

KINGSPORT BOARD OF ZONING APPEALS AGENDA
REGULAR MEETING: May 6, 2021
Council Room, City Hall

CALL TO ORDER – 12:00 P.M. NOON

INTRODUCTION / MEETING PROCEDURES

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.

PUBLIC HEARING:

Case: 21-701-00004 – Property located at 1108 W. Stone Drive, Control Map 045D, Group J, Parcel 020.00 requests reestablishment of a nonconforming use to Sec 114-8(4) for the purpose of reestablishing single family use for the existing house on the property. The property is zoned P-1, Professional Offices District.

INTERESTED PARTIES:

Owner: Karina Wood
PO Box 276
Church Hill, TN 37642
423.863.7682

Representative: Karina Wood

BUSINESS:

Approval of the April 1, 2021 regular meeting minutes.

Stating for public record, the next application deadline is May 17, 2021 at noon, and meeting date (Thursday, June 3, 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, May 6, 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 cases:

Case: 21-701-00004 – Property located at 1108 W. Stone Drive, Control Map 045D, Group J, Parcel 020.00 requests reestablishment of a nonconforming use to Sec 114-8(4) for the purpose of reestablishing single family use for the existing house on the property. 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.

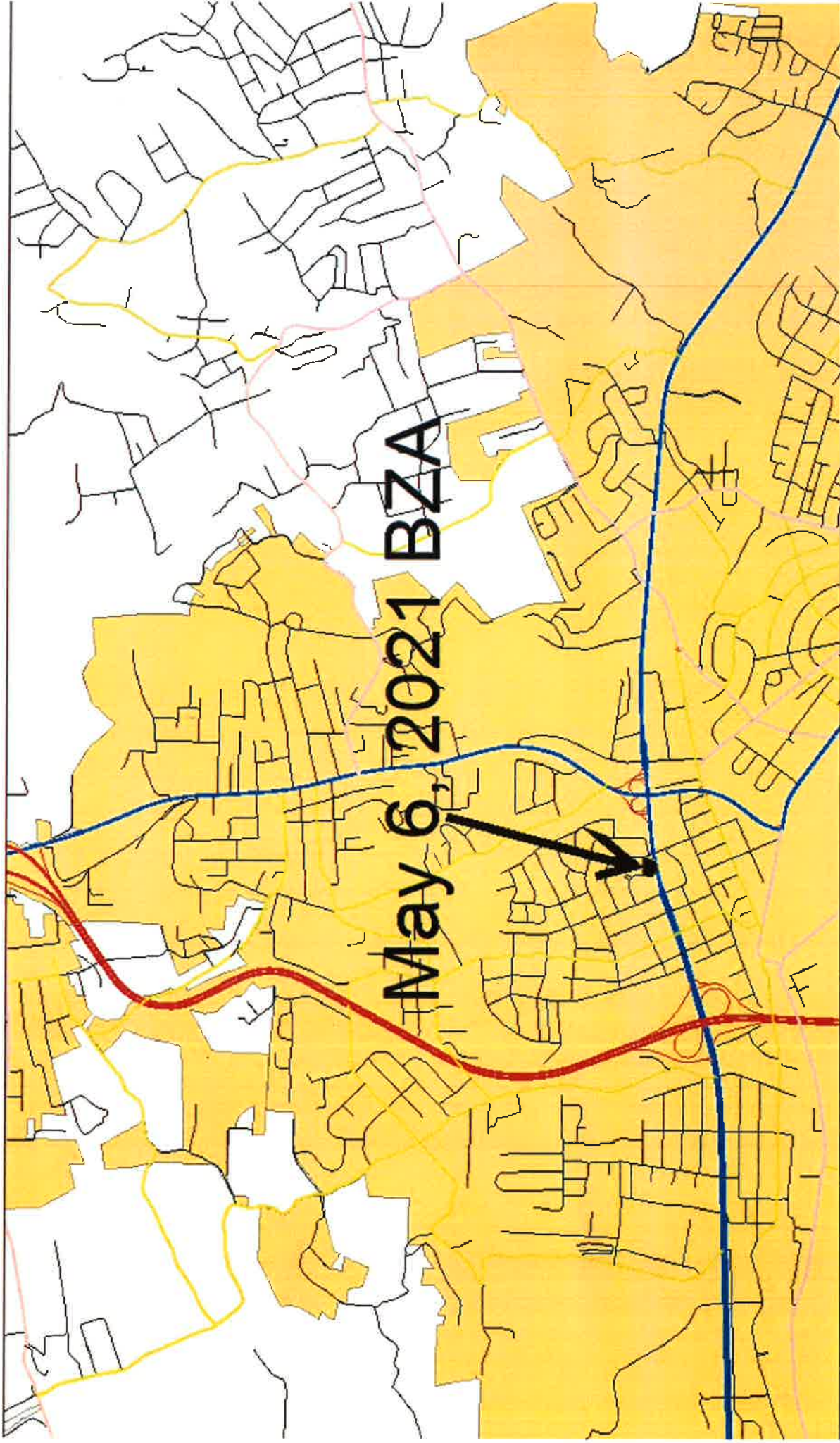
FURTHER NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that pursuant to Executive Order Number 78 issued by Governor Bill Lee on February 26, 2021 the Kingsport Higher Education Commission will conduct the meeting so that members of the board may attend the meeting electronically, including, but not limited to, telephonically. The physical location of the meeting is the City Hall Building, 225 West Center Street, Kingsport Tennessee.

