

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name PRATT First JASON M.I. M Date 09/12/2023
Street Address 4232 RUSTIC WAY Apartment/Unit #
City KINGSPORT State TN ZIP 37664
Phone (423) 967-1063 E-mail Address VOLKIM1@HOTMAIL.COM

PROPERTY INFORMATION:

Tax Map Information Tax map: 062F Group: E Parcel: 6.66 Lot: 9
Street Address 4232 RUSTIC WAY Apartment/Unit #
Current Zone R1B Proposed Zone R1B
Current Use VACANT Proposed Use ACCESSORY BUILDING

REPRESENTATIVE INFORMATION:

Last Name SAME AS APPLICANT First M.I. Date
Street Address Apartment/Unit #
City State ZIP
Phone E-mail Address

REQUESTED ACTION:

I AM REQUESTING A VARIANCE FOR 900 ADDITIONAL SQ' TO BUILD AN ACCESSORY BUILDING

DISCLAIMER AND SIGNATURE

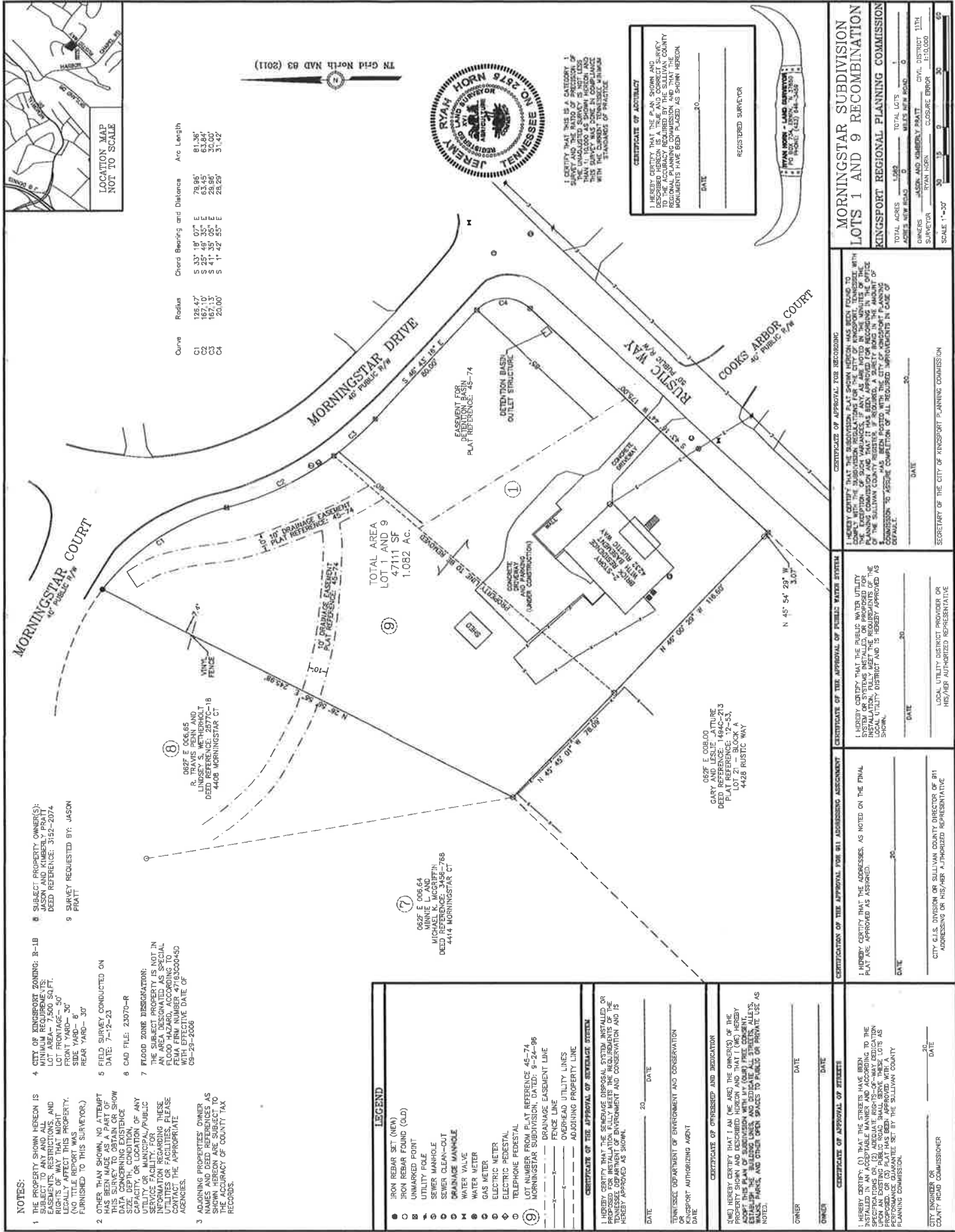
By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: [Handwritten Signature] Date: 09/13/23

