

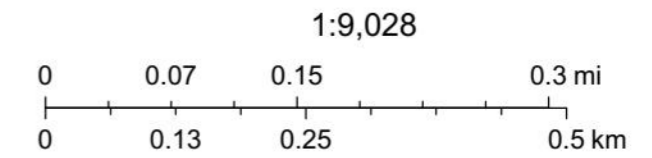
ArcGIS Web Map



5/19/2026, 2:12:00 PM

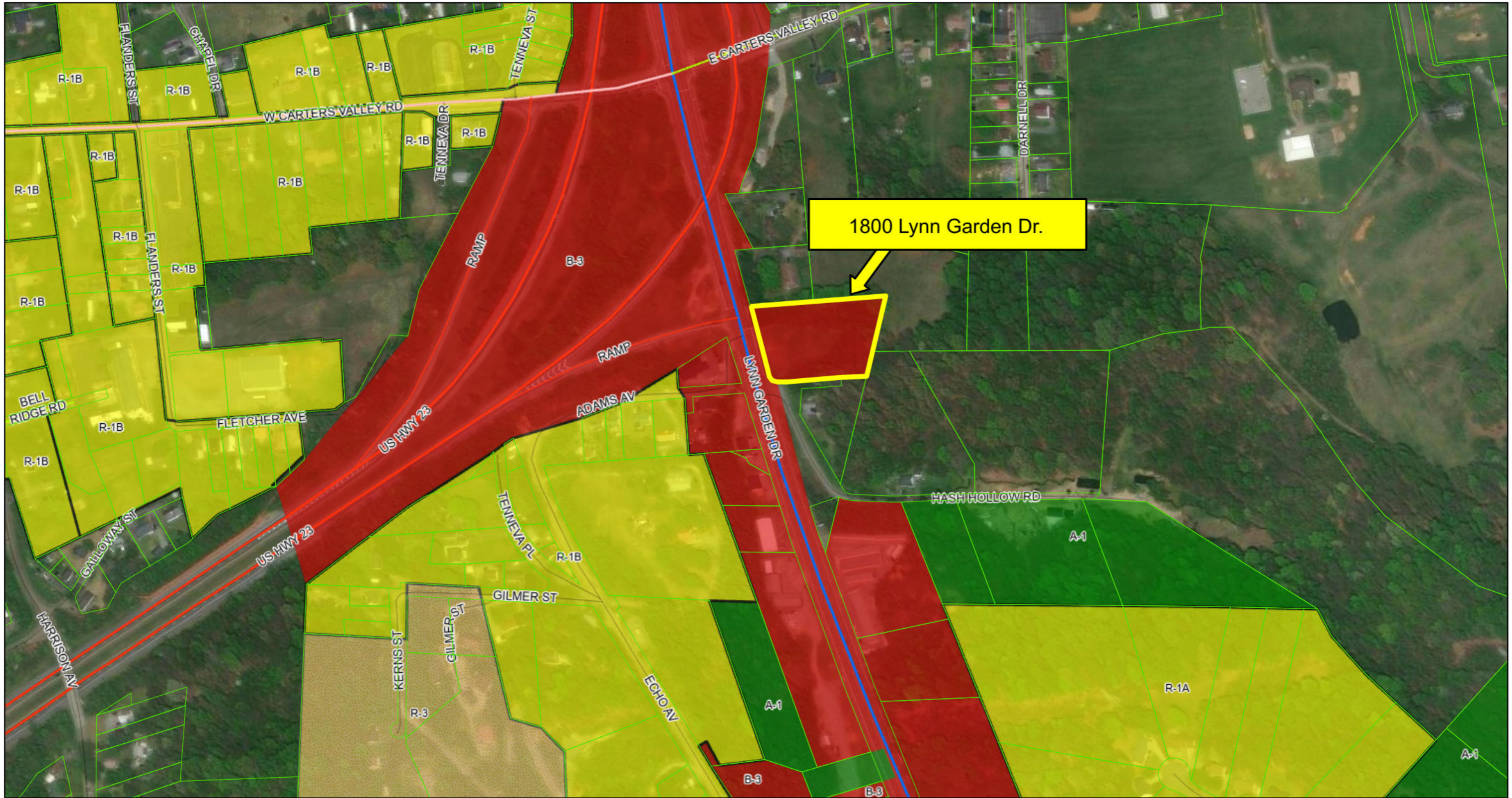
Sullivan County Parcels Jan 2023 Streets

