

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, August 3, 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:

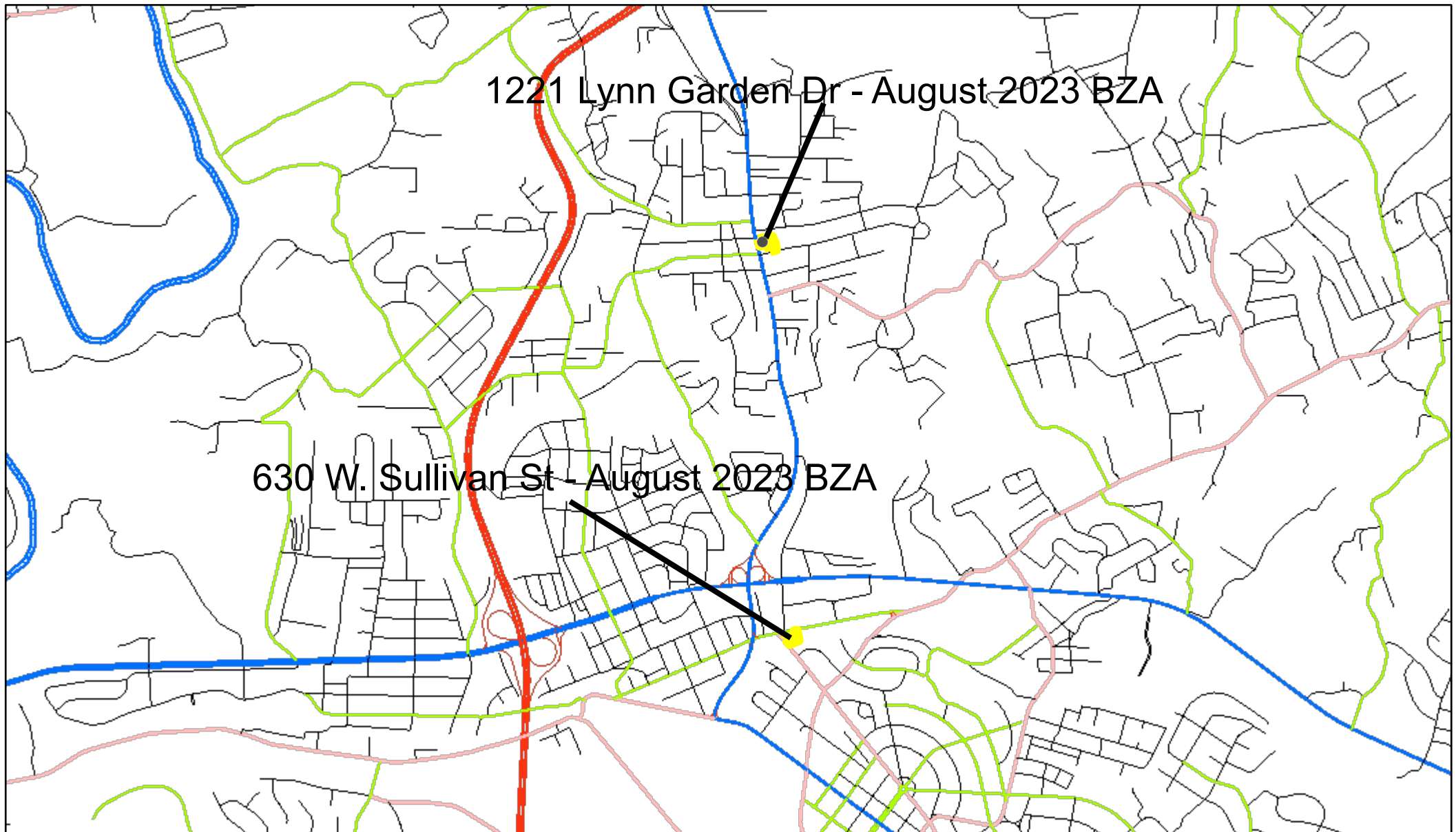
Case 23-0238 – The owner of property located at 630 W. Sullivan Street, Control Map 046H, Group B, Parcel 003.00 requests approval from the Board of Zoning Appeals to Sec 114-8(4) to re-establish a non-conforming use for 20 mini storage units and requests a special exception to Sec 114-193(c)2 for the purpose of commercial office space. The property is zoned B-1, Neighborhood Business District.

Case: 23-0239– The owner of property located at 1221 Lynn Garden Drive, Control Map 030H, Group D, Parcel 040.00 requests a 10 foot planting strip boundary variance to Sec 114-600(4)a and a parking reduction variance to Sec 114-564(4)q from 63 parking spaces to 36 spaces for the purpose of constructing a new Dollar General. The property is zoned B-3, Highway Oriented Business 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.

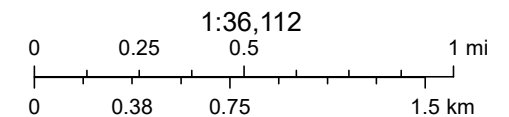
All City of Kingsport public meetings are conducted in accessible locations. If you require accommodations to participate in this meeting, these may be requested by calling (423) 224-2482 or by emailing ADAContact@KingsportTN.gov at least 72 hours in advance. Copies of any documents used are available in accessible formats upon request.

CITY OF KINGSPORT
Angie Marshall, City Clerk
PIT: 7/24/2023



7/19/2023, 9:16:42 AM

- | | | |
|--|--|--|
|  Urban Growth Boundary |  Major Arterial |  Local Street |
| Streets |  Minor Arterial |  Private Street |
|  Interstate |  Collector Street |  Ramp |
|  Expressway | | |





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 19, 2023

RE: 630 W. Sullivan Street

The Board is asked to consider the following request:

Case 23-0238 – The owner of property located at 630 W. Sullivan Street, Control Map 046H, Group B, Parcel 003.00 requests approval from the Board of Zoning Appeals to Sec. 114-8(4) to re-establish a non-conforming use for 20 mini storage units and requests special exception to Sec. 114-193(c)2 for the purpose of commercial office space. The property is zoned B-1, Neighborhood Business District.

Code reference:

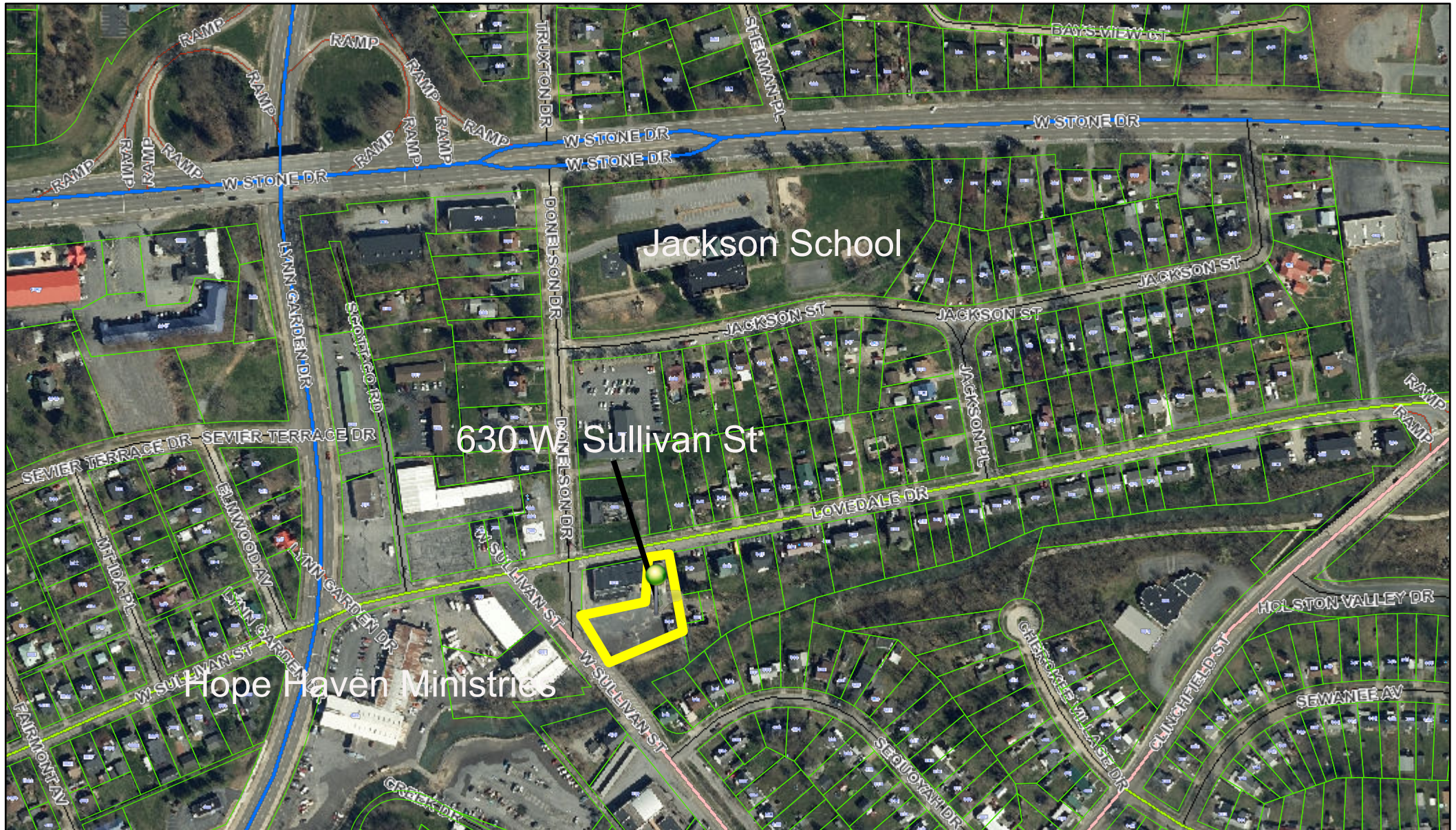
Sec. 114-8. - Nonconforming uses

(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.

Sec. 114-193. - B-1, Neighborhood Business District.

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

- (1) Self-service carwashes.
- (2) Offices.
- (3) Same as for R-3 districts.
- (4) Communication facilities.



7/17/2023, 10:01:59 AM

Sullivan County Parcels Jan 2023 Streets



Parcels



Kpt 911 Address



Urban Growth Boundary



Interstate



Expressway



Major Arterial



Minor Arterial



Collector Street



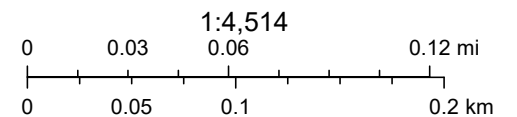
Local Street

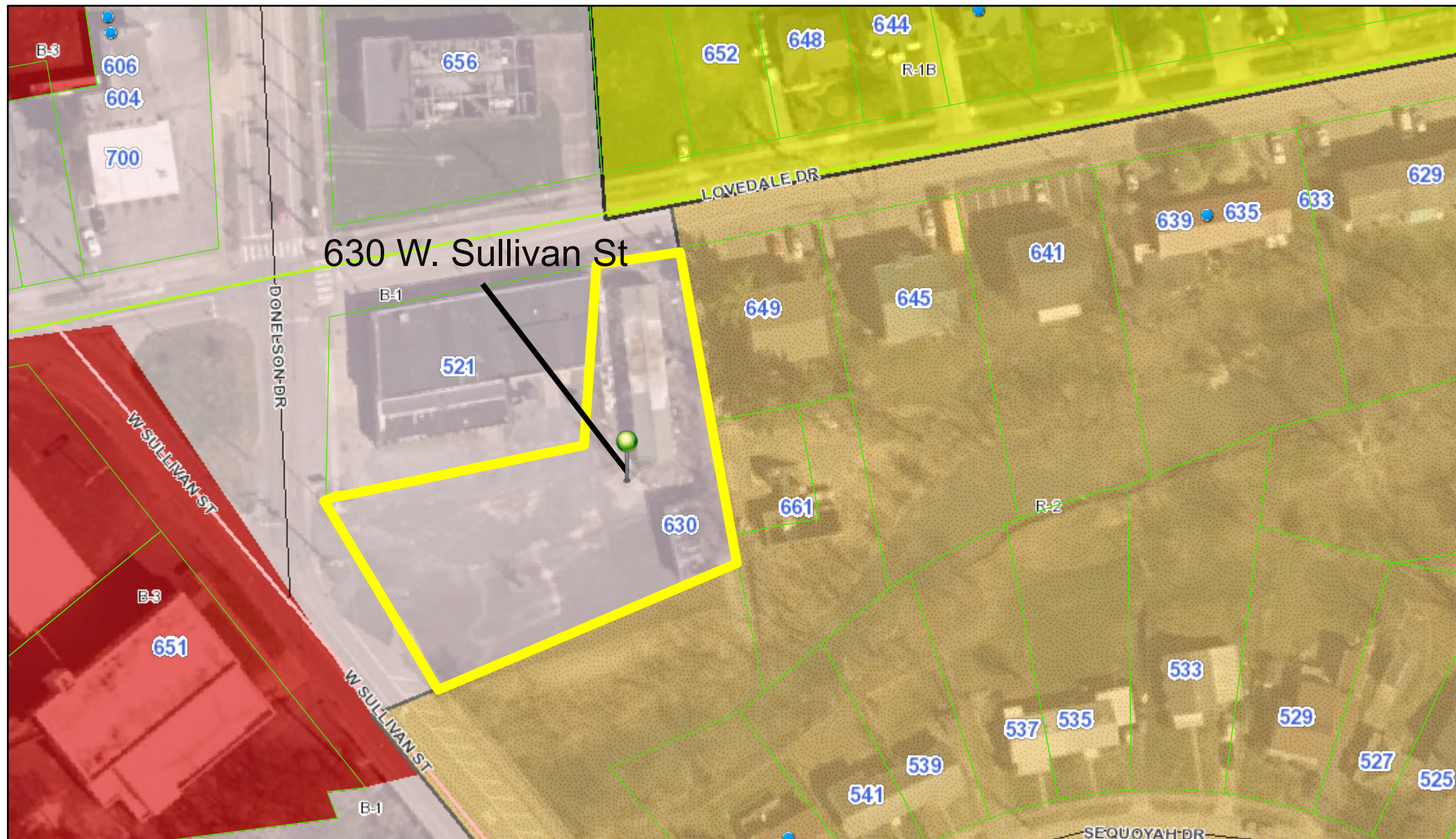


Private Street



Ramp





7/17/2023, 9:37:52 AM

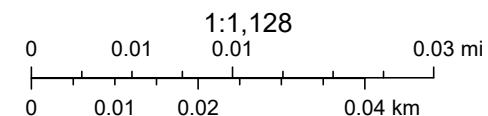
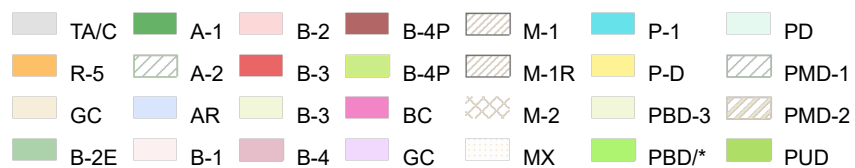
Sullivan County Parcels Jan 2023

 Parcels

- Kpt 911 Address

City Zoning

<Null>



APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Phillips First Dennis M.I. R Date 7/11/23
Street Address 2121 Pendragon Rd Apartment/Unit #
City Kingsport State TN ZIP 37660
Phone 423-292-6449 E-mail Address miami04@yahoo.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:

Street Address 630 W. Sullivan Apartment/Unit #
Current Zone Proposed Zone
Current Use Proposed Use

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

To put back mini Storage - approval to re-establish non conforming use
To put office in old building space - Approval for office space as
special exception in B-1

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:

Dennis Phillips

Date:

Signed before me on this 13 day of July, 2023

a notary public for the State of Tennessee

County of Sullivan

Notary Christina M. Blair

My Commission Expires 8/26/24



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?
2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site?
3. Does the use and additions if any, fit with the neighborhood architecture aesthetics?
4. Will the use generate excessive noise, traffic, dust, etc.?
5. Is there proper fencing and screening to shield proposed use from existing 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?

**** 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.**



Kingsport, Tennessee


 Google Street View

Apr 2019

[See more dates](#)



Kingsport, Tennessee

 Google Street View

Apr 2019

[See more dates](#)

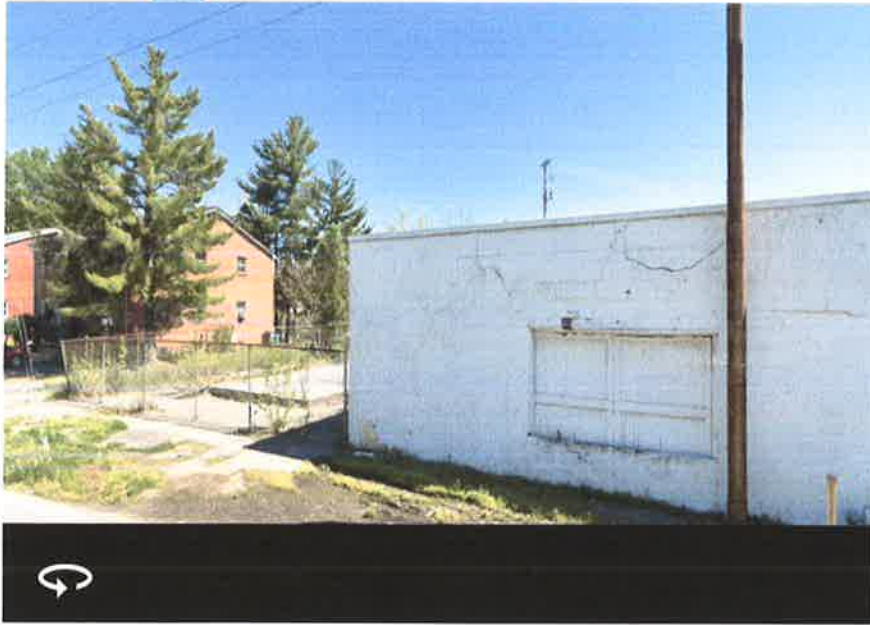
Image capture: Apr 2019 © 2023 Google



630 W Sullivan St

All

Street View & 360°



Mini Storage Units



(<https://trusteelbuildings.com/wp-content/uploads/2022/10/self-storage-gallery-aerial-2.jpg>)



(<https://trusteelbuildings.com/wp-content/uploads/2022/10/self-storage-gallery-construction.jpg>)



(<https://trusteelbuildings.com/wp-content/uploads/2022/10/self-storage-gallery-construction-2.jpg>)



(<https://trusteelbuildings.com/wp-content/uploads/2022/10/self-storage-gallery-close-up.jpg>)



(<https://trusteelbuildings.com/wp-content/uploads/2022/10/self-storage-gallery-open.jpg>)



(<https://trusteelbuildings.com/wp-content/uploads/2022/10/self-storage-gallery-exterior.jpg>)



(<https://trusteelbuildings.com/wp-content/uploads/2022/10/self-storage-gallery-climate-controlled.jpg>)



(<https://trusteelbuildings.com/wp-content/uploads/2022/10/self-storage-hvac.jpg>)



(<https://trusteelbuildings.com/wp-content/uploads/2022/10/self-storage-gallery-paved.jpg>)



Proposed Building Type



[Directions](#)

[Save Home](#)

[Share](#)




© 2023 Google [Report a problem](#)

