


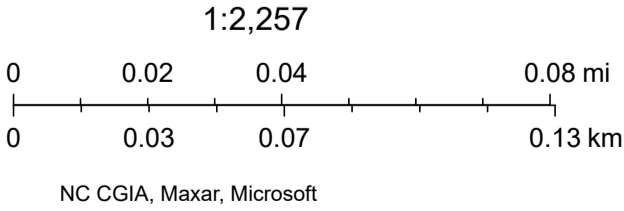


ArcGIS Web Map



7/17/2025, 8:32:30 AM
Sullivan County Parcels Jan 2023

-  Parcels
-  Urban Growth Boundary
-  Kpt 911 Address





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 15, 2025

RE: 224 E. Stone Drive

The Board is asked to consider the following request:

Case: BZA25-0184– The owner of property located at 224 E. Stone Drive, Control Map 046B, Group D, Parcels 012.00 & 013.00 requests special exception to Sec 114-191(c)6 for the purpose of constructing a new medical spa. The property is zoned P-1, Professional Offices District.

Code reference:

Sec. 114-191. - P-1, Professional Offices District.

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

(1) Offices of veterinarians, animal hospitals.

(2) Hospitals, rest or convalescent homes.

(3) Group homes.

(4) Communication facilities.

(5) Golf courses.

*(6) **Medical or dental offices**, clinics provided that upon findings of fact that all of the following criteria are met:*

a. The use will not be located within 1,000 feet of a public or private school, day care facility, park, any area devoted to public recreation activity or a residential dwelling. Measurements shall be made in a straight line on the city zoning map from the nearest property line of the lot on which the facility is situated to the nearest property line of any of the uses set forth in this subsection;

b. The use will be designed, located, and proposed to be operated so that the health, safety and welfare will be protected;

c. The use will not be detrimental to and will not injure, damage or adversely affect the use, value or enjoyment of the properties in the surrounding neighborhood;

d. The use will not have an adverse impact on land use compatibility;

e. The use will not materially or adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed use;

f. Adequate public facilities are available to accommodate the use;

g. The traffic generated by the use will be safely accommodated along major streets without traversing minor streets;

h. The use will maintain appropriate traffic patterns and parking as to not strain existing facilities with substantial increases in traffic and projected trip generations;

i. The use will conform to all applicable provisions of the district and will not require any variances.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name McKamey First Mickey M.I. L Date 7/14/25
Street Address 2245 Oak Springs Rd. Apartment/Unit #
City Kingsport State TN ZIP 37664
Phone 423 430-7062 E-mail Address [REDACTED]

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot: Parcel FD 046B D 012.00 + 046B D 013.00
Street Address 224 E Stone Dr Kingsport TN 37660 Apartment/Unit #
Current Zone R-1B Proposed Zone P-1
Current Use Vacant land Proposed Use Spa Business

REPRESENTATIVE INFORMATION:

Last Name Andis Guillen First Stacey M.I. M Date 7/11/25
Street Address 1112 Faye St. Apartment/Unit #
City Kingsport TN State TN ZIP 37660
Phone 423-765-5742 E-mail Address [REDACTED]

REQUESTED ACTION:

Approval of Spa use in a P1 zone.

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:

Mickey McKamey

Date:

7/14/25

Signed before me on this 14 day of July, 2025

a notary public for the State of Tennessee

County of Sullivan

Notary Tracy Dean Wright

My Commission Expires 4-23-28



Board of Zoning Appeals Criteria and Application Requirements

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.

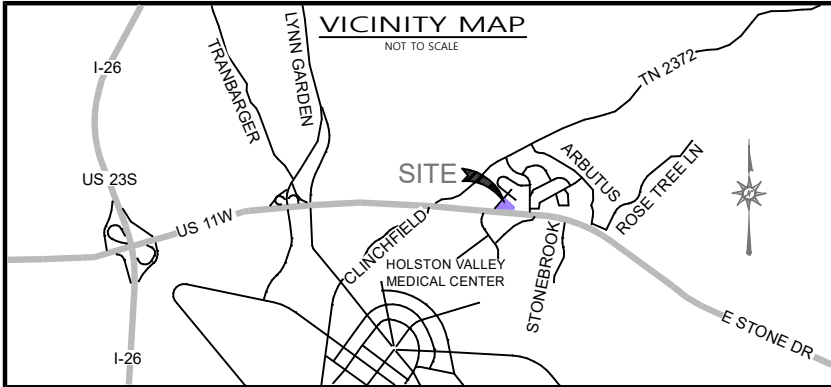
Application Requirements of the Petitioner for a Special Exception:

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.

