

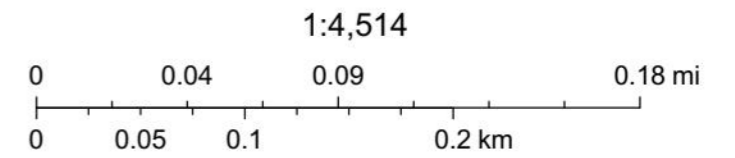
ArcGIS Web Map



3/31/2026, 10:51:57 AM

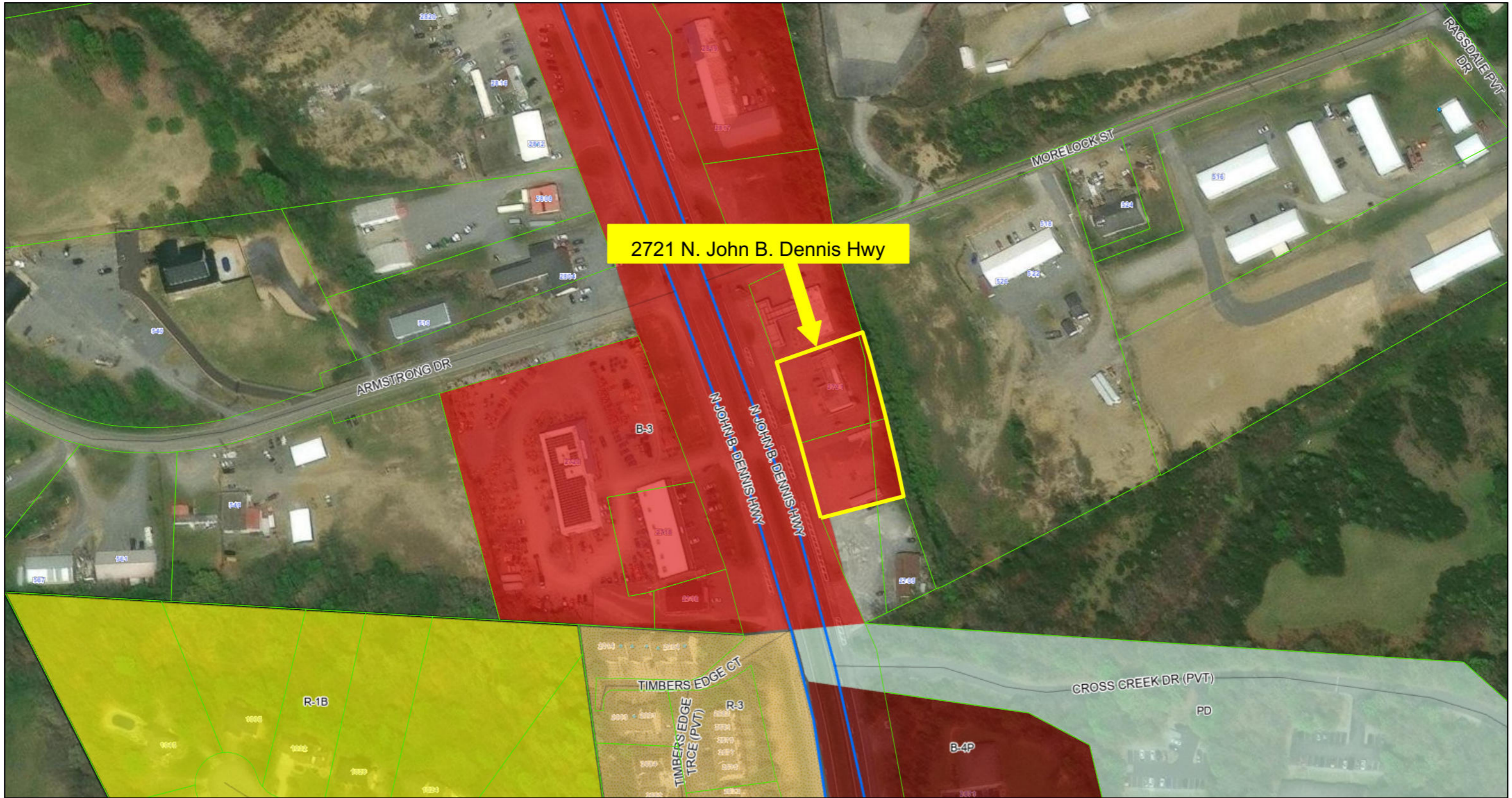
Sullivan County Parcels Jan 2023 Streets

- Parcels
- Major Arterial
- Collector Street
- Local Street
- Private Street



NC Collaboratory at UNCCH, Vantor

ArcGIS Web Map



2721 N. John B. Dennis Hwy

3/31/2026, 10:48:56 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-3

B-4P

PD

R-1B

R-3

Streets

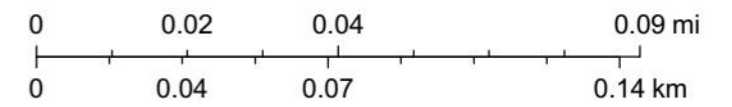
Major Arterial

Local Street

Private Street

Kpt 911 Address

1:2,257



NC Collaboratory at UNCCH, Microsoft, Vantor



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: April 16, 2026

RE: 2721 John B. Dennis Highway

The Board is asked to consider the following request:

Case: BZA26-0081–The owner of property located at 2721 John B. Dennis Highway, Control Map 031J, Group A, Parcel 01.00 requests a 7.8-foot front yard variance from Sec. 114-195(f)(1)c, along with a 7.5-foot reduction to the required landscape buffer from Sec. 114-600(d)2. These requests are to facilitate the construction of a new convenience store and gas station. The property is zoned B-3, Highway-Oriented Business District.

Code reference:

Sec. 114-195. - B-3, Highway Oriented Business District.

(f) *Design standards; dimensional requirements.*

(1) *Minimum requirements.*

- a. *Lot area, 10,000 square feet.*
- b. *Lot frontage, 50 feet.*
- c. ***Front yard, 20 feet.***
- d. *Each side yard, not applicable.*
- e. *Rear yard, 30 feet.*
- f. *Usable open space, not applicable.*

Sec. 114-600. - Landscape requirements.

(d) *Parking areas.*

(2) *Perimeter. Landscaping for the perimeter of new parking areas requires a planting strip of a minimum width of ten feet abutting public streets excluding access driveways or alleys. This planting strip will include a minimum of one deciduous tree for each 50 linear feet of perimeter and for any fraction of footage over 25 linear feet. These trees may be grouped or placed at intervals appropriate to the species for aesthetic purposes, so long as the total number of trees equals or is greater than the minimum specified by the linear-foot method of determination of trees required. Location of types of landscaping materials is to be compatible with utility lines, sidewalks and the safe use of streets. When a building permit is requested for redevelopment or additions to a previously developed site, where the required perimeter strip does not exist, the required trees may be planted in pavement cutouts of sufficient size for tree survival and growth.*

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	Riggs	First	Arnie	M.I.		Date	
Street Address	P.O. Box AA			Apartment/Unit #			
City	Big Stone Gap	State	VA	ZIP		24219	
Phone	[REDACTED]			E-mail Address		[REDACTED]	

PROPERTY INFORMATION:

Tax Map Information	Tax map: 031J	Group: A	Parcel: 001.00 Lot: 2R	001.15, 001.16			
Street Address	2715 & 2721 John B. Dennis Parkway			Apartment/Unit #			
Current Zone	B-3		Proposed Zone		B-3		
Current Use	Car Wash		Proposed Use		Convenience Market and Gas Station		

REPRESENTATIVE INFORMATION:

Last Name	Ellis	First	Stephen	M.I.		Date	
Street Address	1108 Whispering Pines Road			Apartment/Unit #			
City	Unicoi	State	TN	ZIP		37692	
Phone	[REDACTED]			E-mail Address		[REDACTED]	

REQUESTED ACTION:

1. A 7.8' variance is requested from the front setback for the proposed gas canopy.
2. A 2.5' and 7.5' variance is requested for portions of the front landscaped yard.

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: [Handwritten Signature] Date: 3-25-26

Signed before me on this 25th day of March, 2026
 a notary public for the State of Virginia
 County of Wise

Notary Captal L Owens 7313615
 My Commission Expires October 31, 2026



Variance Worksheet – Finding of Facts

Variances. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, **because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property**, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

a. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

- There is steep topography on the eastern side of the property along with the Flood Zone Area associated with Leslie Branch. This reduces the available developable depth on the lot.



b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.

- Applicant would need to reduce the number of gas pumps and eliminate a cross-connection drive with the adjoining property.

c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.

- The unique conditions and circumstances associated with the steep topography and Flood Zone Area associated with Leslie Branch and are not a result of the Applicant's actions.

d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

- The variance will allow the Applicant to have a cross-connection drive with the adjoining property.
- A landscaped frontage yard will still be provided with all the required tree and shrub plantings.
- The Applicant's proposed gas canopy will be less of an encroachment into the front setback than the adjoining gas canopy for the existing Valero gas station. All the gas pumps for the existing Valero gas station appear to be located within the front setback. The sign for the adjoining Valero gas station appears to be on TDOT's Right-of-Way also. The Applicant's sign will be located in accordance with City regulations.



Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

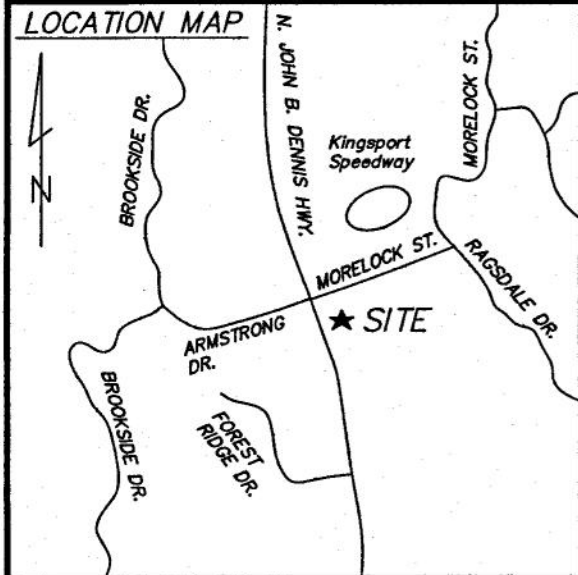
Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.

2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.

3. Inability to put the property to its most profitable use DOES NOT constitute a "hardship".

4. Mere inconvenience to the applicant is not sufficient grounds for determining a "hardship". In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.

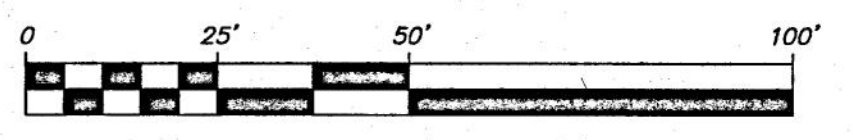


IRON MOUNTAIN SURVEY CO. INC.
 744 ALLISON RD.
 PINEY FLATS, TN
 (423) 391-8200

7.5' EASEMENT NOTE:
 THESE PROPERTIES ARE SUBJECT TO A 7.5' WIDE EASEMENT AREA ALONG THE INTERIOR SIDES OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE AND THE CONVEYANCE OF STORMWATER RUNOFF FROM THE IMPROVEMENTS ON EACH LOT AS REFERENCED BY PLAT BOOK 57 PAGE 363.

