

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

November 6, 2025 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Calvin Clifton
Bill Sumner
Joe White
Hoyt Denton
Wes Combs

Members Absent:

Josh Taylor

Staff Present:

Lori Pyatte
Ken Weems
Jessica McMurray

Visitors:

Donnie Horne Betsy Parker
John Horne Clinton Roberts
Tom Parker

Chairman Bill Sumner called the meeting to order at 12:02pm.

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: BZA25-0261– The owner of property located at 4512 Preston Drive, Control Map 047N, Group D, Parcel 03.00 requests a 114-foot deviation from rear yard to Sec 114-133(1) for the purpose of constructing a storage building in the side yard. The property is zoned R-1A, Residential District.

Mr. Tom Parker, the property owner, presented his request to the Board. He explained that he would like to add an additional 10x12 storage shed in the front side yard to store lawn equipment and tools. Mr. Parker noted that he and his wife recently expanded their driveway and wish to place the new shed nearby for easier access. He further explained that while they currently have a storage building in the rear yard, accessing it is difficult due to the rocky terrain, and adding another structure in that area would also be challenging for the same reason. The proposed shed will match both the existing structure and the home in appearance. When asked if any calls had been received regarding the request, staff reported that only inquiries of curiosity had been made, with no concerns expressed.

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

Case: BZA25-0265– The owner of property located at 435 E. Main Street, Control Map 046P, Group F, Parcel 03.01 requests a 5-foot front setback variance from Section 114-194(e)(2)a to allow for the

construction of a 32-unit apartment building and two one-story commercial spaces. The property is zoned B-2, Central Business District.

Mr. Clinton Roberts presented the case to the Board on behalf of the property owner. He explained that his client plans to construct a new 32-unit apartment building with two commercial spaces. Mr. Roberts stated that the request before the Board is a 5-foot front yard setback variance, needed to accommodate utilities that must be located within that area.

He further explained that the first-floor elevation must be raised 21 inches above the sidewalk to ensure proper flow for sanitary and other sewer components. This elevation change would require the main entry to be recessed—similar to the Kingsport Grocery building next door—resulting in an entrance accessed by steps and set back into a cavity. Shifting the building 5 feet off the property line would allow the entry to maintain a stronger street presence rather than being recessed.

Mr. Roberts noted that the 5-foot strip would be landscaped and all other B-2 requirements would be met. The Board clarified that the setback variance request is to shift the building 5 feet back from the property line.

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

Case BZA25-0266– The owner of property located at 381 Snapps Ferry Road, Control Map 119, Parcel 114.10 requests a 381-square-foot variance to Section 114-133(2) in order to exceed the maximum allowable square footage for an accessory structure to allow for the expansion of a detached garage and a new storage building. The property is zoned A-1, Agricultural District.

Mr. Donnie Horne introduced himself as the property owner and explained that he intends to construct two new accessory structures—one as a garage extension to store vintage cars and another for tools and equipment storage. Mr. Horne noted that he has been actively working to clean up junk vehicles from his property and that the additional garage space will assist in that effort.

When asked whether he still operates a salvage yard, Mr. Horne stated that he does not, but he continues to tow vehicles. Staff clarified that when the property was annexed in 2012, the towing and salvage operation was a permitted use under county regulations, and therefore is considered a legal nonconforming use within the city.

The Board also inquired whether the proposed structures would be lean-tos or fully enclosed buildings. Mr. Horne confirmed that both structures will be fully enclosed and finished with siding.

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

BUSINESS:

Staff informed the Board that the January 2026 BZA meeting date falls on a holiday. The Board agreed to reschedule the meeting to January 8, 2026.

Staff stated for record, the next application deadline is November 15, 2025 at noon, and meeting date Thursday, December 2, 2025 at noon.

The board reviewed the October 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 October 4, 2025.

VOTE: 5-0 to approve the minutes.

Adjudication of Cases:

Case: BZA25-0261– The owner of property located at 4512 Preston Drive, Control Map 047N, Group D, Parcel 03.00 requests a 114-foot deviation from rear yard to Sec 114-133(1) for the purpose of constructing a storage building in the side yard. The property is zoned R-1A, Residential District.

The Board noted that the primary hardship stems from the rocky topography located in the rear yard of the property.

MOTION: Made by Mr. Joe White and seconded by Vice Chairman Calvin Clifton to approve the request as presented.

VOTE: 5-0 to approve the request.

Case: BZA25-0265– The owner of property located at 435 E. Main Street, Control Map 046P, Group F, Parcel 03.01 requests a 5-foot front setback variance from Section 114-194(e)(2)a to allow for the construction of a 32-unit apartment building and two one-story commercial spaces. The property is zoned B-2, Central Business District.

The Board noted that the hardship in this case is due to the location of existing utilities, which prevents the building from being positioned along the front property line.

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

VOTE: 5-0 to approve the request.

Case BZA25-0266– The owner of property located at 381 Snapps Ferry Road, Control Map 119, Parcel 114.10 requests a 381-square-foot variance to Section 114-133(2) in order to exceed the maximum allowable square footage for an accessory structure to allow for the expansion of a detached garage and a new storage building. The property is zoned A-1, Agricultural District.

The Board noted that the parcel is large and that the additional accessory structure space would greatly assist in organizing and improving the overall appearance of the property.

MOTION: Made by Mr. Hoyt Denton 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 12:26pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator