

KINGSPORT BOARD OF ZONING APPEALS AGENDA  
REGULAR MEETING: January 7, 2021  
Council Room, City Hall

CALL TO ORDER – 12:00 P.M. NOON

INTRODUCTION / MEETING PROCEDURES

**PUBLIC HEARING:**

**Case: 20-701-00023 – Property located at 516 Beechwood Drive, Control Map 0920, Group A, Parcel 007.00** requests a 13.68 foot rear yard variance to Sec 114-183(e)1(e) for the purpose of constructing a home addition. The property is zoned R-1B, Residential District.

***INTERESTED PARTIES:***

Owner: April Herndon  
516 Beechwood Drive  
Kingsport, TN 37663  
423.213.0783

Representative: April Herndon

**BUSINESS:**

**Approval of the December 3, 2020 regular meeting minutes.**

**Stating for public record, the next application deadline is January 15, 2021 at noon, and meeting date (Thursday, February 4, 2021).**

**ADJUDICATION OF CASES:**

**ADJOURNMENT:**

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, January 7, 2021 will be conducted beginning at NOON in the Kingsport City Hall Council Room, 225 W. Center Street, Kingsport, Tennessee.

Public Hearing: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following case:

**Case: 20-701-00023 – Property located at 516 Beechwood Drive, Control Map 092O, Group A, Parcel 007.00** requests a 13.68 foot rear yard variance to Sec 114-183(e)1(e) for the purpose of constructing a home addition. 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: 12/28/2020

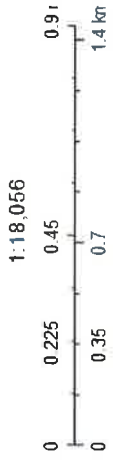
# ArcGIS Web Map



JAN 2021 BZA

17/2020, 9:49:19 AM

- Iiven County Parcels
- Lake\_Pond
- Parcel\_Conflict
- Parcels
- Railroad\_ROW
- River
- Street\_ROW
- Hawkins County Parcels
- Lake\_Pond
- Parcel\_Conflict
- Parcels
- Railroad\_ROW
- River
- Street\_ROW
- Urban Growth Boundary





TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Planning Manager

DATE: December 17, 2020

RE: 516 Beechwood Drive

The Board is asked to consider the following request:

**Case: 20-701-00023 – Property located at 516 Beechwood Drive, Control Map 0920, Group A, Parcel 007.00** requests a 13.68 foot rear yard variance to Sec 114-183(e)1(e) for the purpose of constructing a home addition. The property is zoned R-1B, Residential District.

This case includes an element of ADA consideration as evidenced in the letter that accompanies the application.