Signed before me on this 13 day of September 2023
a notary public for the State of Tennessee
County of Sullivan

Notary Lori Lane
My Commission Expires November 21 2026





Curve

Curve	Radius	Chord Bearing and Distance	Arc Length
C1	128.47	S 33° 18' 07" E 79.96'	81.36'
C2	167.10'	S 25° 49' 35" E 63.45'	63.84'
C3	97.03'	S 41° 32' 55" E 28.89'	31.42'
C4	20.00'	S 1° 12' 55" E 5.142'	5.142'

LOCATION MAP NOT TO SCALE

TR Grid North NAD 83 (2011)



I CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE BASIS OF PRECISION OF THIS SURVEY IS A TRUE AND CORRECT SURVEY OF THE LAND DESCRIBED HEREIN AND THAT THE COUNTY MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE LAND DESCRIBED HEREON AND THAT THE COUNTY MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: _____ 20____

REGISTERED SURVEYOR



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO BE ACCURATE AND CORRECT AND THAT THE REQUIREMENTS OF THE SULLIVAN COUNTY REGISTER OF PLANNING AND ZONING HAVE BEEN MET. THIS PLAN HAS BEEN FILED WITH THE CITY OF KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF CONFLICT.

DATE: _____ 20____

SECRETARY OF THE CITY OF KINGSPORT PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO BE ACCURATE AND CORRECT AND THAT THE REQUIREMENTS OF THE SULLIVAN COUNTY REGISTER OF PLANNING AND ZONING HAVE BEEN MET. THIS PLAN HAS BEEN FILED WITH THE CITY OF KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF CONFLICT.

DATE: _____ 20____

SECRETARY OF THE CITY OF KINGSPORT PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE SULLIVAN COUNTY REGISTER OF PLANNING AND ZONING. THIS PLAN HAS BEEN FILED WITH THE CITY OF KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF CONFLICT.

DATE: _____ 20____

LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL FOR B1 ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN ARE APPROVED AS ASSIGNED.

DATE: _____ 20____

CITY C.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF B1 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF EASEMENTS

I HEREBY CERTIFY THAT THE STREETS HAVE BEEN SPECIFICALLY OR (2) ADEQUATE RIGHTS-OF-WAY REDUCTION UPON AN EXISTING PUBLIC ROAD SHALL BE MADE THESE LOTS AS PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.

