

ArcGIS Web Map



6/18/2024, 4:15:49 PM

Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

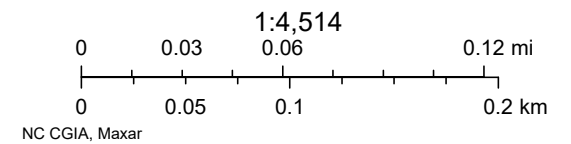
Collector Street

Local Street

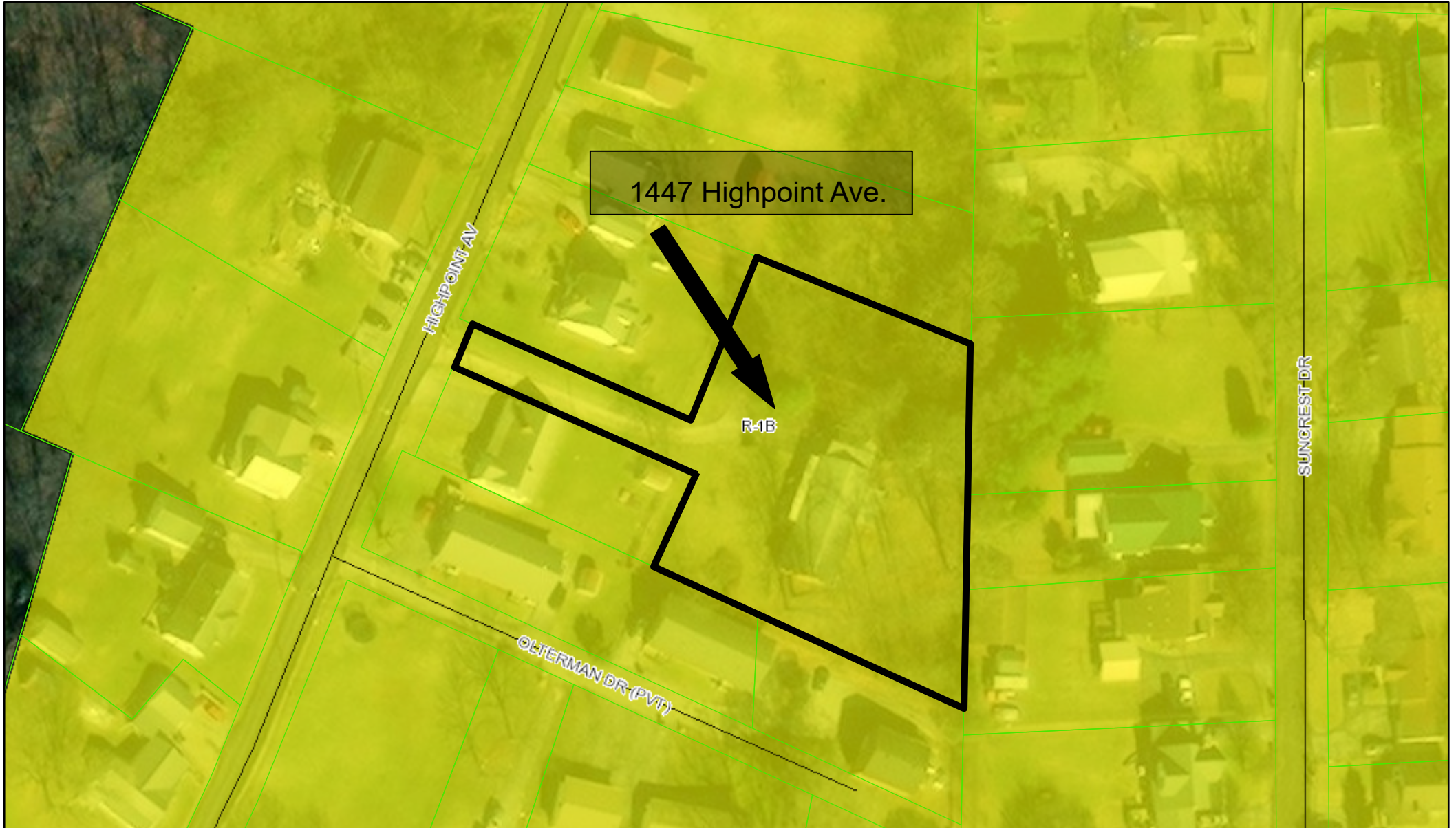
Private Street

Ramp

Urban Growth Boundary



ArcGIS Web Map



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Sullivan County Parcels Jan 2023

