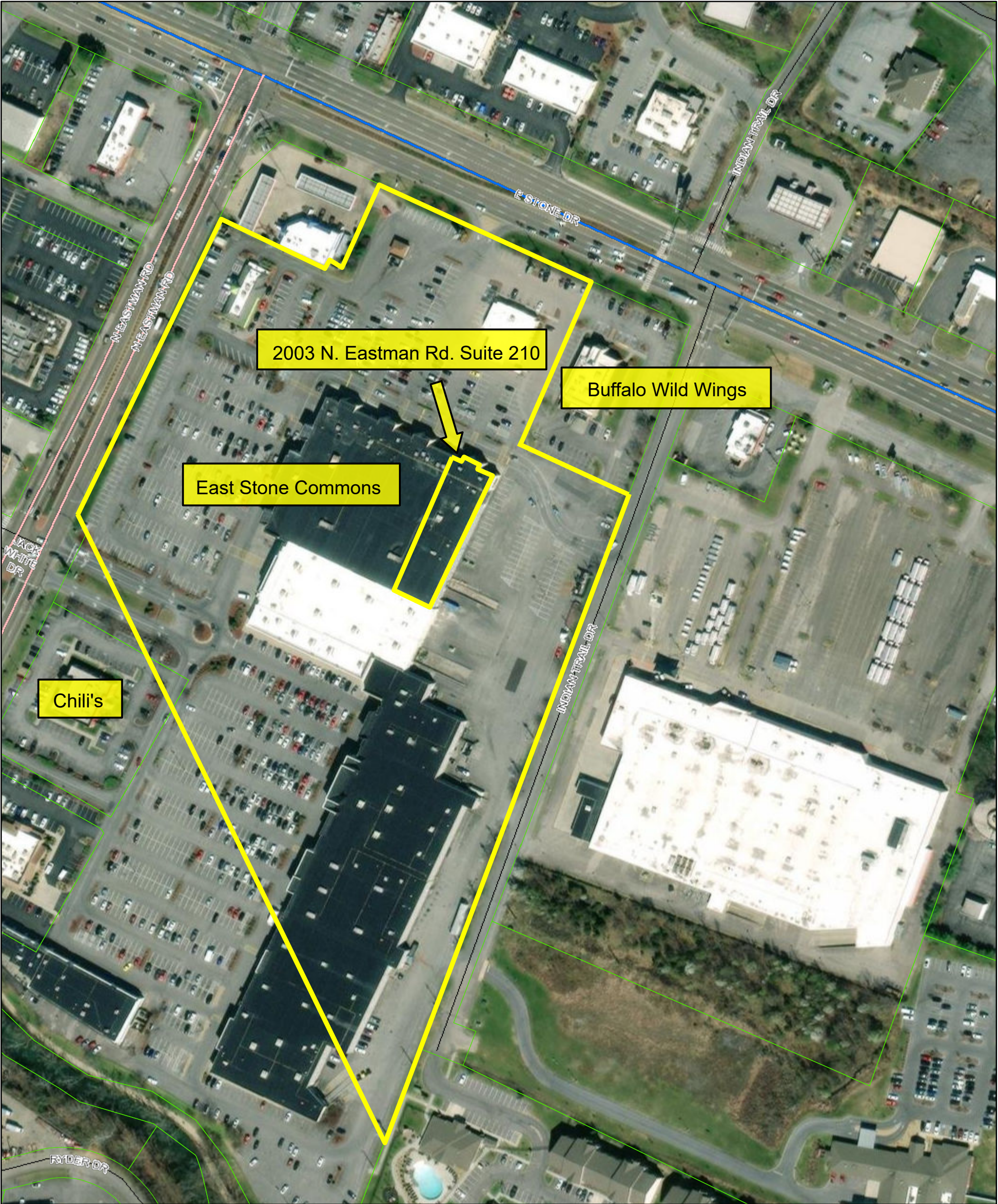


# ArcGIS Web Map



5/12/2025, 3:19:32 PM

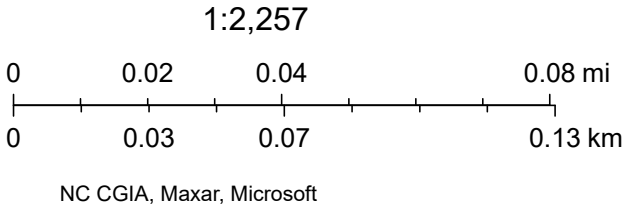
Sullivan County Parcels Jan 2023

Parcels

Streets

- Interstate
- Expressway

- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp
- Urban Growth Boundary
- Demolition Liens





# ArcGIS Web Map



5/12/2025, 3:16:23 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

<Null>

TA/C

R-5

GC

B-2E

A-1

A-2

AR

B-1

B-2

B-3

B-3

B-4

B-4P

B-4P

BC

GC

M-1

M-1R

M-2

MX

P-1

P-D

PBD-3

PBD/\*

PD

PMD-1

PMD-2

PUD

PVD

R-1

R-1A

R-1B

R-1C

R-2

R-3

R-3A

R-3B

R-4

Split

TA

TA-C

UAE

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

Collector Street

Local Street

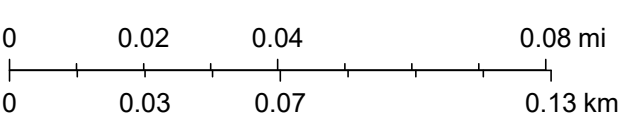
Private Street

Ramp

Urban Growth Boundary

Demolition Liens

1:2,257



NC CGIA, Maxar, Microsoft





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: May 15, 2025

RE: 2003 N. Eastman Road Suite 210

The Board is asked to consider the following request:

**Case: BZA25-0127 – The owner of property located at 2003 N. Eastman Road Suite 210, Control Map 047P, Group A, Parcel 003.00** request a 45.62 square foot variance to Sec. 114-533(9)c to exceed the permitted wall sign allowance for the Eggs Up Grill restaurant. The property is zoned B-4P, Planned Business District.

