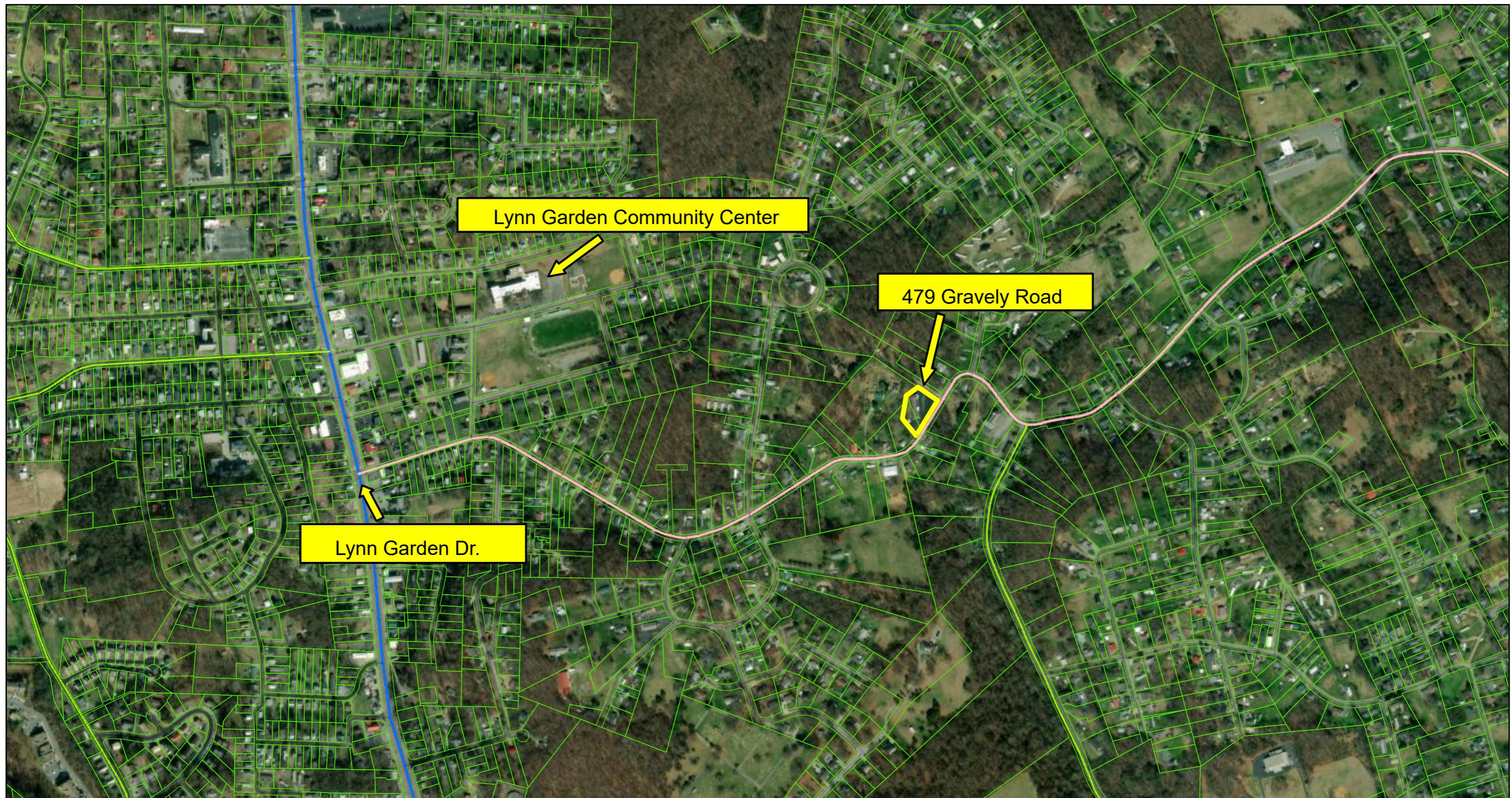


ArcGIS Web Map



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

1:9,028

Sullivan County Parcels Jan 2023

Parcels

Urban Growth Boundary

Collector Street

Major Arterial

Local Street

Minor Arterial

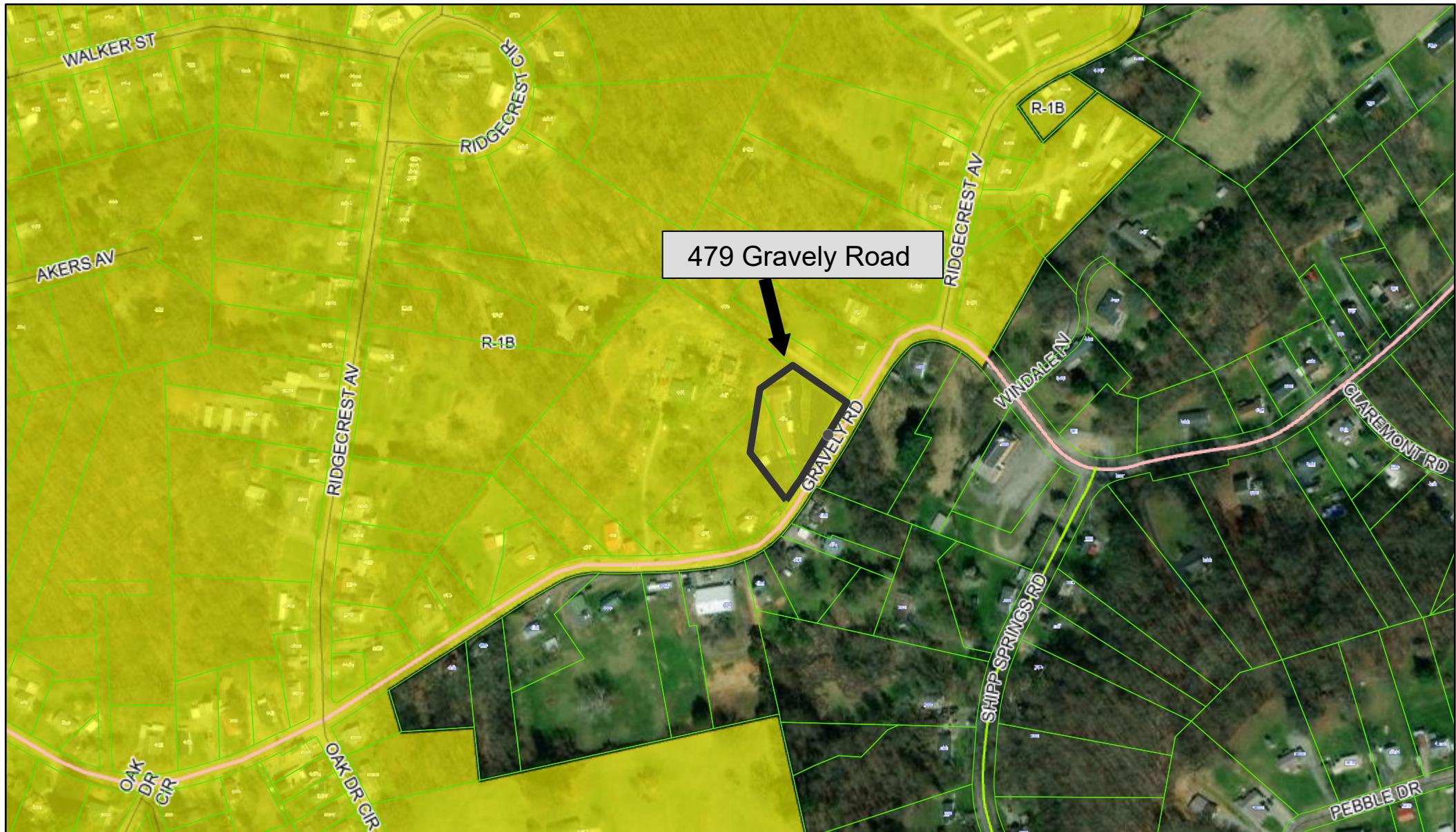
Private Street

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Vantor

ArcGIS Web Map



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

Sullivan County Parcels Jan 2023

Parcels

Urban Growth Boundary

Streets

Collector Street

City Zoning

Local Street

Minor Arterial

Kpt 911 Address

1:4,514
0 0.03 0.06 0.1 0.12 mi
0 0.05 0.1 0.15 0.2 km
Vantor



TO: KINGSPORT BOARD OF ZONING APPEALS
FROM: Jessica McMurray, Development Coordinator
DATE: December 15, 2025
RE: 479 Gravely Road

The Board is asked to consider the following request:

Case: BZA25-0297– The owner of property located at 479 Gravely 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
Street Address 942 Packinghouse
City Kingsport