Google Maps 656 Lovedale Dr



Kingsport, Tennessee

 Google Street View

Apr 2019 See more dates

Image capture: Apr 2019 © 2023 Google

Directions

Save Home

Share

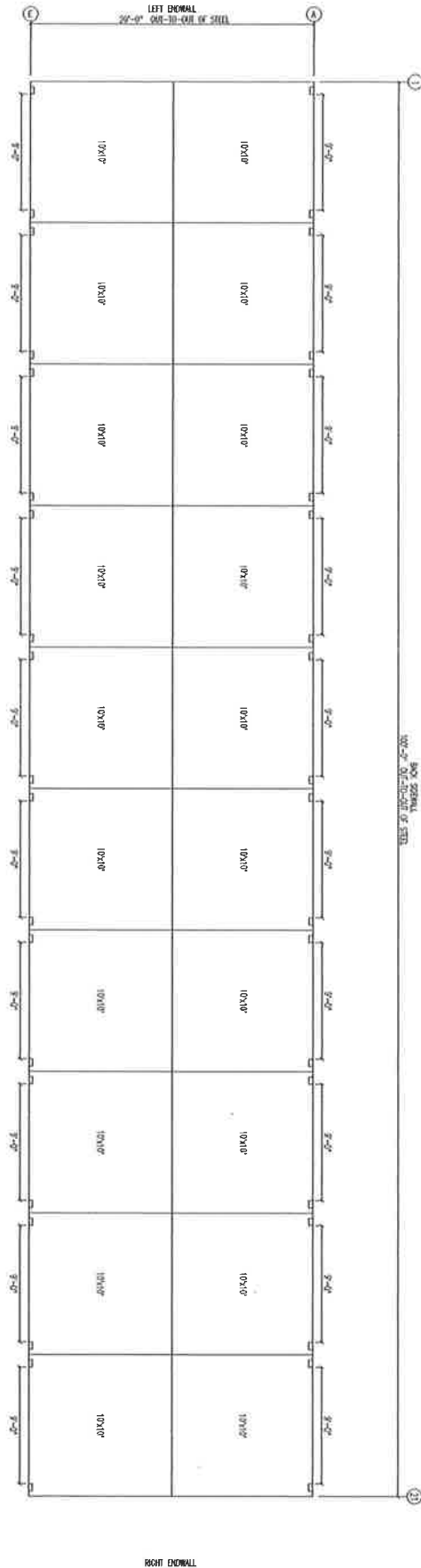


Both Buildings Will Go on Existing Pads.
No Modifications

Google

© 2023 Google (Map) a project

FRONT ELEVATION
FLOOR PLAN



A7

Sheet

DWG # 53447

TruSteel
BUILDINGS
395 JERRY SMITH DR.
WATKINSVILLE, GA 30677
706-310-4081

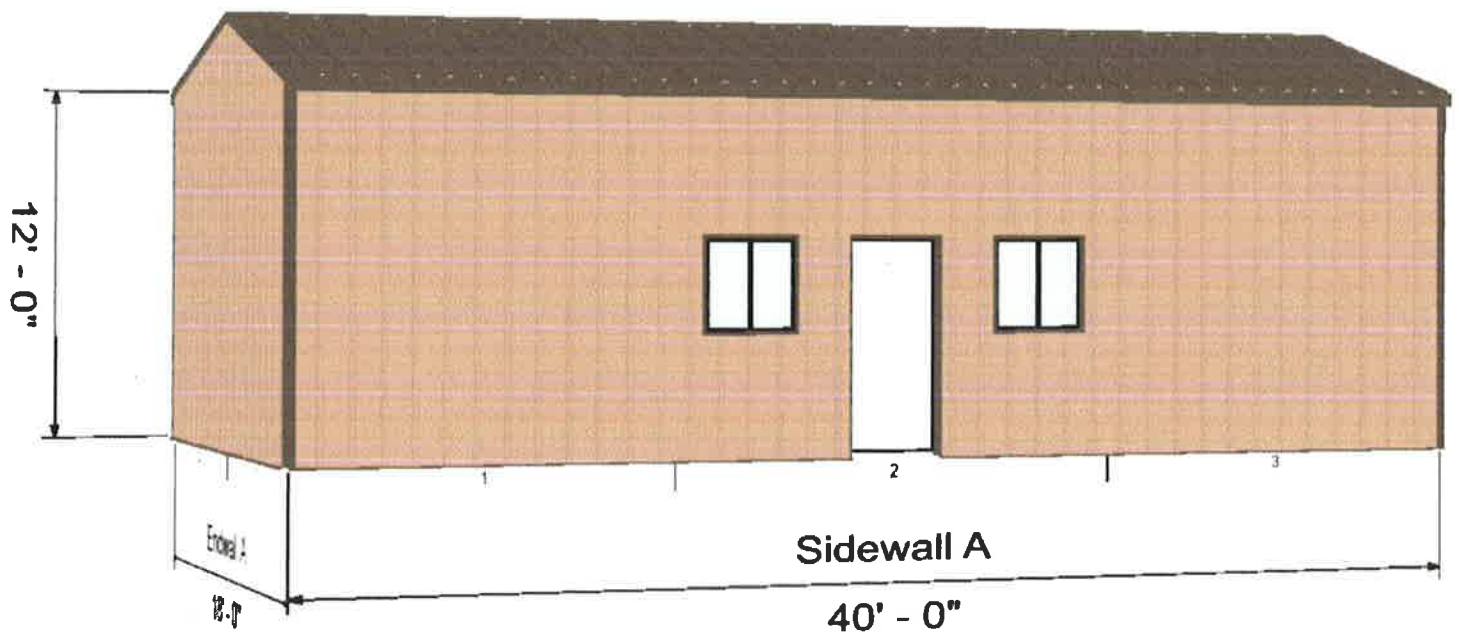
PROJECT: 20.0 x 100.0 x 8.5
LOCATION:
Dennis Phillips

CONFIDENTIAL AND PROPRIETARY INFORMATION
THESE DRAWINGS ARE THE SOLE AND EXCLUSIVE PROPERTY OF THE BUILDING MANUFACTURER. SENSITIVE, UNPUBLISHED, AND CONFIDENTIAL INFORMATION CONTAINED IN THESE DRAWINGS MAY ONLY BE USED FOR ITS BENEFIT. THE DISCLOSURE OF THESE DRAWINGS TO UNAUTHORIZED PERSONS IS STRICTLY PROHIBITED. THESE DRAWINGS MAY NOT BE USED TO CONSTRUCT LIKE PROJECTS WITHOUT WRITTEN PERMISSION FROM THE BUILDING MANUFACTURER. THIS DOCUMENT AND ALL COPIES MUST BE RETURNED UPON DEMAND.

