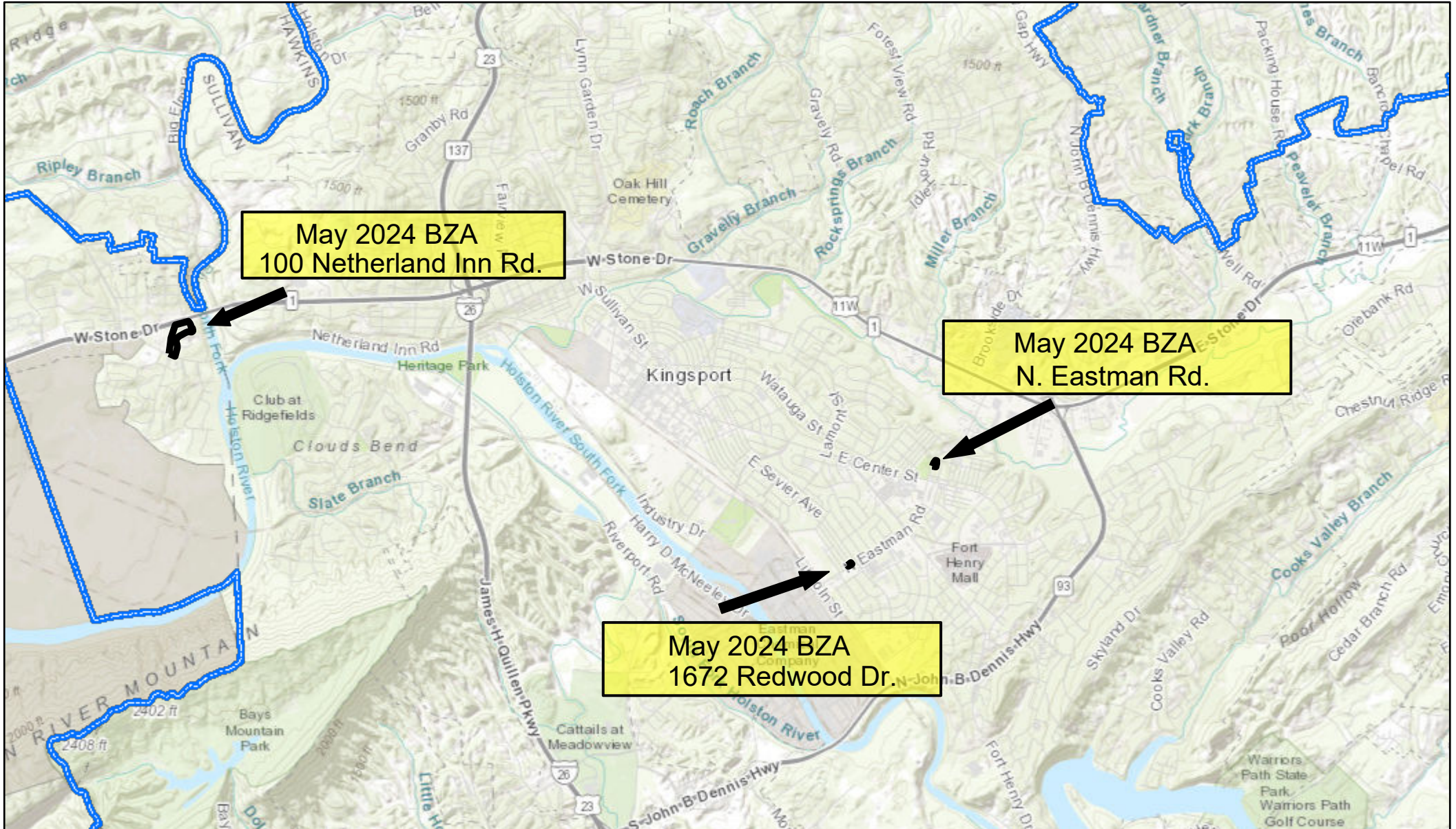


# ArcGIS Web Map



4/23/2024, 11:01:32 AM

 Urban Growth Boundary

1:72,224

0 0.5 1 2 mi

0 0.75 1.5 3 km

Tennessee STS GIS, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, METI/  
NASA, NGA, EPA, USDA

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, May 2, 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: BZA24-0065 – The owner of property located at 1672 Redwood Drive, Control Map 061F, Group D, Parcel 037.00** requests special exception to Sec 114-183(c) for the purpose of starting an in-home childcare facility. The property is zoned R-1B, Residential District.

