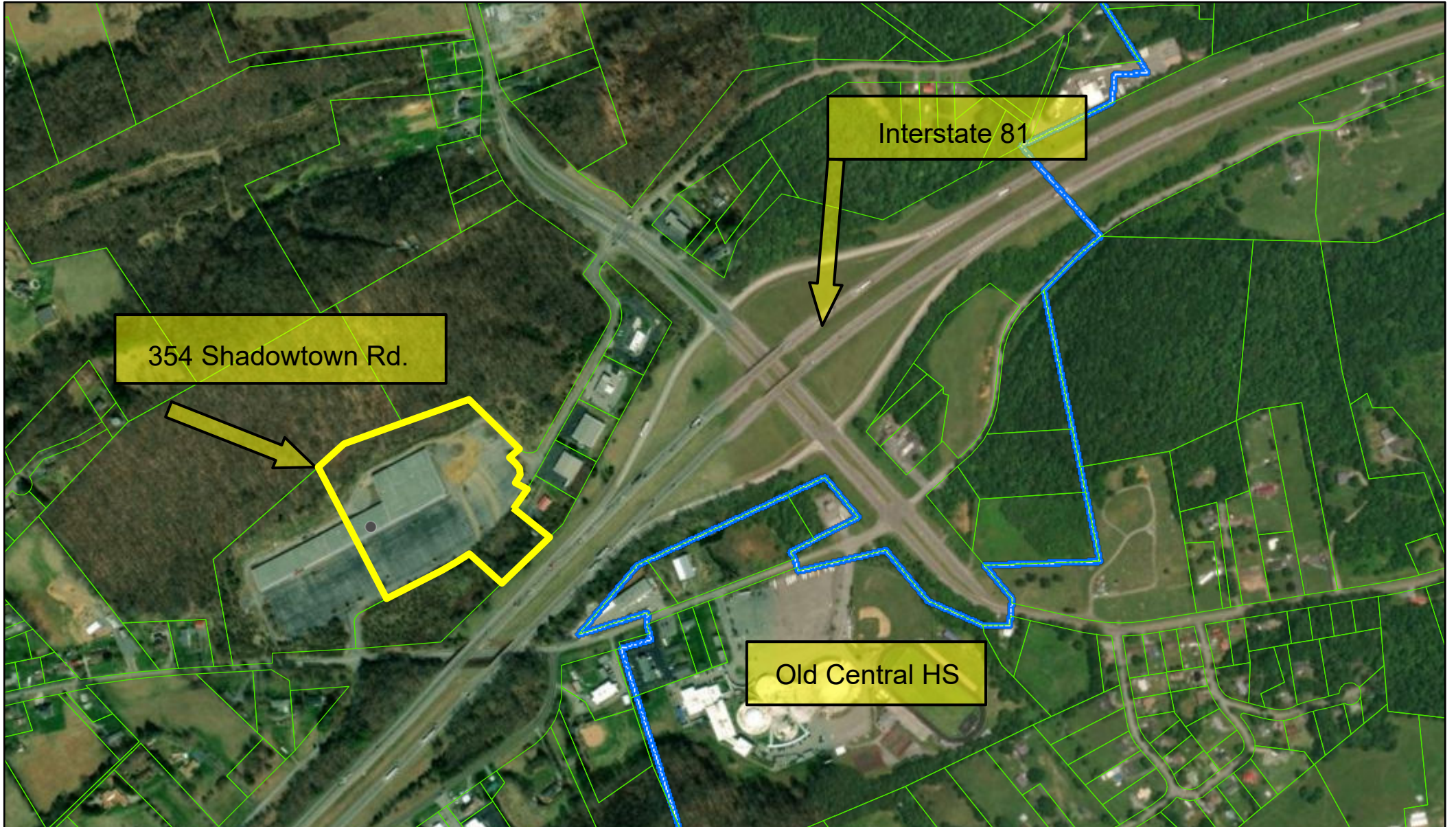


ArcGIS Web Map

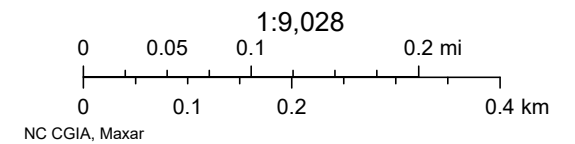


