

ArcGIS Web Map



7/27/2026, 8:47:22 AM

Sullivan County Parcels Jan 2023

- Parcels

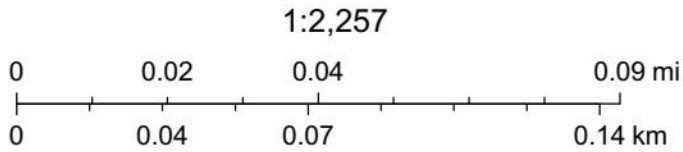
Streets
- Collector Street

Local Street

Major Arterial

Minor Arterial

Kpt 911 Address



NC Collaboratory at UNCCH, Microsoft, Vantor

ArcGIS Web Map



7/27/2026, 8:44:33 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

 R-5

 B-2E

 B-2

 B-3

 M2

M-2

P-1

 R-2 R-4

Streets

Major Arterial

Minor Arterial

Collector Street

Local Street

- Kpt 911 Address

1:2,257

A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.02, 0.04, and 0.09. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.04, 0.07, and 0.14. The line is divided into segments by smaller tick marks, representing the conversion of distance from miles to kilometers.

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TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 20, 2026

RE: 435 Press Street

The Board is asked to consider the following request:

Case BZA26-0183 – The owner of property located at 435 Press Street, Control Map 046I, Group A, Parcel 024.00 requests to reinstate the nonconforming use of front yard on-site parking under Section 114-8(4). The property is zoned B-2, Central Business District.

Code reference:

Sec. 114-8. - Nonconforming uses.

Under this chapter, nonconforming uses shall be governed by the following:

(1)Conditions for continuation. Any building or use existing on June 16, 1981, or whenever a district is changed by an amendment may be continued, subject to subsections (3) and (4) of this section, even though such building or use does not conform to this chapter.

(2)Extension of uses. No building or land containing a nonconforming use shall be extended unless such extension shall conform with the sections of this chapter for the district in which it is located; provided, however, that a nonconforming use may be extended throughout those parts of a building which were manifestly arranged or designed for such use prior to June 16, 1981.

(3)Damage or deterioration. Any nonconforming structure damaged by fire, flood, wind or other act of God or man, including dilapidation, to the extent of more than 50 percent of the assessed value, as established from time to time by the appropriate county property assessor, shall not be reconstructed. However, any structure suffering such degree of damage or dilapidation may be reconstructed and the nonconforming use permitted to continue if the reconstruction is completed within 12 months of the date of such damage or finding of dilapidation. All reconstruction authorized by this subsection shall be accomplished in conformity with the applicable provisions of the building code, as set forth in chapter 22, and the applicable sections of this chapter in force immediately preceding the date of the zoning change by which the structure or its use became nonconforming.

(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.

Case No. B2A26-0183

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS**To be completed by applicant:**

Property Owner		Representative	
Name: <u>Industrial Development Board</u>		Name: <u>Clinton Roberts</u>	
Address: <u>400 Clinchfield St. Ste 100</u>		Address: <u>130 Regional Park Drive</u>	
<u>Kingsport, TN 37660</u>		<u>Kingsport, TN 37660</u>	
City	State	City	State
Zip		Zip	
Telephone: [REDACTED]		Telephone: [REDACTED]	
Email: [REDACTED]		Email: [REDACTED]	

Information regarding the property site:Street Address: 435 Press Street, Kingsport, TN 37660Tax Map: 0461 Group: A Parcel: 024.00 Lot: 37Current Zoning: B-2 Current Use: Vacant Building**Requested action:**

- ☒ Variance
☐ Special Exception
☐ Administrative Review
☐ Called Meeting

Request:

See attached page

By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board of Zoning Appeals.

Craig Dawson
Signature of Property Owner

7-14-26
Date

Signed before me on this 14th day of July, 20 26
a notary public for the State of Tennessee
County of Sullivan

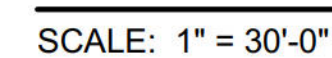
Notary Signature Page M. Jeffers
My Commission Expires Jan. 3, 2028



Dobyns-Taylor Hotel – 435 Press St.

BZA Request:

1. To reinstate the nonconforming use of front yard on-site parking under Section 114-8(4). Front yard parking was permitted in the B-2 zoning district until 2015. Due to parking requirements for the proposed use as a hotel /restaurant, parking will be required between the building and street to achieve the desired parking count.



C-11