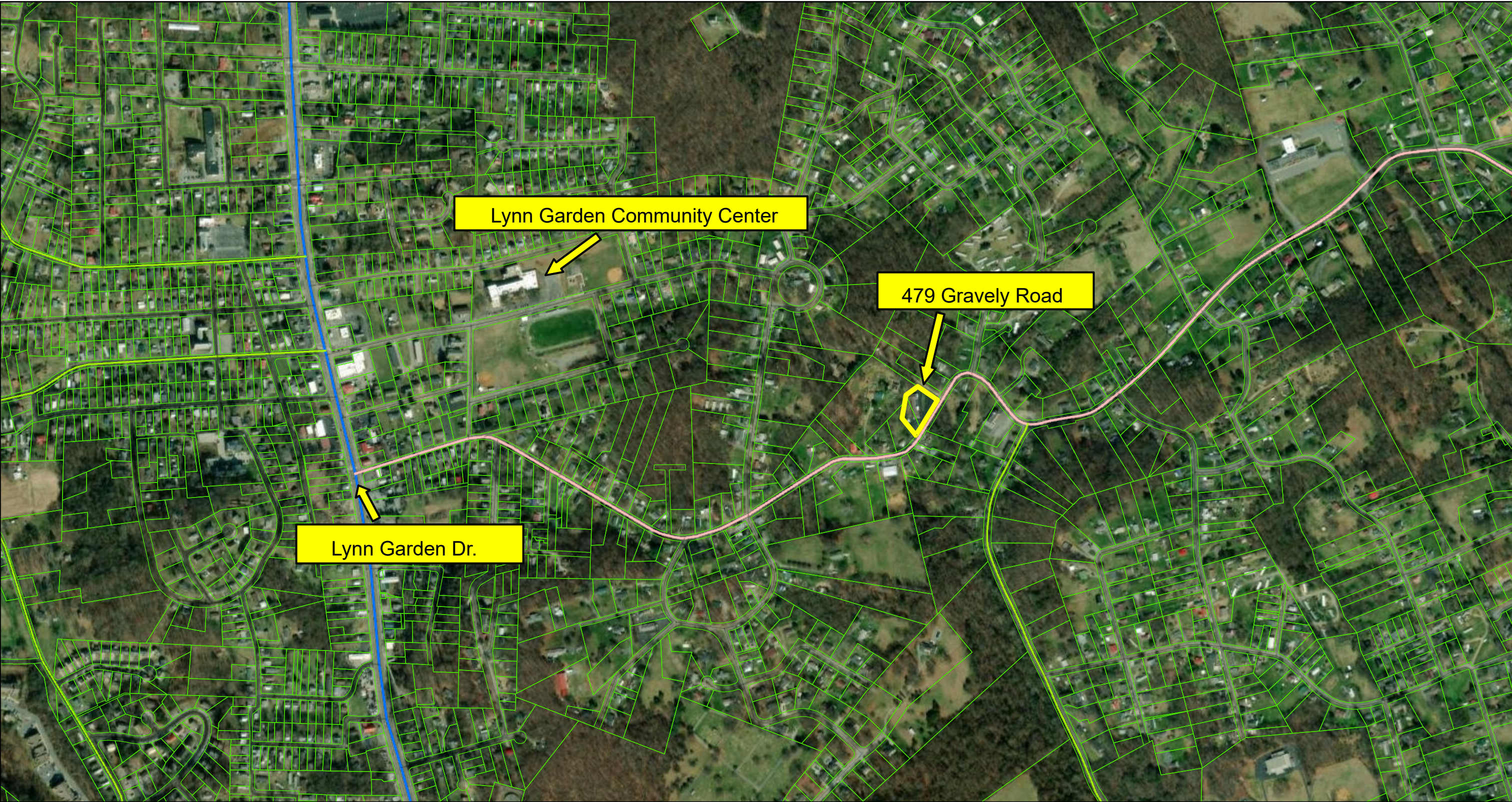


ArcGIS Web Map



12/9/2025, 10:29:05 AM

Sullivan County Parcels Jan 2023 Streets

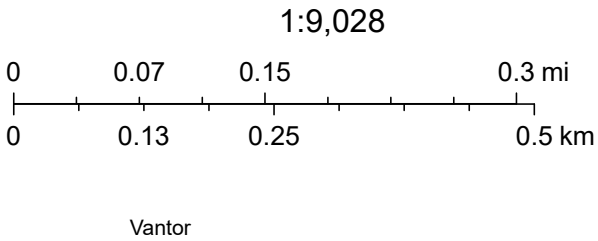
- Parcels

Urban Growth Boundary
- Collector Street

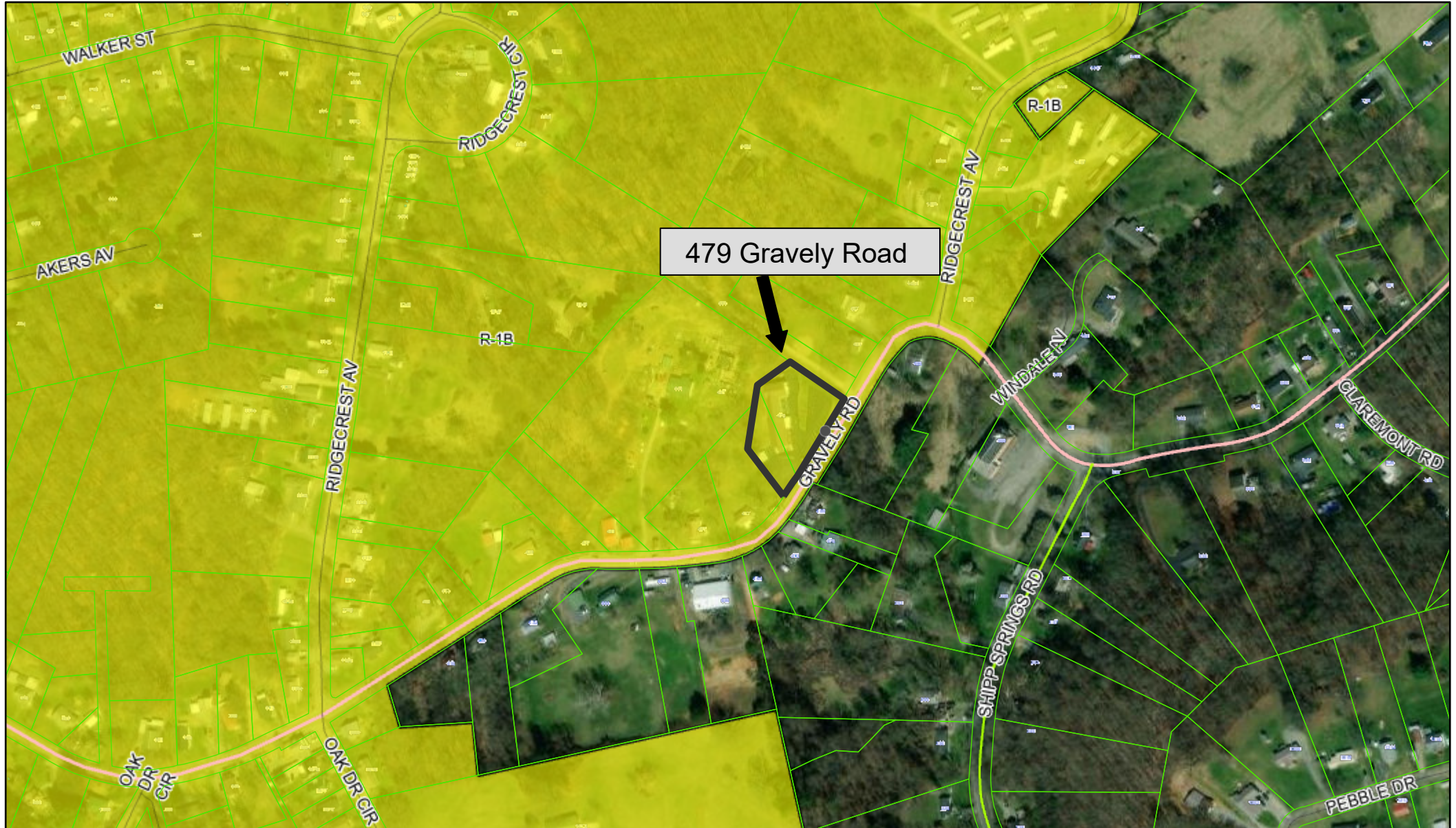
Local Street

Private Street
- Major Arterial

Minor Arterial



ArcGIS Web Map



12/9/2025, 10:18:54 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

R-1B

Urban Growth Boundary

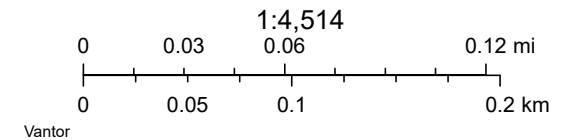
Streets

Minor Arterial

Collector Street

Local Street

Kpt 911 Address





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: December 15, 2025

RE: 479 Gravelly Road

The Board is asked to consider the following request:

Case: BZA25-0297– The owner of property located at 479 Gravelly Road, Control Map 030H, Group G, Parcel 031.00 requests a 48.5-foot deviation from rear yard to Sec 114-133(1) for the purpose of locating a carport in the side yard. In addition, the applicant requests a 5-foot separation variance to Sec 114-133(2) from the principal structure for the proposed carport. The property is zoned R-1B, Residential District.

Code reference:

Sec. 114-133. - Accessory building location and height.

(1) Yards. No accessory building shall be erected in any required court or yard other than a rear yard with exceptions as provided in subsection (3) of this section.

