

ArcGIS Web Map



6/23/2026, 11:15:19 AM

Sullivan County Parcels Jan 2023

Parcels

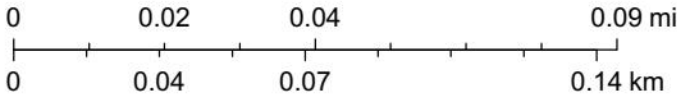
Streets

Minor Arterial

Collector Street

Local Street

1:2,257



NC Collaboratory at UNCCH, Microsoft, Vantor

ArcGIS Web Map



6/23/2026, 10:21:51 AM

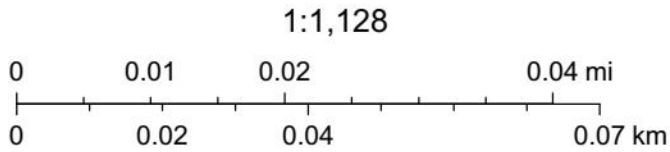
Sullivan County Parcels Jan 2023 City Zoning Streets

- Parcels

P-1

R-4
- Collector Street

Local Street



NC Collaboratory at UNCCH, Microsoft, Vantor



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 19, 2026

RE: 117 E. Sevier Avenue

The Board is asked to consider the following request:

Case BZA26-0154– The owner of property located at 117 E. Sevier Avenue, Control Map 046J, Group B, Parcel 005.00 requests a 1,300-square-foot variance from Sec. 114-133(2) to exceed the maximum permitted square footage for an accessory structure for the purpose of constructing a new detached two-level garage. The subject property is zoned R-4, Medium Density Apartment District.

Code reference:

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

Under this chapter, the following shall apply to the location and height of accessory buildings:

- (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.



Case No. _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS**To be completed by applicant:**

Property Owner	Representative
Name: <u>Travis Sampson</u>	Name: <u>Same</u>
Address: <u>117 E. Sevier Ave</u>	Address: _____
<u>Kingsport</u> <u>TN</u> <u>37660</u>	_____
City State Zip	City State Zip
Telephone: <u>[REDACTED]</u>	Telephone: _____
Email: _____	Email: _____

Information regarding the property site:

Street Address: 117 E Sevier Ave Kingsport TN 37660

Tax Map: 0465 Group: B Parcel: 5 Lot: 25

Current Zoning: R4 Current Use: Single Family

Requested action:

- ☒ Variance
- ☐ Special Exception
- ☐ Administrative Review
- ☐ Called Meeting

Request:

Additional structure space 100, sq feet

By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board of Zoning Appeals.

Signature of Property Owner

Date

Signed before me on this 8th day of June, 2026

a notary public for the State of Tennessee

County of Sullivan

Notary Signature

My Commission Expires

Ashton Kilby

4/17/30



Variance Worksheet – Finding of Facts

Please answer the questions below and submit with your application:

1. What specific conditions make your property unique?

Please describe these conditions in detail. Explain how they are different from other properties in the same zoning district and nearby area.

I have a single driveway. One way in, one way out.
Three people live at my house. That's three cars and a patrol car. I need this to get all those cars off the road.

2. How does strict application of this chapter limit your ability to reasonably use your property?

Explain what you are unable to do under the current requirements.

See above

3. Did you create these unique conditions?

Explain whether the conditions existed before you owned the property or before the chapter was adopted or amended.

no

4. How will your requested variance protect public health, safety, and welfare?

Explain why the variance will not change the overall character of the neighborhood.