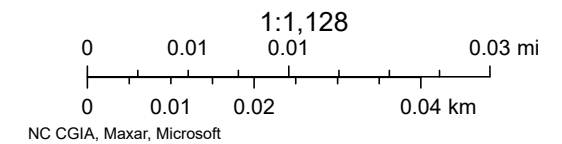
Parcels

Streets

- Interstate
- Expressway

- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp
- City Zoning
- <Null>

- | | | | | |
|---|---|--|---|--|
| T/A/C | A-1 | B-2 | B-4P | M-1 |
| R-5 | A-2 | B-3 | B-4P | M-1R |
| GC | AR | B-3 | BC | M-2 |
| B-2E | B-1 | B-4 | GC | MX |





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: June 18, 2024

RE: 1447 Highpoint Ave.

The Board is asked to consider the following request:

Case: BZA24-0121 – The owner of property located at 1447 Highpoint Avenue, Control Map 029E, Group B, Parcel 016.00 requests a 96 foot deviation from rear yard to Sec 114-133(1) for the purpose of constructing a detached two-car garage in the front yard. 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.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Miller First Geoffrey M.I. Miller Date 06/12/2024
Street Address 1447 Highpoint ave Apartment/Unit #
City kingsport State TN ZIP 37665
Phone 423-946-0014 E-mail Address Grmiller423@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: b Parcel: 016 Lot: 2
Street Address 1447 highpoint ave Apartment/Unit #
Current Zone R1 Proposed Zone R1
Current Use residential Proposed Use residential

REPRESENTATIVE INFORMATION:

Last Name Miller First Geoffrey M.I. R Date 06/12/2024
Street Address 1447 Highpoint ave Apartment/Unit #
City Kingsport State TN ZIP 37665
Phone 423-946-0014 E-mail Address grmiller423@gmail.com

REQUESTED ACTION:

Seeking a 96 ft deviation from rear yard variance. I would like to have a garage built on the front left side of property on the left side of driveway. It will be 10ft 6in from the front property line and 53 ft from left side property line. The reason the garage needs to go there is because on the left side of the house is a large depression into the ground (roughly 50 feet deep) and has an extreme slope, on the right side of the house is inaccessible for vehicles due to the preexisting septic system is in the front yard.

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: June 13 2024

Signed before me on this 13 day of June, 2024
a notary public for the State of Tennessee
County of Sullivan

Notary [Handwritten Signature]
My Commission Expires 9/19/26



Variance Worksheet-Finding of Facts

Variations. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

a. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

The condition that makes my property different than most properties is there is a large/deep depression into the ground at the north end of the property that has a steep grade (roughly a 50-foot drop as seen in figure 4, 7, 8, 9 and 10. My other condition is that in my front yard is a preexisting septic and fill bed system that would not be suitable to be traveled across with vehicles regularly. Which would make my back yard inaccessible to vehicles.

b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.

All other areas of my land to the best of my knowledge would not be a viable location for this garage. If this area is not used for this garage, there would be no other uses for this area, and it would likely just become overgrown and useless. As it has been at least the last 3 years since I have owned the property.

c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.

The above conditions were all present when I purchased the property 3 years ago. The location of the septic system is the only placement for that system, and we could not be put on city sewer without being put on a pump system due to the grade of the yard. The depression on the north end can not be filled in any way due to the vast deepness and it spans multiple properties.