- | | | |
|-----------------------|----------------|------------------|
| Parcels | Interstate | Collector Street |
| Urban Growth Boundary | Major Arterial | Local Street |
| | Minor Arterial | Ramp |



NC Collaboratory at UNCCH, Vantor

ArcGIS Web Map



1800 Lynn Garden Dr.

5/19/2026, 1:56:35 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

A-1

B-3

R-1A

R-1B

R-3

Urban Growth Boundary

Streets

Interstate

Major Arterial

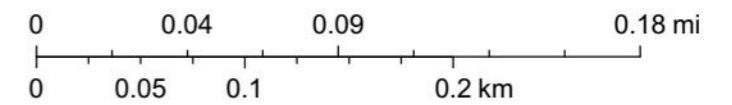
Minor Arterial

Collector Street

Local Street

Ramp

1:4,514



NC Collaboratory at UNCCH, Vantor



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: May 19, 2026

RE: 1800 Lynn Garden Drive

The Board is asked to consider the following request:

Case: BZA26-0127–The owner of property located at 1800 Lynn Garden Drive, Control Map 012M, Group C, Parcel 004.00 requests a four-space parking reduction variance from Sec. 114-564(4)p to allow for the construction of Stateline Collision Center. The property is zoned B-3, Highway-Oriented Business District.

Code reference:

Sec. 114-564. - Minimum required parking spaces

The minimum off-street parking spaces as accessory to the uses designated in this section shall be as follows:

p. Repair service establishment: one space per 200 square feet of gross floor area.



Case No. BZA _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS

To be completed by applicant:

Property Owner	Representative
Name: <u>Stataline Collision Center LLC</u>	Name: <u>Collective Architecture Company</u>
Address: <u>124 Adams Ave</u>	Address: <u>236 E Market Street</u>
<u>Kingsport, TN 37665</u>	<u>Kingsport, TN 37660</u>
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Telephone: _____	Telephone: _____
Email: _____	Email: _____

Information regarding the property site:

Street Address: 1800 Lynn Garden Dr

Tax Map: 012M Group: C Parcel: 004.00 Lot: _____

Current Zone: B-3 Current Use: Vacant

Requested action:

- Variance
- Special Exception
- Administrative Review
- Called Meeting

Request:

Parking variance requested from 44 per zoning code to 41 spaces. See attached C1 drawing for additional variance request information on justification.

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.

[Signature] _____ 5-14-2026 _____
 Signature of Property Owner Date

Signed before me on this 14th day of May, 2026
 a notary public for the State of Tennessee
 County of Sullivan

Notary Signature [Signature]
 My Commission Expires 9-25-27





CLAUDELL M SANDIDGE
TAX MAP 012M PARCEL 008.00
ZONE: R-1
USE: RESIDENTIAL

CLAUDELL M SANDIDGE
TAX MAP 012M PARCEL 008.00
ZONE: R-1
USE: RESIDENTIAL

CLAUDELL M SANDIDGE
TAX MAP 012M PARCEL 008.00
ZONE: R-1
USE: RESIDENTIAL

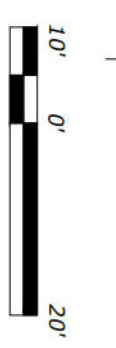
JOSEPH W COX & OLLIE B MARTIN
TAX MAP 012M PARCEL 002.00
ZONE: R-1
USE: RESIDENTIAL

WILLIE S FRAYSTER
TAX MAP 012M PARCEL 003.00
ZONE: B-3
USE: RESIDENTIAL

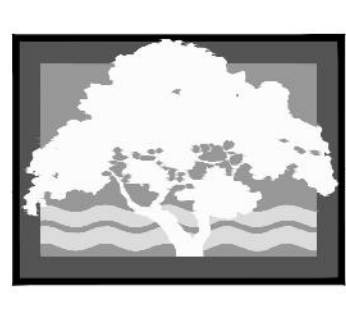
CURVE	RADIUS	LENGTH	CHORD
C1	11413.60'	239.81'	N17°51'42"W 239.81'
C2	35.00'	21.31'	N78°48'48"W 20.98'