(2) Location. Except as provided in subsection (3) of this section, no accessory building shall be erected in any required front or side yard. Accessory residential structures shall be on the same lot as the principal residential structure. The floor area of accessory structures located upon any property zoned for residential use shall not exceed 30 percent of the floor area of the principal structure, or 1,100 square feet, whichever is greater. Lots that are two acres in size or larger may use the following calculation to determine accessory structure size: maximum of two percent of total parcel area but never more than 5,000 square feet. Accessory structures shall not exceed the height of the principal structure or 35 feet, whichever is less. Accessory structures shall be at least three feet from all lot lines and five feet from any other building on the same lot; provided, however, that where two adjoining property owners desire to build a double garage on the property line, one-half of which would be located on each property, they may secure a building permit to construct such garage by submitting written agreements signed by both parties concerned to the zoning administrator. The height of both the accessory structure and the principal structure shall be measured according to the provisions outlined in the current building code, as set forth in article III of chapter 22. Swimming pools not covered by a permanent roof, tennis courts, pet enclosures not exceeding 100 square feet floor area, and satellite dish antennas shall not be subject to size or height restrictions in this section or included in calculating floor area.

APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Westmoreland First Ronald M.I. NMN Date 12/5/25
Street Address 942 Packinghouse Apartment/Unit #
City Kingsport State TN ZIP 37660
Phone [REDACTED] E-mail Address [REDACTED]

PROPERTY INFORMATION:

Tax Map Information Tax map: 30H Group: 6 Parcel: 31 Lot: P 39
Street Address 479 Gravelly Rd Apartment/Unit #
Current Zone R-1B Proposed Zone no change
Current Use Church Proposed Use no change

REPRESENTATIVE INFORMATION:

Last Name Reed First Rick M.I. Date 12/5/25
Street Address 417 New Summerville Rd. Apartment/Unit #
City Kingsport State TN ZIP 37663
Phone 423-306-0373 E-mail Address

REQUESTED ACTION:

48.5 foot departure from rear yard variance for the purpose of locating a carport in the side yard. Additionally, a 5' separation from the church variance for the carport.

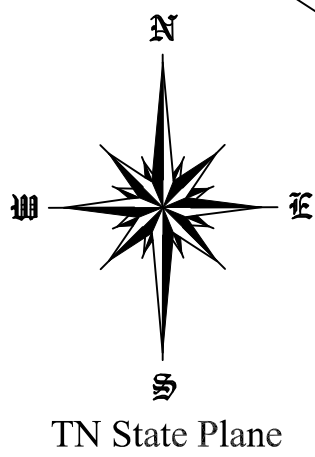
DISCLAIMER AND SIGNATURE

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: Ronald Westmoreland J. Date: 12/5/25
Signed before me on this 5th day of December, 2025
a notary public for the State of Tennessee
County of Sullivan

Notary Lori L. Pyatte
My Commission Expires 11-21-2026





ANDY JOSEPH GAMBLE JR
DB 3592 - PG 231

KEVIN BENNETT
DB 1376C - PG 1

CAREENA LEE SURRETT
DB 3491 - PG 1622

CHURCH OF JESUS CHRIST
+/-0.92 Acres

GRAVELY ROAD

PK Nail Set

Arc 167.40'
Rad 1629.55'
Chrd Brg S 30°48'10" W
Chrd Dist 167.32'

GNSS NOTE:
a. GNSS Survey: RTK
b. GNSS Base/Rover: Carlson BRX7
c. RTK Correction Used: Carlson Skynet
d. Date of Survey: 10-03-2025
e. Datum: NAD83(2011), Epoch 2010, NAVD 88
f. Geoid Model: Continental US NGS 2018
g. Fixed Control Stations: Carlson Skynet Base 1938
h. Combined Grid Factor: 1.000000 TN State Plane

Legend
● denotes Rebar Found
○ denotes Rebar Set
⊙ denotes Calculated Point Unless otherwise Noted
■ denotes Highway Marker
△ denotes Railroad Spike
⊗ denotes Water Meter

Notes
1. Deed Reference: DB 2724C - PG 106
2. TAX MAP: 030H G 031.00 & 032.00



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR:
CHURCH OF JESUS CHRIST

Date
10-15-2025

File:cojc gravely.dwg
Drawn By: NLC

Scale:
1" = 25'

11th (Eleventh) Civil District

Sullivan County, TN

Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093

Drawing Number
8961

Proposed Location

ANDY JOSEPH GAMBLE JR
DB 3592 - PG 231

KEVIN BENNETT
DB 1376C - PG 1

N 40°50'40" E
100.362

S 58°44'00" E
177.63'

N 07°45'20" W
144.80'

CHURCH OF
JESUS CHRIST
+/-0.92 Acres

S 77°55'10" W
108.10'

25.00'

GRAVELY ROAD

CAREENA LEE SURRATT
DB 3491 - PG 1622

N 28°30'10" W 128.05'

Are 167.40'
Rad 1629.55'
Chrd Brg S 30°48'10" W
Chrd Dist 167.32'

PK Nail Set





Free Standing Lean To

30'W x 47'L x 12'x15'H