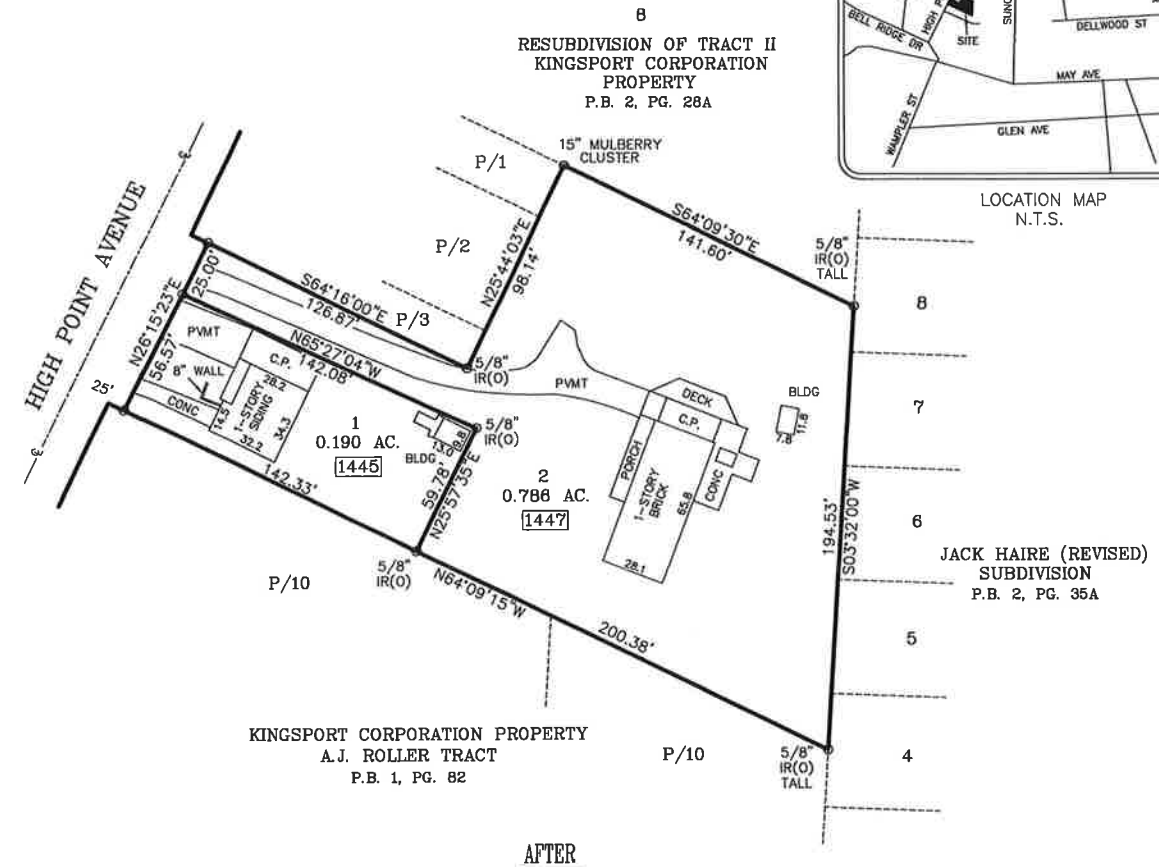
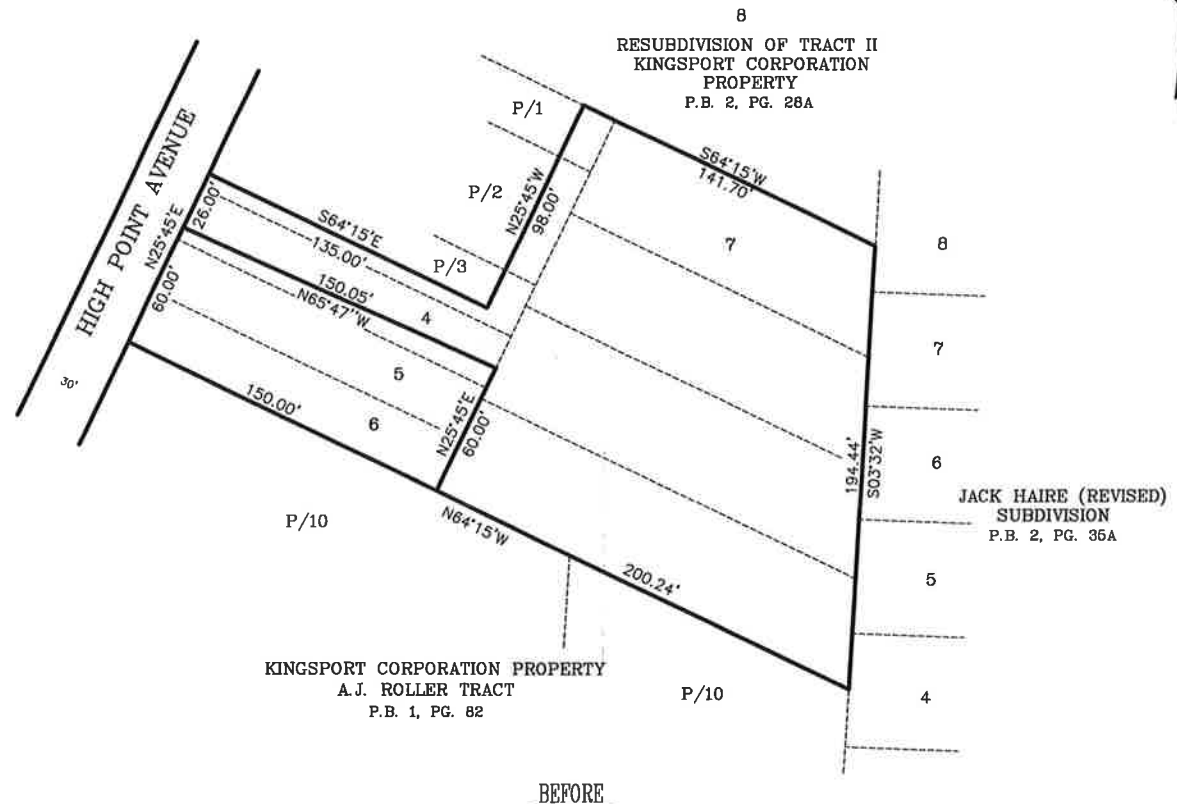
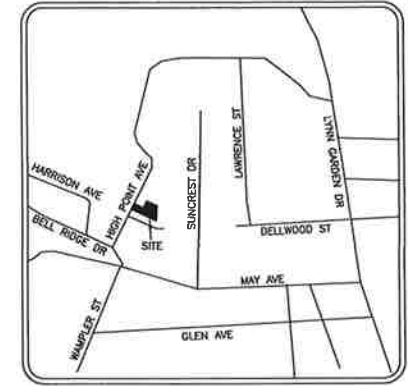
d. Reasons that the variance will preserve not harm the public safety and welfare and will not alter the essential character of the neighborhood.

