

ArcGIS Web Map



11/18/2024, 8:23:49 AM

Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

Collector Street

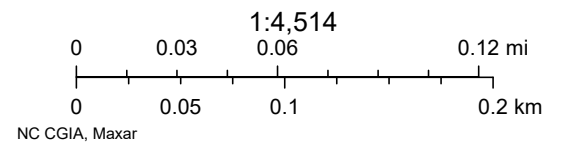
Local Street

Private Street

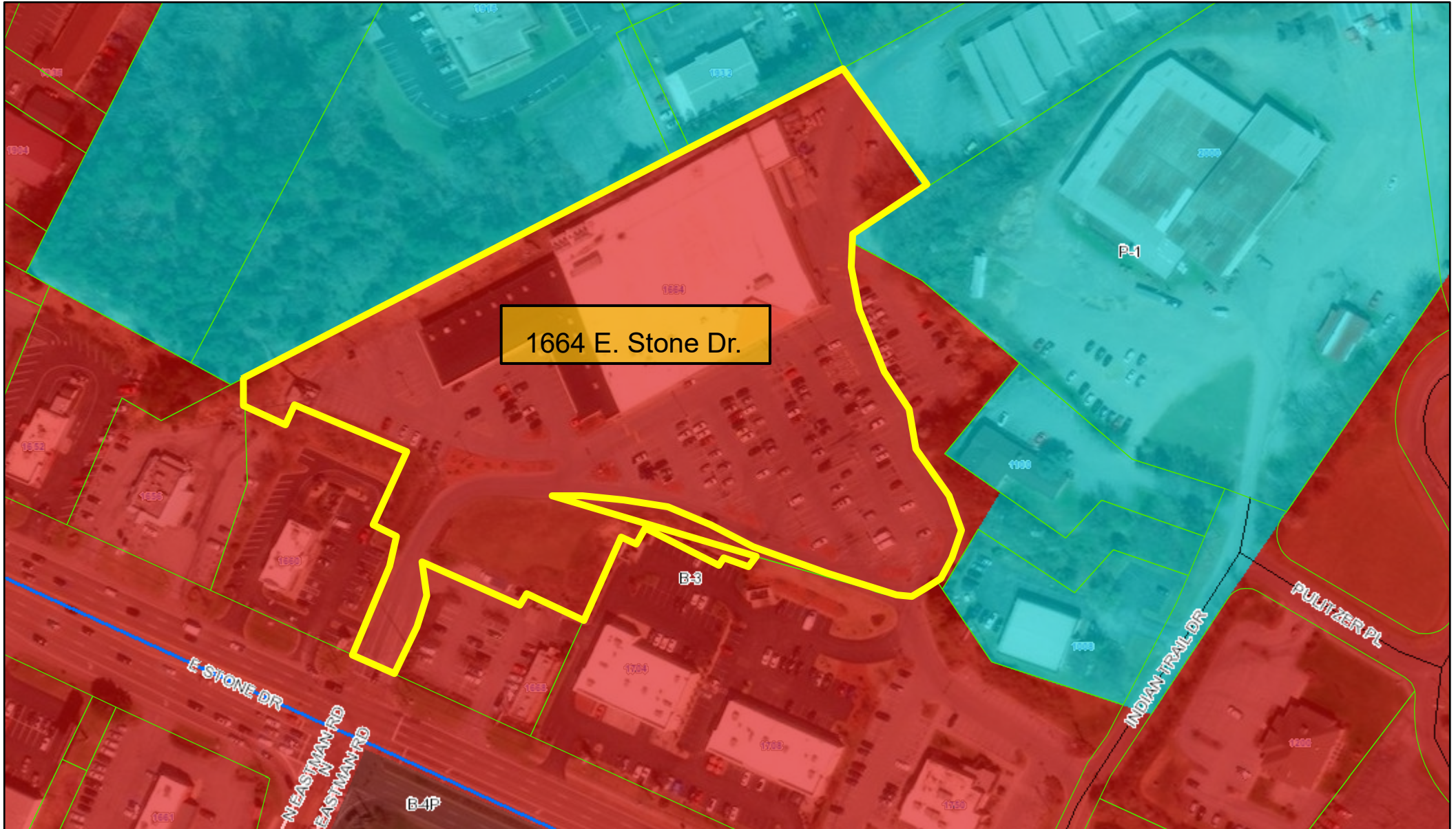
Ramp

Urban Growth Boundary

Kpt 911 Address



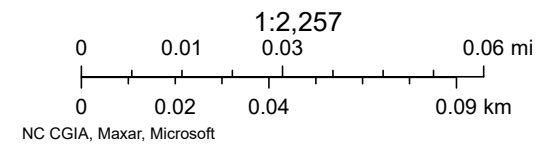
ArcGIS Web Map



1664 E. Stone Dr.

11/18/2024, 8:19:03 AM

Sullivan County Parcels Jan 2023	A-1	B-4	M-2	PMD-1	R-1C	TA	Minor Arterial
Parcels	A-2	B-4P	MX	PMD-2	R-2	TA-C	Collector Street
City Zoning	AR	B-4P	P-1	PUD	R-3	UAE	Local Street
<Null>	B-1	BC	P-D	PVD	R-3A	Streets	Private Street
T/C	B-2	GC	PBD-3	R-1	R-3B	Interstate	Ramp
R-5	B-3	M-1	PBD/*	R-1A	R-4	Expressway	Urban Growth Boundary
GC	B-3	M-1R	PD	R-1B	Split	Major Arterial	Kpt 911 Address
B-2E							





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: November 18, 2024

RE: 1664 E. Stone Drive

The Board is asked to consider the following request:

Case: BZA24-0273 – The owner of property located at 1664 East Stone Drive, Control Map 0471, Group A, Parcel 019.35 requests a 63.1 square foot variance to Section 114-533(8)b to exceed the permitted wall sign allowance for the installation of a new grocery "Pickup" wall sign. The property is zoned B-3, Highway-Oriented Business District.

Code reference:

Sec. 114-533. - On-premises signs.

(8)Highway Oriented Business District (B-3).

b. Single-tenant businesses and multitenant centers are permitted wall signs equivalent to one percent of the business's building ground coverage area up to 300 square feet of total signage. Businesses having less than 8,000 square feet of area may utilize up to 80 square feet of signage.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name: Kroger First: M.I. Date: 11/12/24
 Street Address: 1664 East Stone Dr Apartment/Unit #
 City: Kingsport State: TN ZIP: 37660
 Phone: E-mail Address:

PROPERTY INFORMATION:

Tax Map Information: Tax map: 47 1 Group: A Parcel: 19.35 Lot:
 Street Address: 1664 East Stone Dr Apartment/Unit #
 Current Zone: B3 Proposed Zone:
 Current Use: Retail Proposed Use:

REPRESENTATIVE INFORMATION:

Last Name: Eleas First: Chris M.I. H Date: 11/12/24