...turned in. Subject to change per city code & requirements.
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? *Medical day spa / full service day spa. hours - 7a-7p (maybe) Full capacity - 20-30 people.*
2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site? *Yes, off street dr. Spa will have turn in access / parking*
3. Does the use and additions if any, fit with the neighborhood architecture aesthetics? *Yes. nice building aesthetic. Possible Post Steel.*
4. Will the use generate excessive noise, traffic, dust, etc.? *No.*
5. Is there proper fencing and screening to shield proposed use from existing neighborhood? *Yes existing greenery on large hill.*
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.*

**** 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 15th of the month prior to the month the item is to be heard by the Board of Zoning Appeals.**



DESCRIPTION OF PROPERTY TO BE REZONED:

SITUATED in the Eleventh (11th) Civil District of Sullivan County, Tennessee, within the corporate limits of the City of Kingsport, Tennessee; and being identified as all of Parcel 12.00 and part of Parcel 13.00 of Group D as shown on Sullivan County Assessor's Map 46 Insert B; and being properties now or formerly owned by Mickey McKamey, et.ux. Diane S. McKamey as recorded in Deed Book 2515C page 294 et.seq., and Tonya R. McDavid, Trustee, as recorded in Deed Book 2925C, page 131 et.seq.; lying on the north of E. Stone Road (US Hwy 11W / TN 1) at the northeast quadrant of its intersection with Tyson Lane; and being more particularly bounded and described as follows:

BEGINNING at a point on the northerly right of way margin of E. Stone Road (US Hwy 11W / TN 1) 120' north of the centerline of right of way, at its intersection with the easterly right of way margin of Tyson Lane, 25' east of the centerline of right of way, being the southwesternmost corner of property now or formerly owned by McDavid, Trustee, and identified as Parcel 13.00;

THENCE, along said Tyson Lane right of way margin and Parcel 13.00, now or formerly owned by McDavid, North 33 degrees 40 minutes 33 seconds East, 70.18 feet to a point;

THENCE, departing Tyson Lane and crossing Parcel 13.00, now or formerly owned by McDavid, Trustee, along the former right of way margin of E. Stone Drive (US 11W / TN 1), 180' north of and parallel to centerline of right of way, North 87 degrees 34 minutes 21 seconds West, for a distance of 164.95 feet to a point on the westerly boundary of Parcel 12.00, now or formerly owned by McKamey;

THENCE, turning northward along the westerly boundary of property now or formerly owned by McKamey and identified as Parcel 12.00, common with property now or formerly owned by McDavid, Trustee, and identified as Parcel 13.00, North 42 degrees 36 minutes 55 seconds East, 111.83 feet to a point on the rear boundary of Lot 21 of Block B in Bloomington Heights Subdivision as recorded in Plat Book 7 page 123-B, now or formerly owned by David W. Harper and Pamela L. Harper as recorded in Deed Book 1199C, page 562 et.seq.;

THENCE, along the common boundary of McKamey with Bloomington Heights Subdivision, Block B, Lot 21, South 54 degrees 46 minutes, 21 seconds East, for a distance of 35.00 feet to the common corner with Lot 20 of Block B in Bloomington Heights Subdivision, now or formerly owned by Theodore D. Vaughn and Tracy Vaughn as recorded in Deed Book 3235, page 805 et.seq.;

THENCE, continuing along the common boundary of McKamey with Bloomington Heights Subdivision, Block B, Lot 20, South 54 degrees 46 minutes 21 seconds East, for a distance of 122.71 feet to a point on the northerly right of way of E. Stone Drive (US 11W / TN 1), 180 feet from centerline of right of way;