**Case: BZA24-0067 – The owner of property located at 100 Netherland Inn Road, Control Map 022, Parcel 077.00** requests an 81 square foot variance to Sec 114-533(3)a for the purpose of exceeding maximum size requirements for signage for an existing nursing home facility. The property is zoned R-3, Low Density Apartment District.

**Case: BZA24-0068 – The owner of property located at TBD N. Eastman Road, Control Map 061D, Group E, Parcel 023.10** requests special exception to Sec 114-191(c)4 for the purpose of constructing a new cell tower. The property is zoned P-1, Professional Offices 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: 4/22/2024



# ArcGIS Web Map

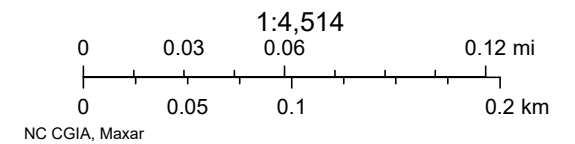


4/23/2024, 9:29:38 AM

Sullivan County Parcels Jan 2023

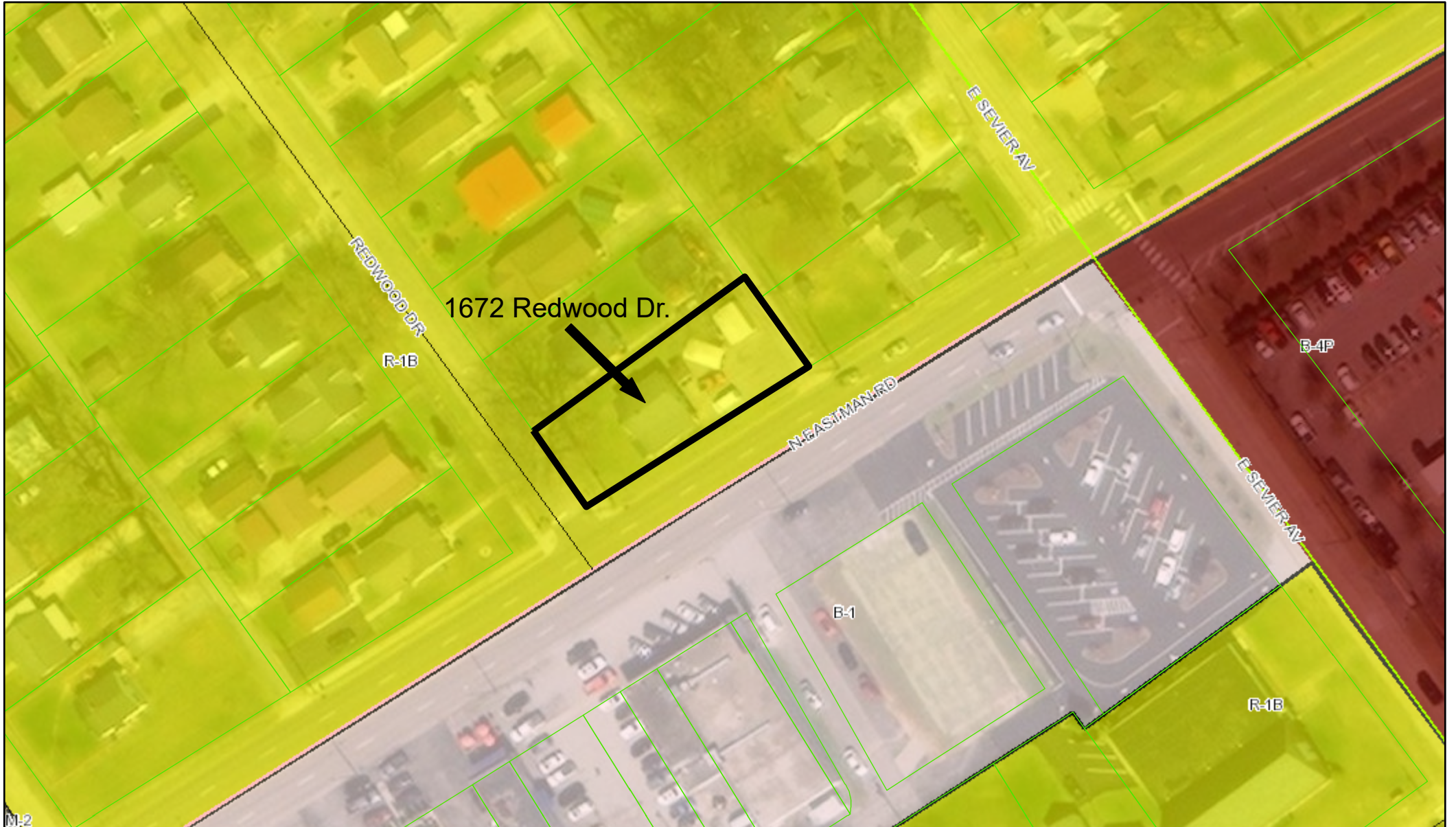
 Parcels

 Urban Growth Boundary





# ArcGIS Web Map



4/23/2024, 9:19:20 AM

Sullivan County Parcels Jan 2023

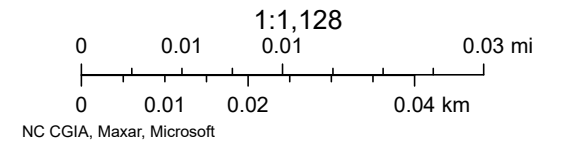
Parcels

City Zoning

<Null>

TAC

R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD/*	PUD
A-1	B-2	B-4P	M-1	P-1	PD	PVD





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: April 23, 2024

RE: 1672 Redwood Drive

The Board is asked to consider the following request:

**Case: BZA24-0065 – The owner of property located at 1672 Redwood Drive, Control Map 061F, Group D, Parcel 037.00** requests special exception to Sec 114-183(c) for the purpose of starting an in-home childcare facility. The property is zoned R-1B, Residential District.

*Code reference:*