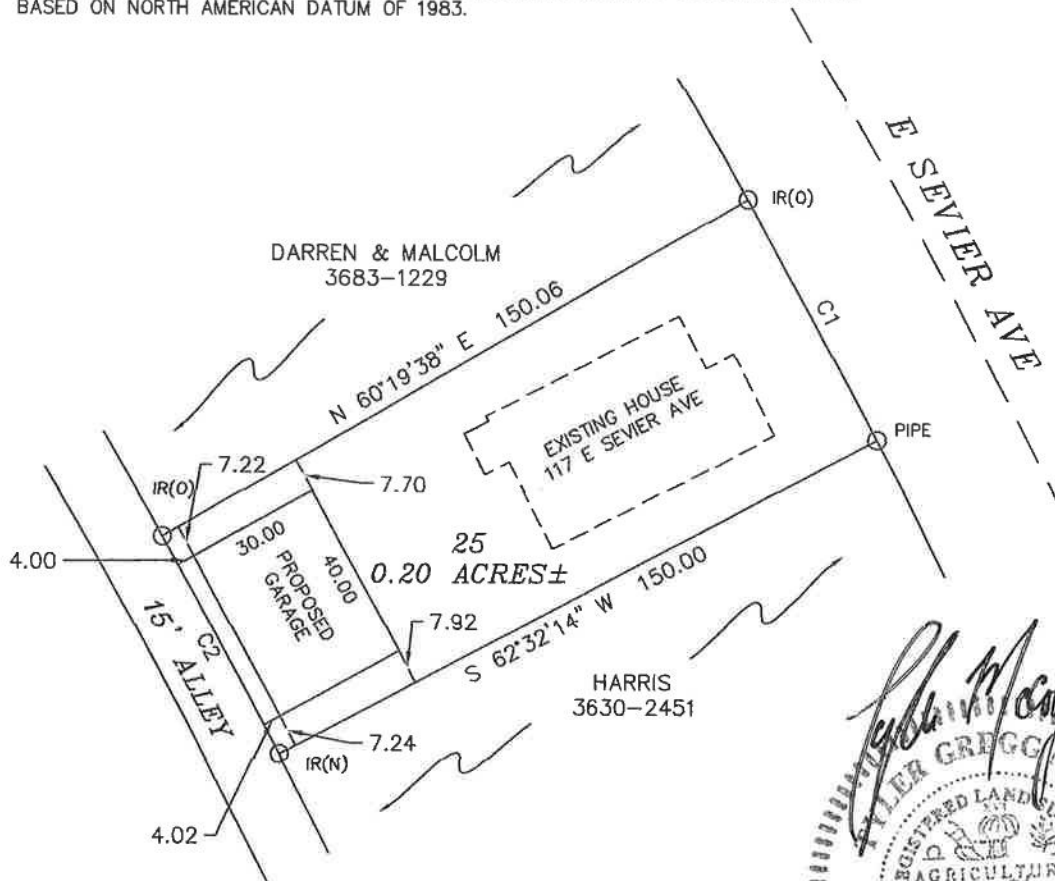
Getting cars off the road.

TDOT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.09	1590.00	2°09'55"	S 28°39'56" E	60.09
C2	54.30	1440.00	2°09'38"	N 28°44'40" W	54.30

McCOY LAND SURVEYING
806 E JACKSON BLVD STE 11
JONESBOROUGH, TENN 37659
PH- 423-753-9192

I, TYLER GREGG MCCOY, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION; THAT THIS GPS SURVEY WAS PERFORMED TO "CLASS 1 FGDC SPECIFICATIONS AND THAT I USED TENNESSEE REAL TIME NETWORK METHODS. GPS FIELD PROCEDURES AND COORDINATES WERE OBTAINED BY LEAST SQUARES ADJUSTMENT. THAT THIS SURVEY WAS PERFORMED ON MAY 26, 2026 USING A CARLSON BRX-7 RECEIVERS AND ALL COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983.



IR(O)- IRON ROD OLD
IR(N)- IRON ROD NEW

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS RECORDED AND/OR UNRECORDED.

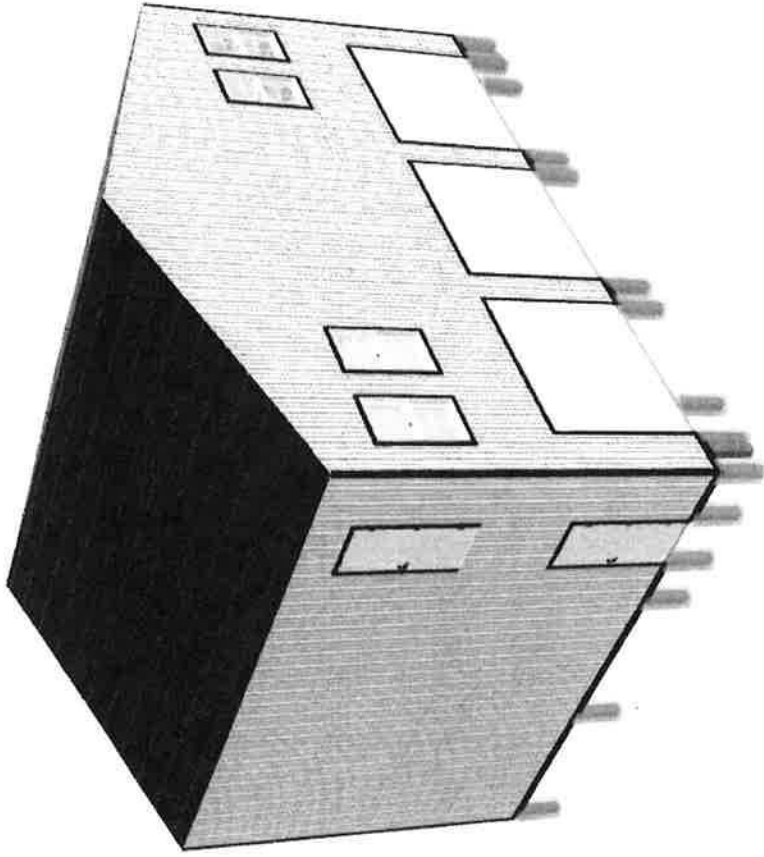
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