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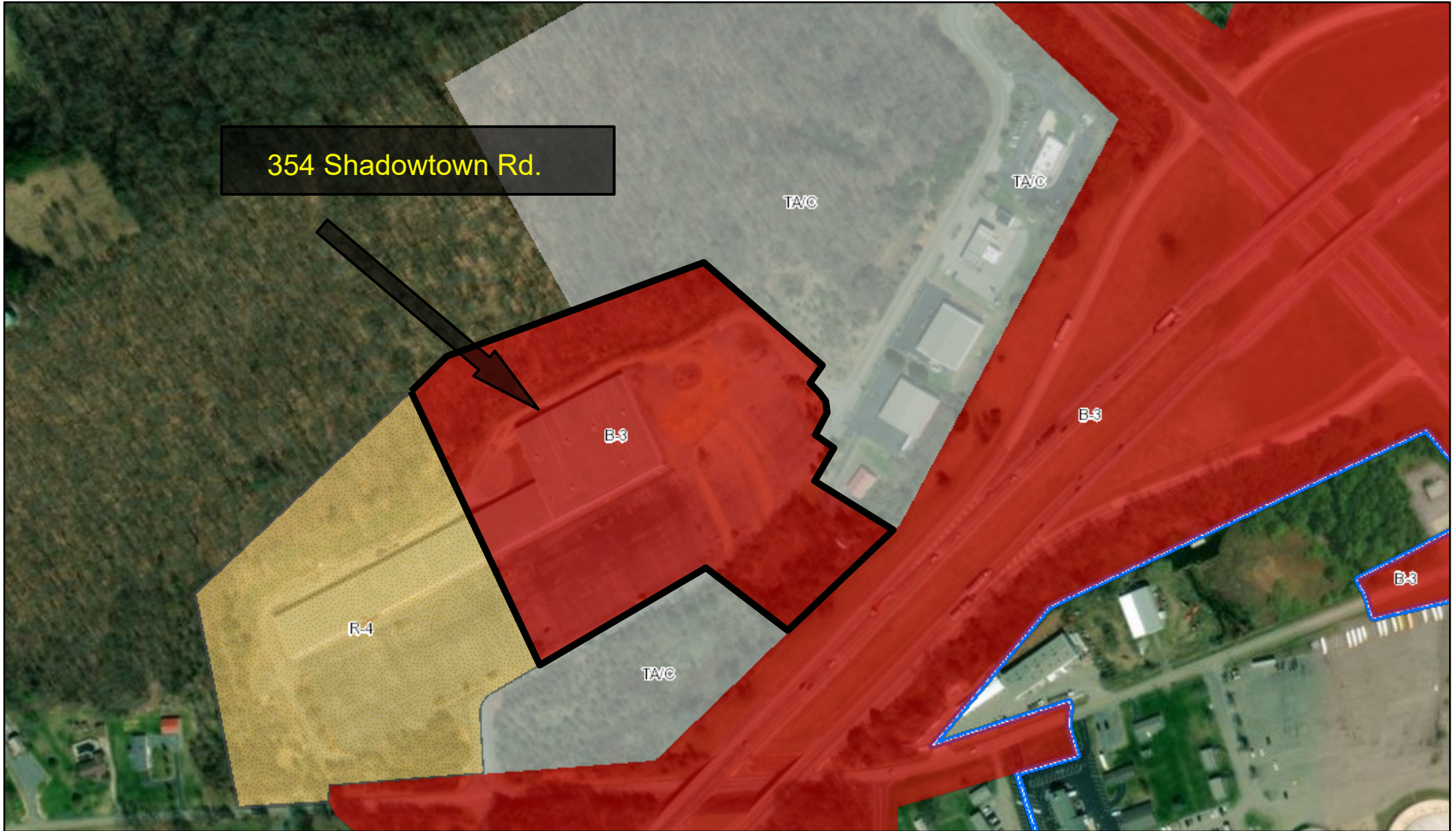
Sullivan County Parcels Jan 2023

