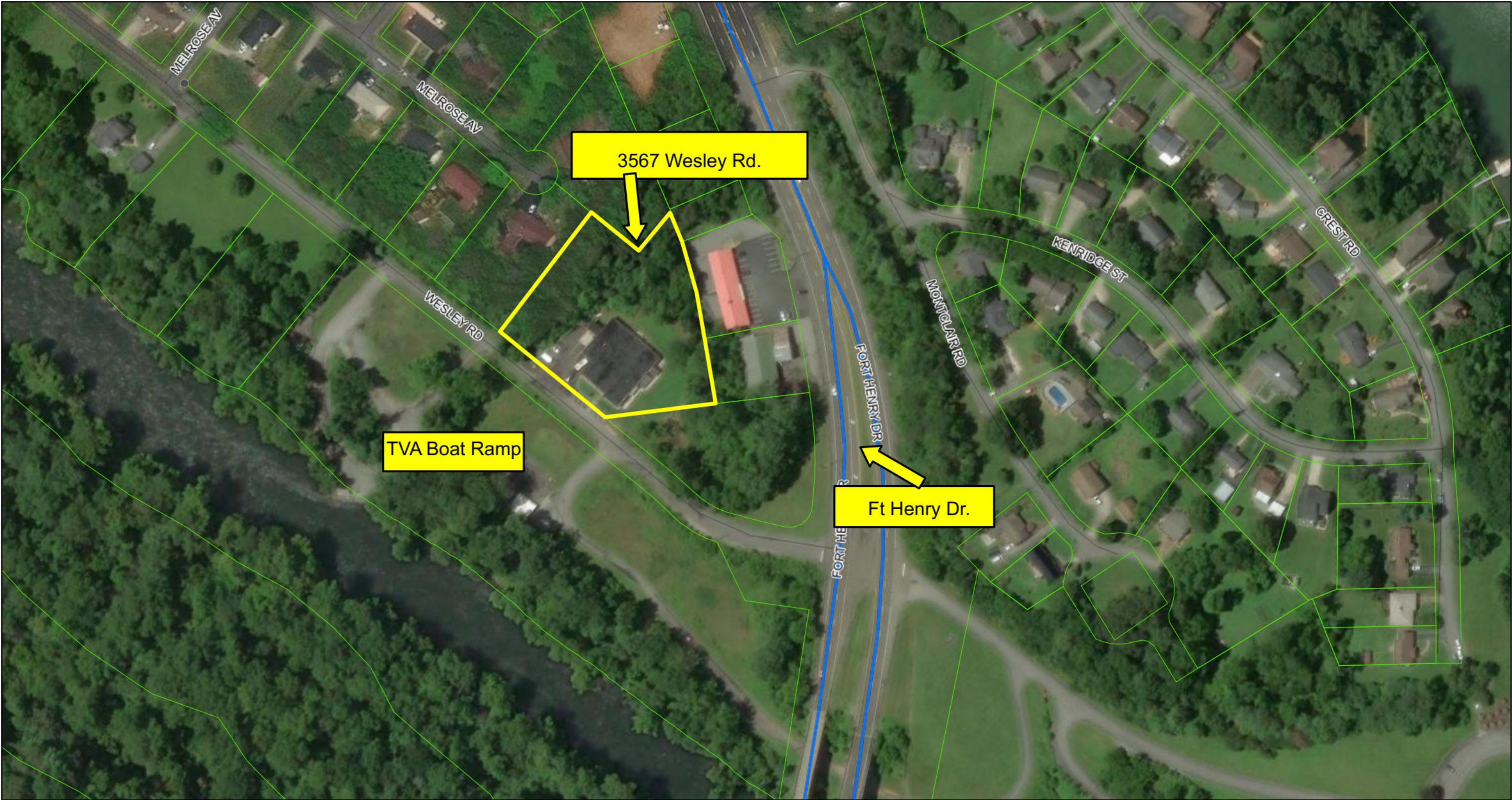
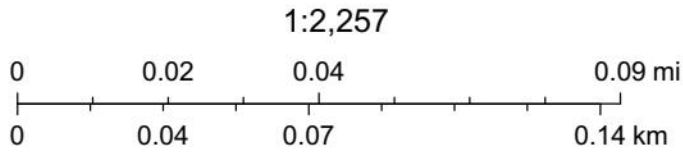


