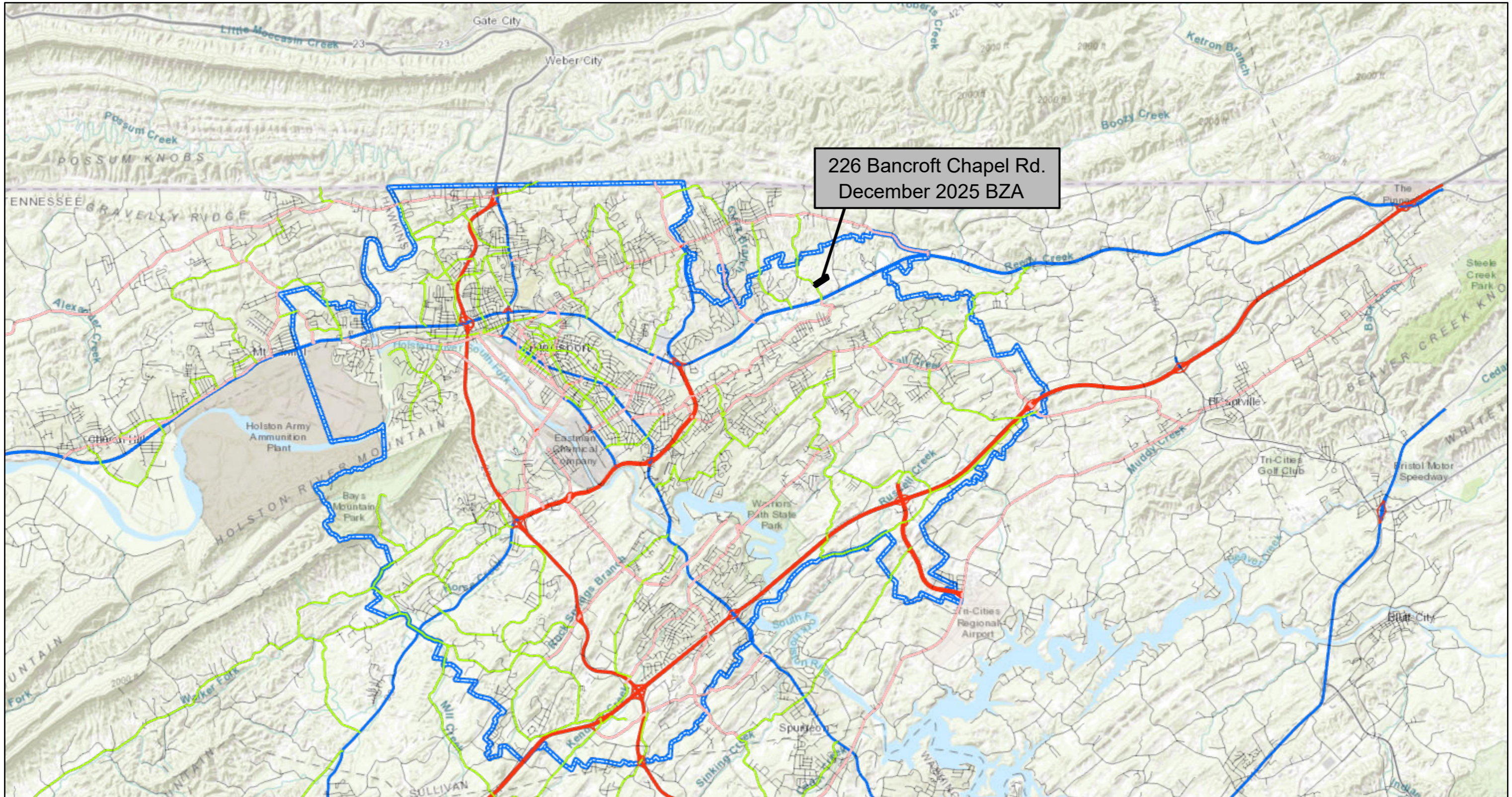


ArcGIS Web Map

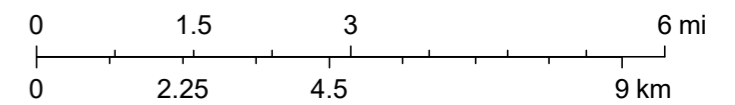


226 Bancroft Chapel Rd.
December 2025 BZA

11/18/2025, 9:36:59 AM

1:144,448

- | | | |
|-----------------------|------------------|----------------|
| Urban Growth Boundary | Major Arterial | Local Street |
| Streets | Minor Arterial | Private Street |
| Interstate | Collector Street | Ramp |
| Expressway | | |