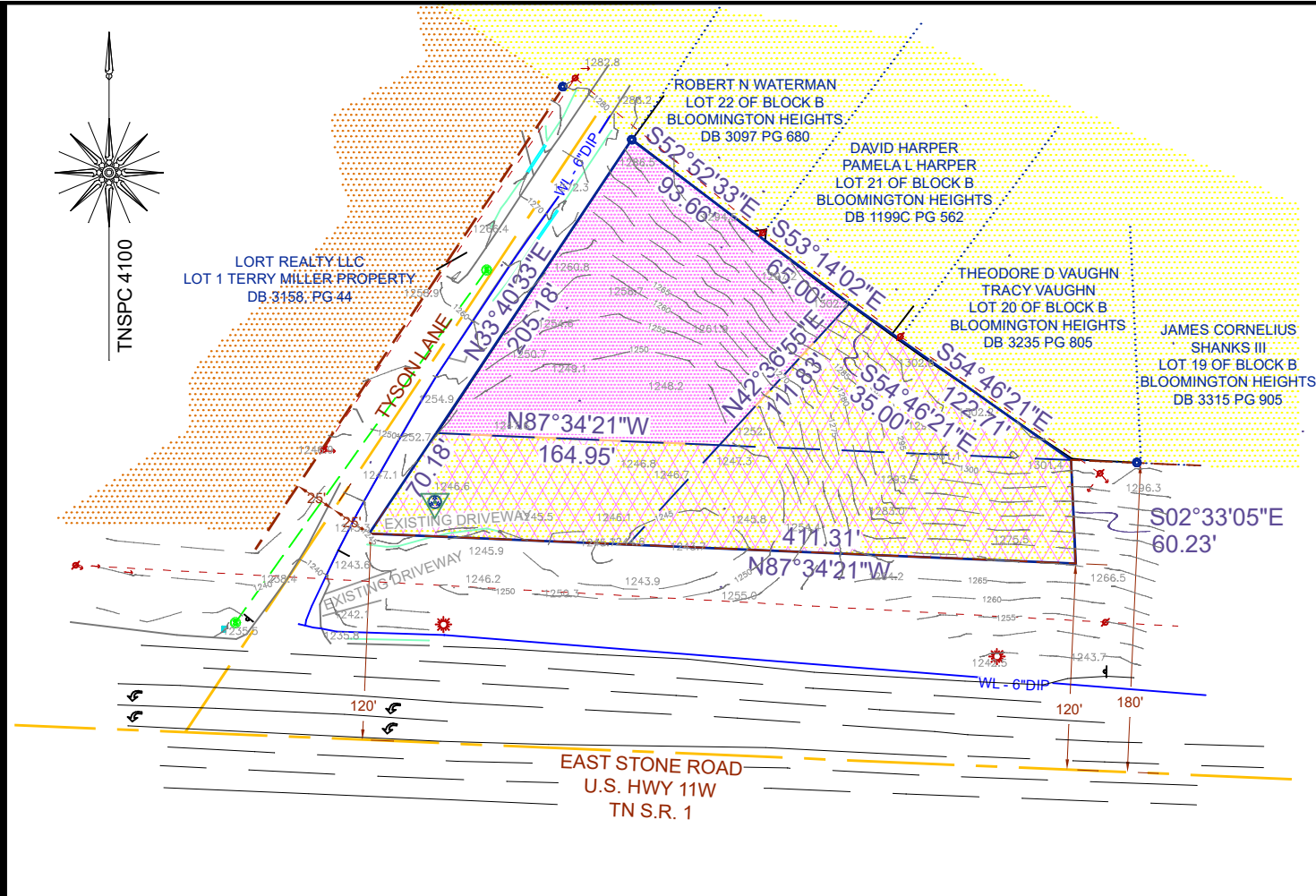
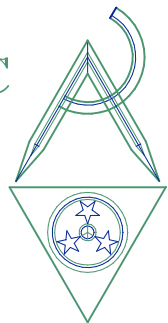
THENCE, departing the boundary with Bloomington Heights Subdivision, turning southward along property now or formerly owned by McKamey and the right of way of E. Stone Drive (US 11W / TN 1), South 02 degrees 33 minutes 05 seconds East, for a distance of 60.23 feet to a point 120 feet from centerline of the right of way;

THENCE, continuing along the northerly right of way margin of E. Stone Drive (US 11W / TN 1), and the properties of McKamey and McDavid, Trustee, North 87 degrees 34 minutes 21 seconds West, for a total distance of 411.31 feet to the POINT OF BEGINNING.