ArcGIS Web Map



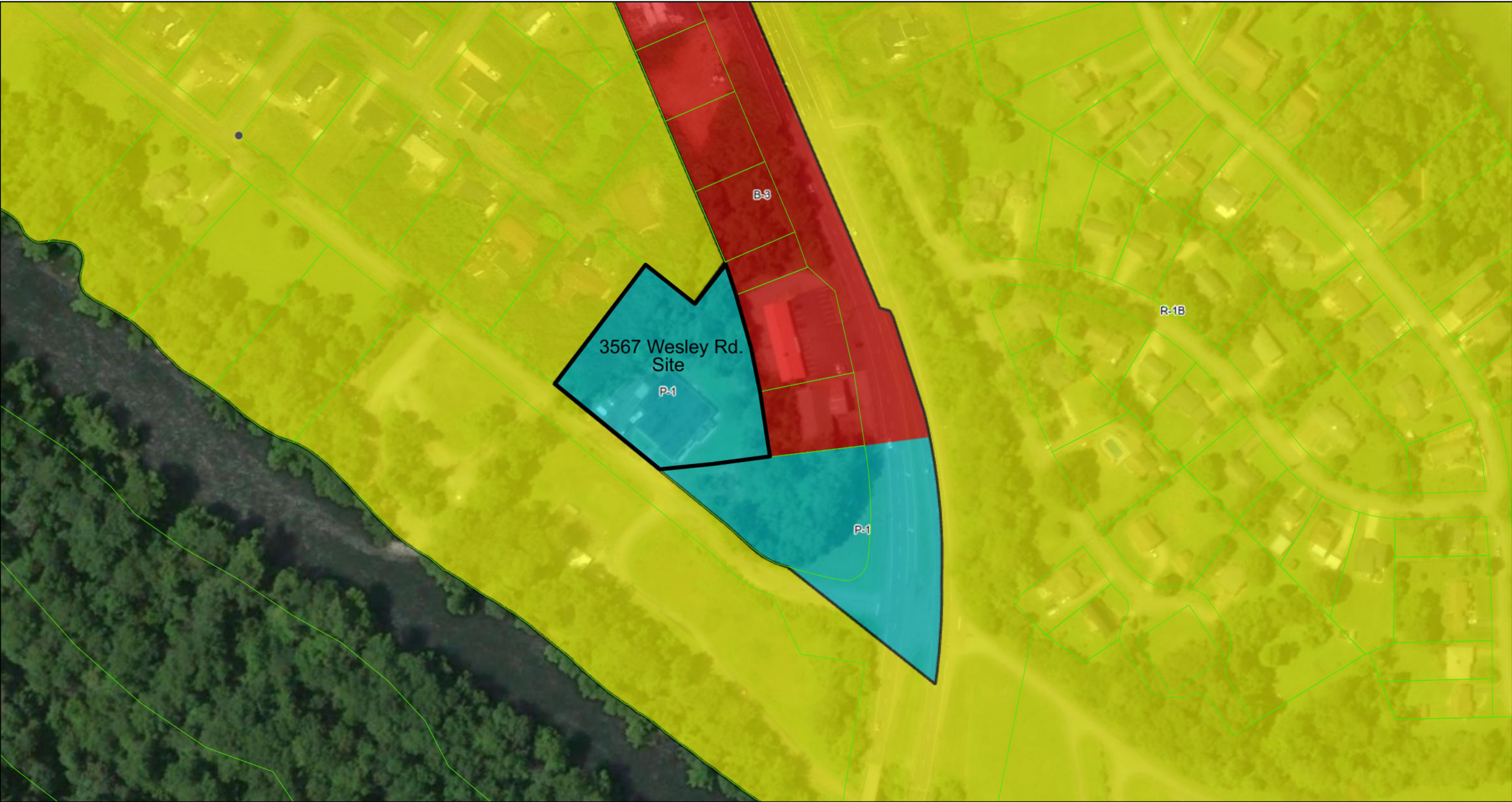
9/16/2026, 10:04:24 AM  
Sullivan County Parcels Jan 2023  
Parcels

Streets  
Major Arterial  
Local Street



NC Collaboratory at UNCCH, Microsoft, Vantor

# ArcGIS Web Map



9/16/2026, 9:51:58 AM

Sullivan County Parcels Jan 2023

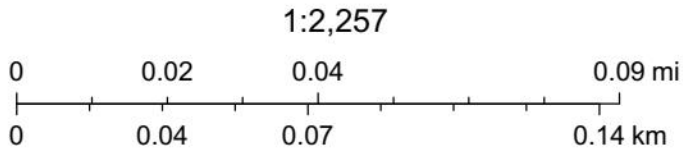
Parcels

City Zoning

B-3

P-1

R-1B



NC Collaboratory at UNCCH, Microsoft, Vantor



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: September 14, 2026

RE: 3567 Wesley Road

The Board is asked to consider the following request:

**Case BZA26-0253 – The owner of property located at 3567 Wesley Road, Control Map 0771, Group A, Parcel 015.00** requests a special exception to Sec. 114-191(c)3 to allow a portion of the property to be used as a residential home and to Sec. 114-191(c)7 to allow a professional sign business to operate on the property. The property is zoned P-1, Professional Office District.