 Street Address: 4623 Weaver Pike Apartment/Unit #
 City: Bluff City State: TN ZIP: 37618
 Phone: 423-538-7425 E-mail Address: Eleassign4@aol.com

REQUESTED ACTION:

Additional sign square footage to install non illuminated sign to read "PICKUP"

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: 11/14/2024

Signed before me on this 14th day of November, 2024
 a notary public for the State of Virginia
 County of Gochoiland
 Notary [Handwritten Signature]
 My Commission Expires 10/31/2026



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.

Visibility from the street. Additional advertisement would assist with the advancement of the Pick service for customers who may otherwise not be aware of the service.

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

The existing signs at the location have been grandfathered in from previous regulations and current guidelines do not allow for enough sign square footage on the building to be able to add additional advertisement for the newly added service, without reducing the existing signage at the property which would come at great cost to the property and further reducing the visibility from the road.

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.

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

Granting the variance would allow Krogers to better expand into their newly implemented service for their customers increasing sales for the Krogers and increasing ease of shopping experience for the end customer.

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.



QTY.	DESCRIPTION	SQ. FT.
1	PICKUP W/ CART LTR SET	63.1



KROGER #328
1664 EAST STONE DRIVE
KINGSPORT, TN



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CUSTOMER APPROVAL:
 DATE: _____

REV	DATE	BY
Rev 01	_____	_____
Rev 02	_____	_____
Rev 03	_____	_____

REV	DATE	BY
Rev 04	_____	_____
Rev 05	_____	_____
Rev 06	_____	_____



DRAWING NO:
1300580507.00
 06/19/2024
 S. HAWKE





PROPOSED LOCATION



ARTWORK SHOWN FOR PRESENTATION PURPOSES ONLY. ACTUAL SIZE & PLACEMENT MAY VARY. SIZE OF EXISTING LETTER SET AND/OR AVAILABLE SPACE NOT KNOWN.