# ArcGIS Web Map



17/2020, 9:48:02 AM

Kpt 911 Address

Ivan County Parcels

Lake\_Pond

Parcel\_Conflict

Parcels

Railroad\_ROW

River

Street\_ROW

Hawkins County Parcels

Lake\_Pond

Parcel\_Conflict

City Zoning

Railroad\_ROW

River

Street\_ROW

Urban Growth Boundary

City Zoning

<Null>

TA-C

R-5

GC

B-2E

A-1

A-2

AR

B-1

B-2

B-3

B-3

B-4

B-4P

B-4P

EC

GC

M-1

M-1R

M-2

MX

P-1

P-D

PBD-3

PBD/\*

PD

PMD-1

PMD-2

PUD

PVD

R-1

R-1A

R-1B

R-1C

R-2

R-3

R-3A

R-3B

R-4

Split

TA

TA-C

UAE

0 0.0125 0.025 0.05 mi

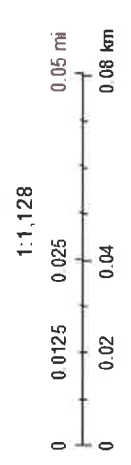
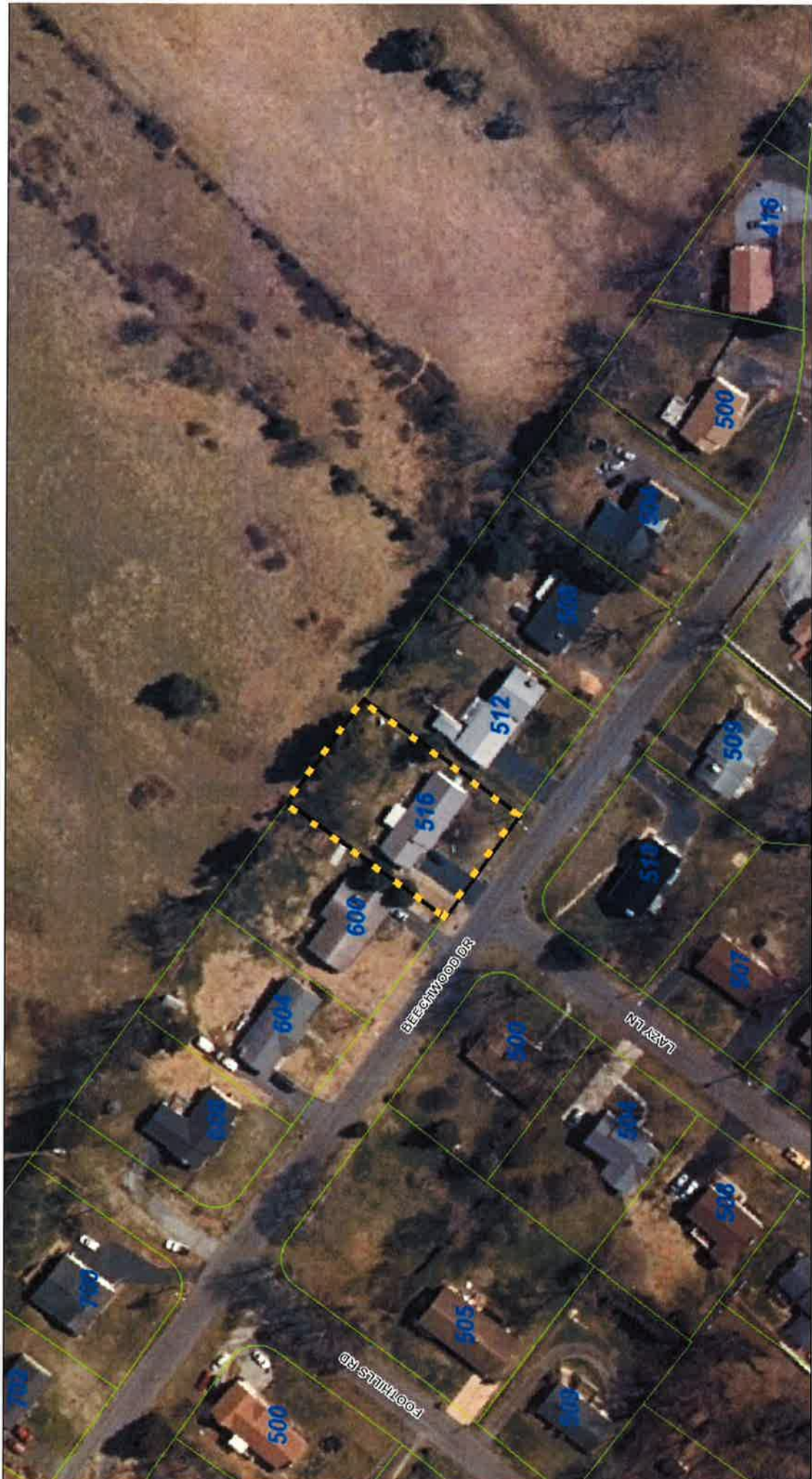
0 0.02 0.04 0.08 km

1:1,128

Web AppBuilder for Arc



# ArcGIS Web Map



17/2020, 9:50:46 AM

- Kpt 911 Address
- River
- Ivan County Parcels
- Street\_ROW
- Lake\_Pond
- Hawkins County Parcels
- Lake\_Pond
- Parcel\_Conflict
- Parcels
- Railroad\_ROW
- Railroad\_ROW
- River
- Street\_ROW
- Urban Growth Boundary
- Parcel\_Conflict
- Parcels

**APPLICATION**  
Board of Zoning Appeals



**APPLICANT INFORMATION:**

Last Name	Harnden	First	April	M.I.	C.	Date	12-14-20	
Street Address	516 Beechwood Dr			Apartment/Unit #				
City	Kingsport	State	Tn	ZIP		37663		
Phone	423-213-0783		E-mail Address					acoats61@gmail.com

**PROPERTY INFORMATION:**

Tax Map Information	Tax map:	Group:	Parcel:	Lot:
Street Address	516 Beechwood Dr			Apartment/Unit #
Current Zone	Proposed Zone			
Current Use	Proposed Use			

**REPRESENTATIVE INFORMATION:**

Last Name	Same as applicant	First		M.I.		Date	
Street Address				Apartment/Unit #			
City			State			ZIP	
Phone			E-mail Address				

**REQUESTED ACTION:**

Requesting rear setback variance request of 13.68 ft.  
to allow additional bedrooms.