APPROVAL	BY	DATE
PRINTS ISSUED FOR		6/27/23

Building created for:
Dennis Phillips
630 W Sullivan St
Kingsport TN 37660

Produced by:
TruSteel Buildings



Rental OFFICE Building

Monday, May 15, 2023

LOCATION

Property Address 630 W Sullivan St
Kingsport, TN 37660-3650

Subdivision Rogers & Fuller Prop

County Sullivan County, TN

PROPERTY SUMMARY

Property Type Commercial

Land Use Commercial

Improvement Type

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 046H B 003.00

Special Int 000

Alternate Parcel ID

Land Map 046H

District/Ward 11

2020 Census Trct/Blk 406/3

Assessor Roll Year 2022



CURRENT OWNER

Name Taylor Paula M Whitney Paul Taylor

Mailing Address 2364 Pendragon Rd
Kingsport, TN 37660-2937

SCHOOL ZONE INFORMATION

Jackson Elementary School	0.2 mi
Elementary: K to 5	Distance
Sevier Middle School	1.3 mi
Middle: 6 to 8	Distance
Dobyns - Bennett High School	2.5 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 04/28/2023

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
4/22/2009		Taylor Paula M & Whitney Paul Taylor				2765C/22
11/9/1979	\$80,000					228C/170
4/18/1951						123A/138

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2022	Assessment Year	2022	Kingsport	1.9983
Appraised Land	\$43,900	Assessed Land		Sullivan	2.4062
Appraised Improvements	\$4,700	Assessed Improvements			
Total Tax Appraisal	\$48,600	Total Assessment	\$19,440		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2022	\$388.47	\$467.77	\$856.23
2021	\$365.14	\$467.77	\$832.91
2020	\$767.92	\$956.00	\$1,723.92

2019	\$767.92	\$956.04	\$1,723.96
2018	\$734.70	\$948.60	\$1,683.30
2017	\$734.70	\$948.60	\$1,683.30
2016	\$822.20	\$1,022.95	\$1,845.15
2014	\$822.20	\$915.70	\$1,737.90
2013	\$770.57	\$915.70	\$1,686.27

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Asphalt Paving	25000	1997	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Commercial	Lot Dimensions	184M X 169.5 IRR
Block/Lot	/Pt2	Lot Square Feet	
Latitude/Longitude	36.556664°/-82.565217°	Acreage	
Type	Land Use	Units	Tax Assessor Value
Commercial		56X100	\$12,430
Commercial		105X202	\$31,500