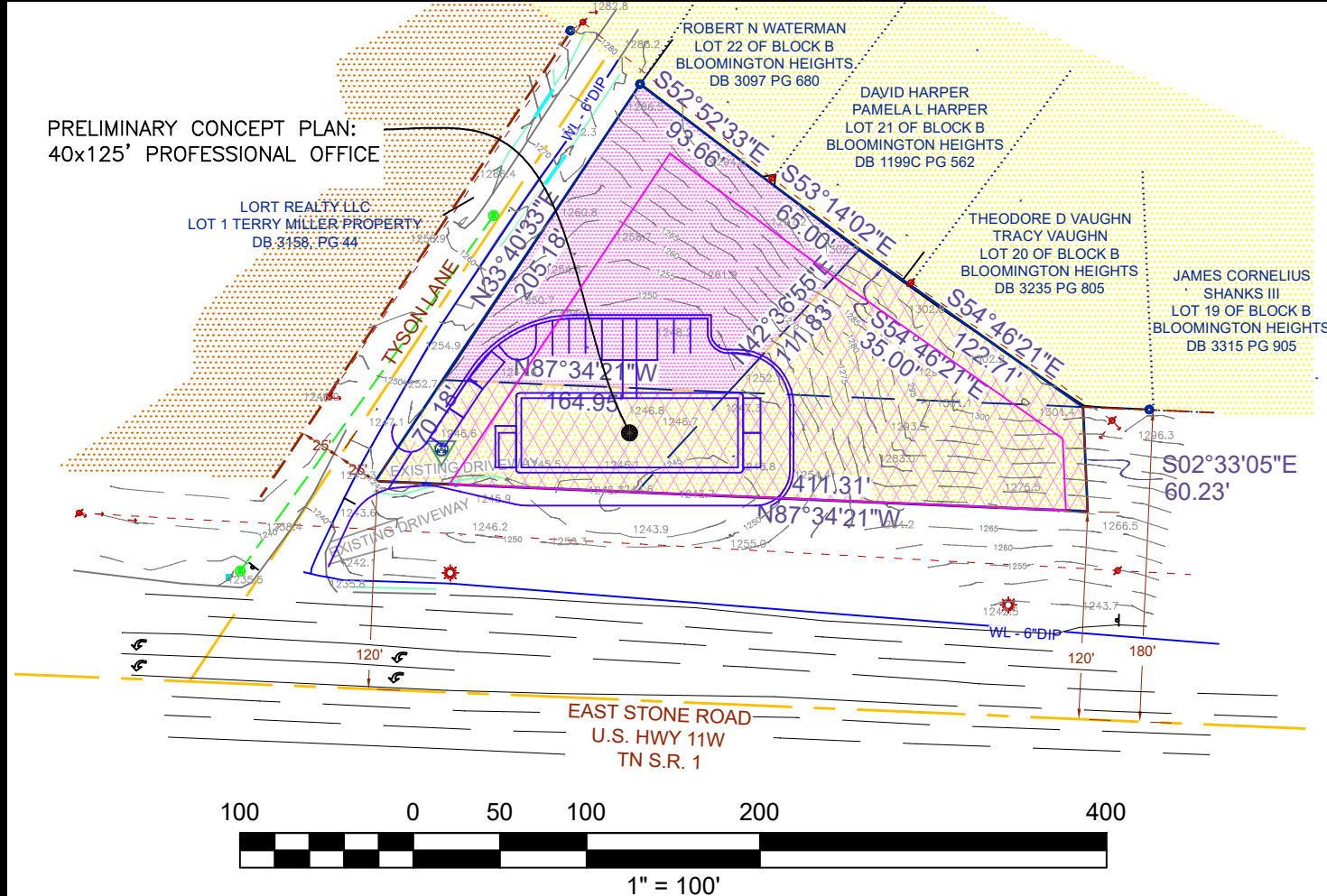
CONTAINING 0.739 acre (32,175 square feet) +/- as shown on survey bearing T3RRRAIN LLC Job #25-019 by Kellee M Hargis, TN RLS #2775, whose address is T3RRRAIN LLC, P.O. Box 44, Harriman, Tennessee, 37748.

T3RRRAIN LLC
SURVEYING & MAPPING
SOLUTIONS

P.O. BOX 44
HARRIMAN, TN 37748
+1(865) 369-3121



PRELIMINARY CONCEPT PLAN: 40x125' PROFESSIONAL OFFICE



ZONING DEVELOPMENT PLAN

FOR:
STACEY ANDIS QUILLEN
(CONTRACTED BUYER)

224 TYSON LANE, KINGSPORT, TENNESSEE,
ELEVENTH CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE

ASSESSOR MAP 46 INSERT B GROUP D PARCELS 12.00 & 13.00

LEGEND:

	IRON ROD FOUND CAPPED LEGGINS 987		UTILITY POLE
	IRON ROD SET CAPPED KMHARGIS TN2775		GUY ANCHOR
	EXISTING BOUNDARY SUBJECT PROPERTY		OVERHEAD UTILITY
	INTERIOR DEED LINES		WATER METER/VALVE
	EXISTING P-1 ZONE		DIAMETER CORRUGATED METAL PIPE
	PROPOSED REZONING TO P-1 FROM RB-1		BUILDING SETBACK LINES 30' FRONT, 12' SIDES AND REAR
	EXISTING B-1 ZONE		SURVEY CONTROL FIXED BASE STATION
	EXISTING R1-B ZONE		

