




ArcGIS Web Map

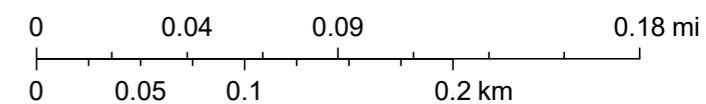


3/12/2025, 9:41:27 AM

Sullivan County Parcels Jan 2023

-  Parcels
-  Urban Growth Boundary
-  Kpt 911 Address

1:4,514



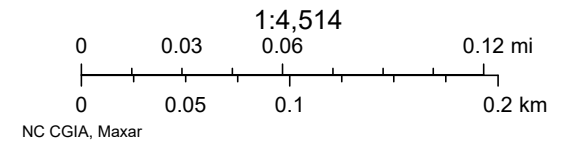
NC CGIA, Maxar

ArcGIS Web Map



3/13/2025, 9:03:19 AM

Sullivan County Parcels Jan 2023							
Parcels	B-2E	B-3	GC	P-D	PUD	R-2	TA
City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
TA/C	AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	Demolition Liens
GC	B-2	BC	P-1	PMD-2	R-1C	Split	Kpt 911 Address





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: March 17, 2025

RE: 354 Shadowtown Road

The Board is asked to consider the following request:

Case: BZA25-0054– The owner of property located at 354 Shadowtown Road, Control Map 064, Parcel 0138.00 requests reinstatement of a nonconforming use for a free-standing sign pursuant to Sec. 114-531(b). The property is zoned B-3, Highway Oriented Business District.

The existing "Carolina Pottery" freestanding sign stands 93 feet tall and spans 465 square feet. The proposed "Blountville RV Storage" sign will maintain a comparable scale, reaching 83 feet in height with a total area of 437.5 square feet.

Code reference:

Sec. 114-531. - Nonconforming signs.

(a) Any lawfully erected sign, the continuance of which does not conform to this chapter, may continue to be maintained exactly as it existed on June 16, 1981. No nonconforming sign shall:

- (1) Be changed to another nonconforming sign;*
- (2) Have any changes made in the words or symbols used or the message displayed on the sign unless the sign is an off-premises advertising sign or a bulletin board or substantially similar type of sign, specifically designed for periodic change of message;*
- (3) Be structurally altered so as to prolong the life of the sign or so as to change the shape, size, type or design of the sign;*
- (4) Be reestablished after the activity, business or usage to which it relates has been discontinued for 30 days or longer or shall be reestablished after damage or destruction if the estimated expense of reconstruction exceeds 50 percent of the reproduction cost.*

(b) The board of zoning appeals may permit variances from subsection (a)(2) of this section or variances permitting the erection or maintenance of a nonconforming sign only upon the grounds established by law for the granting of zoning variances or upon a finding that the grant of a variance will reduce the degree of nonconformance of an existing sign or will result in the removal of one or more lawfully nonconforming signs and replacement by a sign more in keeping with the spirit, purpose and provisions of this chapter.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Larkspur Kingsport, LLC c/o David Bernstein First David M.I. David Date 3/11/25
Street Address 10800 Biscayne Blvd., Ste 300 Apartment/Unit #
City Miami State FL ZIP 33161
Phone 786-540-4174 E-mail Address David.Bernstein@larkspurprop.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: 064 Lot:
Street Address 354 Shadowtown Road Apartment/Unit # N/A
Current Zone B-3 Proposed Zone Same
Current Use RV Storage Proposed Use RV Storage

REPRESENTATIVE INFORMATION:

Last Name Justice First Melissa M.I. M. Date 3/11/2025
Street Address 2918 Creekmore Drive Apartment/Unit # N/A
City Johnson City State TN ZIP 37601
Phone (423) 282-6221 E-mail Address MJustice@Snydersigns.com

REQUESTED ACTION:

Reinstatement of a nonconforming use

* Sign is 43' tall

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: [Handwritten Signature]

Date: 3/11/25

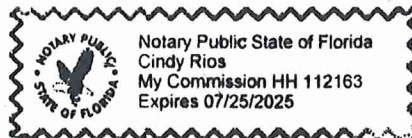
Signed before me on this 11th day of March, 2025

