

ArcGIS Web Map



5/20/2025, 9:38:54 AM

Sullivan County Parcels Jan 2023

- Parcels

Streets

Interstate
- Expressway

Major Arterial

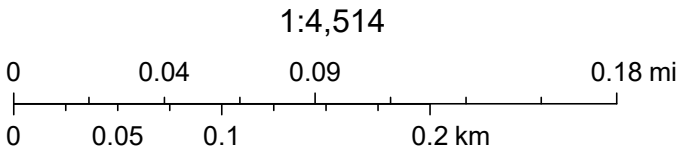
Minor Arterial

Collector Street
- Local Street

Private Street

Ramp

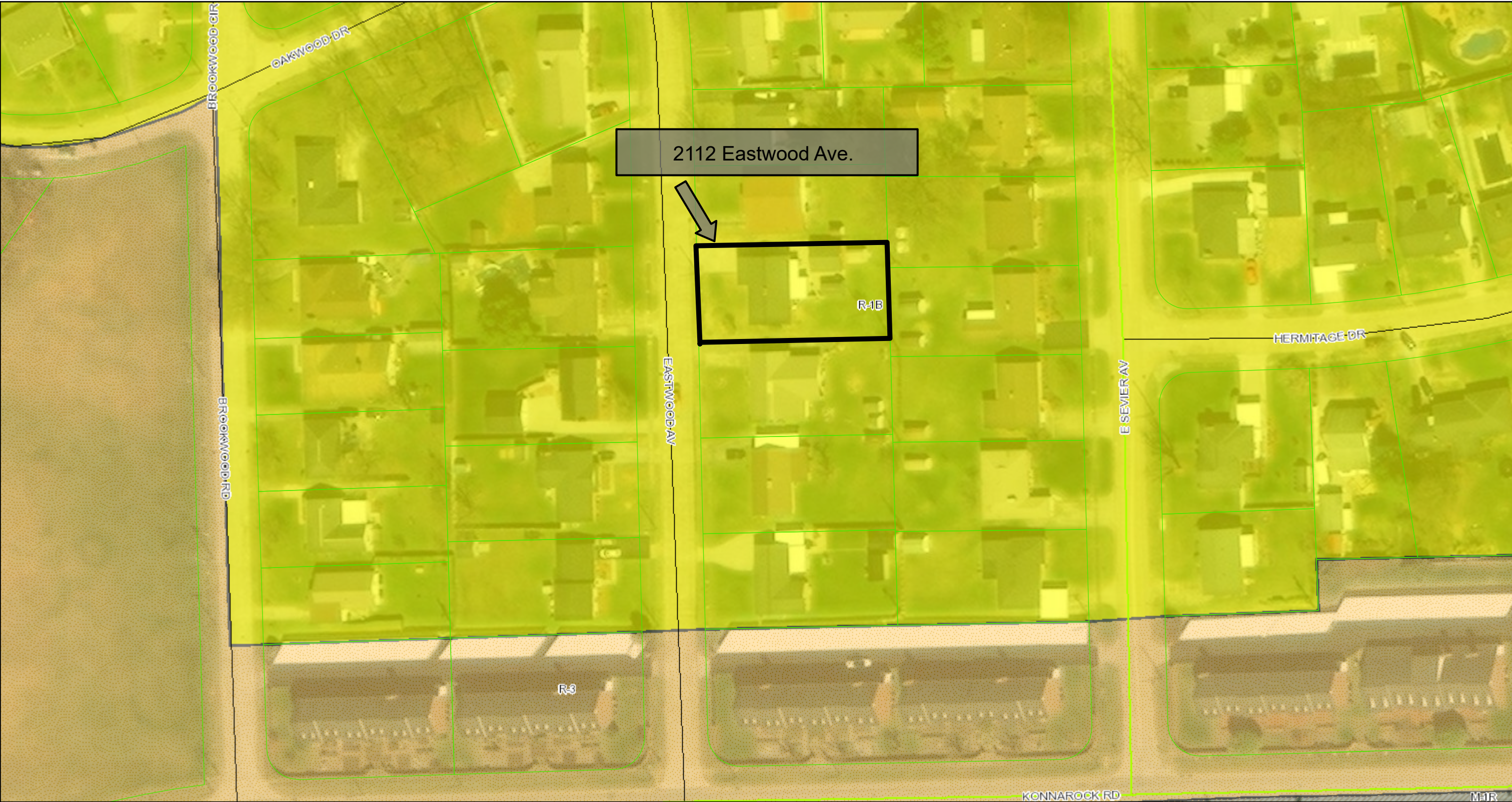
Urban Growth Boundary



NC CGIA, Maxar



ArcGIS Web Map



5/20/2025, 9:45:38 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

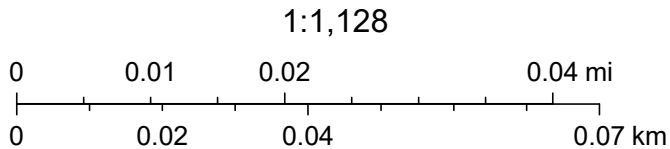
<Null>

TA/C

R-5

GC

B-2E	B-3	M-1R	PD	R-1B	Split	Major Arterial
A-1	B-4	M-2	PMD-1	R-1C	TA	Minor Arterial
A-2	B-4P	MX	PMD-2	R-2	TA-C	Collector Street
AR	B-4P	P-1	PUD	R-3	UAE	Local Street
B-1	BC	P-D	PVD	R-3A	Streets	Private Street
B-2	GC	PBD-3	R-1	R-3B	Interstate	Ramp
B-3	M-1	PBD/*	R-1A	R-4	Expressway	Urban Growth Boundary



NC CGIA, Maxar, Microsoft





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: May 20, 2025

RE: 2112 Eastwood Avenue

The Board is asked to consider the following request:

**Case: BZA25-0132– The owner of property located at 2112 Eastwood Avenue, Control Map 061L, Group J, Parcel 019.00** requests special exception to Sec 114-183(c) for the purpose of opening an in-home childcare center. The property is zoned R-1B, Residential District.

*Code reference:*

**Sec. 114-183. - R-1B, Residential District**

(c)Special exceptions. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-1B district the same as for R-1A districts.

**Sec. 114-182. - R-1A, Residential District**

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

- (1) Cemeteries and other burial grounds.
- (2) Day care nurseries.
- (3) Country clubs and golf courses.
- (4) Churches and other places of worship.
- (5) Schools and colleges for academic instruction.
- (6) On-site subdivision sales offices while sales are underway.

## APPLICATION

Board of Zoning Appeals



### APPLICANT INFORMATION:

Last Name Tupper

First Bob

M.I. L

Date 5-14-25

Street Address 1600 Hunter Ln

Apartment/Unit #

City Kingsport

State TN

ZIP 37664

Phone 423-817-2800

E-mail Address mdbob1102@

### PROPERTY INFORMATION:

Tax Map Information

Tax map: 061L Group: J

Parcel: 19 Lot:

Street Address 2112 Eastwood Ave

Apartment/Unit #

Current Zone R-1B

Proposed Zone N/A

Current Use

Proposed Use family child care center

### REPRESENTATIVE INFORMATION:

Last Name Tupper

First Lily

M.I. A

Date 5-14-25

Street Address 1600 Hunter Ln

Apartment/Unit #

City Kingsport

State TN

ZIP 37664

Phone 423-999-0617

E-mail Address lilybutterfly429@gmail.com