The garage would not alter the character of the neighborhood because it will be surrounded by wooded areas on two sides and nestled up in the corner of the property almost behind the house on the property in front of mine. Also, it would be barely visible from the road and surrounding neighbors.

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

Hardship – There is no definition of a “hardship”. Some guidelines, based on legal precedent, for applying the concept of unnecessary hard ships are:

1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose which the land is reasonably adopted
3. Inability to put the property to it most profitable use DOES NOT constitute a “hardship”.
4. Mere inconvenience to the applicant is not sufficient grounds for determining a “hardship”. In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.



- LEGEND**
- IR(O) IRON ROD (OLD)
 - AC. ACRES
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - [723] 911 ADDRESS
 - N.T.S. NOT TO SCALE
 - BLDG. BUILDING
 - C.P. CARPORT
 - PVMT. PAVEMENT
 - CONC. CONCRETE
 - ⊕ CENTERLINE



Slide A 1241-2
 01/19/2018 - 03:33:50 PM
18001031
 1 PGS./AL-PLAT BATCH: 151032
 PLAT BOOK: P66
 PAGE: 148-148

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
 SHEENA R TINSLEY
 REGISTER OF DEEDS

NOTES:

- 1) NORTH BASED ON S03°32'W AS SHOWN IN REFERENCED DEED.
- 2) PROPERTY IS ZONED R-1
- 3) SETBACKS TO CONFORM WITH CURRENT ZONING
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAPS 47163C0030D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. JOB NO. 17-10923
- 5) ACAD FILE 17-10923 MATNEY.DWG
- 6) TAX MAP 29E "B", PARCELS 15 & 16
- 7) DEED REFERENCES: D.B 3252, PG. 804, D.B. 2900C, PG. 221.
- 8) PLAT REFERENCE: P.B. 3, PG. 13
- 9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.

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 ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. Dolas A. Matney 1-8-18 OWNER DATE	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. 20 TRAFFIC ENGINEERING MANAGER	CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. 1-8 20 18 Matthew Strickler REGISTERED SURVEYOR
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. Jan 9 20 18 Christina Campbell CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. Jan 8 20 18 Chris Alley, PE KINGSPORT AUTHORIZING AGENT	CERTIFICATE OF APPROVAL OF STREETS I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED 20 CITY ENGINEER

ALLEY & ASSOCIATES, INC.
 o SURVEYORS o
 243 E. MARKET STREET
 KINGSPORT, TENNESSEE 37680
 TELEPHONE (423) 392-8886
 FAX: (423) 392-8888
 E-MAIL: mstrickler@alleyassociates.com

RESUBDIVISION OF PART OF LOTS 1-3, LOTS 4-7 & 3 UNNUMBERED LOTS

W.R. DARNELL SUBDIVISION	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	0.976
TOTAL LOTS	2
ACRES NEW ROAD	0
MILES NEW ROAD	0
OWNER	DOLAS MATNEY
CIVIL DISTRICT	12th
SURVEYOR	ALLEY & ASSOCIATES, INC.
CLOSURE ERROR	1:10,000
SCALE 1"=50'	

To whom this may concern,

I, Valerie Hammonds, the owner of 1451 Highpoint Ave, have been notified that Geoffrey Miller, the owner of 1447 Highpoint Ave., is going to be building a garage directly behind my house adjacent to our shared property line. I have no problem with the fact that this garage is going to be in front of his house and near my property. I feel that this garage is not going to have any negative impact on the neighborhood or the surrounding properties.