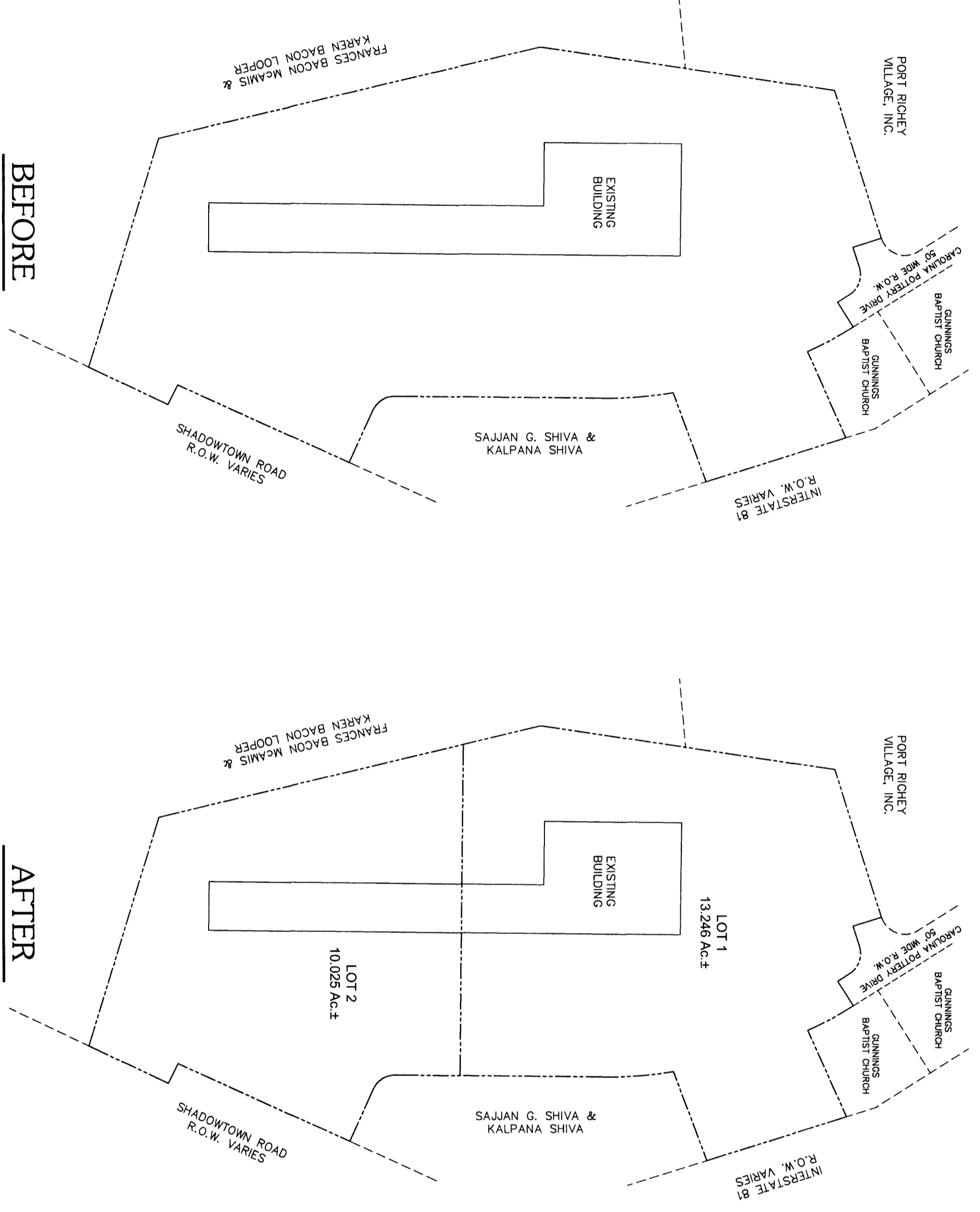
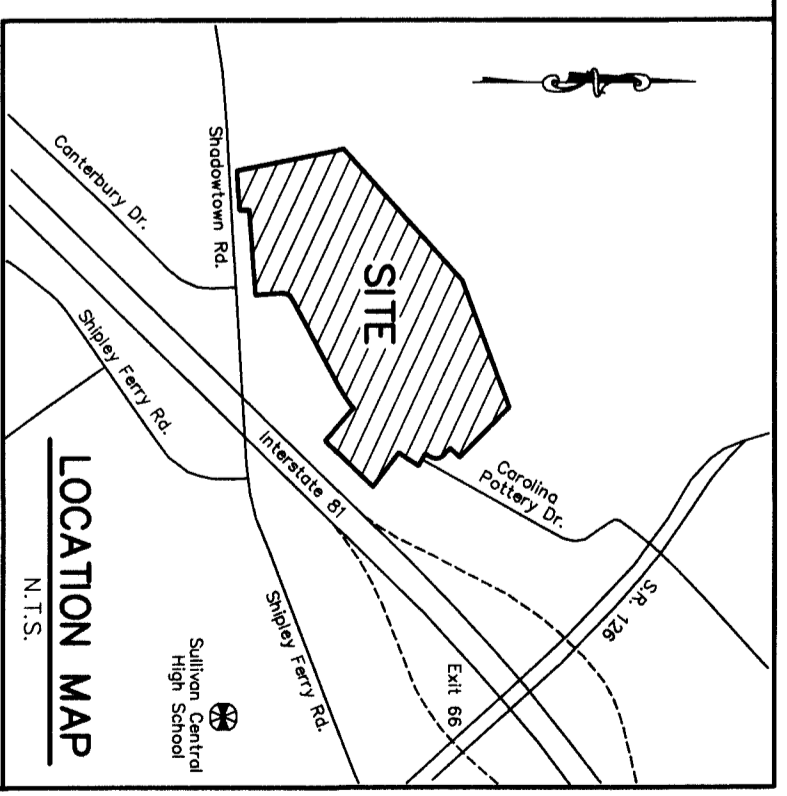
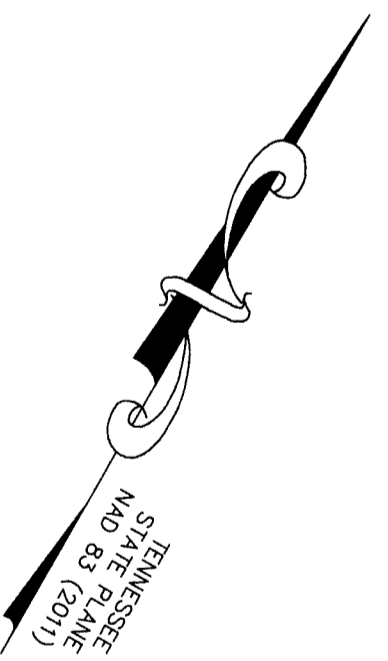
a notary public for the State of FL