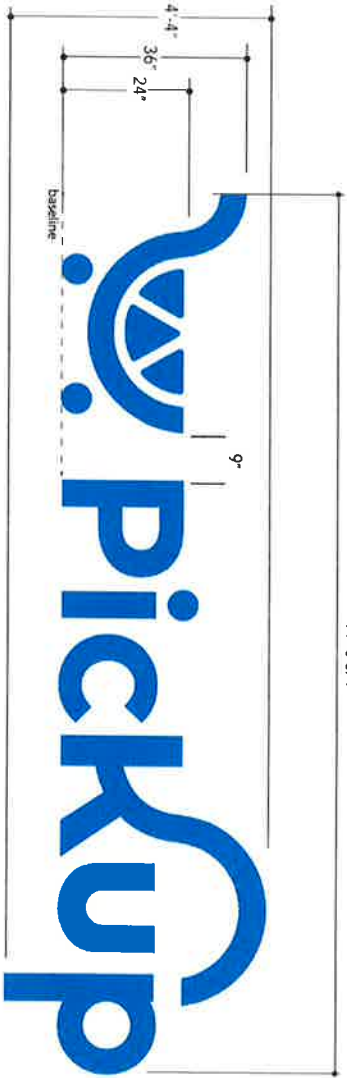
KROGER #328
1664 EAST STONE DRIVE
KINGSPORT, TN

 <p>CUMMINGS</p>	<p>THIS IS AN ORIGINAL LAMP-BLISHED DRAWING OPERATED FOR YOUR PERSONAL USE IN YOUR OFFICE. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CUMMINGS SERVICES. ANY UNAUTHORIZED REPRODUCTION OR USE OF THIS DRAWING IS STRICTLY PROHIBITED.</p>	<p>CUSTOMER APPROVAL:</p> <p>DATE: _____</p>	<p>Rev. #1 _____ DATE _____ BY _____</p> <p>Rev. #2 _____</p> <p>Rev. #3 _____</p>	<p>Rev. #4 _____ DATE _____ BY _____</p> <p>Rev. #5 _____</p> <p>Rev. #6 _____</p>		<p>DRAWING NO: 1300580507.00 06/19/2024 S. HAWKE</p>
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NON-ILLUMINATED LETTERS

A

14'-6 3/4"



SCALE: 1/2" = 1'-0"

NON-ILLUMINATED LETTER SET
 FOR USE ON ALL NEW/EXISTING LIGHT COLOR SUBSTRATES.
 BANNER COLOR CHANNEL LETTERS SHOULD BE USED ONLY
 ON LIGHT OR SIMILAR HIGH-CONTRAST SUBSTRATES.

● **ACRYLIC FCO LETTER SETS**
 DECORATE TO MATCH:

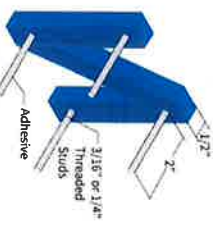
3730-8837 KROGER BLUE

SPLIT FACE ARCH
 MASONRY BLOCK



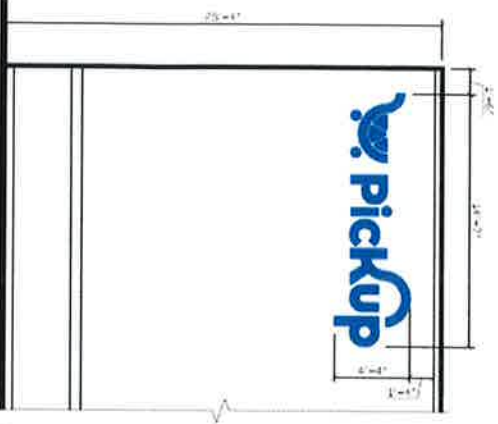
SECTION DETAIL VIEW:

SCALE: NTS
 Mounting Detail



NOTE:
 Threaded studs with 2" minimum embedment and install with clear adhesive

SIDE FACADE
 LETTERS ABOVE CANOPY,
 CENTERED HORIZONTALLY OVER
 CANOPY/DOORS.
 CENTERED VERTICALLY BETWEEN
 TOP OF DOORS/CANOPY
 AND BOTTOM OF CORNICE/COPING



FRONT FACADE

NO PHARMACY DRIVE THRU

63.1 SQ. FT.



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CUSTOMER APPROVAL:
 DATE: _____