**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: April Harnden

Date: 12-15-2020

Signed before me on this 15<sup>th</sup> day of December, 2020

a notary public for the State of Tennessee

County of Sullivan

Notary [Signature]

My Commission Expires 12/20/21





To whom it may concern,

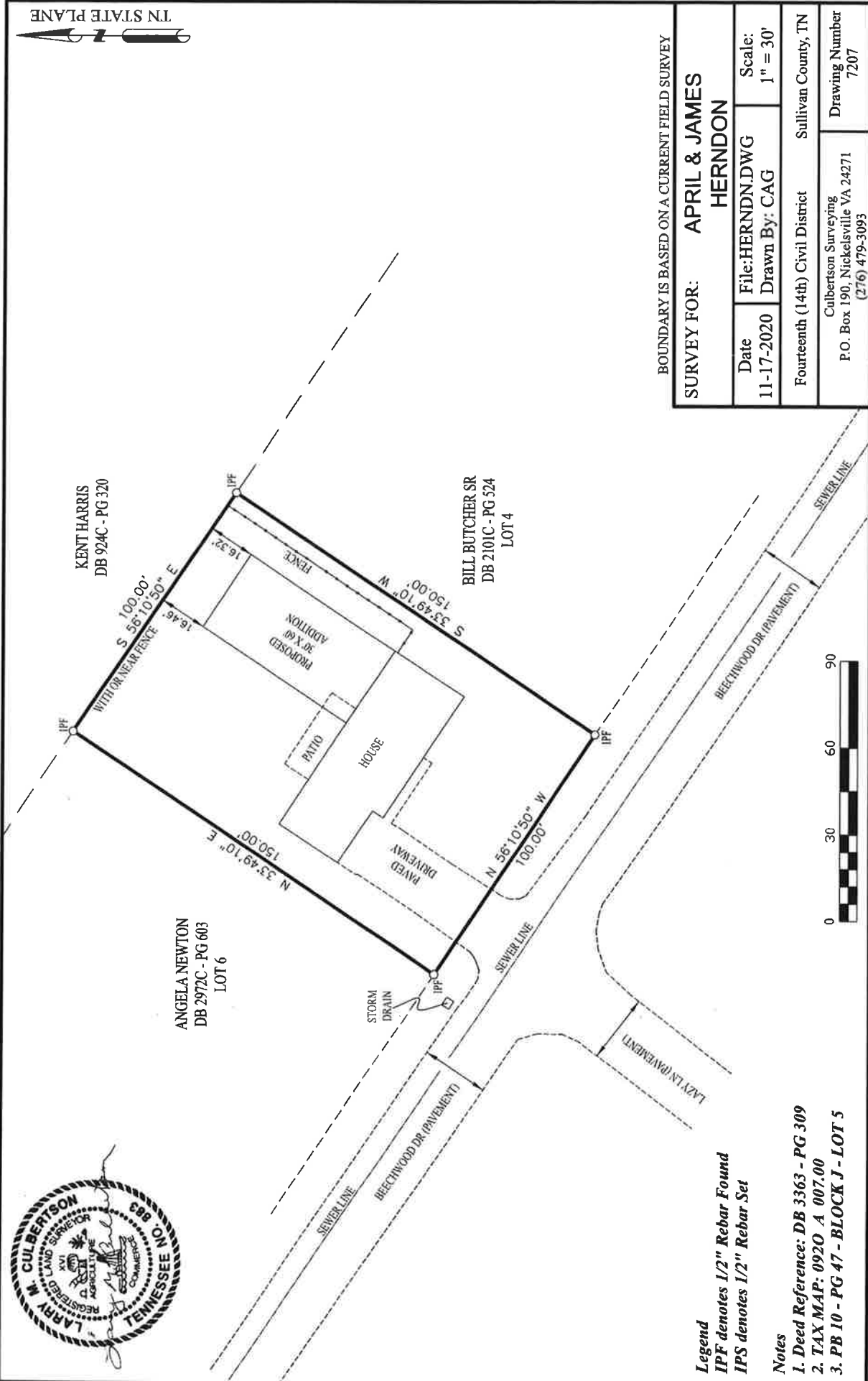
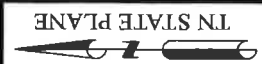
I want to thank you for taking the time to consider the requested variance. The property located at 516 Beechwood Drive, Kingsport, TN is a 3 bedroom almost 1500 sq ft ranch home. The home currently has 3 bedrooms and 2 bathrooms which has served us well. Recently our family has grown with an additional 4 children, Callie 18 who has Turner Syndrome, Crockett 13, Creed 12, Holly 11, Claire and Kate 10, Andrew 8. With this expansion of the family means that the house that has been called home for many years becomes a spatial problem for our family. We do not want to leave our longtime home. But, in order for us to accommodate everyone we have to have more bedrooms and baths. The needed addition will provide 2 more bedrooms, 1 bathroom, and a much needed laundry room. In order to do this, the back wall of the addition would fall just over 16 ft away from the back of the property line. We ask the commission to grant the variance so that we can make the necessary modifications to the home so that it will accommodate our now large family of 7 children and my wife and I.