Thank you,

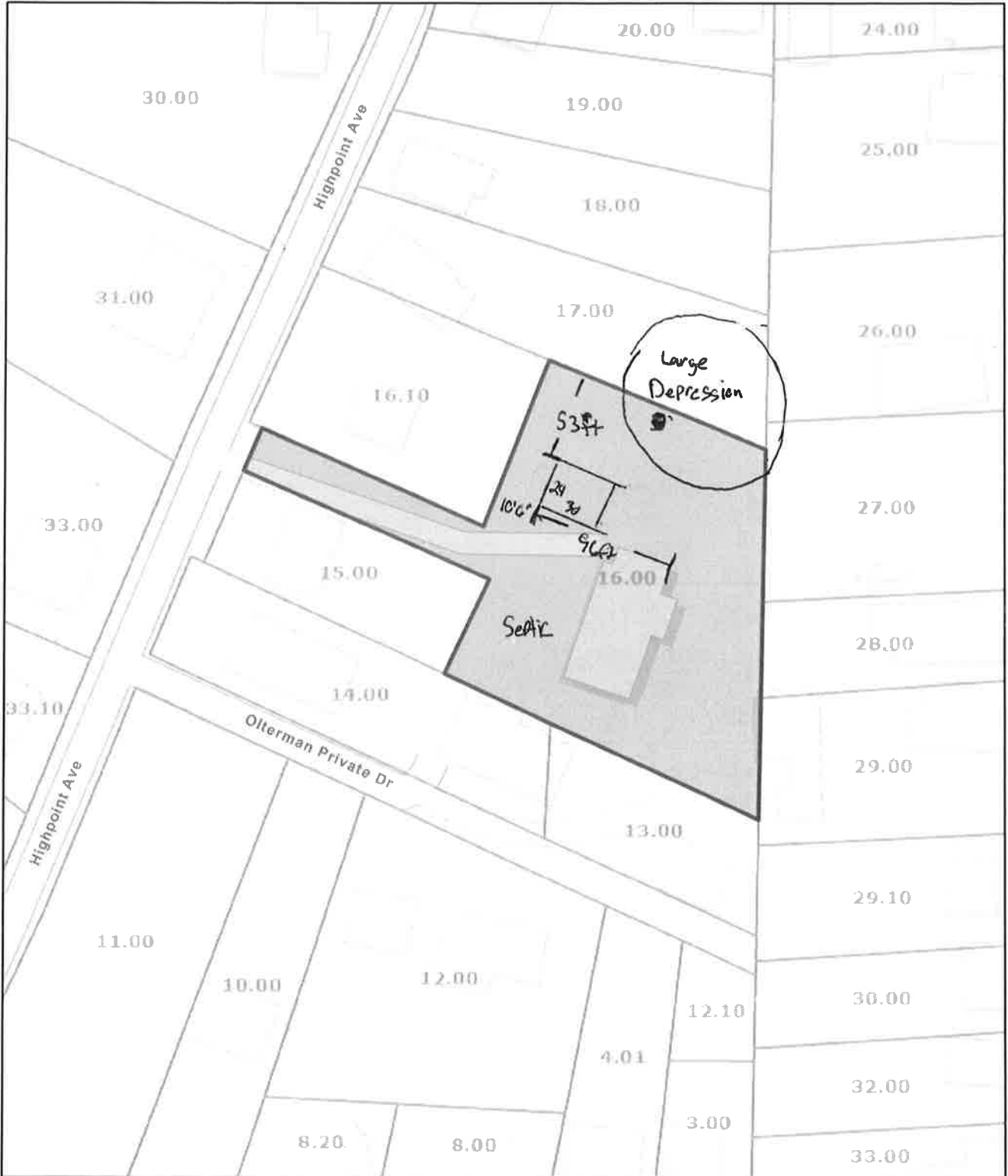
A handwritten signature in black ink that reads "Valerie Hicks Hammonds". The signature is written in a cursive style with a large initial 'V' and 'H'.

Valerie Hammonds
1451 Highpoint Ave,
Kingsport, TN 37665



Garage Roof will be Blue and siding is a Light grey. We Are planning on Getting
The Roof of the House re roofed in the same color

Sullivan County - Parcel: 029E B 016.00



Date: June 11, 2024

County: Sullivan
Owner: MILLER GEOFFREY & MICHELLE
Address: HIGHPOINT AVE 1447
Parcel Number: 029E B 016.00
Deeded Acreage: 0.79
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023

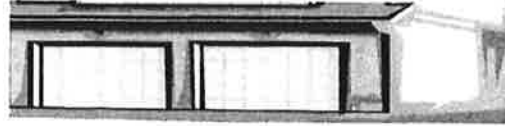


State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Tennessee STS GIS, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

PROPOSAL

WHITE'S CONSTRUCTION LLC.
 P.O. BOX 3269 C.R.S.
 1775 OLD GRAY STATION RD.
 JOHNSON CITY, TN. 37602
 OFFICE 423-282-0844



PROPOSAL SUBMITTED TO OWNER GEOFF MILLER	PHONE 423-946-0014	DATE 4/10/2024
STREET 1447 HIGHPOINT AVENUE	JOB NAME MILLER	EMAIL grmiller423@gmail.com
CITY, STATE AND ZIP CODE KINGSPORT, TN 37665	JOB LOCATION 1447 HIGHPOINT AVENUE KINGSPORT, TN 37665	