In light of COVID-19 and to help prevent its spread and in order to protect the health, safety, and welfare of the public there will be limited physical access permitted by the public at the physical location of the meeting. The meeting will be conducted electronically, and members of the public can attend and listen to the meeting through access of the video at www.facebook.com/KingsportAlerts. Alternatively, the audio recording of the meeting will also be available within two business days of the meeting www.facebook.com/KingsportAlerts and then clicking on “more” and then selecting “videos.” Then click on the respective meeting date.

Board members are not required to be physically present together. Board members attending the meeting by electronic means will be counted in the quorum and will be entitled to vote. All votes will be taken by roll call.

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: 4/26/2021



4/16/2021, 2:18:11 PM

Streets

- Major Arterial
- Interstate
- Expressway
- Local Street
- Private Street
- Ramp

Municipal Boundary

- CHURCH HILL
- KINGSPORT
- MT CARMEL
- JOHNSON CITY

1:36,112





TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Planning Manager

DATE: April 16, 2021

RE: 1108 W. Stone Drive

The Board is asked to consider the following request:

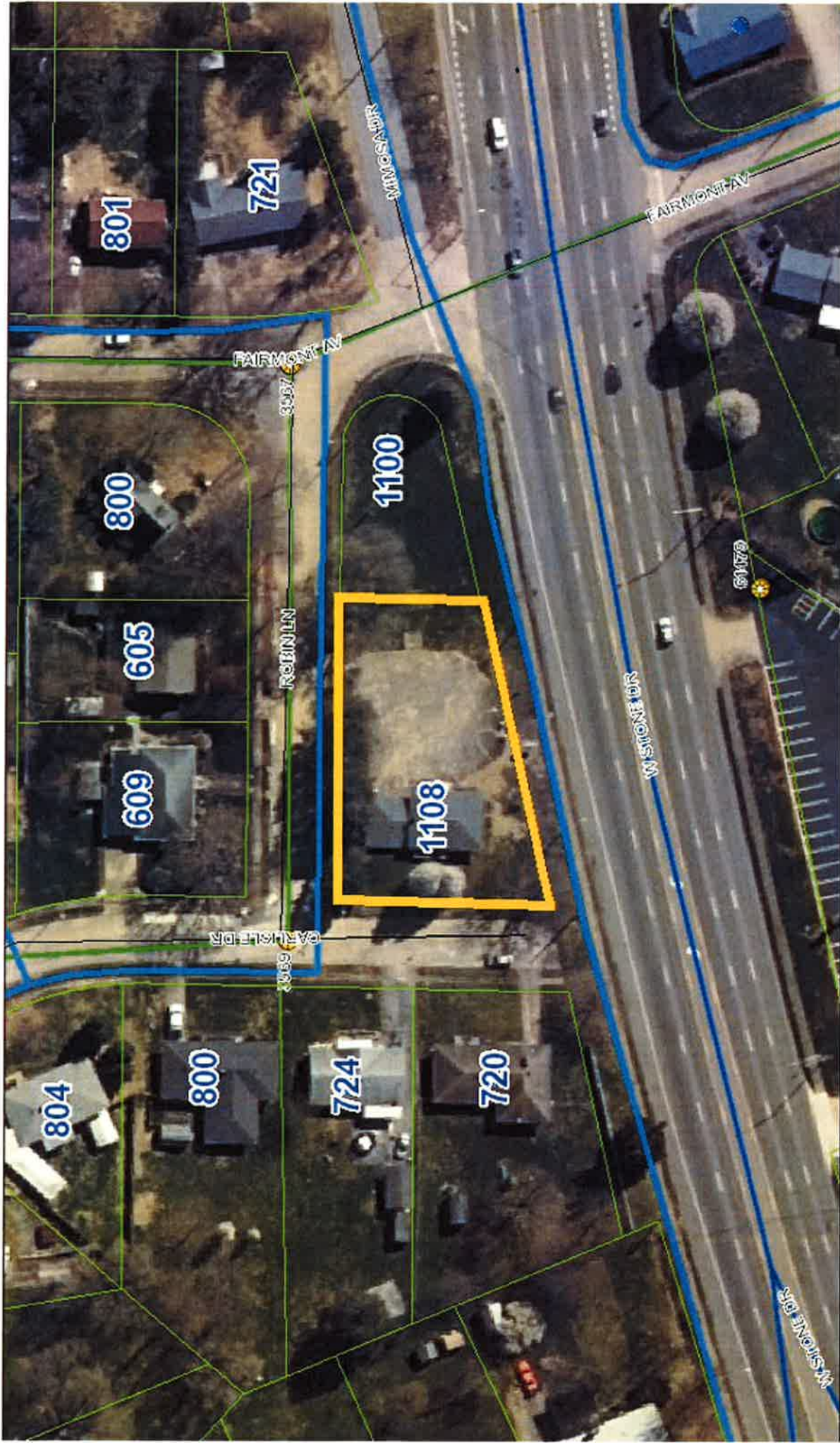
Case: 21-701-00004 – Property located at 1108 W. Stone Drive, Control Map 045D, Group J, Parcel 020.00 requests reestablishment of a nonconforming use to Sec 114-8(4) for the purpose of reestablishing single family use for the existing house on the property. The property is zoned P-1, Professional Offices District.

The single family home located on the property was last used as a residence in 2007. The location has been used for multiple professional office zone uses since 2007. Subsequently, due to the existing P-1 zoning designation for the property, approval from the Board of Zoning Appeals is required to reestablish the single family residential use.

Code reference:

(4) Discontinuance. When a nonconforming use of any building or land has ceased for a period of one year, it shall not be reestablished or changed to any use not in conformity with this chapter without the written approval of the board of zoning appeals.

ArcGIS Web Map



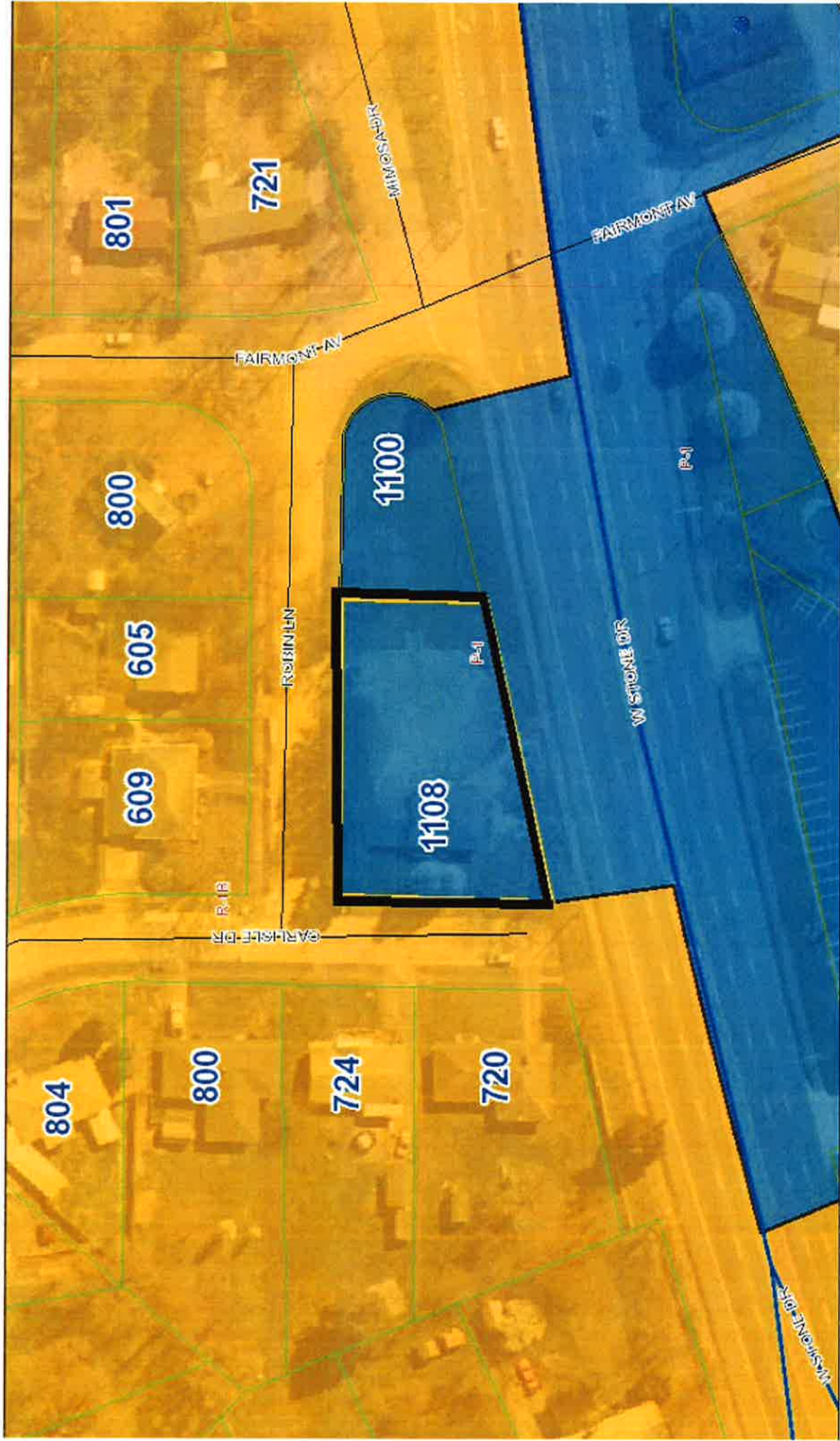
1/16/2021, 2:21:55 PM

- Kpt 911 Address
- Parcel_Conflict
- River
- Sullivan County Parcels
- Lake_Pond
- Parcel_Conflict
- Railroad_ROW
- Washington County Parcels
- Parcel
- Street_ROW
- Lake_Pond
- Parcel_Conflict
- Railroad_ROW
- Parcel
- Lake_Pond
- Railroad_ROW
- River
- Street_ROW

1:1,128



ArcGIS Web Map



1/16/2021, 2:19:21 PM

● Kpt 911 Address

Washington County Parcels

□ Lake_Pond

□ Parcel_Conflict

□ Parcels

□ Railroad_ROW

□ River

□ Street_ROW

□ Sullivan County Parcels

□ Lake_Pond

□ Parcel_Conflict

□ Railroad_ROW

□ River

□ Street_ROW

□ Railroad_ROW

0 0.0075 0.015 0.03 0.06 km

0 0.015 0.03 0.06 mi

1:1,128

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name ~~Karina~~ WOOD First Karina M.I. D Date 4/7/21
Street Address P.O. Box 276 Apartment/Unit #
City Church Hill State TN. ZIP 37642
Phone 423-863-7682 E-mail Address KarinaWood245@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: 45D Group: J Parcel: 20 Lot: P15
Street Address 1108 W. Stone Drive Apartment/Unit #
Current Zone P-1 Proposed Zone Reinstatement Single Family Residential use
Current Use Vacant Single Family home Proposed Use No zoning change

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

Approval to reestablish single family use for the existing single family home on the property. Last known resident was in 2007.

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: Karina Wood

Date:

Signed before me on this 7th day of April, 2021
a notary public for the State of Tennessee
County of Warren

Notary Page M. Jeffers
My Commission Expires May 23, 2024



Board of Zoning Appeals Criteria and Application Requirements

The BZA utilizes the following Criteria in their decisions:

A Special Exception (conditional use) is an infrequent but desirable land use, which must be individually regulated for location and mode of operation due to its nature. The BZA will balance the public need for the specific use with possible adverse impacts upon the surrounding area if the special exception is granted.

Application Requirements of the Petitioner for a Special Exception:

1. Completed Application
2. Provide staff with a drawing/plan of the proposed building with dimensions, parking lots, existing and proposed driveway, required green space and traffic circulation patterns.

When applying for a special exception keep in mind the following and be prepared to answer:

1. What is the use, activities, hours of operation, numbers of anticipated customers and daily vehicles? No customers (Single family home use)
2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site? Yes (single home use)
3. Does the use and additions if any, fit with the neighborhood architecture aesthetics? Yes already existing home.
4. Will the use generate excessive noise, traffic, dust, etc.? No. None of the above.
5. Is there proper fencing and screening to shield proposed use from existing neighborhood? No fencing required for single family home
6. Are there any undesirable effect upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area? None.

**** All requested material must accompany a completed application form before it will be accepted by staff and placed on the Board of Zoning Appeals agenda. All application packets along with a \$100.00 processing fee must be turned into the Kingsport Planning Office before NOON on the 15th of the month prior to the month the item is to be heard by the Board of Zoning Appeals.**

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

April 1, 2021, Regular Meeting

Noon
City Hall Council Room

Members Present:

Bill Sumner
Calvin Clifton
Joe White
Jeff Little

Members Absent:

Tracey Cleek

Staff Present:

Ken Weems, AICP
Jessica Harmon
Angie Marshall

Visitors:

Sharon Breeding

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, 4-0.

Chairman Sumner explained the meeting procedures.

Ms. Angie Marshall conducted the swearing in ceremony for those wishing to speak during the regular meeting. Ms. Sharon Breeding was sworn in.

Public Hearing:

Case: 21-701-00003 – Property located at 5036 Preston Park Drive, Control Map 047M, Group D, Parcels 005.00 and 006.00 requests an 8.2 foot front yard variance to Sec 114-182(e)1(c) for the purpose of building a new single family home on the property. The property is zoned R-1A, Residential District.

Ms. Sharon Breeding presented her case to the Board. Ms. Breeding addressed the topographical hardship contained on her property, citing the steep slope at the rear of the property. Ms. Breeding stated that the steep slope to the rear of her property didn't provide enough space for her home to be constructed with a full 40 foot front yard.

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

Chairman Sumner opened the business portion of the meeting. A motion was made by Jeff Little, seconded by Calvin Clifton, to approve the minutes of the March 4, 2021 regular meeting. The motion was approved by roll call vote, 4-0. Mr. Weems stated for the record that the next application deadline is April 15, 2021 for the meeting date of May 6, 2021.

Adjudication of Cases:

**Case: 21-701-00003 – Property located at 5036 Preston Park Drive, Control Map 047M,
Group D, Parcels 005.00 and 006.00**

The Board acknowledged the steep slope that impacts the buildable area of the property.

MOTION: made by Jeff Little, seconded by Joe White, to grant the 8.2 foot front yard variance to Sec 114-182(e)1(c) for the purpose of building a new single family home on the property.

VOTE: 4-0 by roll call vote to approve the request.

With no further business the meeting was adjourned at 12:11 p.m.

Respectfully Submitted,

Ken Weems, AICP
Planning Manager