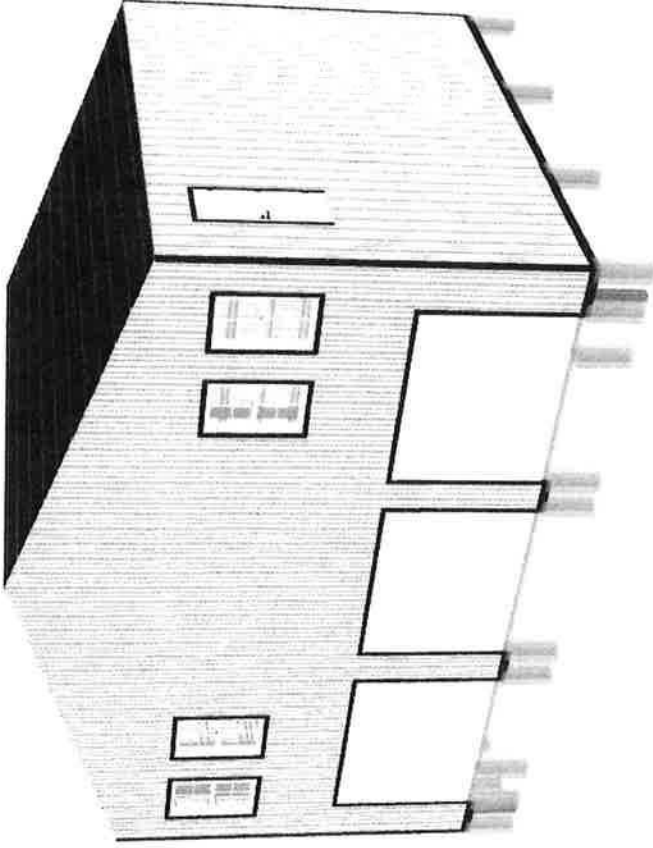


SAMPSON PROPERTY

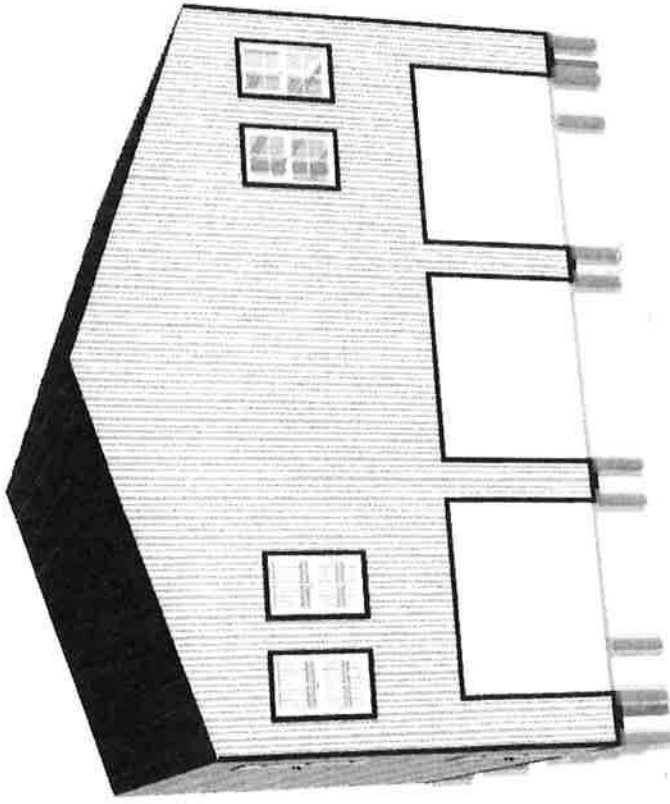
11TH CIVIL DISTRICT SULLIVAN COUNTY TENN
SUBJECT PROPERTY DEED REF: 3231-2112
SUBJECT PROPERTY TAX MAP: 046J GRP: B PAR: 005.00
SCALE 1-40 DATE: 5-26-2026
DRAWN BY TGM



3d View for SAMPSON



3d View for SAMPSON



3d View for SAMPSON