OWNER: _____ DATE: _____

OWNER: _____ DATE: _____

NOTES:

- 1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR).
- 2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO LOCATE OR SHOW DATA CONCERNING EXISTENCE SIZE, DEPTH, CONDITION OR ANY CAPACITY OR LOCATION OF ANY UTILITY OR LOCATION OF ANY SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR SERVICE FACILITIES CONTACT THE APPROPRIATE AGENCIES.
- 3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.
- 4 CITY OF KINGSPORT ZONING: R-1B MINIMUM REQUIREMENTS: LOT FRONTAGE- 50' LOT WIDTH- 30' FRONT YARD- 30' SIDE YARD- 6' REAR YARD- 30'
- 5 FIELD SURVEY CONDUCTED ON DATE: 7-12-23
- 6 CAD FILE: 23070-R
- 7 FLOOD ZONE DESIGNATION: AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ACCORDING TO FEDERAL FLOOD INSURANCE RATE MAP WITH EFFECTIVE DATE OF 09-29-2006
- 8 SUBJECT PROPERTY OWNER(S): JASON AND KIMBERLY PRATT DEED REFERENCE: 3152-2074 SURVEY REQUESTED BY: JASON PRATT
- 9 FIELD SURVEY CONDUCTED ON DATE: 7-12-23

8 SUBJECT PROPERTY OWNER(S): JASON AND KIMBERLY PRATT DEED REFERENCE: 3152-2074 SURVEY REQUESTED BY: JASON PRATT

9 FIELD SURVEY CONDUCTED ON DATE: 7-12-23

10 DRAINAGE EASEMENT PLAT REFERENCE: 45-74

7 0626 E 006 64 MINNIE L AND MICHAEL K. MCGRIFIN DEED REFERENCE: 4414 MORNINGSTAR CT

8 0627 E 006 65 R. TRAVIS PENN AND LINDSEY M. HENRIKSEN DEED REFERENCE: 4408 MORNINGSTAR CT

9 0626 E 008 00 GARY AND LESLIE LATURE DEED REFERENCE: 464C-213 PLAT LOT 21 - BLOCK A 4428 RUSTIC WAY

10 DRAINAGE EASEMENT PLAT REFERENCE: 45-74

11 45' 45' 01" W 78.05'

12 45' 54' 29" W 118.65'

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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.

- We have an easement for a detention basin on our property adjacent to our living structure. The size of the basin is approximately 4,800 sq' and is located on lot #1 (see pictures for reference). The purpose of the detention basin is to collect Stormwater runoff from the community above grade from my location. The detention plays a valuable role in draining Stormwater, and for that reason I am not permitted to use that area for any construction and widen my driveway.
- There is an approximately 30+' drop off the side of our driveway to the bottom of the detention basin. Due to the close proximity of the easement to our home we were not able to turn our vehicles into our garage unless we did a 3 to 4 point turn. My pickup truck was not able to make the turn into our garage.

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

- If the variance is granted it would permit us to build a suitable size accessory structure to accommodate our vehicles, trailer, RV, and storage items so they would be out of sight and not be an “eyesore” to our neighbors.
- Currently we are only permitted to build a 900 sq’ accessory structure to meet the City of Kingsport’s 1100 sq’ maximum allowed. If we are allowed to build an 1800 sq’ bldg that would accommodate our storage request.

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

- The detention basin and the detention basin outlet structure was not the result of our actions. The basin is located on our property, but is maintained by the City of Kingsport.
- There is a cleanout drain located in the basin that the City of Kingsport sometimes has to service when the basin fills with water

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

- If we are permitted to build the structure it would be a very nice building and add to the character of our community v/s a smaller structure. Without the requested size we would have to park our Motorhome, Trailer, and Pickup truck outside. This could potentially be an "eyesore" to our neighbors.
- Before lot #9 was added to our current lot and cleared there were overhanging branches in the road as well as trash on the edge of the roadway. Now the lot has been cleared and really adds to the look of our community instead of being an overgrown wooded lot.