Tennessee STS GIS, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

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, December 4, 2025 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:

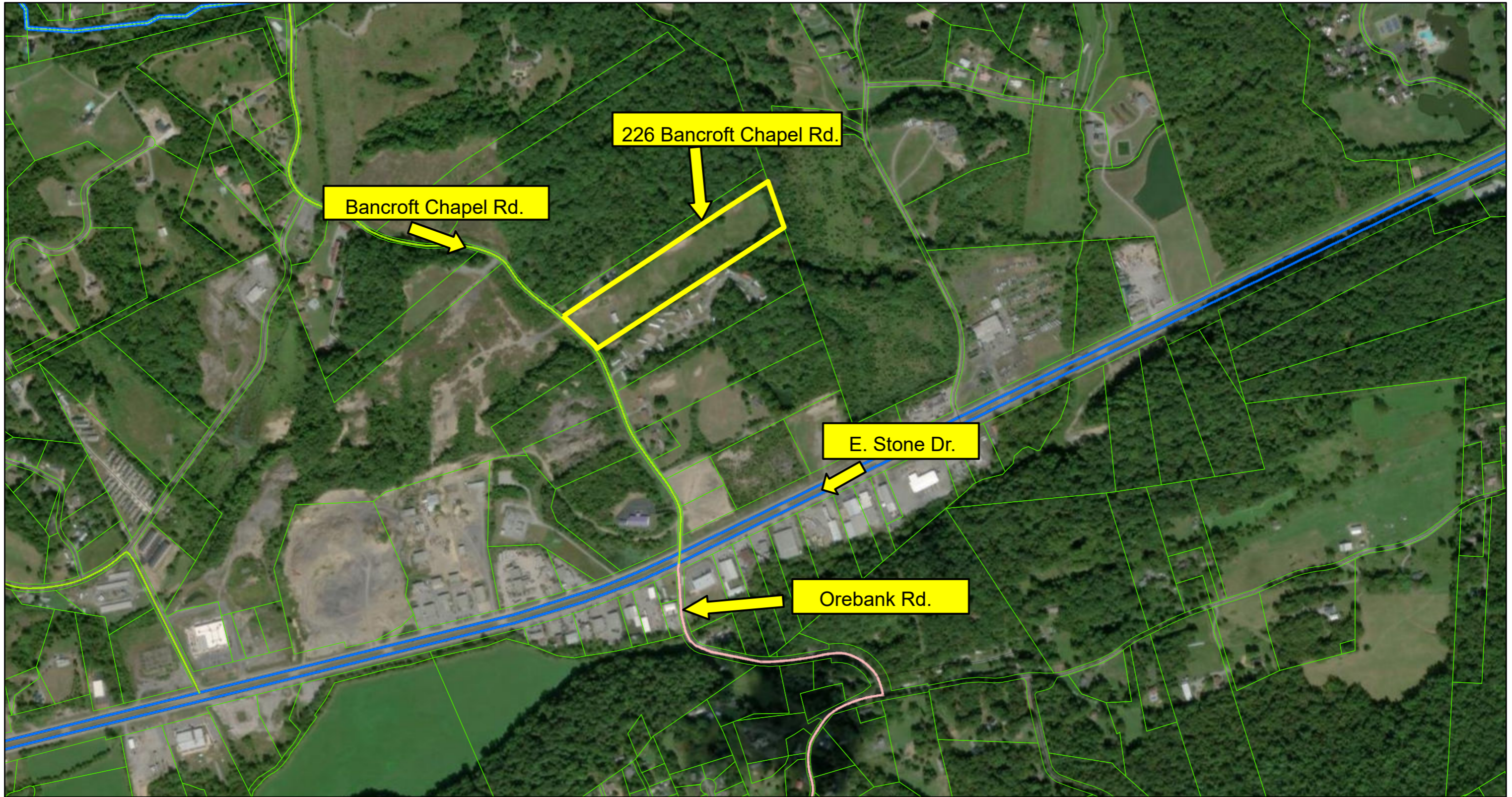
Case: BZA25-0286– The owner of property located at 226 Bancroft Chapel, Control Map 032, Parcel 149.00 requests a 3-foot side yard setback variance from Section 114-184(e)(1)d for each lot within the proposed Bare Bancroft Chapel Subdivision. The property is zoned R-1C, Residential District.