Sincerely,

The Herndons







BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR: <b>APRIL &amp; JAMES HERNDON</b>	
Date	File:HERNDN.DWG
11-17-2020	Drawn By: CAG
Scale: 1" = 30'	
Fourteenth (14th) Civil District Sullivan County, TN	
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093	
Drawing Number 7207	



- Legend**  
 IPF denotes 1/2" Rebar Found  
 IPS denotes 1/2" Rebar Set
- Notes**  
 1. Deed Reference: DB 3363 - PG 309  
 2. TAX MAP: 0920 A 007.00  
 3. PB 10 - PG 47 - BLOCK J - LOT 5

PRELIMINARY  
USE ONLY

Project Description  
COLONIAL HEIGHTS ADDITION  
KINGSFORD TN

Revision Schedule	
NO.	DATE

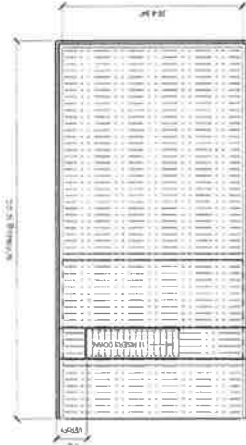
DESIGNED BY	
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	

ADDITION  
FRAMING  
LAYOUTS

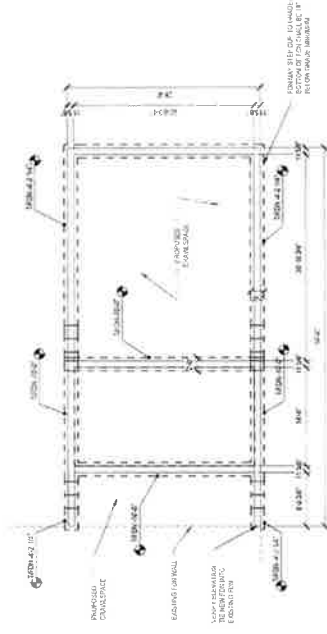
\$100



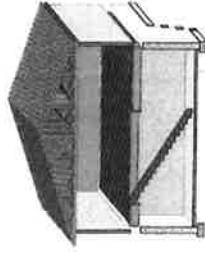
ROOF FRAMING PLAN  
SCALE: 1/8" = 1'-0"



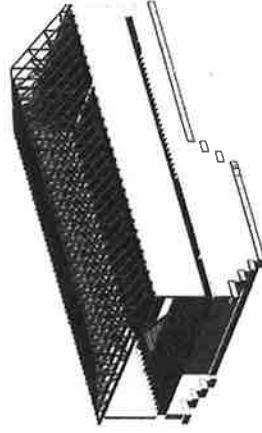
FIRST FLOOR FRAMING PLAN  
SCALE: 1/8" = 1'-0"



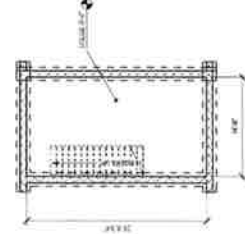
FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"