**Sec. 114-183. - R-1B, Residential District.**

*(c)Special exceptions. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-1B district the same as for R-1A districts.*

**Sec. 114-182. - R-1A, Residential District.**

*(c)Special exceptions. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-1A district as follows:*

- (1)Cemeteries and other burial grounds.*
- (2)Day care nurseries.*
- (3)Country clubs and golf courses.*
- (4)Churches and other places of worship.*
- (5)Schools and colleges for academic instruction.*
- (6)On-site subdivision sales offices while sales are underway.*

BZA24-0065

**APPLICATION**  
Board of Zoning Appeals



**APPLICANT INFORMATION:**

Last Name Franklin	First Lily	M.I. T	Date 4/10/24
Street Address 1672 Redwood Dr.		Apartment/Unit #	
City Kingsport	State TN	ZIP 37664	
Phone 423-579-7314	E-mail Address lilyfranklin2001@gmail.com		

**PROPERTY INFORMATION:**

Tax Map Information	Tax map: 061F Group: D	Parcel: 37	Lot:
Street Address 1672 Redwood Dr.			Apartment/Unit #
Current Zone R-1B	Proposed Zone NO Change		
Current Use Single Family	Proposed Use Child Daycare Special exception		

**REPRESENTATIVE INFORMATION:**

Last Name Franklin	First Lily	M.I. T	Date 4/10/24
Street Address 1672 Redwood Dr			Apartment/Unit #
City Kingsport	State TN	ZIP 37664	
Phone 423-579-7314	E-mail Address		

**REQUESTED ACTION:**

In home Childcare Center Special exception

**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: Lily Franklin

Date: 4/12/24

Signed before me on this 12th day of April, 2024

a notary public for the State of Tennessee

County of Sullivan

Notary [Signature]