*Code reference:*

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

*(9) Planned Shopping Center District (B-4P).*

*c. If the building ground coverage of a business is 30,000 square feet or more, the maximum wall sign area permitted is 300 square feet. If the building ground coverage of a business is 8,000 square feet or less, the maximum wall sign area permitted is 80 square feet. In all other situations, the area of wall signs shall not exceed one percent of the building ground coverage of a business.*

# APPLICATION

Board of Zoning Appeals



## APPLICANT INFORMATION:

Last Name	BATES	First	KENNETH	M.I.	W	Date	5/12/2023
Street Address	160 STANLEY RD.			Apartment/Unit #			
City	JOHNSON CITY			State	TN		
Phone	423-276-6997			ZIP	37615		
E-mail Address				Ken@batesfamilyrest.com			

## PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:

Street Address Apartment/Unit #

Current Zone Proposed Zone

Current Use Proposed Use

## REPRESENTATIVE INFORMATION:

Last Name	SAME AS APPLICANT	First		M.I.		Date	
Street Address				Apartment/Unit #			
City				State	ZIP		
Phone				E-mail Address			

## REQUESTED ACTION:

INCREASE SIGNAGE OF EGGS UP GRILL TO IMPROVE VISIBILITY AND  
MATCH MCALISTER'S IN SHOPPING CENTER FRONT 82.08 SQFT  
LEFT SIDE 43.54 SQFT

## 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:

Kenneth W Bates

Date:

5/12/2023

Signed before me on this 15th day of May, 2025

a notary public for the State of Tennessee

County of Sullivan

Notary Lori L. Pyatte

My Commission Expires 11-21-2026



## 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.

LOCATION IS LOCATED BEHIND REGIONS BTRIC AND  
BUFFALO WILD KING. NO VISIBILITY FROM STATE DRIVE.  
LEFT SIGNAGE WOULD BE VISIBLE FROM OLD KIMMEL  
SIGN. NEEDED TO GOVERNANCE TRAFFIC.

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

- 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.

EGGS UP SIGNAGE WILL PROVIDE BALANCE TO THE  
OVERALL LOOK OF THE CENTER. I.E. MCAULISTERS SIGNAGE  
ON FRONT AND SIDE. WE WISH TO HAVE THE SAME  
TO PROVIDE BALANCE.

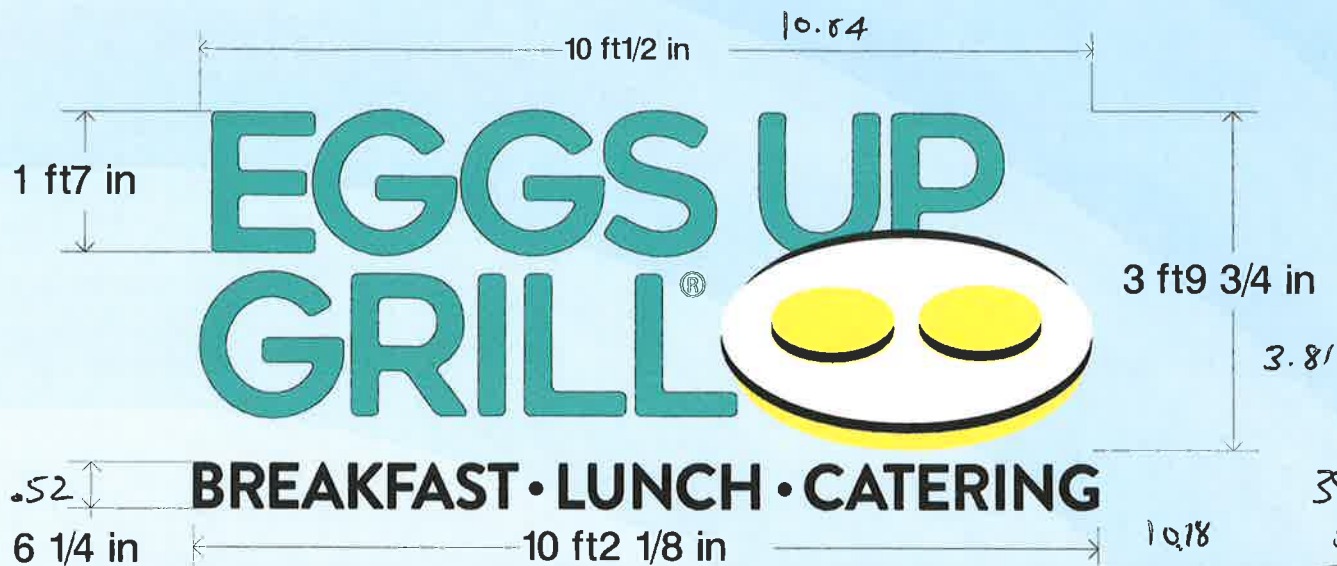
Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area 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.









FRONT (20).

APPROX  $18' \times 5.5 = 100 \text{ SQ FT}$

McALISTER'S  
• DELI •

100  
+ 90  
190 SQ FT



~~F20~~ SIDE VIEW  
APPROX. 18' 5" 90' SEPT

McALISTER'S  
• DELI •