We hereby submit specifications and estimates for: 24X30X10 POST FRAME BUILDING		
FULL 2" INSULATION; ROOF AND WALLS; WHITE VINYL BACKED;		
1-30X6 8" STEEL WALK THROUGH DOOR; 99 SERIES; INSULATED IN WHITE;		
2-10X8 RESIDENTIAL GARAGE DOORS; SECTIONAL OVERHEAD TYPE; INSULATED IN WHITE;		
4" CONCRETE 4000 PSI; STEEL PINS FOR REINFORCEMENTS;		
FULL TRIM PACKAGE WITH SEAMLESS GUTTER;		
FULL 5 YEAR WORKMANSHIP WARRANTY;		
17 METAL COLOR OPTIONS; CRINKLE FINISH METAL IS AN ADDITIONAL COST;		
ALL GRADE WORK IS EXTRA @ \$100.00 PER HOUR		

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of TWENTY-FIVE THOUSAND SIXTY- THREE dollars (\$25,063.00)

Payment to be made as follows: 30% upon signature of contract, 50% of total when building is framed, final 20% on completion.

Exterior of the building is to be color-coated galvalume steel, complete with gutters, downspouts, and trim. The Owner is responsible for any and all building permits. Owner is to have grade within 2" of true grade. The Owner is responsible for the rock base under the concrete slab. We will not be responsible for any damages to concrete floor due to inadequate compaction or other sub-standard grade work. We do not guarantee that concrete will not crack. Any rock encountered while drilling of the holes, will be removed at an extra expense to the owner. Any additions, modifications or changes to the job specifications will be performed at contractor's cost plus 20%. Contractor is responsible for the removal of all scrap building materials and trash associated with the work performed. Owner agrees to pay all amounts due promptly. If Owner fails to pay in accordance with the contract or otherwise breaches the contract, Contractor shall be entitled to recover all of its costs of collection, including its reasonable attorneys' fees. Any and all disputes arising in connection with this contract, the materials supplied, the labor performed and/or the relationship between the parties shall be brought in a court of competent jurisdiction located in Washington County, Tennessee. This contract is governed by Tennessee law. Any additional insulation required by code officials is the customer's responsibility.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner, according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. We may require written order for such change before ordering materials, or performing work. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. We will not be responsible for loss due to weather or other acts of God, theft, vandalism, riot or civil disobedience, and any matters beyond our control. Contractor not responsible for damage to driveways. In the event of litigation relating to the subject matter of this agreement, White Construction shall be entitled to receive from the other party its attorneys' fees and costs

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance 4/10/24

Authorized Signature 

Note: This proposal may be withdrawn by us if not accepted within 5 days.

Signature 

Signature _____



Figure 17 front yard fill bed location and right side and front property lines. Yard barn will be prospectively leaving after garage is built



Figure 16 view across yard to possible garage location



Figure 15 back yard right side access only accessible by going across front yard



Figure 14 front yard right of driveway contains water lines for house and septic system not suitable to have vehicles driving to get to back yard. Yard barn will be prospectively leaving after garage is built



Figure 13 back yard only accessible from lower part of front yard



Figure 12 rear property line looking from back porch 30 feet



Figure 11 view from back of carport to back property line 32 feet only access to this part of property is through attached carport.



