

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, April 3, 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: BZA25-0051– The owner of property located at 2016 Netherland Inn Road, Control Map 045K, Group C, Parcel 030.00** requests a 41-foot maximum front yard variance to Sec. 114-189(5). The variance is to accommodate the construction of a new eight-unit townhome development. The property is zoned PVD, Planned Village District.

**Case: BZA25-0054– The owner of property located at 354 Shadowtown Road, Control Map 064, Parcel 0138.00** requests reinstatement of a nonconforming use for a free-standing sign pursuant to Sec. 114-8(1). The property is zoned B-3, Highway Oriented Business District.

**Case: BZA25-0055 – The owner of property located at 1432 Brightbridge Drive, Control Map 046K, Group H, Parcel 024.00** requests a 2-foot building separation variance from Sec. 114-133(2). The variance is sought to allow placement of an accessory structure behind an existing accessory structure. The property is zoned R-1A, Residential District.

**Case: BZA25-0058 - The owner of property located at 401 Commerce Street, Control Map 046L, Group E, Parcel 033.00** requests a zoning interpretation of Sections 114-194(a)(1) and 114-194(d)(3) for the B-2 Central Business District. Specifically, the applicant seeks clarification on whether golf cart sales are considered an approved principal use within the B-2 zone.

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: 3/24/2025