 Parcels

 Urban Growth Boundary

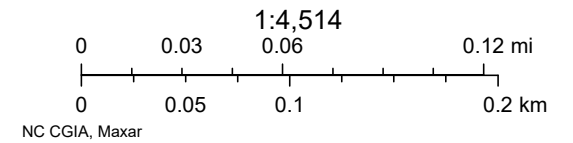


ArcGIS Web Map



7/29/2024, 8:56:09 AM

City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
T/C	AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	
GC	B-2	BC	P-1	PMD-2	R-1C	Split	
B-2E	B-3	GC	P-D	PUD	R-2	TA	





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: August 7, 2024

RE: 354 Shadowtown Road

The Board is asked to consider the following request:

Case: BZA24-0152– The owner of property located at 354 Shadowtown Road, Control Map 064, Parcel 0138.00 requests special exception to Sec 114-195(c)41 for the purpose of storing vehicles in the existing parking lot and storing construction material outdoors in a designated area. The property is zoned B-3, Highway Oriented Business District.

Code reference:

Sec. 114-195. - B-3, Highway Oriented Business District

(c)Special exceptions. Special exceptions are permitted only with approval of board of zoning appeals and are as follows:

- (1)Automobile storage; automobile impoundment yards.*
- (2)Lumberyards.*

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	Bernstein	First	David	M.I.	L.	Date	7/16/24
Street Address	40 Lerkspur Kingsport: 10500 Biscayne Blvd			Apartment/Unit #	Ste 300		
City	Miami	State	FL	ZIP	33161		
Phone	917-992-5292		E-mail Address	david.bernstein@lerkspurprop.com			

PROPERTY INFORMATION:

Tax Map Information	Tax map: 064	Group:	Parcel: B38	Lot:	1		
Street Address	354 Sheddawn Town Rd			Apartment/Unit #			
Current Zone	B-3		Proposed Zone	B-3			
Current Use	Indoor storage		Proposed Use	Indoor storage with 2 ancillary/special uses			

REPRESENTATIVE INFORMATION:

Last Name	Walker	First	Murphy	M.I.		Date	
Street Address	Hunter Smi M S Driv, 1212 N. Eastman Rd			Apartment/Unit #			
City	Kingsport,	State	TN	ZIP	37664		
Phone	423-378-8818		E-mail Address	mwalker@hsalaw.com			

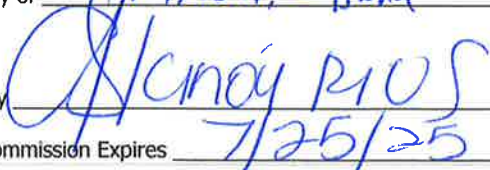
REQUESTED ACTION:

- 1) Request special exception under 114-195 (a)(1) to allow for vehicle parking storage on existing parking lot
- 2) Request Permitted use of construction materials be stored outside in limited area

