

ArcGIS Web Map

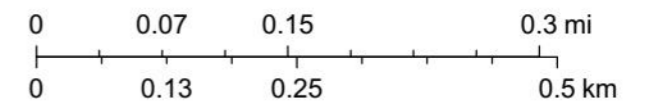


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Hawkins County Parcels 2023 Jan Streets

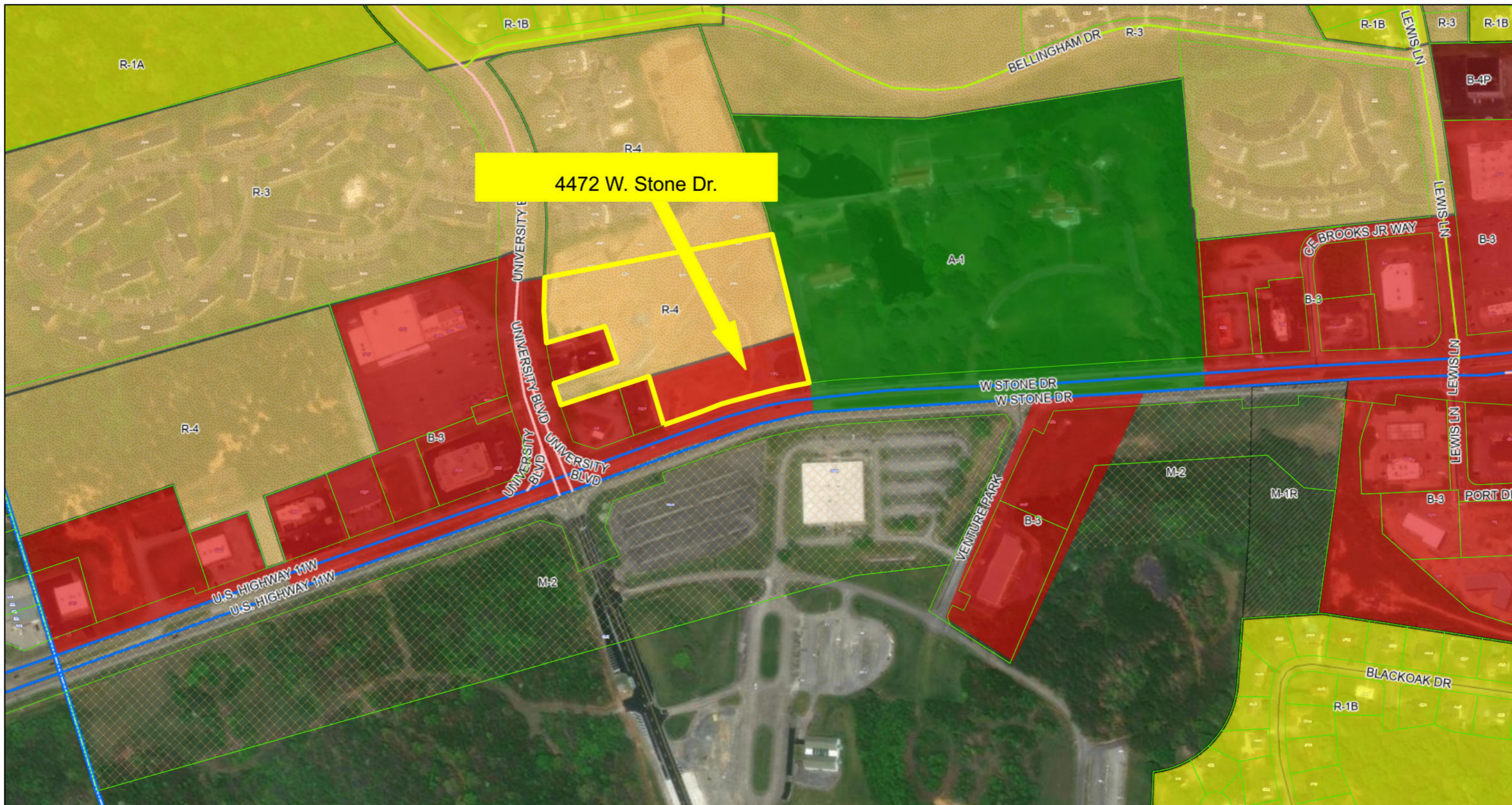
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|-----------------------|----------------|------------------|
| Parcels | Major Arterial | Collector Street |
| Urban Growth Boundary | Minor Arterial | Local Street |
| | Private Street | |