My Commission Expires 11-21-2025



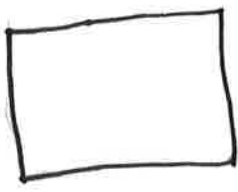
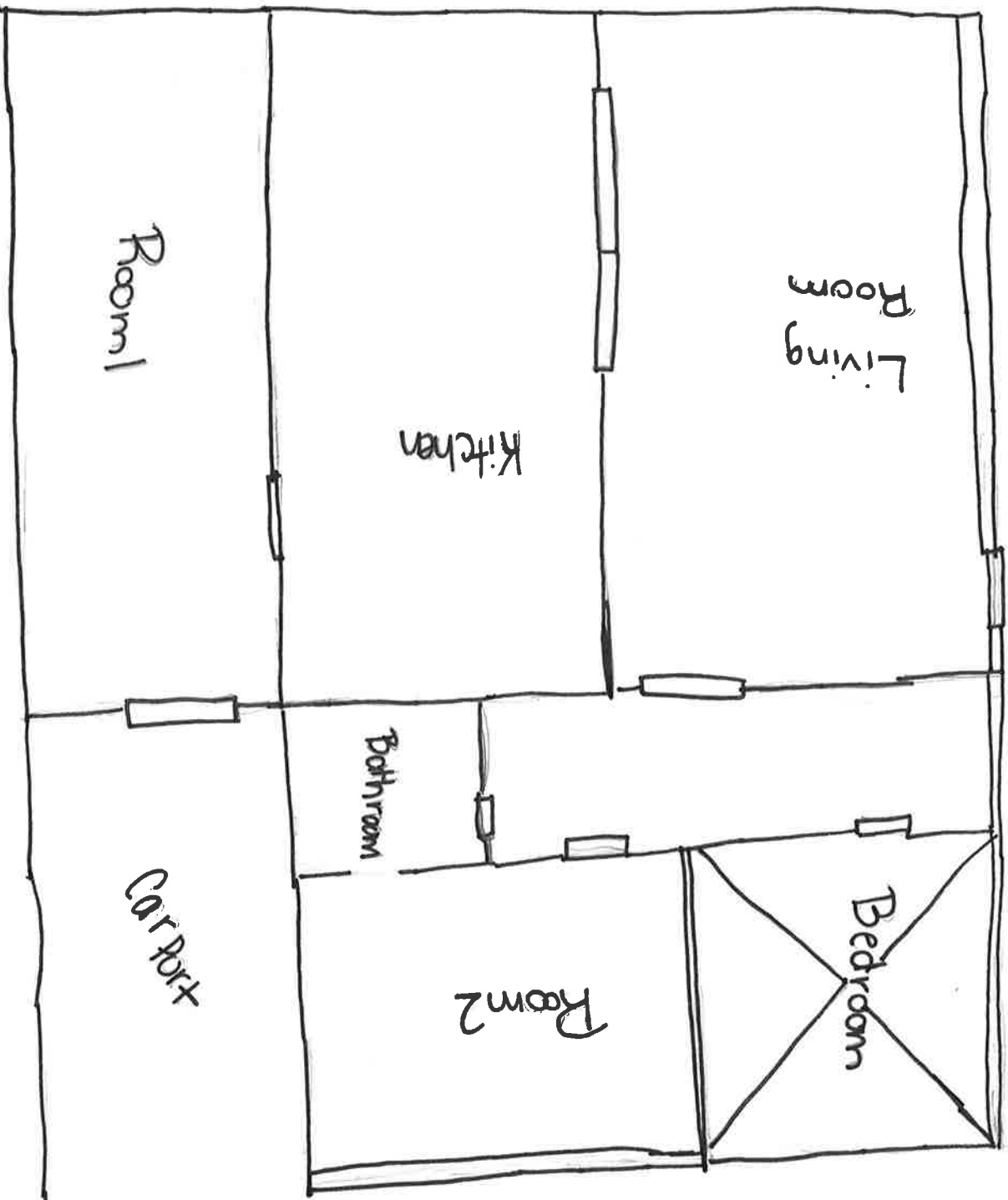












parking

Drive  
Entrance

East main road