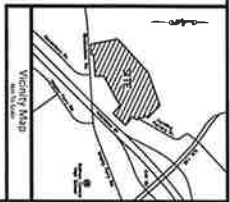
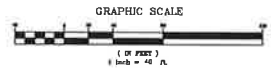
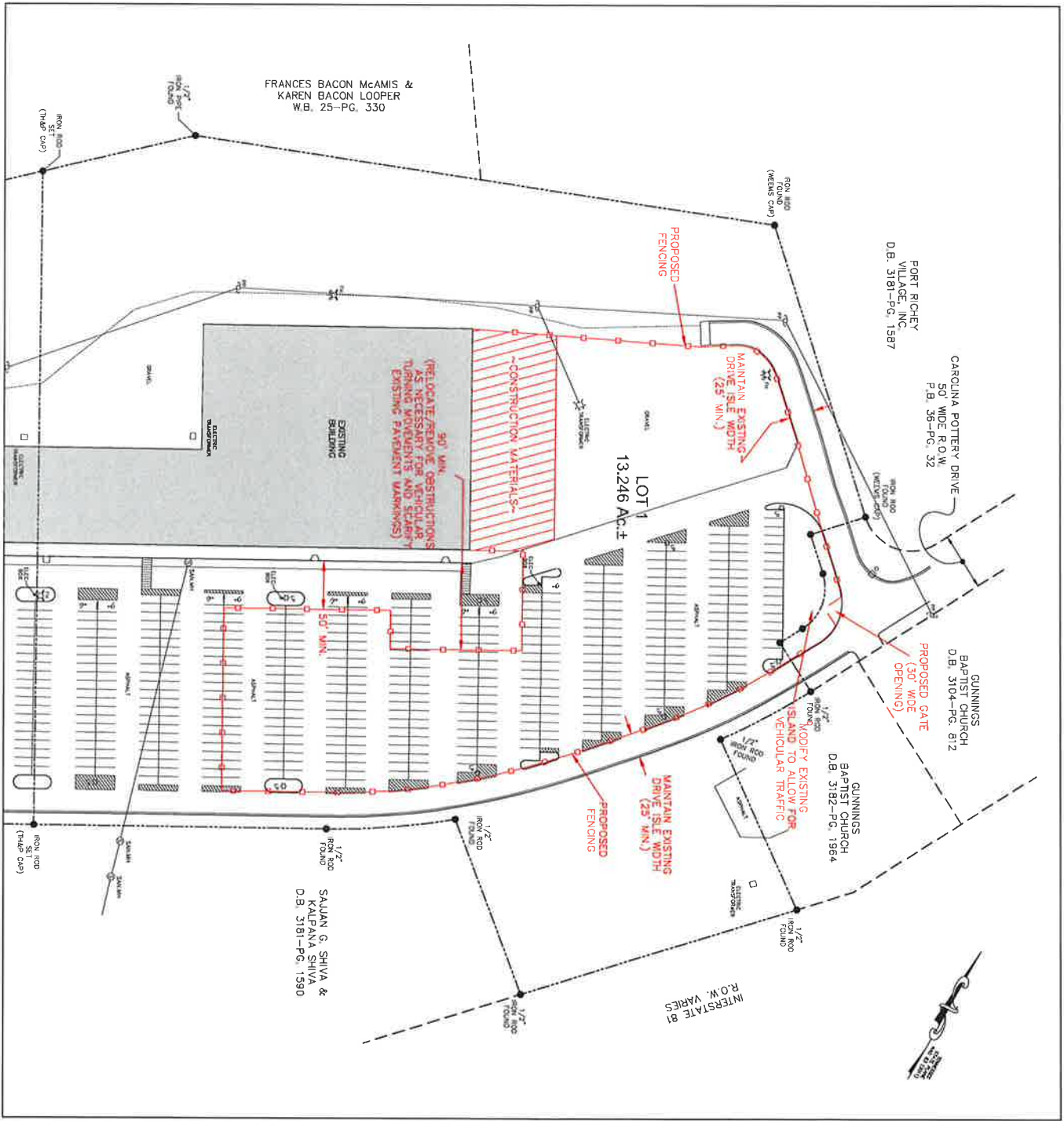
DISCLAIMER AND SIGNATURE See site plan

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:  Date: 7/16/24

Signed before me on this 16 day of July, 2024
 a notary public for the State of Florida
 County of Miami-Dade
 Notary 
 My Commission Expires 7/25/25