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: 11/24/2025

ArcGIS Web Map

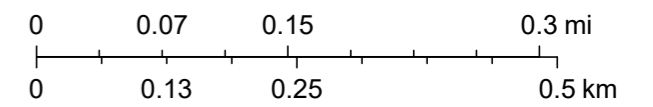


11/18/2025, 9:33:31 AM

Sullivan County Parcels Jan 2023 Streets

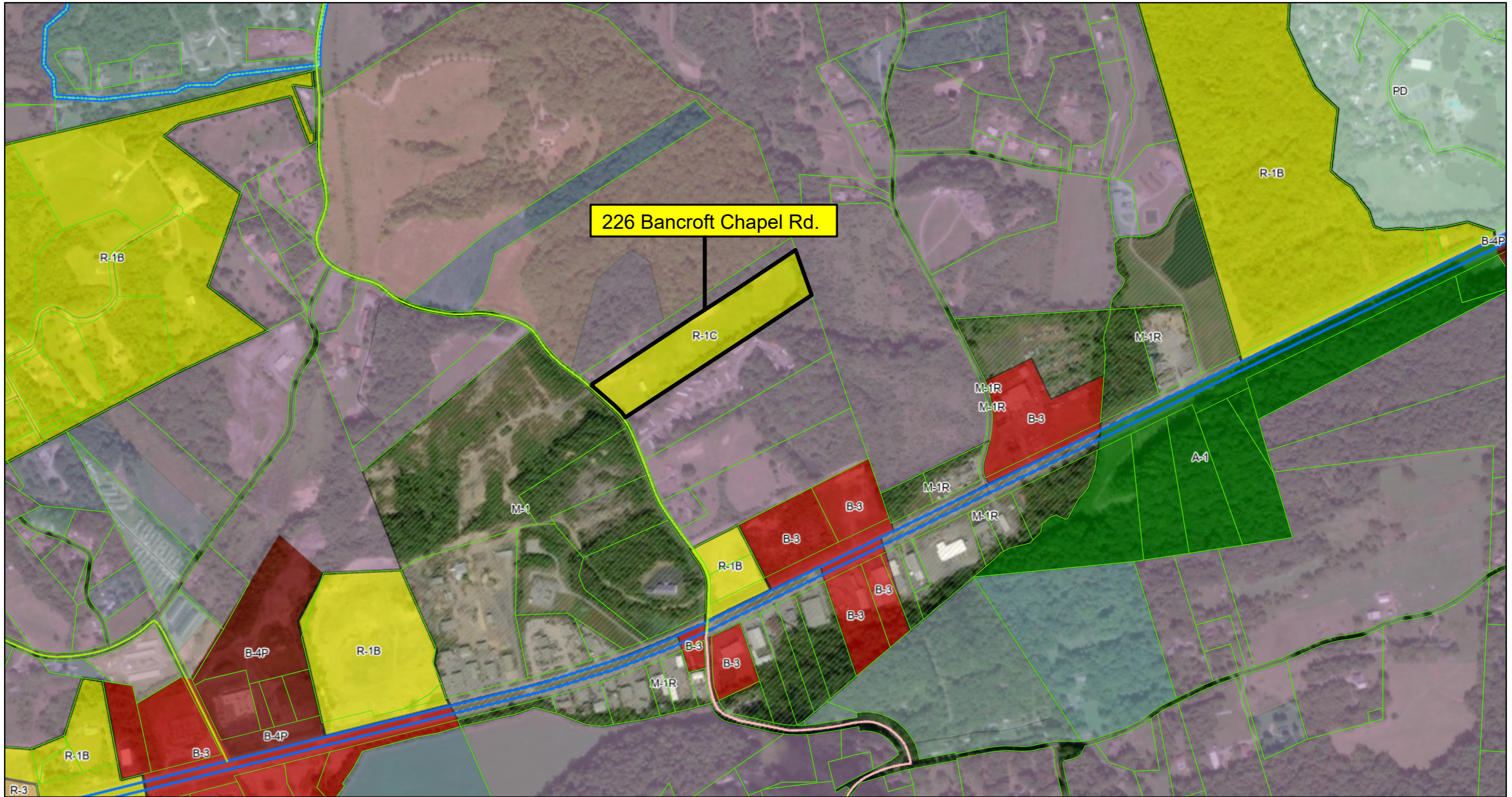
- | | | |
|--|--|--|
|  Parcels |  Major Arterial |  Collector Street |
|  Urban Growth Boundary |  Minor Arterial |  Local Street |
| | |  Private Street |