PROPERTY CHARACTERISTICS: UTILITIES/AREA

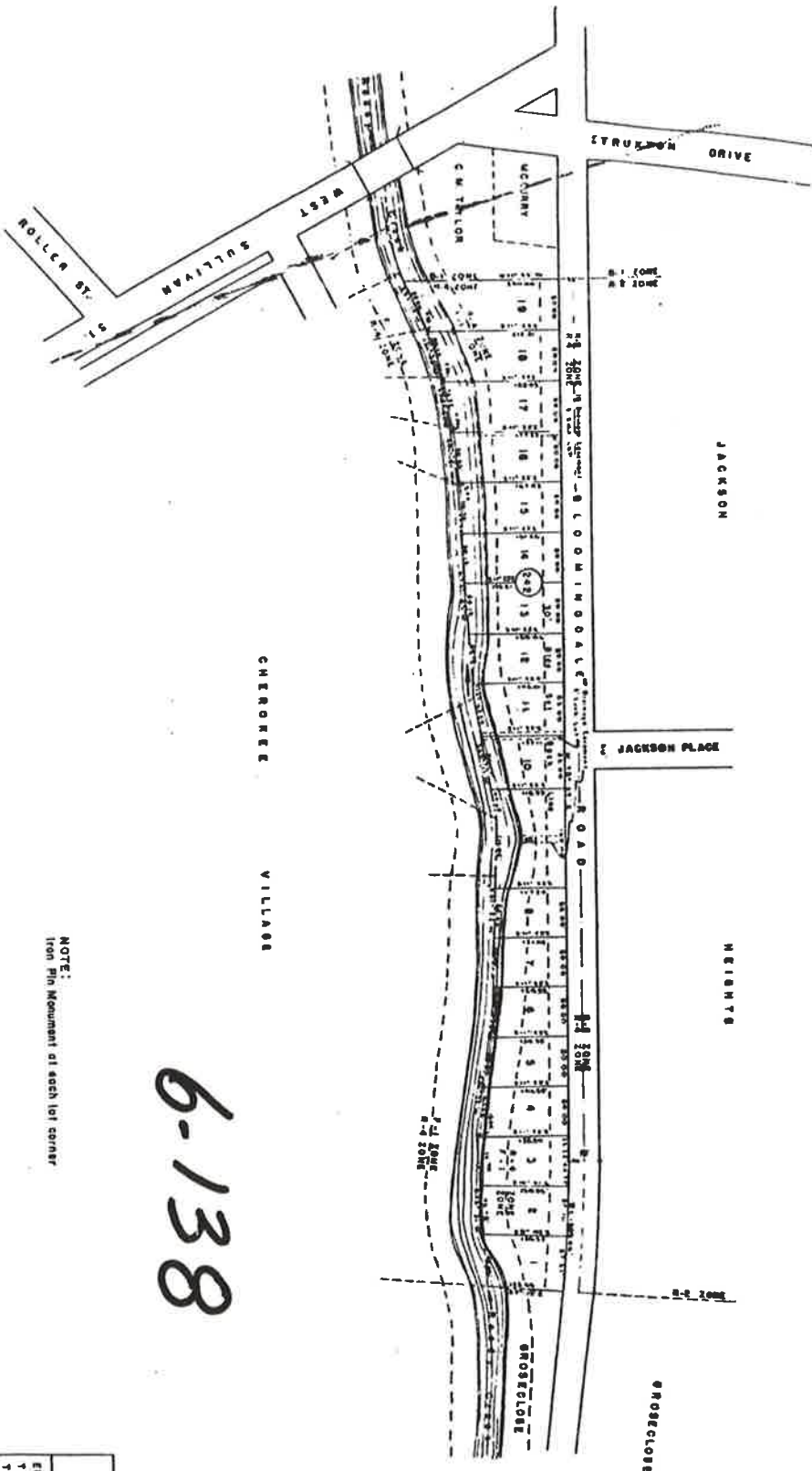
Gas Source	Public - Natural Gas	Road Type	Curb/Gutter Paved
Electric Source	Public	Topography	Level
Water Source	Public	District Trend	Stable
Sewer Source	Public	Special School District 1	
Zoning Code	B 1	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Rogers & Fuller Prop	Plat Book/Page	6/138
Block/Lot	/Pt2	District/Ward	11
Description	Pt Tr 2		

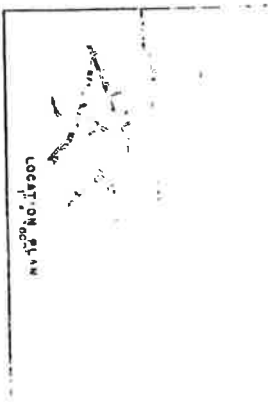
FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
AE	High		Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	47163C0040D	09/29/2006



NOTE:
Iron Pin Monument at each lot corner

6-138



Survey for record on the 2nd day of March, 1961, at 10:15 AM. Made in New York City, New York. and recorded in Book 100, Page 128. Subdivision of 19.66 Acres. 1961.

CERTIFICATE OF OWNERSHIP AND DESIGNATION
I, the undersigned, being the owner of the above described property, do hereby certify that I am the owner of the property and that I have designated the same for the purposes herein set forth. In witness whereof, I have hereunto set my hand and seal at New York City, New York, this 1st day of March, 1961.

CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described herein is a true and correct survey of the property shown and described herein, and that the same has been prepared in accordance with the provisions of the City Engineer's Office, New York City, New York, and that the same is a true and correct survey of the property shown and described herein.

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the above described property has been surveyed and that the same is a true and correct survey of the property shown and described herein, and that the same has been prepared in accordance with the provisions of the City Engineer's Office, New York City, New York, and that the same is a true and correct survey of the property shown and described herein.

SUBDIVISION PLAN
ROGERS & FULLER PROPERTY
KINGSFORD, TENNESSEE

ERROR OF CLOSURE 1/489
TOTAL NUMBER LOTS 19
TOTAL ACRES 19.66

CIVIL DISTRICT 11
SURVEYOR KING ENGINEERING CO., INC.
OWNERS ROGERS & FULLER

P. C. No. 1001
Date March 1, 1961

Property Report for Parcel/Tax ID 046H B 003.00

Monday, May 15, 2023



CURRENT OWNER