WANDA REINA CHRISTIAN
 DB 3295 PG 479
 TM 031J GRP A PAR 002.00

**COMBINATION PLAT FOR THE
 ABCK RENTALS, LLC PROPERTY
 2715 & 2721 N. JOHN B. DENNIS HIGHWAY,
 KINGSFORT, TN 37664
 10TH & 11TH CIVIL DISTRICT
 SULLIVAN COUNTY, TENNESSEE
 FEBRUARY 19TH, 2026**

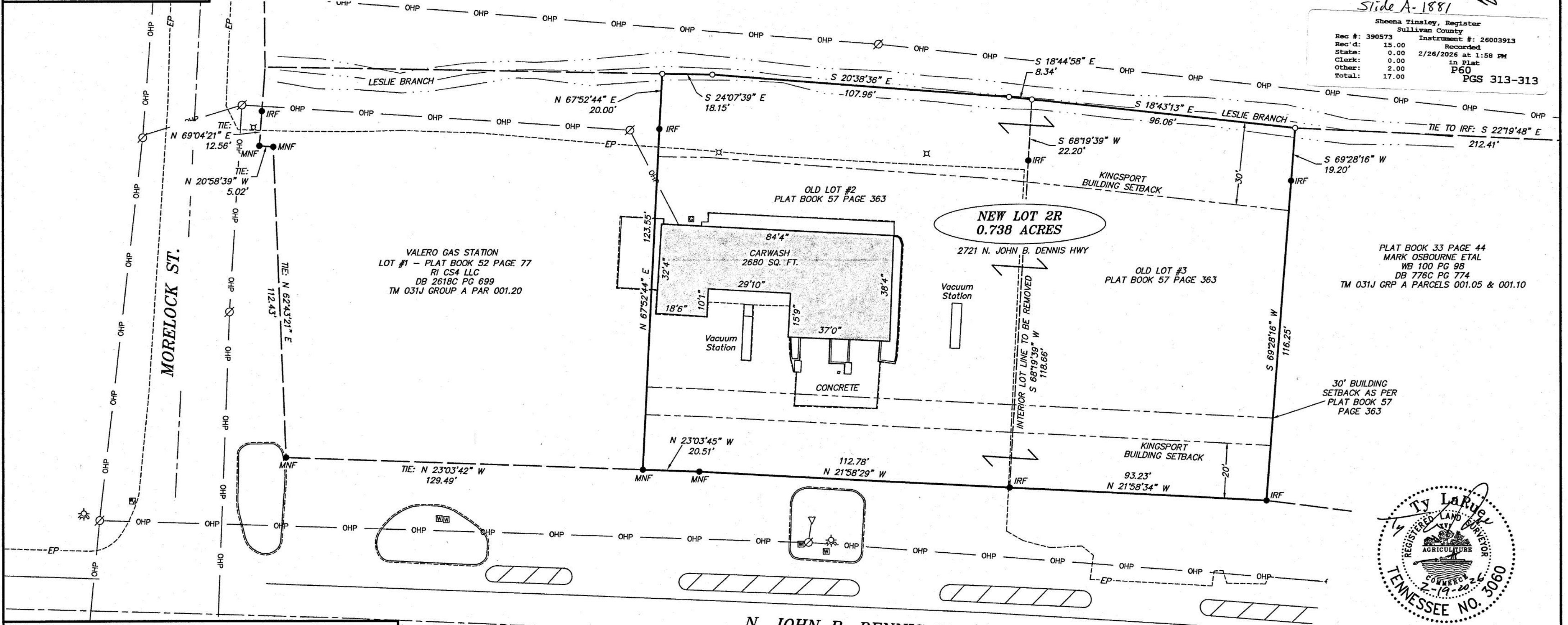


SCALE: 1" = 25'



Side A-1881

Sheena Tinsley, Registrar Sullivan County	
Rec #: 390573	Instrument #: 26003913
State: 15.00	Recorded
Clerk: 0.00	2/26/2026 at 1:58 PM
Other: 2.00	In Plat
Total: 17.00	PGO
PGS 313-313	