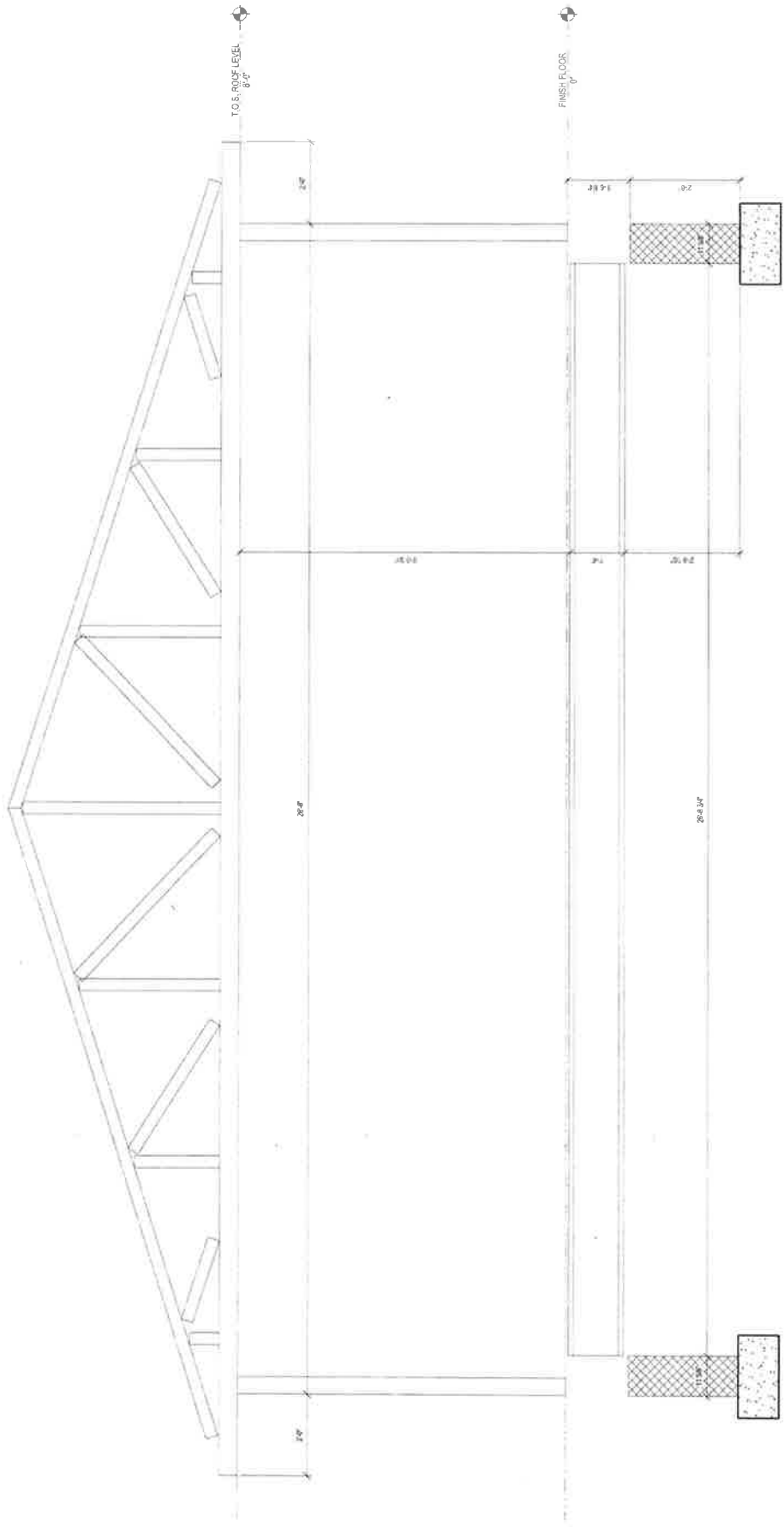
3D SECTION VIEW  
SCALE: 1/8" = 1'-0"