1:9,028



NC CGIA, Vantor

ArcGIS Web Map



11/18/2025, 9:28:14 AM

Sullivan County Parcels Jan 2023

Parcels

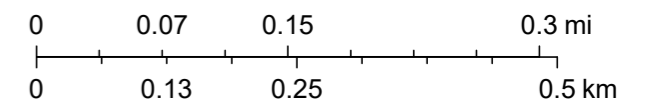
Sull Co Zoning

- A-1
- A-2
- B-3

- | | | | |
|-----|-------------|------|-----------------------|
| M-1 | R-3A | B-4P | R-1C |
| PUD | Split | M-1 | R-3 |
| R-1 | City Zoning | M-1R | Urban Growth Boundary |
| R-2 | A-1 | PD | Streets |
| R-3 | B-3 | R-1B | Major Arterial |

- Minor Arterial
- Collector Street
- Local Street
- Private Street

1:9,028



NC CGIA, Vantor



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: November 17, 2025

RE: 226 Bancroft Chapel Road

The Board is asked to consider the following request:

Case: BZA25-0286– The owner of property located at 226 Bancroft Chapel Road, 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.

Code reference:

Sec. 114-184. - R-1C, Residential District

(e)Dimensional requirements. The minimum and maximum dimensional requirements for the R-1C district are as follows:

(1) Minimum requirements.

- a. Lot area, 5,000 square feet.*
- b. Lot frontage, 50 feet.*
- c. Front yard, 25 feet.*
- d. Each side yard, eight feet.*
- e. Rear yard, 25 feet.*
- f. Usable open space, not applicable.*

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	BARE	First	MICHAEL	M.I.	Date	11/13/2025
Street Address	P.O. Box 3821			Apartment/Unit #		
City	KINGSPORT	State	TN	ZIP	37664	
Phone	[REDACTED]			E-mail Address	[REDACTED]	

PROPERTY INFORMATION:

Tax Map Information	Tax map:	32	Group:	Parcel:	149.02:	
Street Address	226 BANCROFT CHAPEL ROAD				Apartment/Unit #	
Current Zone	R-1C	Proposed Zone				
Current Use	VACANT	Proposed Use	SINGLE-FAMILY RESIDENTIAL			

REPRESENTATIVE INFORMATION:

Last Name	AUEY	First	CHRIS	M.I.	Date	11/13/2025
Street Address	P.O. Box 4373			Apartment/Unit #		
City	JOHNSON CITY	State	TN	ZIP	37602	
Phone	[REDACTED]			E-mail Address	[REDACTED]	

REQUESTED ACTION:

REQUEST THAT THE SIDE YARD BE REDUCED FROM 8' TO 5' FOR ALL PROPOSED LOTS.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: [Handwritten Signature]

Date: 11-24-2025

Signed before me on this 24 day of November, 2025
 a notary public for the State of TN.
 County of Sullivan County

Notary Kelsey Webster
 My Commission Expires May 2nd, 2027





November 13, 2025

City of Kingsport Board of Zoning Appeals

**RE: Bare Bancroft Chapel Subdivision
226 Bancroft Chapel Road
Variance Request: Side Yard Reduction to 5'**

Dear Members of the Board of Zoning Appeals,

We are requesting your consideration of granting a variance for the subject property that would allow the Side Yards for each lot within the proposed development be reduced from 8' (as required in an R-1C Residential District) to **5' in width**.

