

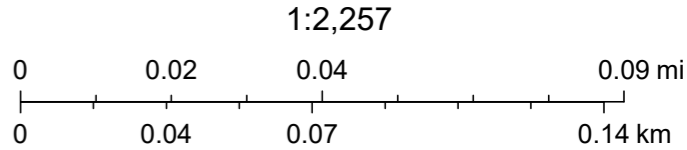
ArcGIS Web Map



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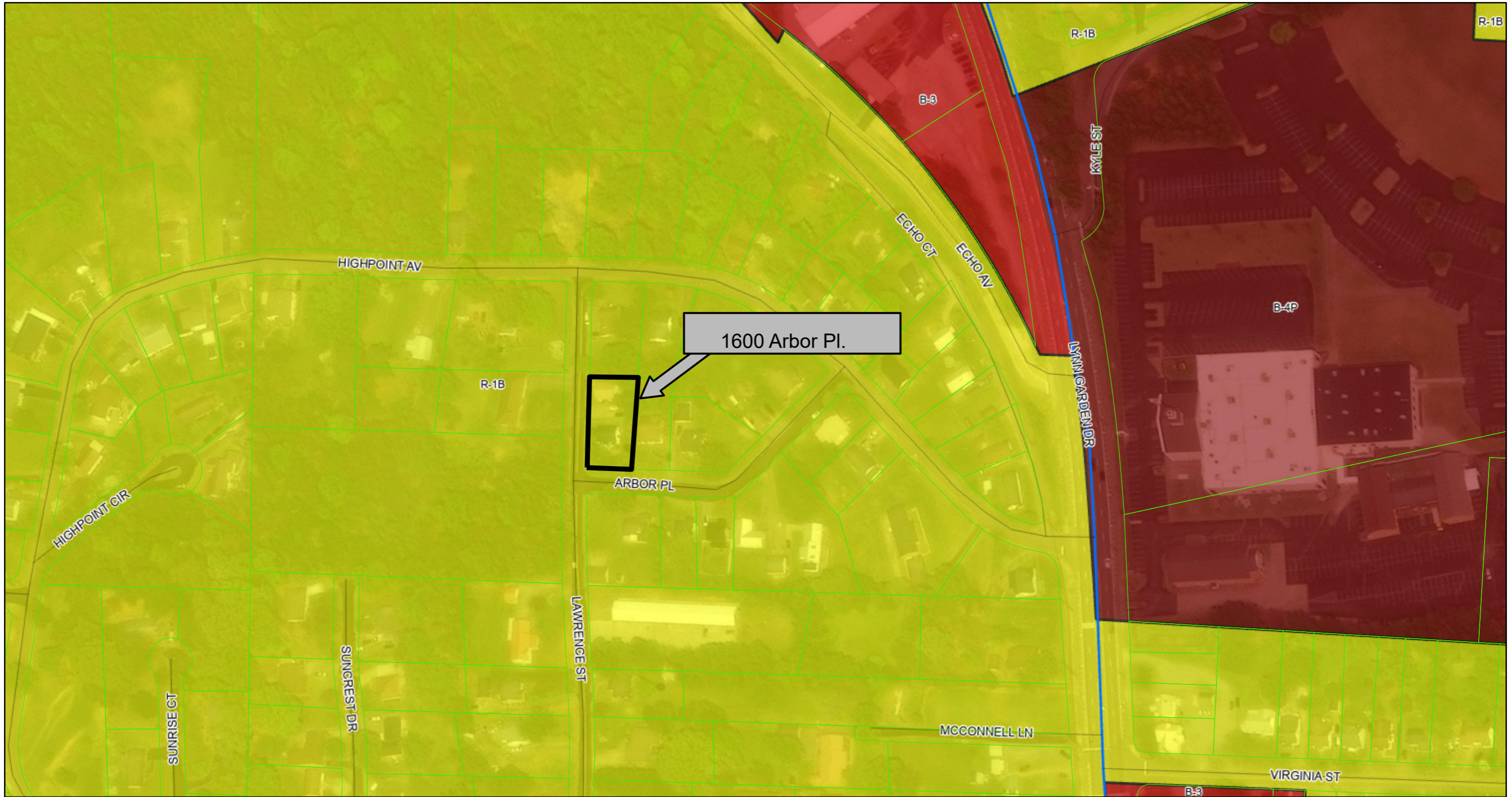
Sullivan County Parcels Jan 2023 Streets

- Parcels
- Major Arterial
- Urban Growth Boundary
- Local Street



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ArcGIS Web Map



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Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-3

B-4P

R-1B

R-3

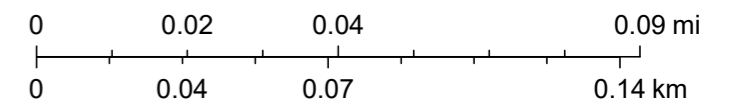
Urban Growth Boundary

Streets

Major Arterial

Local Street

1:2,257



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TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: May 19, 2026

RE: 1600 Arbor Place

The Board is asked to consider the following request:

Case: BZA26-0125–The owner of property located at 1600 Arbor Place, Control Map 029D, Group D, Parcel 003.00 requests a 3,815.97 sq. ft. lot area reduction variance for Lot 16A and a 647.60 sq. ft. lot area reduction variance for Lot 16B from Sec. 114-183(e)(1)a. The purpose of the request is to replat the property containing two existing houses in order to create individual lots and deeds for each residence. The property is zoned R-1B, Residential District.

Code reference:

Sec. 114-183. - R-1B, Residential District.

(e) Dimensional requirements. The minimum and maximum dimensional requirements for the R-1B district are as follows:

(1) Minimum requirements.

- a. Lot area, 7,500 square feet.*
- b. Lot frontage, 50 feet.*
- c. Front yard, 30 feet.*
- d. Each side yard, eight feet.*
- e. Rear yard, 30 feet.*
- f. Usable open space, not applicable.*



Case No. _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS

To be completed by applicant:

Property Owner	Representative
Name: <u>Joseph McMurray</u>	Name: <u>same as property owner</u>
Address: <u>2105 Heatherly Road</u>	Address: _____
<u>Kingsport</u> <u>TN</u> <u>37660</u>	_____
City State Zip	City State Zip
Telephone: <u>[Redacted]</u>	Telephone: _____
Email: <u>[Redacted]</u>	Email: _____

Information regarding the property site:

Street Address: 1600 & 1603 Arbor Place

Tax Map: 029D Group: D Parcel: 003.00 Lot: 16

Current Zoning: R-1B Current Use: duplex & single family home

Requested action:

- Variance
- Special Exception
- Administrative Review
- Called Meeting

Request:

Lot 16A - 3,815.973 sq ft lot area reduction variance to Sec. 114-183(e)(1)a

Lot 16B - 647.601sq ft lot area reduction variance to Sec. 114-183(e)(1)a

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]
 Signature of Property Owner

5/18/2026
 Date

Signed before me on this 18th day of May, 2026
 a notary public for the State of Tennessee
 County of Sullivan

Notary Signature Lori Puatte
 My Commission Expires 11-21-2026