- VARIANCE REQUEST REQUIREMENT**
- TOTAL PARKING REQUIRED IS 44 PER ZONING CODE (SEE SITE NOTES) REQUEST
- REDUCE PARKING REQUIREMENT TO 41 SPACES:
1. THE PARKING REQUIREMENT IS BASED ON VEHICLES BEING STORED WHILE WAITING TO BE WORKED ON THEM AND ONES BEING WORKED ON ALONG WITH VISITORS. THE ZONING CODE DOES NOT SPECIFICALLY STATE THAT THE INTERIOR BAYS CAN BE USED TO SATISFY THE PARKING REQUIREMENT.
 2. HOWEVER, THE VEHICLES BEING WORKED ON LOCATED IN THE BAYS ARE PART OF THE REQUIREMENT.
 3. THE TOPOGRAPHY IS VERY STEEP AND THE MORE PARKING PROVIDED PUSHES THE NEW IMPROVEMENTS FURTHER UP THE HILL. THIS WOULD REQUIRE EVEN MORE EXTENSIVE RETAINING WALLS AND GRADING IN THE BUFFER BEYOND WHAT IS ALREADY SHOWN.
 4. EXCESS PARKING DOES NOT NEED THIS MUCH PARKING FOR THEIR BUSINESS TO OPERATE.
 5. EXCESS PARKING CREATES MORE IMPERVIOUS AREA WHICH THEN GENERATES MORE STORMWATER RUNOFF AND POTENTIAL POLLUTANTS.

- SITE NOTES**
1. ZONE: B-3
 2. SITE AREA: 2.04 AC
 3. EXISTING USE: OPEN SPACE
 4. PROPOSED USE: VEHICLE REPAIR SHOP
 - 4.1. 106 X 82'
 - 4.2. 8692 GFA
 - 4.3. 7 BAYS
 5. PARKING FOR NEW UNITS
 - 5.1.1. REQUIRED = 1 PS/200 SF X 8692 SF=44
 - 5.1.2. PROVIDED = 41 INCLUDING 2 ADA
 - 5.1.2.1. 34 EXTERIOR SPACES
 - 5.1.2.2. 7 INTERIOR BAY SPACES
 6. SETBACKS:
 - 6.1. FRONT: 20'
 - 6.2. SIDE: N/A
 - 6.3. REAR: 30'
 7. PROPERTY OWNER N/F: STATE LINE COLLISION CENTER LLC 124 ADAMS AVE KINGSPORT, TN 37665
 8. PROPERTY INFORMATION: TAX MAP 012M, PARCEL 004.00
 9. THERE IS NO FEMA FLOODPLAIN LOCATED ON THIS PROPERTY.



NO.	REVISIONS	BY	DATE



DTWood Engineering, Inc.
Land Development Design & Consulting
PO Box 4373, Johnson City, Tennessee 37602-4373
423-791-4730 todd@dtwoodengineering.com