Below is a detailed response to the four main criteria that the Board follows for granting variances:

Specific Conditions Which are Unique to This Parcel:

A previous owner of the property graded the site and installed storm pipes at three locations to allow off-site drainage to pass through the parcel. These pipes were constructed along the original natural flow paths, which are diagonal across the property. Additionally, the previous grading activity placed fill over these pipes to where they are approximately 20'-25' deep.

Since new structures cannot be built over these pipes, these areas are unbuildable unless the pipes are relocated. Due to the significant depths of the culverts, constructing new pipes to locations would be outside of any possible buildings is not feasible.

Additionally, the Applicant has been working with the City on an agreement in which the City will extend sanitary sewer service to the property based on the Applicant committing to a minimum of 40 new connections to the City's sewer system.

Manner in Which Strict Application of the Zoning Ordinance Would Deprive Reasonable Use of the Land:

Since lots have to be located where buildings would not be over the existing storm pipes, the number of lots that can be developed on the property is restricted in several areas to the distance between the existing pipes. A Side Yard width of 8' for each lot restricts the available space between these culverts even more, resulting in less lots than what is shown on the current Concept Plan. Additionally, the wider Side Yard requirement would require the Applicant to construct smaller homes than initially intended.

The Unique Conditions & Circumstances That Are Not Actions Taken by the Applicant:

The storm pipes were constructed prior to the Applicant purchasing the property.

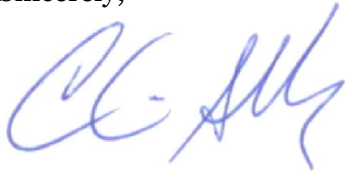
Reasons That the Variance Will Preserve, Not Harm, the Public Safety & Welfare and Will Not Alter the Essential Character of the Neighborhood:

By granting a Variance to reduce the Side Yard width to 5', the Applicant would be able to construct the size of homes intended and still meet minimum number of lots needed per the agreement with the City without the need to relocate the existing storm pipes.