1:9,028



NC Collaboratory at UNCCH, Vantor

ArcGIS Web Map



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Hawkins County Parcels 2023 Jan

Parcels

City Zoning

A-1

B-3

B-4P

M-1R

M-2

R-1A

R-1B

R-3

R-4

Urban Growth Boundary

Streets

Major Arterial

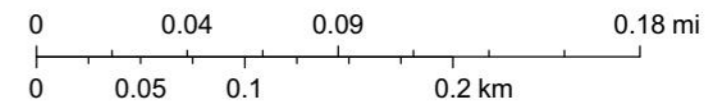
Minor Arterial

Collector Street

Local Street

Kpt 911 Address

1:4,514



NC Collaboratory at UNCCH, Vantor



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: May 19, 2026

RE: 4472 W. Stone Drive

The Board is asked to consider the following request:

Case: BZA26-0121–The owner of property located at 4472 W. Stone Drive, Control Map 022, Parcel 036.06 requests an 8.68 square foot variance from Section 114-528(1)b to allow directional signage that exceeds the maximum permitted sign area. The property is zoned B-3, Highway-Oriented Business District.

Code reference:

Sec. 114-528. - Permit exceptions.

The following signs shall not require a sign permit and are allowed in all zoning districts:

(1) Permanent signs. Signs which generally are permanent in nature as follows:

a. Official signs. Signs of a constituted governmental body, including traffic signs and signals, historical markers, informational directions, official notices, governmental flags or emblems, property identification, recreational activity signs.

b. Directional or location signs. Small signs, not exceeding two square feet in area, to identify underground public utilities, public telephones and restrooms, parking areas, freight entrances, etc., or to direct traffic movement onto a premises, within a premises or to indicate similar directional or location signs.

c. Ownership. Name and address identification signs, not to exceed two square feet in area, for a property owner or occupant.

d. Decorations. Seasonal displays not advertising a product, service or entertainment.

e. Warning signs. Signs, no larger than four square feet in area, warning the public against hunting, fishing, trespassing, swimming, etc., or to advise of dangerous animals, hazardous wastes, unsafe conditions, etc., on the applicable property.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name: Fishman First: Erik M.I.: N/A Date: 5/13/26
Street Address: 5600 W. Lovers Lane Apartment/Unit #: Suite 223
City: Dallas State: TX ZIP: 75209
Phone: [REDACTED] E-mail Address: [REDACTED]

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
Street Address: 4472 W. Stone Drive, Kingsport, TN Apartment/Unit #: N/A
Current Zone: Proposed Zone:
Current Use: Vacant Proposed Use: Commercial & Residential

REPRESENTATIVE INFORMATION:

Last Name: Justice First: Melissa M.I.: M Date: 5/13/26
Street Address: 2918 Creekmore Drive Apartment/Unit #:
City: Johnson City State: TN ZIP: 37601
Phone: [REDACTED] E-mail Address: [REDACTED]

REQUESTED ACTION:

Please allow larger directionals for commercial/retail and residential apartment entry.

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: Melissa Justice
Signed before me on this 13th day of May, 2026
a notary public for the State of Tennessee
County of Sullivan
Notary: Debbie Scott
My Commission Expires 1-31-28



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.

1. The property line on University Blvd sits almost 40' from road. To get the 5' setback, sign will need to be placed behind shrubbery that is on the bank's property. Owner requesting larger sign to increase visibility.
2. Signage in retail area - only requesting 10 sf. to maximize visibility.

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

1. Owner of property is building apartment complex that needs visual signage from University Blvd. to ensure maximum occupancy.
2. Commercial space signage directionals should be visible directing new residents to leasing office. 2sf makes directionals very small & unnoticeable. Requesting 10sf vs 2sf.

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.

No

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

1. & 2 The signs will not be internally illuminated so will not be hindrance to residential neighbors.
Signage will direct potential residents preventing possible confusion of pathways through commercial vs residential.

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.