County of Miami-Dade

Notary [Handwritten Signature]

My Commission Expires 7/25/25





FLOOD NOTE :
 The subject property does not lie in special flood hazard area as per the latest FIRM Map, Map numbers 471630C00700, Map Effective Date, September 29, 2006.

- NOTES :**
- 1.- THE PROPERTY IS CURRENTLY ZONED TA/C.
 - 2.- THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN.
 - 3.- BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.
 - 4.- DEED REFERENCE : DEED BOOK 3409-PAGE 1437.
 - 5.- TAX REFERENCE : MAP 064, CTRL. MAP 064, PARCEL 138.00
 - 6.- PROPERTY ADDRESS : 354 SHADOWTOWN ROAD

PARTY WALL NOTE :
 The owner acknowledges that prior to occupancy of the building that a Party Wall shall be construed along the property line of Lot #1 and Lot #2 in accordance with 2018 International Building Code Section 706 or said building will be demolished beyond the required setbacks for the current zoning at the time of demolition.

10/21/2022 - 09:00:20 AM
 22021526
 BATCH: 307922
 PLAT BOOK: P58
 PAGE: 395-397

REC FEE	45.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	47.00

STATE OF TENNESSEE
 SULLIVAN COUNTY
 SHEENA R TINSLEY
 REGISTERED SURVEYOR



I hereby certify that this is a category I survey and that the accuracy of the survey is as indicated hereon. The accuracy of the survey is: 1:10,000 as shown hereon. And this survey was done in compliance with current Tennessee Minimum Standards of Practice.

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWS AND DESCRIBES THE PROPERTY AND INTERESTS SURVEYED TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION SUBDIVISION REGULATIONS.
 SHEENA R TINSLEY
 REGISTERED SURVEYOR
 DATE 10/19/22

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS
 I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS READY TO BE PLACED IN SERVICE.
 SHEENA R TINSLEY
 REGISTERED SURVEYOR
 DATE 10/19/22

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS
 I HEREBY CERTIFY THAT THE SEWERAGE SEWERAL UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION, DIVISION OF ENVIRONMENTAL HEALTH AND SAFETY, AND HEREBY APPROVED AS SHOWN.
 SHEENA R TINSLEY
 REGISTERED SURVEYOR
 DATE 10/19/22

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY CONSENT TO THE DEDICATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO THE PUBLIC AND TO THE ESTABLISHMENT OF THE PUBLIC UTILITY SYSTEMS AND OTHER SERVICES SHOWN AND DESCRIBED HEREON.
 SHEENA R TINSLEY
 REGISTERED SURVEYOR
 DATE 10/19/22

CERTIFICATION OF THE APPROVAL OF STREETS
 I HEREBY CERTIFY THAT THE STREETS SHOWN AND DESCRIBED HEREON (1) AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AND EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROVIDED.
 SHEENA R TINSLEY
 REGISTERED SURVEYOR
 DATE 10/19/22

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSED PLAT, ARE APPROVED AS ASSIGNED.
 SHEENA R TINSLEY
 REGISTERED SURVEYOR
 DATE 10/19/22

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FILED IN THE OFFICE OF THE CLERK OF THE SULLIVAN COUNTY REGISTER, IN ACCORDANCE WITH THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THE REQUIRED APPROVEMENTS IN CASE OF DEFAULT.
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 SHEENA R TINSLEY
 REGISTERED SURVEYOR
 DATE 10/19/22