Figure 10 view from porch to ground level approximately 5 foot

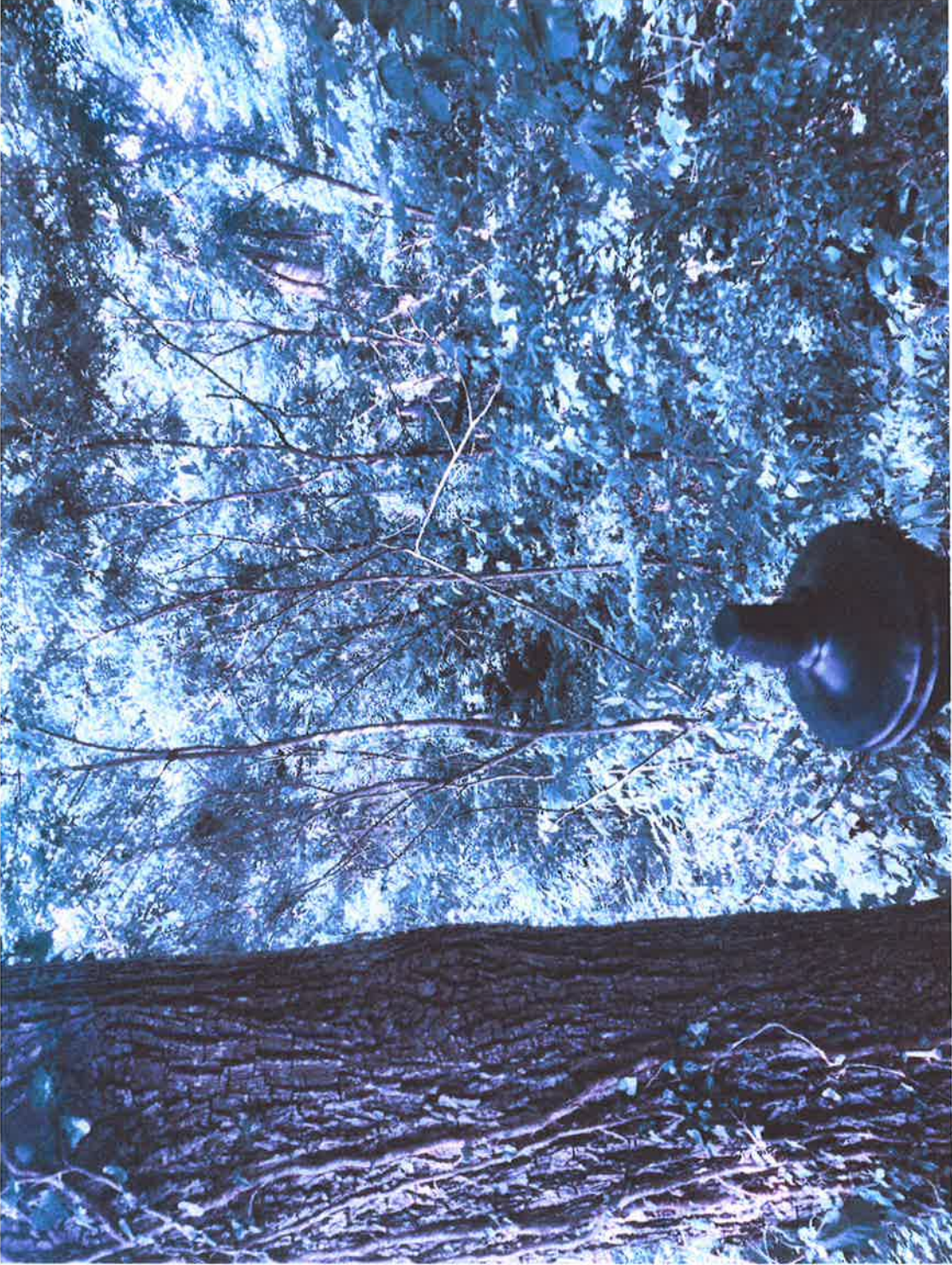


Figure 9 - view from side porch adjacent to house looking down into depression



Figure 8 - steep grade down into depression in ground



Figure 7 left front corner of garage, notice how ground level seems to disappear after tree stump



Figure 6 entrance to property from driveway



Figure 5 street view of house and property garage will be to the left of drive at end of fence



Figure 4 right front edge of garage, property starts to slope down drastically into depression



Figure 3 distance from front property line to left front edge of garage 9.5 feet



Figure 2 front left of prospective garage location, skid loaders bucket will be back of garage 15 feet from fence also showing fence line where figure one was taken from.



Figure 1 view from left side fence to property line roughly 20-25 feet