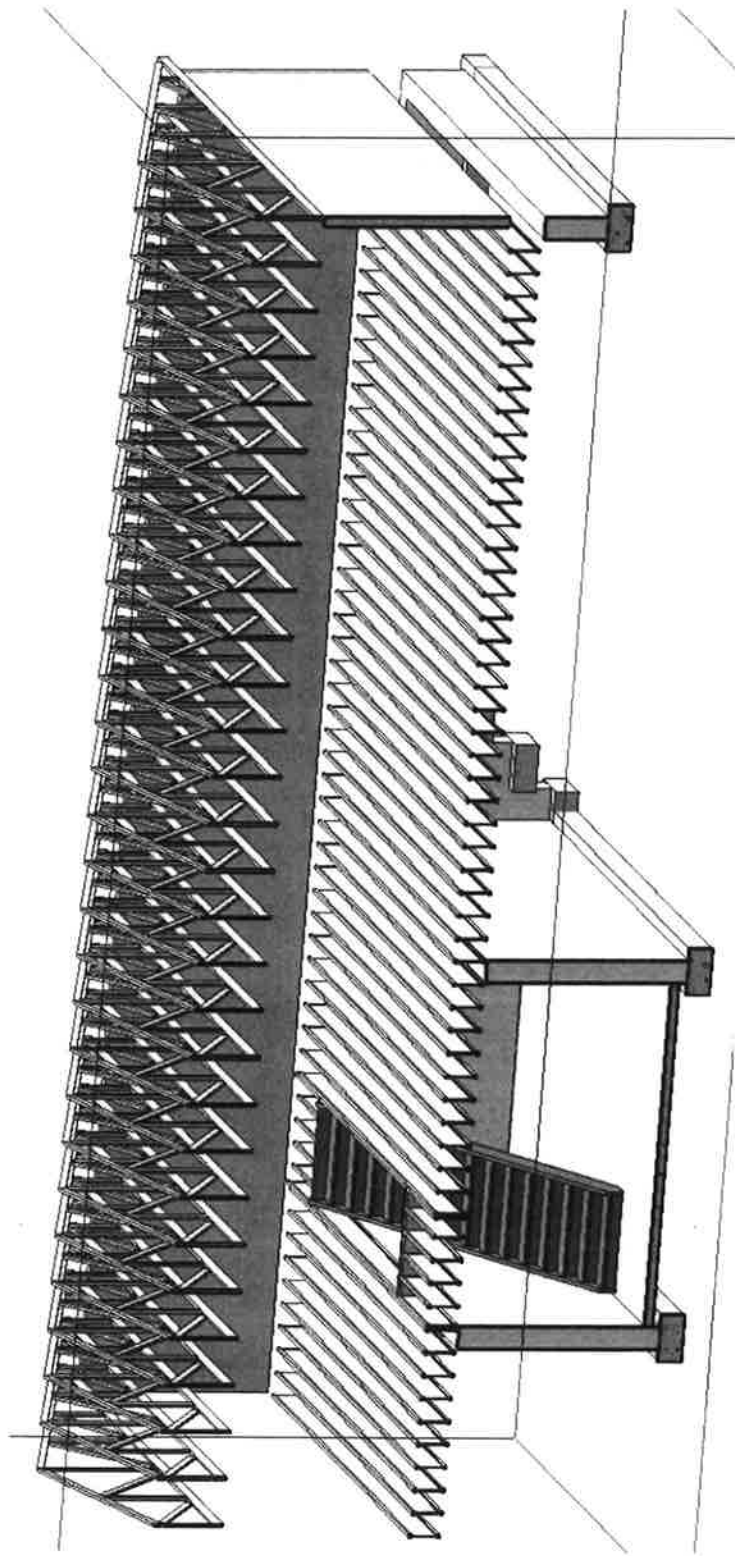
STRUCTURAL 3D  
SCALE: 1/8" = 1'-0"