NO.	DATE	DESCRIPTION
01	01/22/14	PRELIMINARY
02	01/22/14	REVISED

Larkspur Kingsport, LLC
354 Shadowtown Rd. Blountville, TN 37617

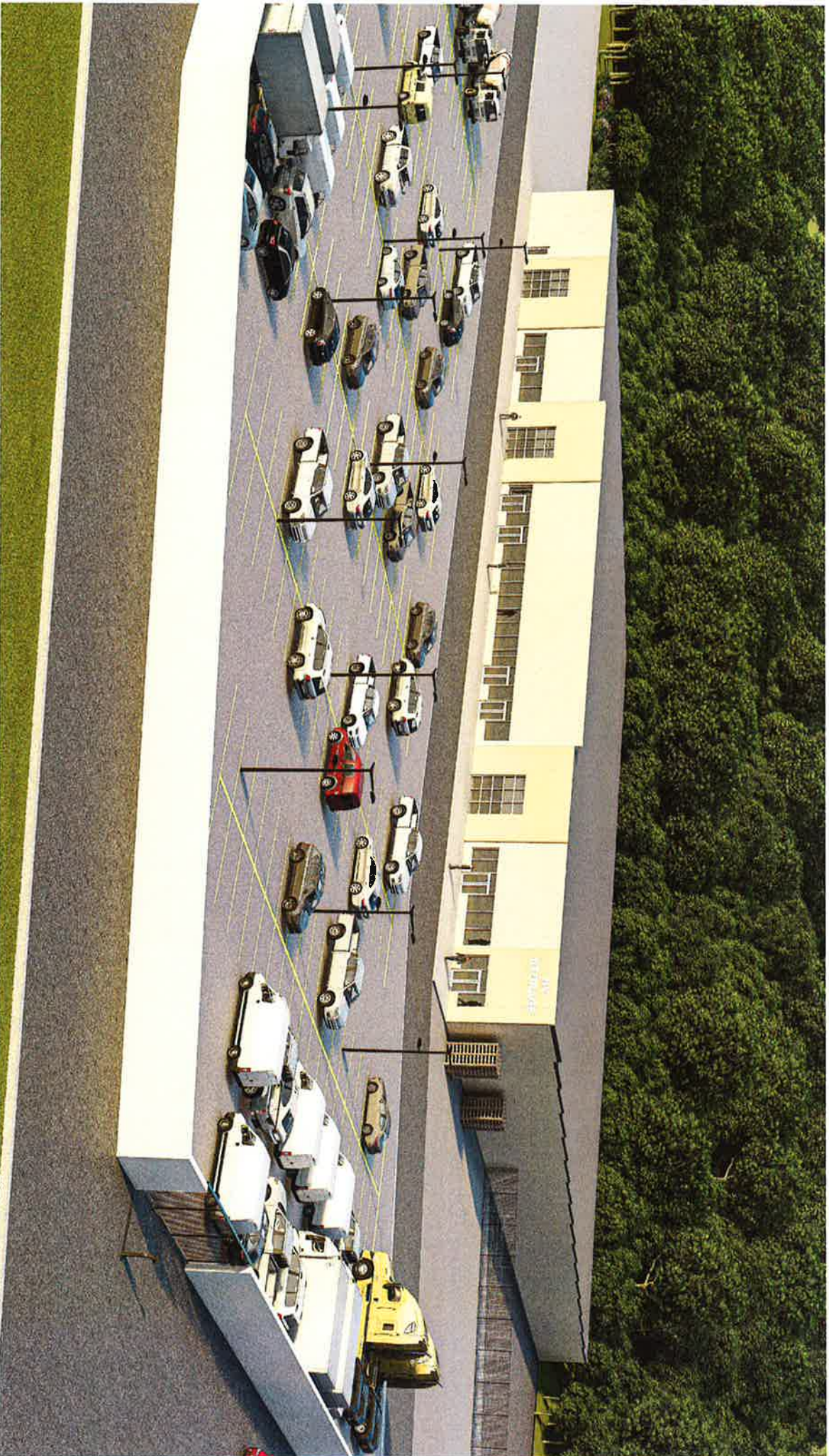
Before



After



Rendering 1 – Special Exception Application
Larkspur Kingsport, LLC



Rendering 2 – Special Exception Application
Larkspur Kingsport, LLC



Rendering 3 – Special Exception Application
Larkspur Kingsport, LLC



Rendering 4 – Special Exception Application
Larkspur Kingsport, LLC

