel 149.00 requests a 3-foot side yard setback variance from Section 114-184(e)(1)d for each lot within the proposed Bare Bancroft Chapel Subdivision. The property is zoned R-1C, Residential District.

Mr. Chris Alley presented the case to the Board, identifying himself as the owner's representative. He explained that the parcel has unique constraints due to deep stormwater pipes installed by a previous owner, which run diagonally across the property and create several unbuildable areas. Because the applicant inherited these conditions, applying the standard Side Yard requirement would significantly reduce the number of developable lots and require smaller homes than originally intended. Mr. Alley stated that reducing the Side Yard to 5 feet would allow the project to maintain the planned home sizes, meet the minimum lot count required under the City's developer agreement, and avoid the need to relocate the storm pipes.

The Board asked about the implications for future homeowners whose lots may contain these storm pipes. Mr. Alley explained that maintenance or repair of the pipes would be the responsibility of the individual property owner and noted that the pipes are approximately 25 feet deep. Board members also expressed concern about homes being as close as 10 feet apart. Staff clarified that other zoning districts permit even smaller setbacks, and that the builder would be required to meet all applicable

building codes for structure separation. The Board agreed that the central issue before them was the request for the 3-foot side yard variance and that the hardship in this case is created by the stormwater pipes crossing the property.

Chairman Sumner, seeing no one wishing to speak further on the item, closed the public hearing.

BUSINESS:

Staff stated for record, the next application deadline is December 15, 2025 at noon, and meeting date Thursday, January 8, 2025 at noon.

The board reviewed the November 4, 2025 regular meeting minutes.

MOTION: made by Vice-Chairman Clifton, seconded by Mr. Joe White to approve the Kingsport Board of Zoning Appeals minutes for November 4, 2025.

VOTE: 5-0 to approve the minutes.

Adjudication of Cases:

Case: BZA25-0286– The owner of property located at 226 Bancroft Chapel, Control Map 032, Parcel 149.00 requests a 3-foot side yard setback variance from Section 114-184(e)(1)d for each lot within the proposed Bare Bancroft Chapel Subdivision. The property is zoned R-1C, Residential District.

The Board agreed that the hardship stemmed from the stormwater pipes crossing the property, which limit the owner's full use of the site. They also noted that the current owner did not create this condition but inherited it from the previous owner.

MOTION: Made by Mr. Wes Combs and seconded by Mr. Joe White to approve the request as presented.

VOTE: 5-0 to approve the request.

Public Comment:

With no further business the meeting was adjourned at 12:56pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator