

KINGSPORT BOARD OF ZONING APPEALS AGENDA
REGULAR MEETING: June 1, 2023
Montgomery-Watterson Boardroom, City Hall
415 Broad Street, 3rd Floor

CALL TO ORDER – 12:00 P.M. NOON

INTRODUCTION / MEETING PROCEDURES

PUBLIC HEARING:

Case: 23-0163 – The owner of property located at 1128 Saratoga Rd, Control Map 075, Parcel 011.11

requests special exception to Sec 114-181(c)6 for the purpose of starting an Electric Vehicle Supply Equipment training center on the basement floor of the existing structure. This property is currently zoned A-1, Agricultural District.

INTERESTED PARTIES:

Owner: Kyle Leonard
1128 Saratoga Rd
Kingsport, TN 37664
423.782.6602

Representative: John-Paul Damico

BUSINESS:

Approval of the March 2, 2023 regular meeting minutes.

Stating for public record, the next application deadline is June 15, 2023 at noon, and meeting date (Thursday, July 6, 2023).

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, June 1, 2023 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:

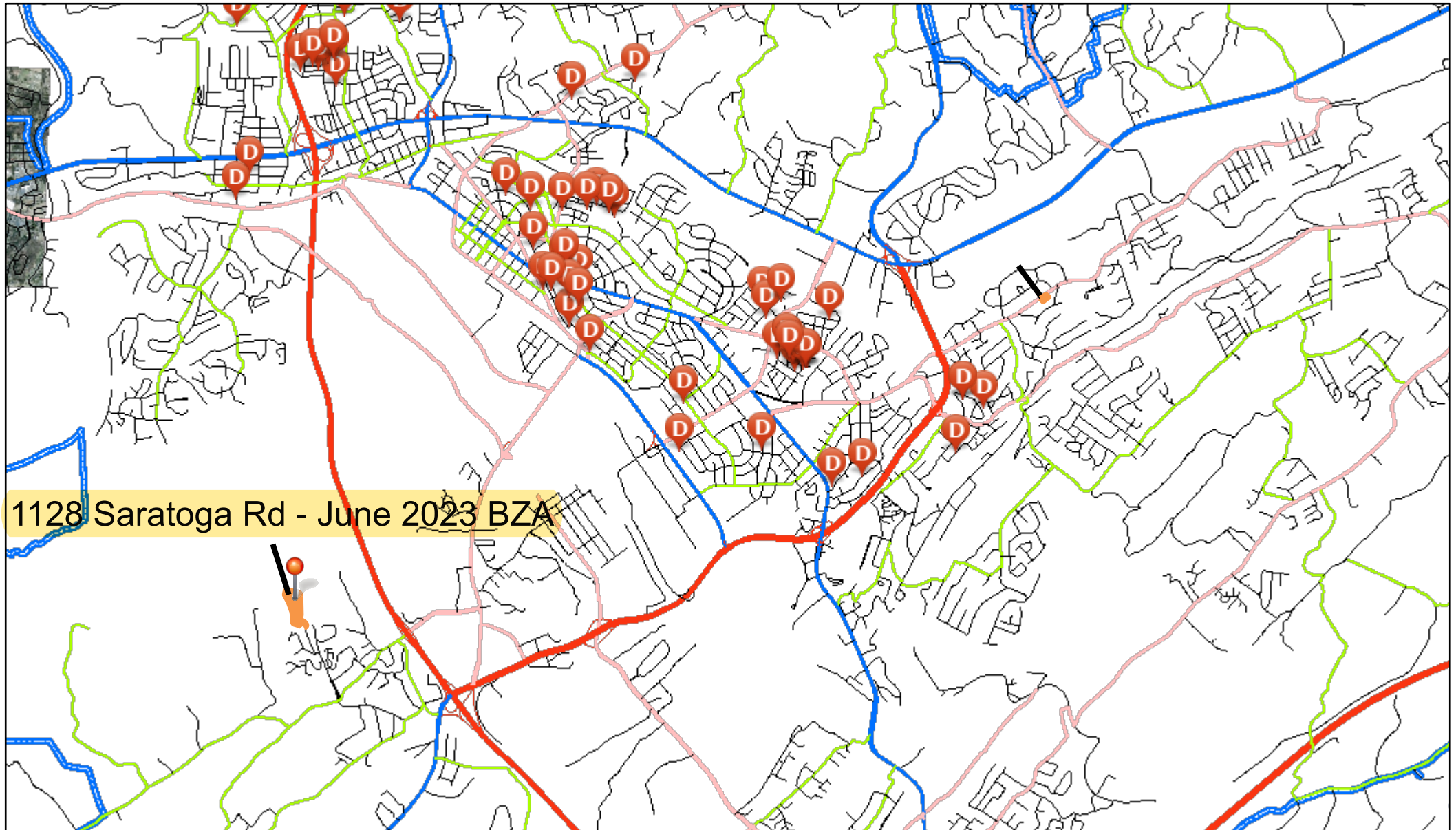
Case: 23-0163 – The owner of property located at 1128 Saratoga Rd, Control Map 075, Parcel 011.11 requests special exception to Sec 114-181(c)6 for the purpose of starting an Electric Vehicle Supply Equipment training center on the basement floor of the existing structure. This property is currently zoned A-1, Agricultural 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) 224-2482.

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) 224-2482 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: 05/22/2023

ArcGIS Web Map



5/16/2023, 3:33:40 PM



Demolition Liens



Urban Growth Boundary

Streets



Interstate

Expressway

Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street

Ramp

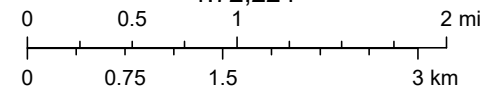
2948821.tif

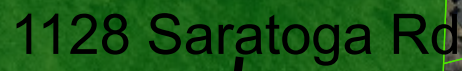
Red: Band_1

Green: Band_2

Blue: Band_3

1:72,224







5/16/2023, 3:24:06 PM

Sullivan County Parcels Jan 2023 Streets

Parcels

Urban Growth Boundary

Minor Arterial

Collector Street

Local Street

Private Street

Ramp

2948821.tif

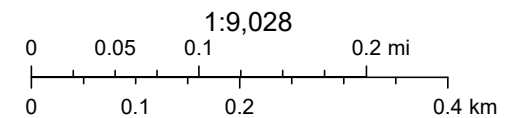
Red: Band_1

Green: Band_2

Interstate

Expressway

Major Arterial





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: May 18, 2023

RE: 1128 Saratoga Rd

The Board is asked to consider the following request:

Case: 23-0163 – The owner of property located at 1128 Saratoga Rd, Control Map 075, Parcel 011.11 requests special exception to Sec 114-181(c)6 for the purpose of starting an Electric Vehicle Supply Equipment training center on the basement floor of the existing structure.

Code reference:

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

- (1)Cemeteries and other burial grounds.
- (2)Tenant homes, only for persons working on the farm.
- (3)Hospitals, nursing homes and rehabilitation homes.
- (4)Sewage treatment plants or landfills operated by a government.
- (5)Private recreation areas, country clubs and golf courses.
- (6)Churches and other places of worship, schools and colleges.
- (7)Commercial kennels and veterinary facilities.
- (8)Communication facilities.



VICINITY MAP
1120 & 1128 Saratoga Road

1120 Saratoga Road

Existing Spa/Event Building

Legend

Existing Parking Lot (35 spaces)
- 33 Regular Spaces
- 2 ADA Spaces

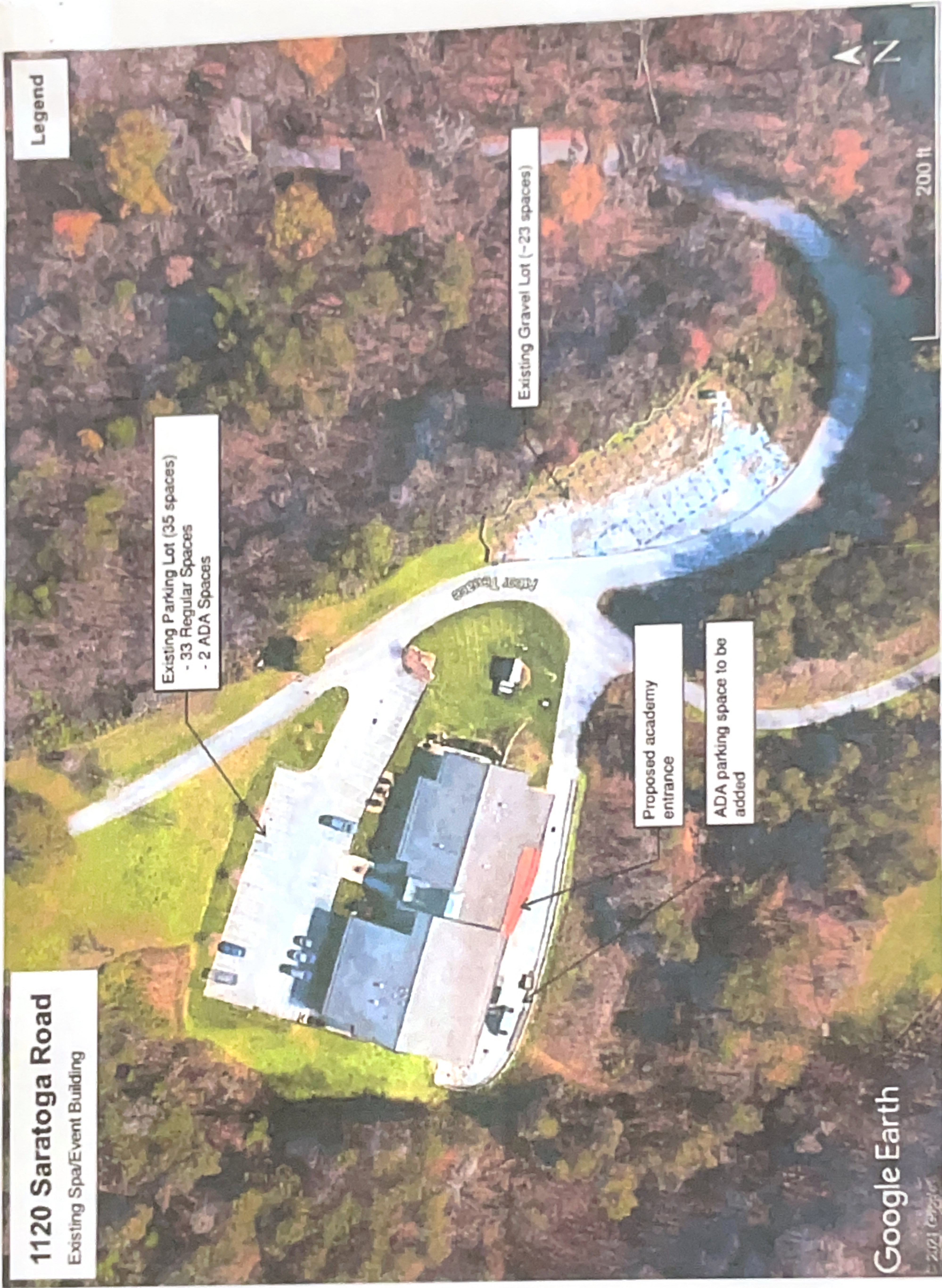
Existing Gravel Lot (~23 spaces)

Proposed academy
entrance

ADA parking space to be
added

Google Earth

200 ft





Legend

1120 Saratoga Road
Existing Spa/Event Building

Proposed academy
entrance

Google Earth

©2011 Google

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 purposed 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?

The Electric Vehicle Supply Equipment (EVSE) training center's primary goal is to provide comprehensive training for individuals looking to enter or advance in the EVSE industry.

The use and activities at the FACTOR Center will primarily consist of classroom and hands-on training for EVSE technicians, covering topics such as installation, maintenance, and troubleshooting of electric vehicle charging stations.

Our normal hours of operation will be from 8:00 AM to 5:00 PM, Monday through Friday, with occasional weekend workshops or events.

We anticipate a daily average of 10 to 20 trainees attending our facility, along with an additional 10 to 20 employees working at the center. To minimize the impact on traffic and parking, most trainees will be shuttled in from a nearby hotel, significantly reducing the number of daily vehicle trips. We estimate approximately 30 to 40 vehicle trips per day, accounting for both arrivals and departures of employees and any trainees not utilizing the shuttle service.

We expect the numbers to fluctuate depending on the specific training schedules, workshops, and IT project requirements. However, we are committed to managing traffic and parking to minimize any potential disruptions to the surrounding community.

2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site?

Our traffic will come through the Saratoga entrance both in and out. There is also an entrance on Arbor Terrace that could be used.

3. Does the use and additions if any, fit with the neighborhood architecture aesthetics?

We will not be adding an addition to the property. We will retrofit the lower level of the current spa/event center building.

4. Will the use generate excessive noise, traffic, dust, etc.?

Since the retrofit is on the interior, we do not foresee excessive traffic, noise, etc. After the construction is complete, the training center will not create any excessive noise, traffic, dust, etc.

5. Is there proper fencing and screening to shield proposed use from existing neighborhood?

The current landscape provides adequate privacy and shield from the neighborhood.

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?

Not that we know of.

**** 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.**

APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	Leonard	First	Kyle	M.I.	W	Date	5/8/2023
Street Address	1128 Saratoga Road					Apartment/Unit #	
City	Kingsport	State	TN	ZIP	37660		
Phone	423-782-6602		E-mail Address agotasprings@yahoo.com				

PROPERTY INFORMATION:

Tax Map Information	Tax map: 075	Group: N/A	Parcel: 011.11 & 024.00	Lot: N/A
Street Address	1128 Saratoga Road, Kingsport TN 37660			Apartment/Unit #
Current Zone	A1	Proposed Zone	N/A	
Current Use	Day Spa & Event Venue w/ that sleeps 10	Proposed Use	EVSE Training Facility. Current uses would also continue for private guests.	

REPRESENTATIVE INFORMATION:

Last Name	Damico	First	John-Paul	M.I.	A	Date	5/8/2023
Street Address	1204 Fain Ave					Apartment/Unit #	
City	Kingsport	State	TN	ZIP	37660		
Phone			E-mail Address				

REQUESTED ACTION:

The request is for approval of a "special exceptions" use to add an Electric Vehicle Supply Equipment (EVSE) training center to the current property uses (spa and event venue) which would remain available. Events scheduled for the existing venue facility will not overlap use times for the training center. Per the A1 zoning, schools and colleges are identified as "special exceptions" uses. The basement floor of the existing Spa Building will be renovated to support the educational programming. Attached is additional information related to the training center.

The property includes multiple parcels.

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: [Signature] Date: 05/10/2023

Signed before me on this 10 day of May, 2023,
a notary public for the State of Tennessee
County of Sullivan
Notary [Signature]
My Commission Expires 05/28/2025



CITY PLANNING OFFICE

Received Date: 5/8/2023

Received By: J. McMurray

Application Fee Paid: 5/9/2023

Board of Zoning Appeals Meeting Date: 6/1/2023

Section of Applicable Code: Section 114-181(c)6

Building/Zoning Administrator Signature:

Date:

Completed Site Plans Received:

Previous requests or file numbers: Case Number - BZA23-0163

Signature of
City Planner:

Date:

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

March 2, 2023, Regular Meeting

Noon

City Hall Montgomery-Watterson Boardroom

Members Present:

Bill Sumner
Tracey Cleek
Calvin Clifton
Joe White

Members Absent:

Wes Combs

Staff Present:

Lori Lane

Visitors:

James Hess
Ricky Burke

Chairman Sumner called the meeting to order.

Chairman Sumner explained the meeting procedures.

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

Public Hearing:

Case: 23-0037 – The owner of property located at 3565 Crest Road, Control Map 077I, Group C, Parcel 039.00 requests a 10 foot front yard variance to Sec 114-183e(1)c for the purpose of building a new single family home on the property. The property is zoned R-1B, Residential District.

Mr. James Hess presented the case to the Board. Mr. Hess pointed out the steep slope of the property and as a result, a front yard variance relief is being sought. Mr. Hess stated that the steep slope of the property is such that it would prevent the proposed house from residing within the minimum 30 foot front yard.

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

Case: 23-0058 – The owner of property located at TBD Oak Street, Control Map 046O, Group K, Parcel 039.00 requests a 12 foot front yard variance to Sec 114-183e(1)c and a 22 foot rear yard variance to Sec 114-183e(1)e for the purpose of building a new single family home on the property. The property is zoned R-1B, Residential District.

Mr. Ricky Burke presented the case to the Board. Mr. Burke stated that the size of the property is unlike surrounding parcels, and as a result, rear and front yard variance relief is being sought.

Mr. Burke stated that the legal non-confirming size of the property is such that it would prevent the proposed house from residing within the minimum 30 foot front and rear yard.

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

The Chairman opened the business meeting. A motion was made by Calvin Clifton, seconded by Joe White, to approve the minutes of the February 2, 2023 regular meeting. The motion was passed unanimously, 4-0. Staff stated for the record that the next application deadline is March 15, 2023 for the next regular meeting to be held on April 6, 2023.

Adjudication of Cases:

Case: 23-0037 – The owner of property located at 3565 Crest Road, Control Map 0771, Group C, Parcel 039.00

The Board collectively agreed that the hardship in this case is the steep slope of the property.

MOTION: made by Calvin Clifton, seconded by Joe White, to grant the 10 foot front yard variance to Sec 114-183e(1)c for the purpose of building a new single family home on the property.

VOTE: 4-0 to approve the motion.

Case: 23-0058 – The owner of property located at TBD Oak Street, Control Map 0460, Group K, Parcel 039.00

The Board collectively agreed that the hardship in this case is the non-conforming lot size.

MOTION: made by Joe White, seconded by Tracey Cleek, to grant the 12 foot front yard variance to Sec 114-183e(1)c and a 22 foot rear yard variance to Sec 114-183e(1)e for the purpose of building a new single family home on the property.

VOTE: 4-0 to approve the motion.

With no further business the meeting was adjourned at 12:33 p.m.

Respectfully Submitted,

Jessica McMurray
Development Coordinator