*picture copied from google maps

Requested site for
1800 sq' bldg

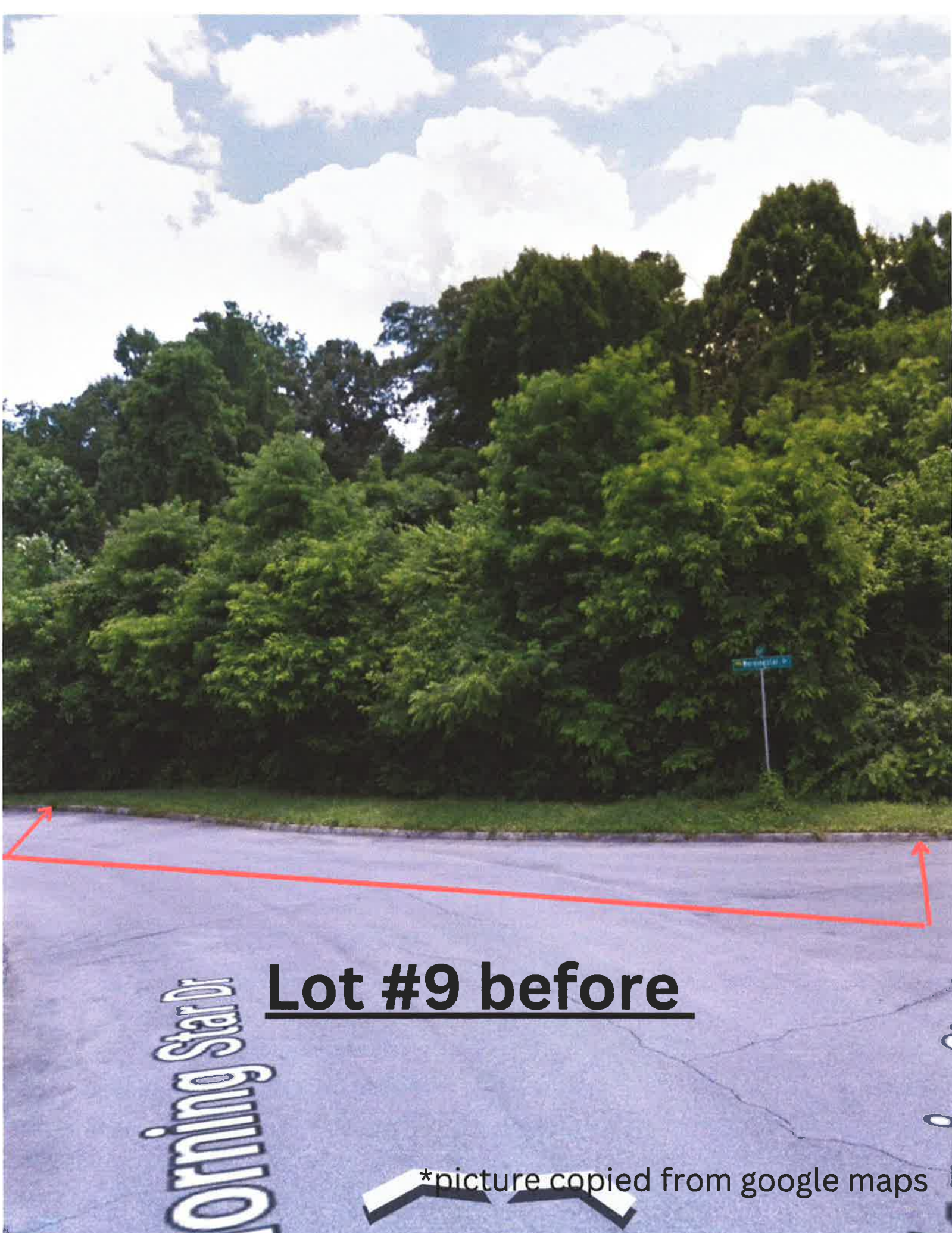
Lot #9 before



4232 Rustic Way

Rustic W

Morning Star Dr



Lot #9 before

*picture copied from google maps



Lot #9 before

*picture copied from google maps



Lot #9 after

Morningstar DR

C1

VINYL FENCE

7.4'