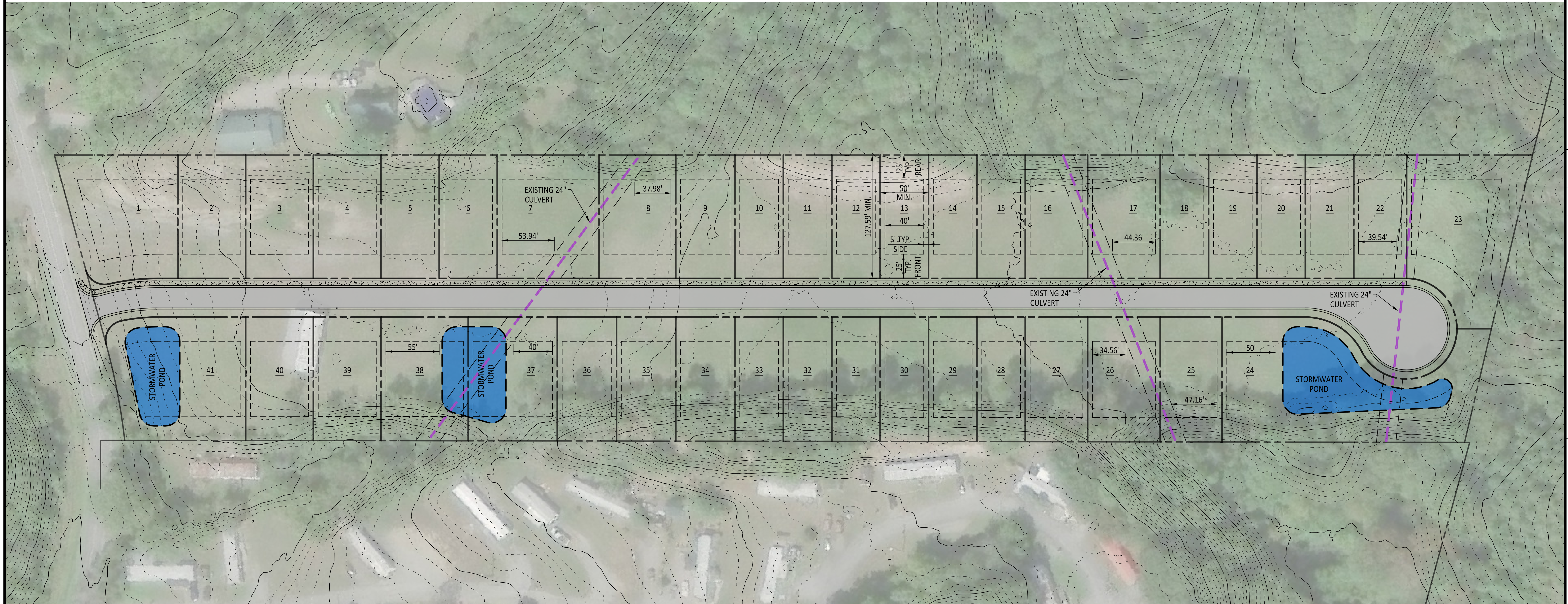
New easements are being proposed along the existing storm pipes and stormwater basins are being proposed over top of these pipes, which will create open space that is similar to what is found in many Planned Development (PD) Districts.

Please feel free to contact me at [REDACTED] or via email at [REDACTED] if you have any questions or need any additional information.

Sincerely,



Chris Alley, P.E.
Project Manager

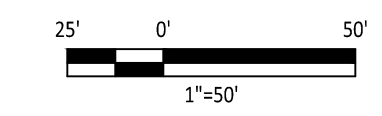


NO.	REVISIONS	BY	DATE

CONCEPT PLAN: VARIANCE REQUEST FOR REDUCED SIDE YARD
BARE BANCROFT CHAPEL SUBDIVISION
226 BANCROFT CHAPEL ROAD
KINGSPORT, TENNESSEE

DATE: 11/10/2025

SITE NOTES	
1. ZONE:	R-1C RESIDENTIAL DISTRICT
2. PROPERTY INFORMATION:	TAX MAP 32, PARCEL 149.00
3. PROPERTY AREA:	9.87 AC
4. EXISTING USE:	OPEN SPACE
5. PROPOSED USE:	SINGLE-FAMILY LOTS
6. UNITS PROPOSED:	41
7. LOT AREA:	MINIMUM ALLOWED: 5,000 SF MINIMUM PROPOSED: 6,379 SF
8. LOT FRONTAGE:	MINIMUM ALLOWED: 50' MINIMUM PROPOSED: 50'
9. SETBACKS:	FRONT YARD: 25' SIDE YARD: 5' (REQUESTED VARIANCE) REAR YARD: 25'
10. LOT COVERAGE:	40% MAXIMUM
11.	THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP #47163C0055D DATED SEPTEMBER 29, 2006.



PROFESSIONAL SERVICES NOTES
1. DTWOOD ENGINEERING, INC. ONLY PROVIDES PROFESSIONAL ENGINEERING SERVICES AND DOES NOT PROVIDE SURVEYING SERVICES INCLUDING BOUNDARY SURVEYS OR PLATS.
2. ANY BOUNDARY SURVEY SHOWN ON THIS PLAN WITH PROPERTY LINES AND METES AND BOUNDS DESCRIPTION IS BY OTHERS AND WE TAKE NO RESPONSIBILITY FOR ITS ACCURACY.
3. ANY TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY A LICENSED SURVEYOR AND/OR AVAILABLE PUBLIC DATA.