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PROVIDE PRELIMINARY PLAN TO REZONE PROPERTY FROM R1-B TO P-1, THE REMAINING PORTION OF PROPERTY OWNED BY TRUSTEE TONYA R MCDAVID AS RECORDED IN DEED BOOK 3115 PAGE 1332, DEED BOOK 2925C, PAGE 131, AND 1290 C, PAGE 659; AND MICKEY AND DIANE S. MCKAMEY AS RECORDED IN DEED BOOK 2515C, PAGE 294, DEED BOOK 1289C, PAGE 556, AND 1123 C, PAGE 360; SHOWN AND IDENTIFIED BY SULLIVAN COUNTY PROPERTY ASSESSOR AS PARCELS 12.00 & 13.00 OF GROUP D ON MAP 46 INSERT B; AND TO PROVIDE CONCEPTUAL PLOT PLAN OF PROPOSED P-1 PROFESSIONAL OFFICE DEVELOPMENT.
2. TOTAL PROPERTY AREA IS 1.26 ACRES, AND THE PORTION TO BE REZONED IS 0.739 ACRE.
3. NO TITLE SEARCH WAS PROVIDED OR PERFORMED FOR THIS SURVEY. RECORDED OR UNRECORDED RESTRICTIONS, EASEMENTS, LIENS, OR OTHER CLAIMS MAY BE APPLICABLE.
4. CALL 811 BEFORE YOU DIG! IT'S FREE; IT'S EASY; AND IT'S THE LAW. UTILITIES SHOWN BY VISIBLE, ABOVE-GROUND APPURTENANCES ONLY.
5. SUBJECT PROPERTY LIES IN ZONE X, AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP OF SULLIVAN COUNTY, TENNESSEE, AND INCORPORATED AREAS: CITY OF KINGSPORT COMMUNITY NUMBER 470184, PANEL 0045 D MAP NUMBER 47163C0045D, EFFECTIVE SEPTEMBER 29, 2006.
6. PROPERTY IS CURRENTLY ZONED P-1 AND R-1B BY CITY OF KINGSPORT; BUILDING SETBACK LINES ARE 30' FROM FRONT (TYSON), 12' FROM REAR AND SIDES. VERIFY FULL ORDINANCE THROUGH KINGSPORT PLANNING DEPARTMENT, LOCATED AT 415 BROAD STREET, 2ND FLOOR, KINGSPORT, TENNESSEE, 37760; TELEPHONE (423)229-9485
7. RECORD DOCUMENTS DEPICTED OR CITED HEREON OBTAINED FROM THE OFFICES OF THE SULLIVAN COUNTY REGISTER OF DEEDS AND SULLIVAN COUNTY PROPERTY ASSESSOR, OFFICES LOCATED AT 3411 HWY 126, SUITES 101 AND 103, BLOUNTVILLE, TENNESSEE, 37617; PHONE (423)323-6420 AND (423)323-6455
8. FOR ROADWAY INFORMATION: CONTACT TENNESSEE DEPARTMENT OF TRANSPORTATION, REGION 1, DISTRICT 17, BOX 3518, CRS, JOHNSON CITY, TN, 37914, PHONE (423)282-0651; OR CITY OF KINGSPORT PUBLIC WORKS, PHONE (423)229-9487.

CERTIFICATION OF SURVEY:

I certify that I performed this survey on the ground myself, solo or with crew, between field dates of May 5th and 12th, 2025, in compliance with Tennessee Minimum Standards of Practice.
This is a Category IV Remote Sensing Survey, completed utilizing two Carlson BRx7 GNSS receivers for static, TDOT GNSS Network RTK, and base-rover RTK observations, along with Carlson Surveyor2 operating SurveCE 6.17, and Carlson 2024 SurvNet for raw data analysis.
Fixed base station Tennessee State Plane Coordinates (4100) as shown and labeled hereon were derived from averaged rapid static observations, post-processed through OPUS: NAD83(2011)(Epoch:2010.0000); [NAVD88 (Geoid18)]; combined scale factor 0.99997372; and Tennessee Department of Transportation NTRIP Network. RTK observations were derived from averaged fixed positions; redundant observations on survey control points and boundary marks recorded, and unadjusted raw data least squares reports 95% confidence in positional accuracy. No further network adjustment or scale factor applied.