Phone [REDACTED]

First Ronald

M.I. NMN Date 12/15/25

Apartment/Unit #

State TN

ZIP 37660

E-mail Address [REDACTED]

PROPERTY INFORMATION:

Tax Map Information: Tax map: 30H Group: 6

Parcel: 31 Lot: P 39

Street Address 479 Gravel 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 12/15/25

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

Date: 12/15/25

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





TN State Plane

ANDY JOSEPH GAMBLE JR
DB 3592 - PG 231

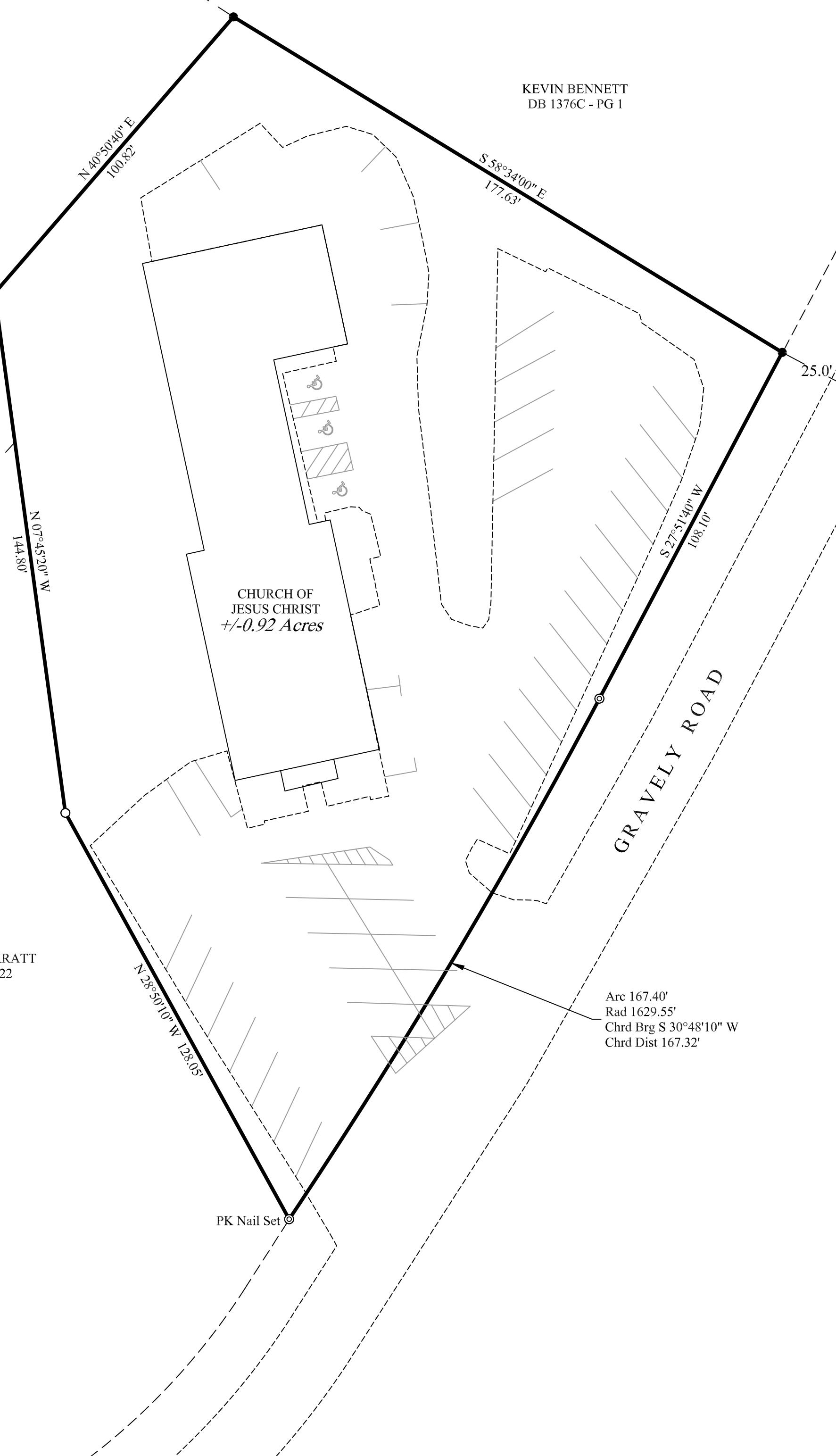
KEVIN BENNETT