PLAT BOOK 33 PAGE 44
 MARK OSBOURNE ETAL
 WB 100 PG 98
 DB 776C PG 774
 TM 031J GRP A PARCELS 001.05 & 001.10



- SURVEY NOTES:**
1. SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
 2. DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
 3. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
 4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 5. NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR LOCATION OF ANY UTILITY STRUCTURES OR EASEMENTS OTHER THAN THOSE SHOWN HEREON.
 6. ALL DISTANCES AND BEARINGS SHOWN REFLECT THE MEASUREMENTS BETWEEN MONUMENTATION FOUND DURING THE COMPLETION OF THIS SURVEY.
 7. SETBACKS ARE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT ON SUBJECT PROPERTY.
 8. PROPERTY IS CURRENTLY ZONED: CITY OF KINGSFORT B-3
 9. BUILDING SETBACKS: FRONT: 20 FEET REAR: 30 FEET SIDES: NOT APPLICABLE
 10. ZONING DESIGNATION AND SETBACKS OBTAINED FROM KINGSFORT TN, GIS DATABASE AND MUNICODÉ CODIFICATION (11-18-2025)
 11. THIS PROPERTY DOES LIE IN AN AREA DESIGNATE BY FEMA AS A SPECIAL FLOOD HAZARD AREA (ZONE A) AS SHOWN ON FIRM MAP NO.47163C00350 DATED SEPTEMBER 29TH, 2006.

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.
 Ty LaRue 26 Feb 26
 KINGSFORT AUTHORIZING AGENT DATE

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.
 Ty LaRue 26 Feb 26
 AUTHORIZING AGENT DATE

LEGEND:

● IRON ROD OLD (FOUND)	--- CENTERLINE (C/L)	IRF IRON ROD FOUND
○ POINT	--- BUILDING SETBACK	MNF MAGNETIC NAIL FOUND
□ WATER METER	--- CREEK	EP EDGE OF PAVEMENT
□ GAS METER	--- BOUNDARY LINE (SURVEYED)	R/W RIGHT OF WAY
□ WATER VALVE	--- ADJOINER LINE/ R/W MARGIN (NOT SURVEYED UNLESS NOTED)	DB DEED BOOK
☆ FIRE HYDRANT	--- O/H UTILITY LINE	WB WILL BOOK
⊗ LIGHT POLE	--- PAR PARCEL	PG PAGE
⊙ UTILITY POLE	--- CMP CORRUGATED METAL PIPE	TM TAX MAP
▽ GUY LINE		GRP GROUP

TITLE REFERENCES:

0.438 Acres (19092 Sq. Ft.) LOT 2 - PLAT BOOK 57 PAGE 363 ABCK RENTALS, LLC DB 3656 PG 393 TM 031J GRP A PAR 001.00 & 001.06	0.300 Acres (13069 Sq. Ft.) LOT 3 - PLAT BOOK 57 PAGE 363 ABCK RENTALS, LLC DB 3656 PG 400 TM 031J GRP A PAR 001.15 & 001.16
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I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE.
 Ty LaRue 2-19-2026
 ABCK RENTALS LLC DATE

CERTIFICATION OF THE APPROVAL FOR 911 STREET ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
 February 23, 2026
 Ty LaRue
 CITY CLERK OR HIS/HER AUTHORIZED REPRESENTATIVE