Allowed



**The Jules at Allandale
Two Monument**

4472 W. Stone Drive

Kingston, TN 37660 United States

Project #: **251635-01B**

Sales Rep: **Melissa Justice**

Designer: **JLG**

Date: **05/07/26**

Revisions

① **05/11/26**

Customer Approval _____ Date _____

Landlord Approval _____ Date _____

Project Landlord's Name _____

Landlord's Phone Number _____



25163501B.DWG, 05/08/2025, 3:11:40
401-474-0001 info@snyder.com

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Scale: **1/4" = 1'** Page: **2 of 2**

* Proposed *



The Jules at Allandale Two Monument

4472 W. Stone Drive
Kingsport, TN 37660 United States

Project No.: **251635-02**

Sales Rep.: **Melissa Justice**

Designer: **JLG**

Date: **04/07/26**

Revisions

04/24/26

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Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

Printed Landlord's Name: _____

Landlord's Phone Number: _____

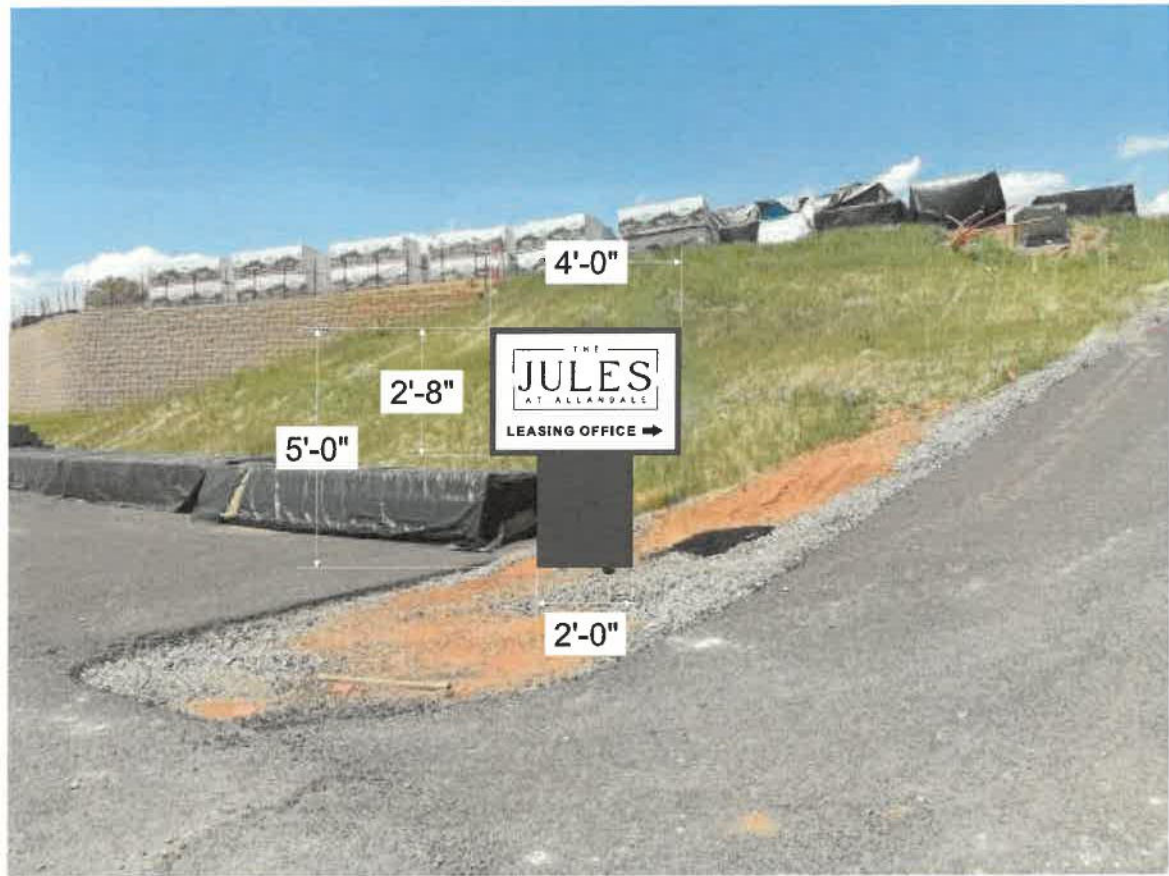


2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
423-282-6221 snyder signs.com

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Page:
1 of 2



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