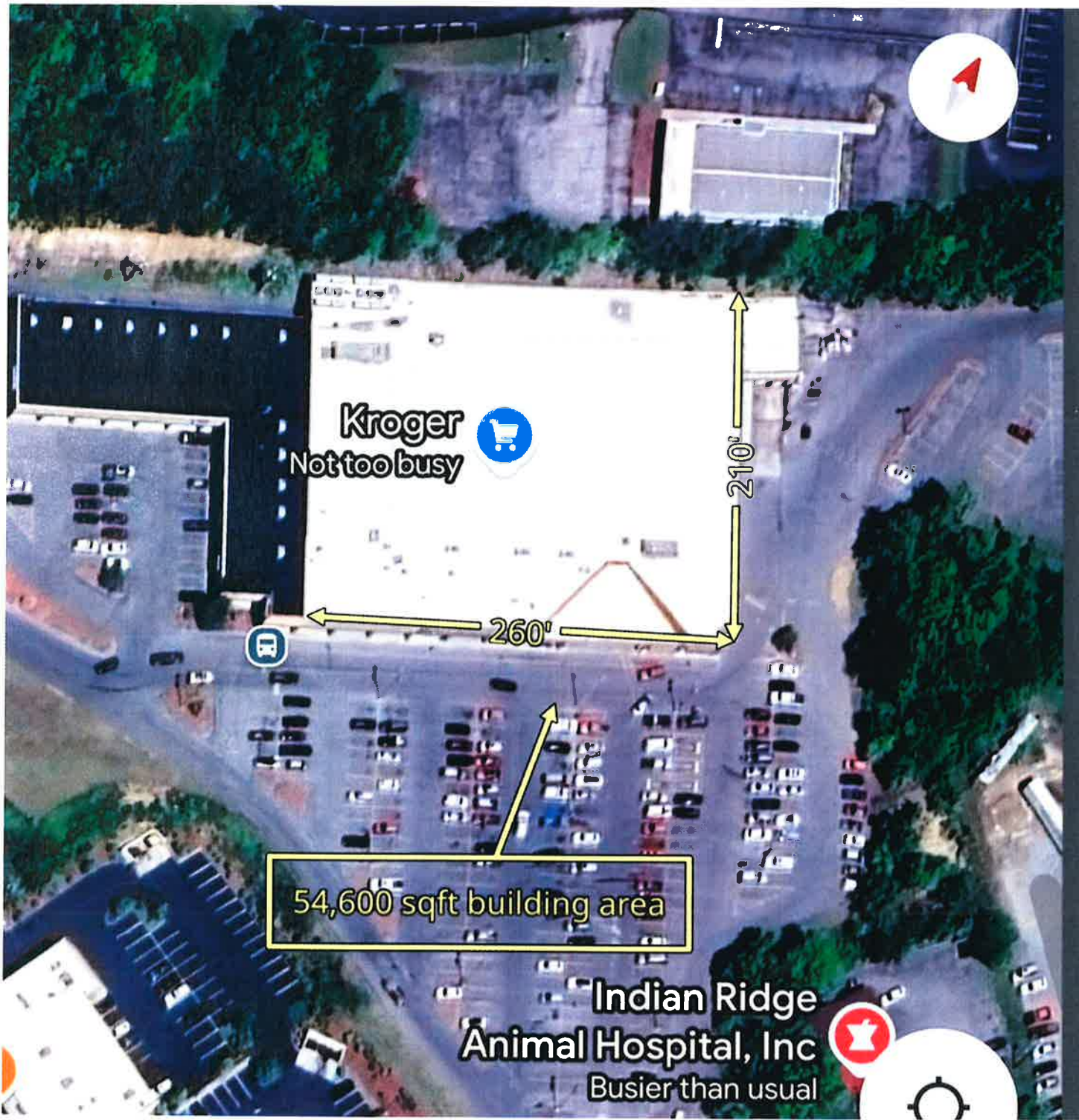
Rev. #1 _____ DATE _____ BY _____
 Rev. #2 _____ DATE _____ BY _____
 Rev. #3 _____ DATE _____ BY _____

Rev. #4 _____ DATE _____ BY _____
 Rev. #5 _____ DATE _____ BY _____
 Rev. #6 _____ DATE _____ BY _____



DRAWING NO.: 7699332377_03AS
 DATE: 6/27/2023
 S. Hawke

PART # 403-23-N-36-P-U-BL



Kroger
Not too busy



210'

260'

54,600 sqft building area

Indian Ridge
Animal Hospital, Inc
Busier than usual





92.9 sqft.

Kroger

61"

12' 3 3/8"

73 3/8"

14' 4"