### REQUESTED ACTION:

Special exception approval to Section 114-182 (C)2 (daycare)

### 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: Bob L Tupper

Date: 5/16/25

Signed before me on this 16th 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





The BZA utilizes the following Criteria in their decisions:

**A Special Exception (conditional use)** is an infrequent but desirable land use, which must be individually regulated for location and mode of operation due to its nature. The BZA will balance the public need for the specific use with possible adverse impacts upon the surrounding area if the special exception is granted.

**Application Requirements of the Petitioner for a Special Exception:**

1. Completed Application
2. Provide staff with a drawing/plan of the proposed building with dimensions, parking lots, existing and purposed driveway, required green space and traffic circulation patterns.

When applying for a special exception keep in mind the following and be prepared to answer:

1. What is the use, activities, hours of operation, numbers of anticipated customers and daily vehicles? hours of operation will be 7am-5pm, use is family in-home daycare. Max 8 kids daily. 8 vehicles Max at drop-off + pick-up.
2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site? yes! 7 parking spots in driveway. 3 on street.
3. Does the use and additions if any, fit with the neighborhood architecture aesthetics? yes! The only addition needed will be a fence in the back yard!
4. Will the use generate excessive noise, traffic, dust, etc.? NO! The only traffic, will be at drop-off + pick-up. It will be minimal + will not block anyones driveway / roadway.
5. Is there proper fencing and screening to shield proposed use from existing neighborhood? not yet, wanted to do appeal first.



6. Are there any undesirable effect upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area? **no! the only addition will be a fence.**  
~~no~~ **no impacts on health, safety, or welfare of surrounding area.**

**\*\* All requested material must accompany a completed application form before it will be accepted by staff and placed on the Board of Zoning Appeals agenda. All application packets along with a \$100.00 processing fee must be turned into the Kingsport Planning Office before NOON on the 15<sup>th</sup> of the month prior to the month the item is to be heard by the Board of Zoning Appeals.**



driveway

10ft 10in

58ft  
2in

10ft 6in

33ft

yard

Sidewalk

car

car

car