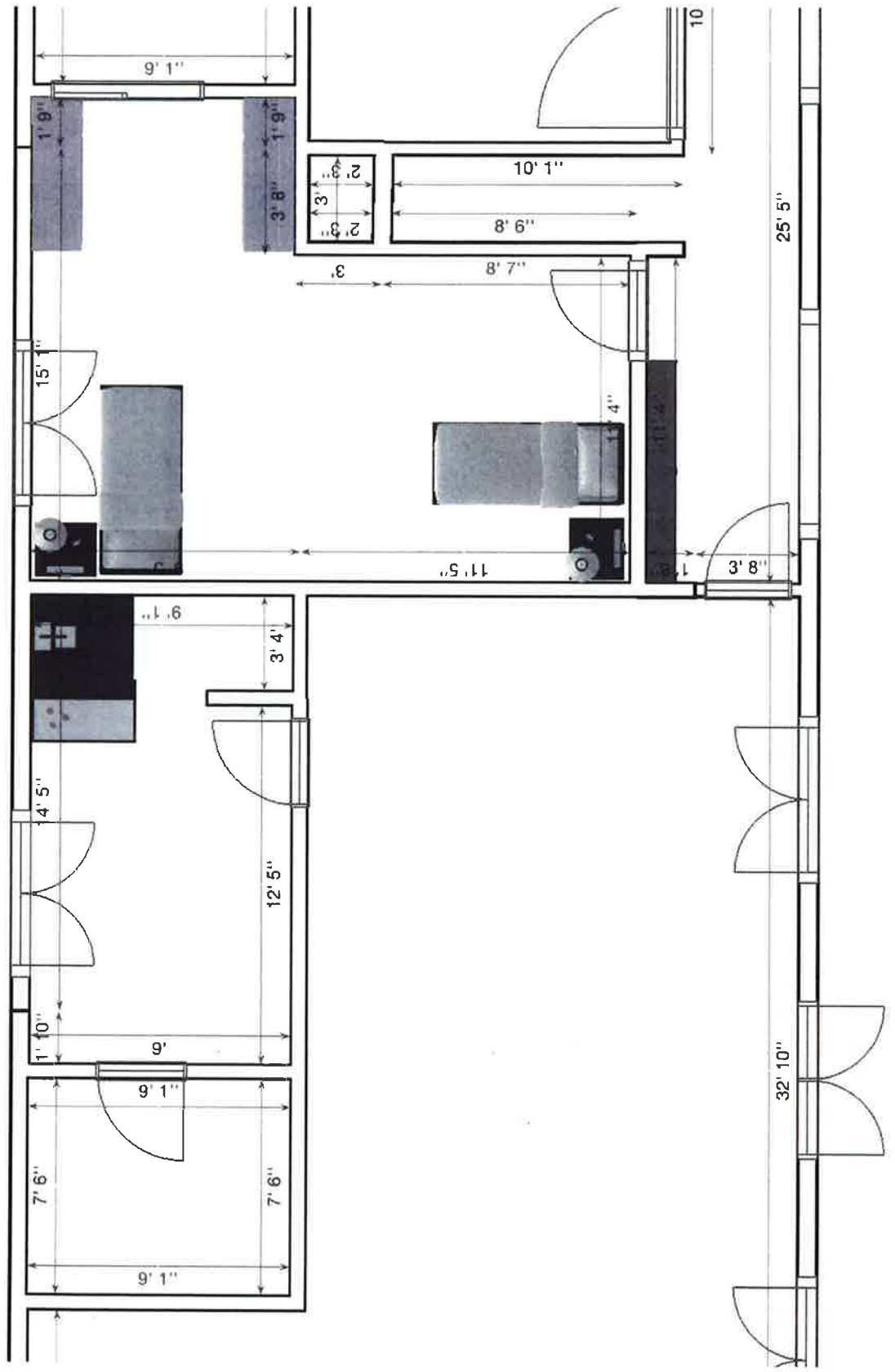


BASEMENT FLOOR  
SCALE: 1/8" = 1'-0"









## MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

**December 3, 2020, Regular Meeting**

Noon  
City Hall Council Room

Members Present:

Bill Sumner  
Calvin Clifton  
Joe White  
Tracey Cleek  
Jeff Little

Members Absent:

Staff Present:

Ken Weems, AICP  
Alison Fields

Visitors:

Chandler Hunt  
Jody Head  
Trevor Head  
Richard Brown  
K.D. Moore  
Robert White

Chairman Sumner called the meeting to order.

Chairman Sumner stated: "A determination by the Board that meeting electronically and limiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare, of all concerned in light of the COVID-19 virus." The Board affirmed this statement by roll call affirmation, 5-0.

Chairman Sumner explained the meeting procedures.

Ms. Alison Fields conducted the swearing in ceremony for those wishing to speak during the regular meeting. All visitors were sworn in.

**Public Hearing:**

**Case: 20-701-00019 – Property located at 833 Forest Street, Control Map 046O, Group E, Parcel 056.00** requests approval to construct a metal carport on the property, which does not currently contain a principal structure. The property is zoned R-1B, Residential District.

Mr. Richard Brown presented the case to the Board. Mr. Brown stated that the property used to contain a single family home that was destroyed by fire in the past. Mr. Brown stated that the sole structure residing on the property now is a single car garage and that he desired to add another carport to the property to serve his home on Yadkin Street. Mr. Brown acknowledged the fact that a single family home must exist prior to an accessory structure being permitted on a residential parcel.

Chairman Sumner, seeing no one else wishing to speak, closed the public hearing.

**Case: 20-701-00020 – Property located at 1437 Fairidge Drive, Control Map 046K, Group H, Parcel 020.00** requests a 50 foot departure from rear yard variance to Sec 114-133(1) for the



purpose of constructing a swimming pool in the side yard. The property is zoned R-1A, Residential District.