Tysinger Hampton & Partners, Inc.
 7 WORTH CIRCLE
 JOHNSON CITY, TENNESSEE 37601
 Phone: 615-939-9999
 WWW.TYSINGERENGINEERING.COM
 CAD FILE : 2030100s-Plat.dwg

SHEET 1 of 3
 CAROLINA POTTERY SUBDIVISION
 KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	23.271 AC.±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	LAGRSUR KINGSPORT, LLC	CIVIL DISTRICT	5th
SURVEYOR	JEFFREY MARTIN RADEB	CLOSURE ERROR	1/10,000
SCALE 1"= 200'	200'	100'	200'
	400'		RKT



00 ft

Feet

Units

38.215 ft

Length

CLEAR

X



Carolina Pottery Dr

139,150

138,000

Carolina Pottery Dr

139,315

138,800



66



142,10

Shipley Ferry Rd



Carolina Pottery Dr

120.35

Length

10.609 ft

Units

Feet

CLEAR

X

▶

50 ft



Blountville RV Storage

354 Shadowtown Rd | Blountville, TN 37617

Project No.: **241795-01**

Sales Rep.: **Melissa Justice**

Designer: **TMT**

Date: **11-4-24**

Revisions

① **11-5-24**

② **11-7-24**

-
-
-
-
-
-
-
-
-
-

Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

Printed Landlord's Name: _____

Landlord's Phone Number: _____



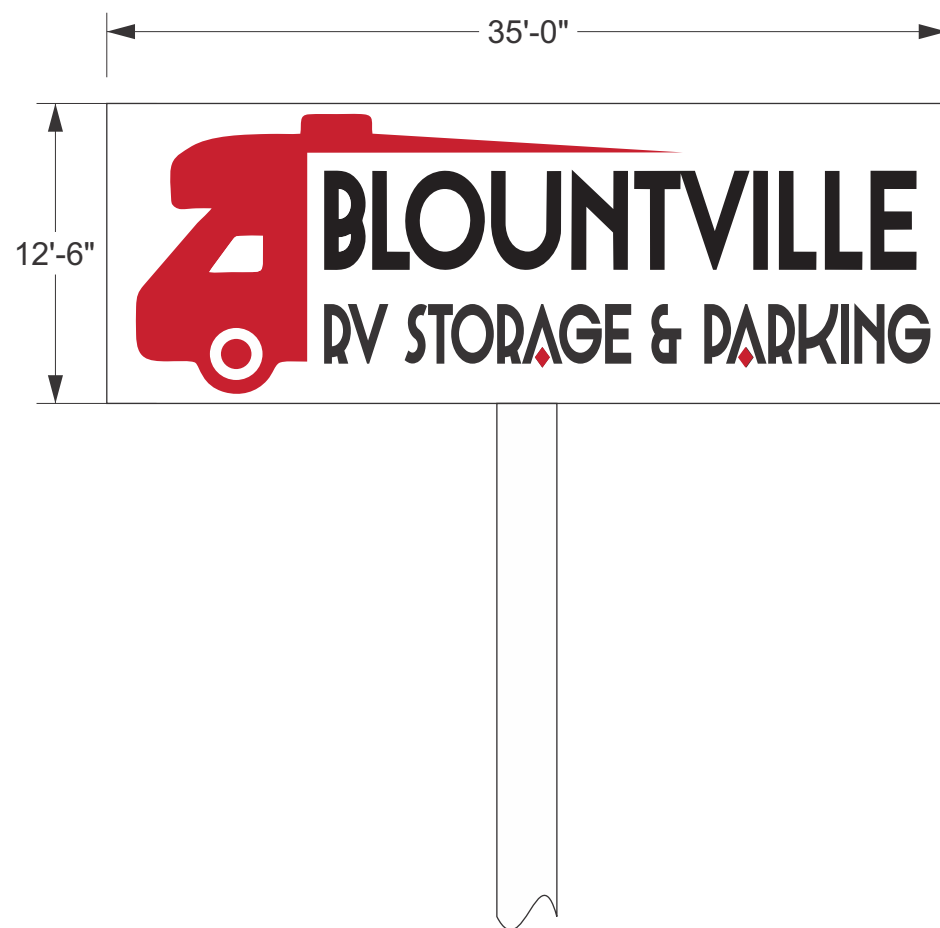
2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
423-282-6221 snyder signs.com

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Scale: **1/8"=1'**

Page: **1 of 2**

DIMENSIONS ARE APPROXIMATE



NEW SIGN COMPARED TO OLD SIGN



Blountville RV Storage

354 Shadowtown Rd | Blountville, TN 37617

Project No.: **241795-01**

Sales Rep.: **Melissa Justice**

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Date: **11-4-24**

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Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

Printed Landlord's Name: _____

Landlord's Phone Number: _____



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