

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, February 5, 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: BZA26-0005– The owner of property located at 1370 Dewey Avenue, Control Map 061L, Group F, Parcel 013.00** requests a 20.17-foot deviation from rear yard to Sec 114-133(1) for the purpose of locating an existing garage in the side yard. The property is zoned R-1B, Residential District.

**Case: BZA26-0009– The owner of property located at 1225 E. Stone Drive, Control Map 046L, Group A, Parcel 003.00** requests a 66.1-foot deviation from the rear-yard requirement of Sec. 114-133(1) to allow placement of a dumpster enclosure in the front yard, along with a 17.3-foot rear-yard variance and a 5-foot reduction to the required landscape buffer. These requests are to accommodate construction of a new Murphy Oil Fuel Center. The property is zoned B-3, Highway-Oriented Business District.

**Case: BZA26-0011– The owner of property located at 1476 Cooks Valley Road, Control Map 062, Parcel 03.00 and 03.50** requests a 10-foot front yard setback variance from Section 114-183(e)(1)c for Lots 18–24 on the western side of the proposed Cooks Valley Subdivision and Lots 11–24 on the eastern side of the proposed Cooks Valley Subdivision. 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, these may be requested by calling (423) 229-9485 or by emailing [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: 1/26/2026