*Code reference:*

**Sec. 114-191. - P-1, Professional Offices District**

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

*(1) Offices of veterinarians, animal hospitals.*

*(2) Hospitals, rest or convalescent homes.*

***(3) Group homes.***

*(4) Communication facilities.*

*(5) Golf courses.*

*(6) Medical or dental offices, clinics provided that upon findings of fact that all of the following criteria are met:*

*a. The use will not be located within 1,000 feet of a public or private school, day care facility, park, any area devoted to public recreation activity or a residential dwelling. Measurements shall be made in a straight line on the city zoning map from the nearest property line of the lot on which the facility is situated to the nearest property line of any of the uses set forth in this subsection;*

*b. The use will be designed, located, and proposed to be operated so that the health, safety and welfare will be protected;*

*c. The use will not be detrimental to and will not injure, damage or adversely affect the use, value or enjoyment of the properties in the surrounding neighborhood;*

*d. The use will not have an adverse impact on land use compatibility;*

*e. The use will not materially or adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed use;*

*f. Adequate public facilities are available to accommodate the use;*

*g. The traffic generated by the use will be safely accommodated along major streets without traversing minor streets;*

*h. The use will maintain appropriate traffic patterns and parking as to not strain existing facilities with substantial increases in traffic and projected trip generations;*

*i. The use will conform to all applicable provisions of the district and will not require any variances.*

*(7) The same as for R-5 districts.*

**Sec. 114-188. - R-5, High Density Apartment District.**

*(c) Special exceptions. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-5 district as follows:*

*(1) The same as for R-3 districts.*

*(2) Incidental retail or service use intended primarily for building occupants and located only on the first floor with no direct exterior access and no signs or display areas visible from outside the building.*

*(3) Communication facilities.*



Case No. \_\_\_\_\_

Date Filed \_\_\_\_\_

**APPLICATION FOR BOARD OF ZONING APPEALS****To be completed by applicant:**

| Property Owner                              |             | Representative                              |             |
|---------------------------------------------|-------------|---------------------------------------------|-------------|
| Name: <u>Brian &amp; Marcy Vance</u>        |             | Name: <u>Brian &amp; Marcy Vance</u>        |             |
| Address: <u>3567 &amp; 3569 Wesley Road</u> |             | Address: <u>3567 &amp; 3569 Wesley Road</u> |             |
| <u>Kingsport TN, 37664</u>                  |             | <u>Kingsport, TN 37664</u>                  |             |
| City _____                                  | State _____ | City _____                                  | State _____ |
| Zip _____                                   |             | Zip _____                                   |             |
| Telephone: <u>[REDACTED]</u>                |             | Telephone: <u>[REDACTED]</u>                |             |
| Email: <u>[REDACTED]</u>                    |             | Email: <u>[REDACTED]</u>                    |             |

**Information regarding the property site:**Street Address: 3567 & 3569 Wesley Road, Kingsport TN 37664Tax Map: 0771 Group: A Parcel: 015 Lot: 7 & 8Current Zoning: P-1 Current Use: Business and Living**Requested action:**

- ☐ Variance  
☒ Special Exception  
☐ Administrative Review  
☐ Called Meeting

**Request:**

Sec. 114-191(c)(3) to allow a portion of the property to be used as a residential home and Sec. 114-191(c)(7) to allow a professional sign business to operate on the property.

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.

Brian & Marcy Vance  
Signature of Property Owner

9-11-2026  
Date

Signed before me on this 11<sup>th</sup> day of September, 2026  
a notary public for the State of Tennessee  
County of Sullivan.

Notary Signature William Ellis Deford  
My Commission Expires 9-19-2029



**Please answer the questions below and submit with your application:**

1. What type of use is proposed, including activities, hours of operation, expected customers, and estimated daily vehicle traffic?

70% of the building will be used for a sign and graphics business. It is a family-run business, with Brian, Marcy and Tru Vance. Work hours are 8am to 5pm with office and showroom open from 10am to 4pm. We have one (1) customer that picks up material twice daily and approximately 4 customers on ave per day ordering, dropping off vehicles or picking up material. We also have daily deliveries of material from UPS and Fed-Ex

2. Are there safe and accessible streets for the expected traffic, and is adequate parking provided on-site?

We have all paved parking lot, the front parking lot at the road has six (6) available spaces with easy access in and out of the building. Our side parking lot is fenced in and has access to two (2) loading docks for shipping and receiving and additional parking with six (6) spots

3. Is the proposed use and any new construction compatible with the surrounding neighborhood and building design?

No other nearby neighbors on Wesley Road. We have painted the building, landscaped, paved the parking lot and cleaned everything around it. Neighbors have praised us with this being at the entrance it has increased the value of their homes.

4. Will the use create excessive noise, traffic, dust, or other impacts?

No, our operations have none of these and we are separated by woods to our nearest neighbors.

5. Will fencing, landscaping, or screening be provided to buffer neighboring properties?

Not needed, we already have woods surrounding our property and only have neighbors on one side and a business to the back of us.

6. Could the proposed use negatively affect nearby properties or impact the health, safety, or welfare of the surrounding area?

No, we have affected the neighborhood with a positive impact. The building was run down, landscaping and surrounding woods were grown up and was a bad eyesore for the community.



Wesley Road