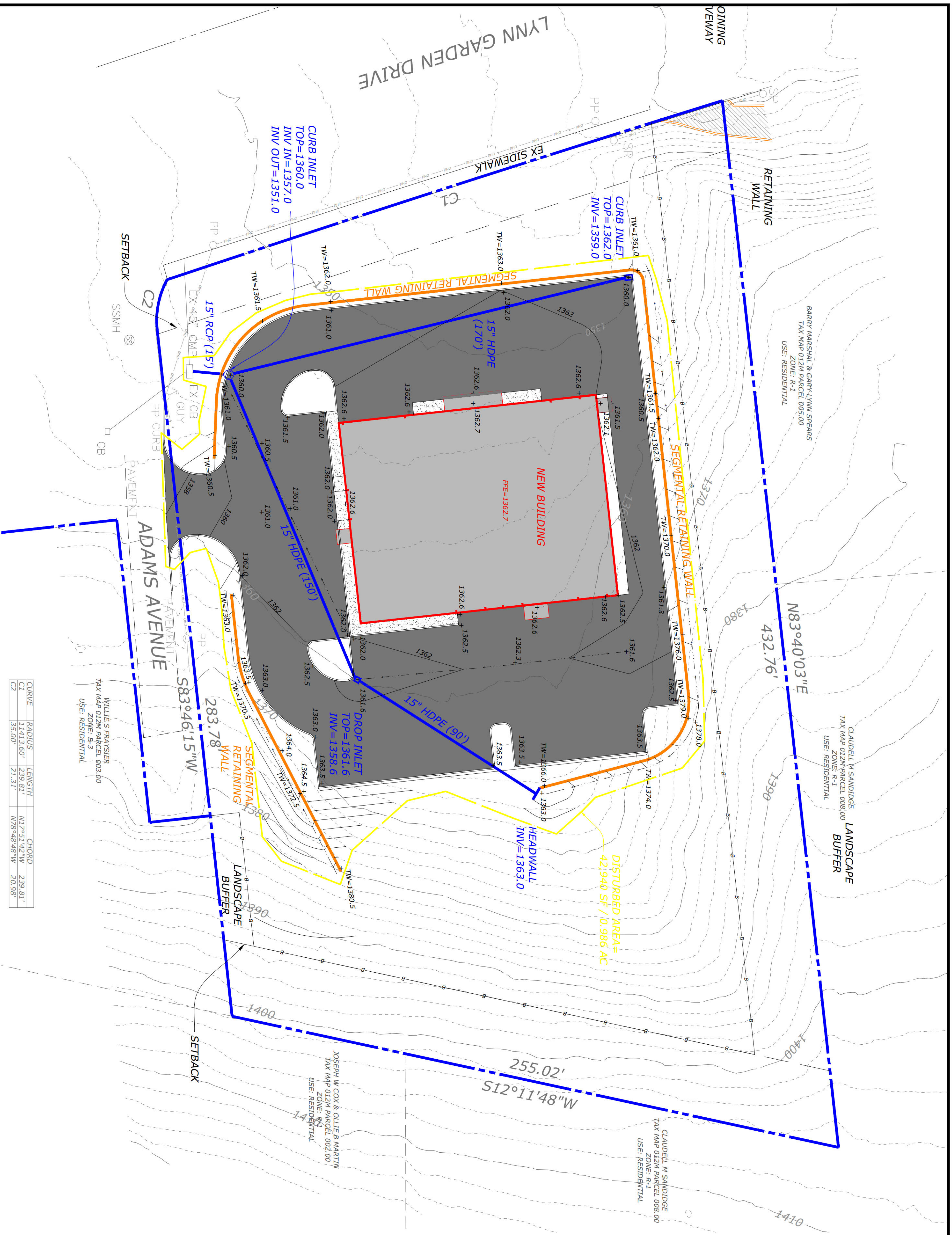
SITE PLAN
STATE LINE COLLISION CENTER
LYNN GARDEN DR
KINGSPORT, TN 37665

SURVEY NOTE
SURVEY INFORMATION PROVIDED BY:
ALLEY & ASSOCIATES
KINGSPORT, TN

PROFESSIONAL SERVICES NOTES ONLY PROVIDES DESIGN INFORMATION. THIS SERVICE DOES NOT PROVIDE SURVEYING SERVICES INCLUDING BOUNDARY SURVEYS OR PLATS. SEE SHOWN ON THIS PLAN WITH PROPERTY LINES AND METES AND BOUNDS DESCRIPTION IS BY OTHERS AND WE TAKE NO RESPONSIBILITY FOR ITS ACCURACY. GRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY A LICENSED SURVEYOR AND/OR AVAILABLE PUBLIC DATA.

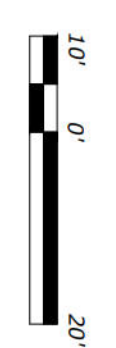
C1

DATE: 5-11-26



CURVE	RADIUS	LENGTH	CHORD
C1	11413.60'	239.81'	N17°51'42"W 239.81'
C2	35.00'	21.31'	N78°48'48"W 20.98'

EXISTING UNDERGROUND UTILITIES
 CONTACT TENNESSEE ONE CALL AT 811 AT LEAST 3 DAYS BEFORE STARTING ANY EARTHWORK OR CONSTRUCTION FOR LOCATION OF EXISTING UNDERGROUND UTILITIES.



PROFESSIONAL SERVICES NOTES
 1. THIS PLAN SHOWS THE PROPOSED GRADING, STORMWATER SERVICES AND DOES NOT PROVIDE SURVEYING SERVICES INCLUDING BOUNDARY SURVEYS OR PLATS.
 2. PROPERTY LINES AND METES AND BOUNDS DESCRIPTIONS BY OTHERS AND WE TAKE NO RESPONSIBILITY FOR ITS ACCURACY. GRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY A LICENSED SURVEYOR AND/OR AVAILABLE PUBLIC DATA.

**GRADING AND STORMWATER PLAN
 STATE LINE COLLISION CENTER**
 LYNN GARDEN DR
 KINGSFORT, TN 37665

NO.	REVISIONS	BY	DATE

DTWood Engineering, Inc.
 Land Development Design & Consulting
 PO Box 4373, Johnson City, Tennessee 37602-4373
 423-791-4730 todd@dtwoodengineering.com