Ms. Jody Head presented the case to the Board. Ms. Head stated that she did not have the space in her rear yard to construct a swimming pool. Ms. Head noted the swimming pool of her abutting neighbor also being located in the side yard in a fashion similar to her request. Ms. Head noted the 50 departure from her rear yard as necessary to accommodate both the pool itself and the apron or decking surrounding it.

Chairman Sumner, seeing, seeing no one else wishing to speak, closed the public hearing.

**Case: 20-701-00021 – Property located at 2227 Fort Henry Drive, Control Map 61E, Group H, Parcel 011.00** requests a 21 foot variance to Sec 114-230(c) for the purpose of placing a freestanding sign in the required periphery yard. The property is zoned B-4P, Planned Business District.

Mr. K.D. Moore presented the case to the Board. Mr. Moore stated that the property used to contain a Shoney's restaurant and that the existing Shoney's freestanding sign would be removed from the property. Mr. Moore noted that his request is very similar to the existing Fort Henry Mall freestanding sign, with a similar distance from his front property line to the abutting right-of-way of Fort Henry Drive. Mr. Moore further noted the close proximity of existing businesses along Fort Henry Drive block the view of his property due to their nonconformance to code yard requirements.

Chairman Sumner, seeing no one else wishing to speak, closed the public hearing.

**Case: 20-701-00022 – Property located at 3301 E Stone Drive, Control Map 032, Parcel 082.00** requests a six space reduction of required parking to Sec 114-564(4)q for the purpose of constructing a new retail sales establishment. The property is being rezoned to B-3, Highway Oriented Business District.

Ms. Chandler Hunt presented the case to the Board. Mr. Hunt stated that the property he desires to build on is encumbered by adjacent floodplain in the rear of the property, thus forcing his building closer to E. Stone Drive. Mr. Hunt noted that Dollar General is satisfied that their proposed amount of parking is adequate for their needs.

Chairman Sumner, seeing, seeing no one else wishing to speak, closed the public hearing.

The Chairman opened the business portion of the meeting. Mr. Little made a motion to approve the regular meeting minutes from the October 1, 2020 meeting. Mr. Clifton seconded the motion. The motion passed by roll call vote, 5-0. Next, the Board stated for public record that the next application deadline is December 15, 2020 at noon for the meeting date of January 7, 2021.

#### **Adjudication of Cases:**

**Case: 20-701-00019 – Property located at 833 Forest Street, Control Map 046O, Group E, Parcel 056.00**

Vice Chairman Clifton acknowledged that an existing garage accessory structure, though legally nonconforming for zoning purposes, already resides on the property.

MOTION: made by Mr. Clifton, seconded by Mr. Little, to grant expansion of a legally nonconforming use by approving a carport to be permitted on the property.

VOTE: 5-0 by roll call vote to approve the request.

**Case: 20-701-00020 – Property located at 1437 Fairidge Drive, Control Map 046K, Group H, Parcel 020.00**

The Board collectively acknowledged the unique disposition of the lot in regard to very little space left in the rear yard of the property.

MOTION: made by Mr. Little, seconded by Ms. Cleek, to grant the 50 foot departure from rear yard variance to Sec 114-133(1) for the purpose of constructing a swimming pool in the side yard.

VOTE: 5-0 by roll call vote to approve the request.

**Case: 20-701-00021 – Property located at 2227 Fort Henry Drive, Control Map 61E, Group H, Parcel 011.00**

The Board collectively acknowledged the sight distance hardship and the similar sign configuration enjoyed by the Fort Henry Mall.

MOTION: made by Mr. Little, seconded by Ms. Cleek, to grant the 21 foot variance to Sec 114-230(c) for the purpose of placing a freestanding sign in the required periphery yard.

VOTE: 5-0 by roll call vote to approve the request.

**Case: 20-701-00022 – Property located at 3301 E Stone Drive, Control Map 032, Parcel 082.00**

The Board collectively acknowledged the unique disposition of the lot in regard to the adjacent floodplain and the impact of the floodplain on building location.

MOTION: made by Mr. Clifton, seconded by Mr. Little, to grant the six space reduction of required parking to Sec 114-564(4)q for the purpose of constructing a new retail sales establishment.

VOTE: 5-0 by roll call vote to approve the request.

With no further business the meeting was adjourned at 1:06 p.m.

Respectfully Submitted,

Ken Weems, AICP  
Planning Manager