8.00

40.00

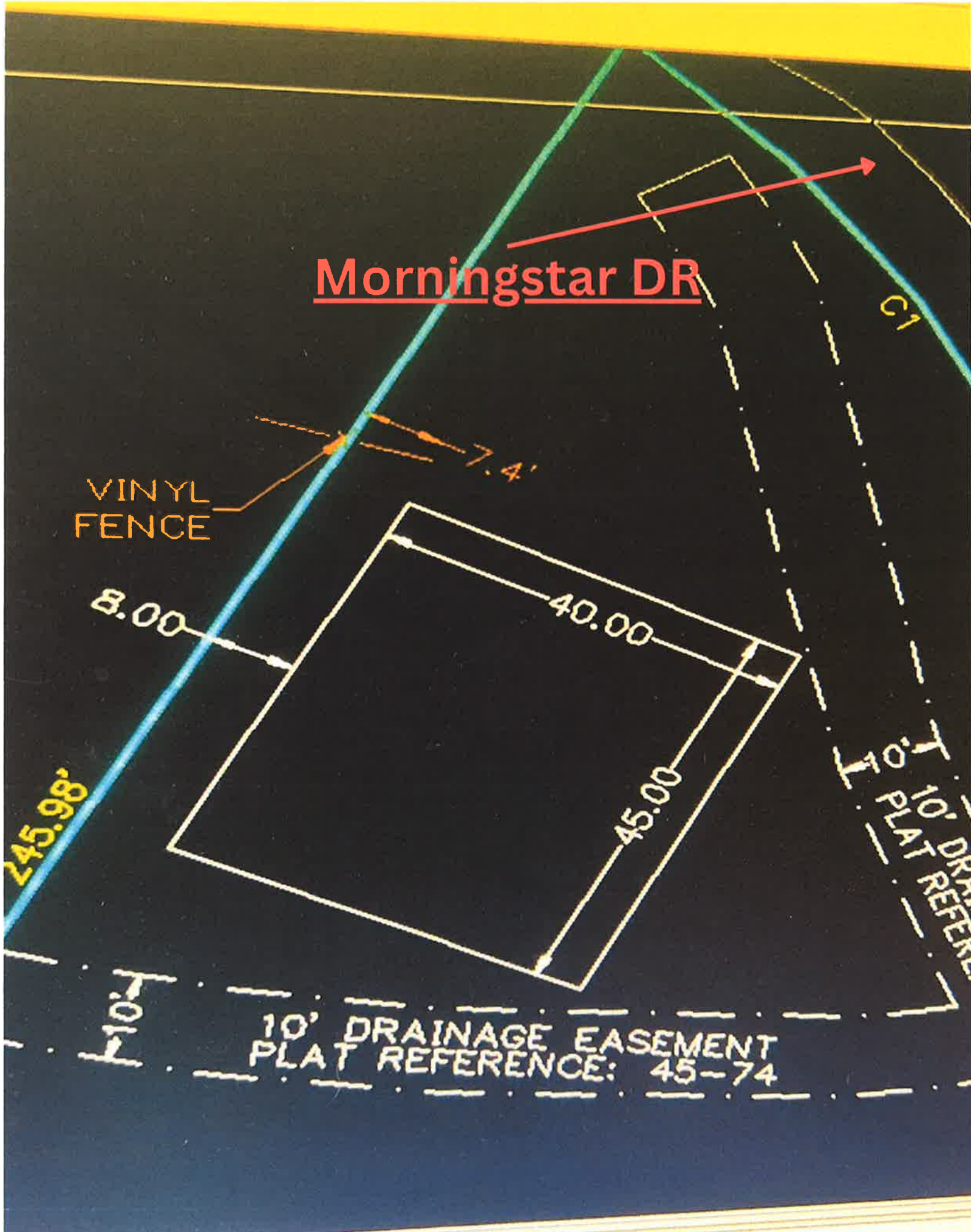
45.00

245.98'

10' 10' DRAINAGE EASEMENT
PLAT REFERENCE: 45-74

10'