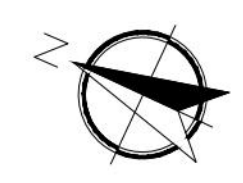
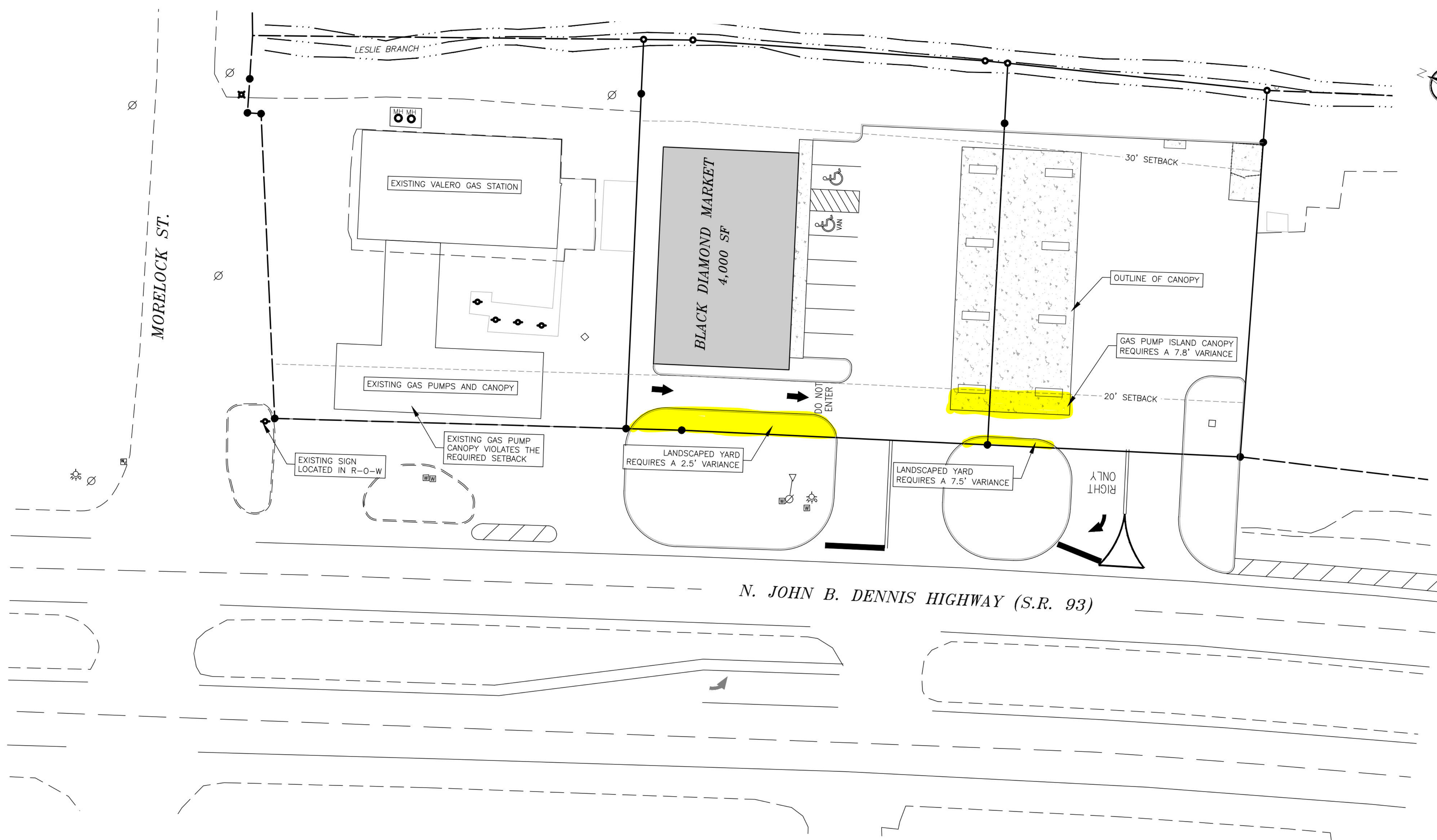
CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS
 I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS; (3) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.
 Ty LaRue 2-19-2026
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER DATE

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 Ty LaRue 2-19-2026
 KINGSFORT MUNICIPAL / REGIONAL PLANNING COMMISSION DATE

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
 Ty LaRue 2-19-2026
 TENNESSEE REGISTERED LAND SURVEYOR DATE

COMBINATION PLAT FOR THE ABCK RENTALS, LLC PROPERTY

CITY OF KINGSFORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES <u>0.738 ACRES</u>	TOTAL LOTS <u>1</u>
ACRES NEW ROAD <u>0</u>	MILES NEW ROAD <u>0</u>
OWNER <u>ABCK RENTALS LLC</u>	CIVIL DISTRICT <u>10TH & 11TH</u>
SURVEYOR <u>Ty LaRue</u>	CLOSURE ERROR <u>1: 10,000</u>
SCALE: 1" = 25'	



	PROJECT ENGINEER	<p>CONTACT: STEPHEN ELLIS, P.E.</p>	PROJECT	REV DATE
			PROPOSED SITE CONSTRUCTION PLANS BLACK DIAMOND MARKET KINGSFORT, TENNESSEE	- - - - - -
			DWG. TITLE	DATE:
			VARIANCE REQUEST	3/24/26
				SCALE: 1"=20'
				DWG. NO.