DB 1376C - PG 1

CAREENA LEE SURRATT
DB 3491 - PG 1622

CHURCH OF
JESUS CHRIST
+/-0.92 Acres

GRAVELY ROAD

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



0 25 50 75

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

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

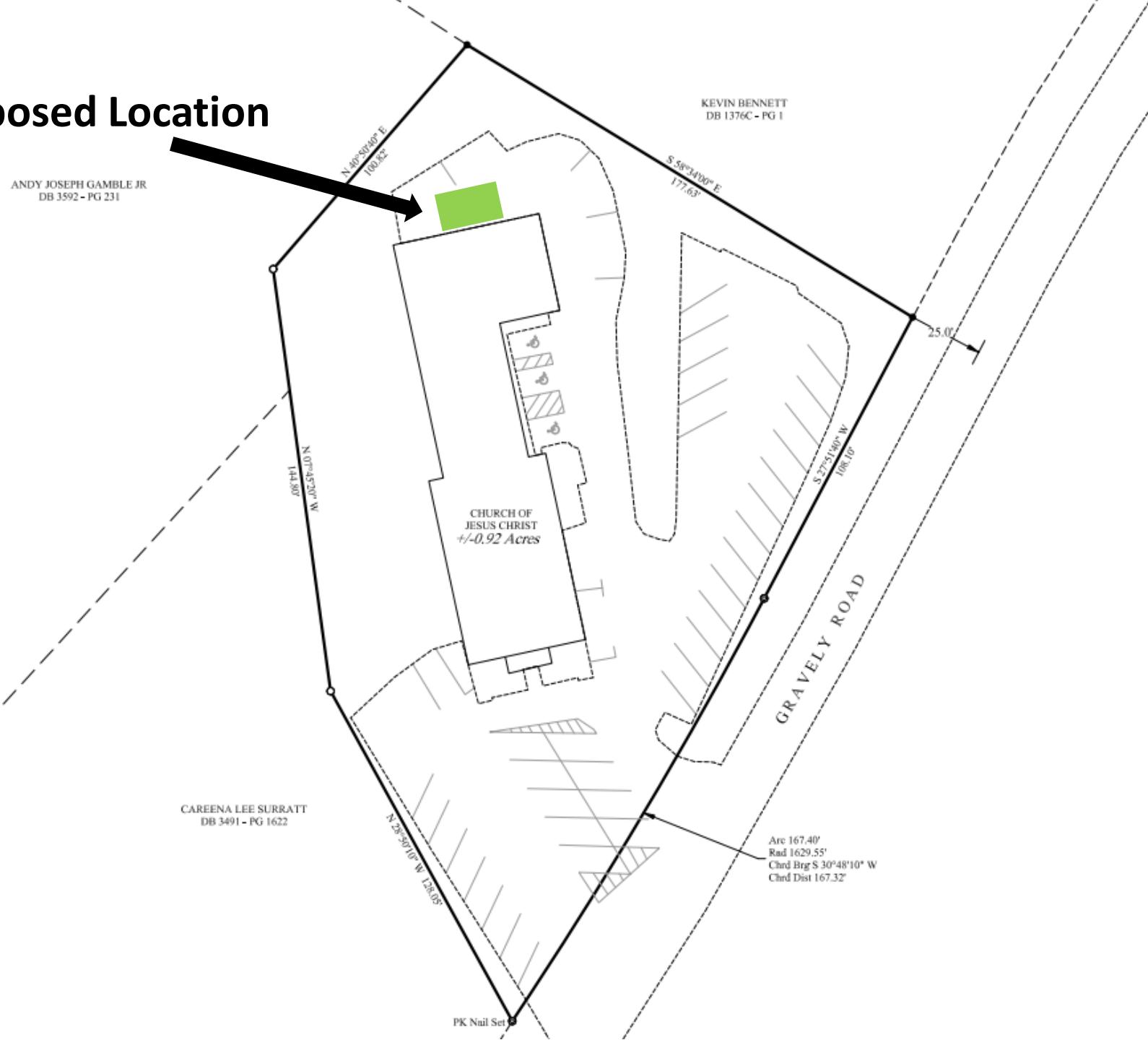
SURVEY FOR:
CHURCH OF JESUS CHRIST

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

GNSS NOTE:

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

Proposed Location





Free Standing Lean To

20'W x 17'L x 12'H x 15'L