10' DRAINAGE EASEMENT
PLAT REFERENCE: 45-74

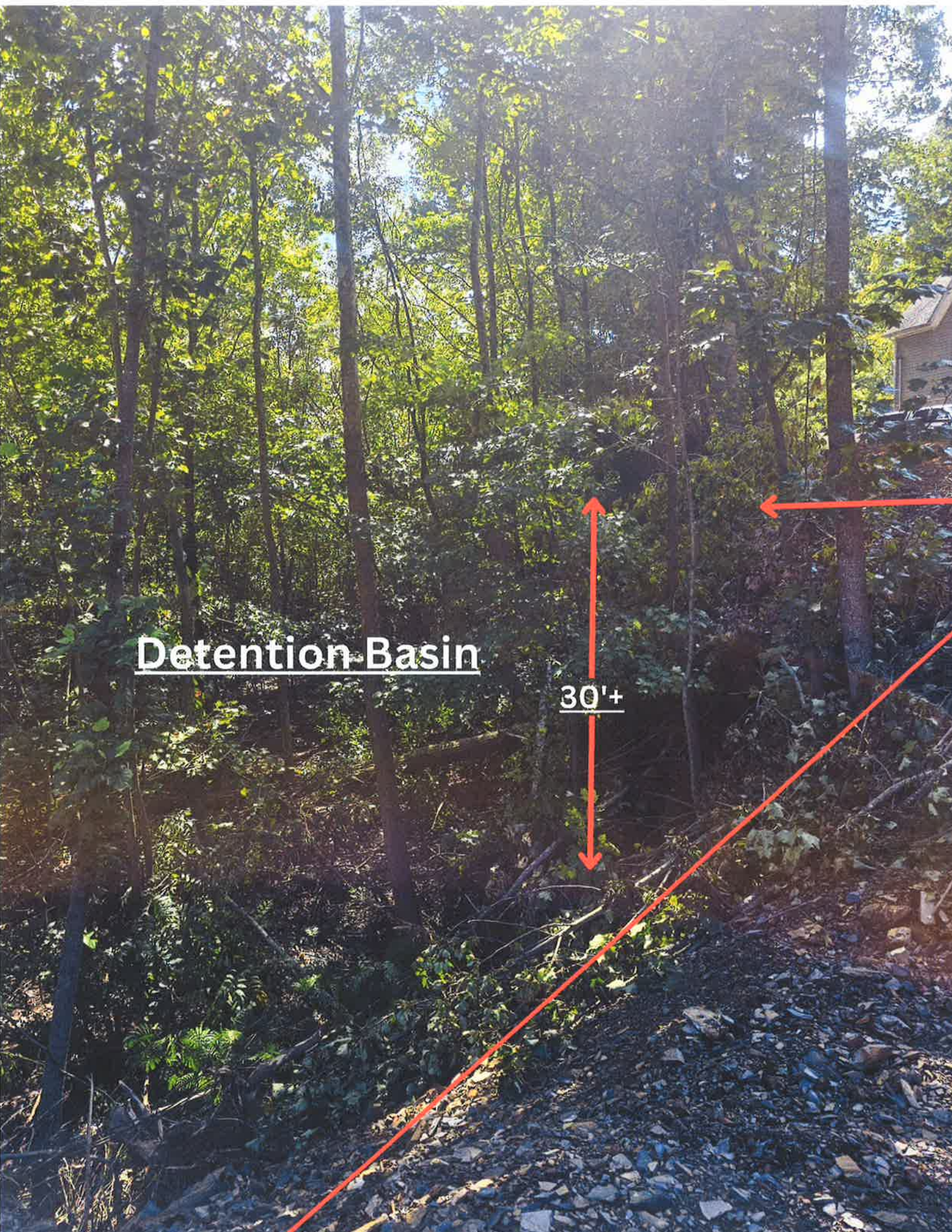




Detention Basin

Detention Basin

30'+





Detention Basin

*picture copied from google maps



4232 Rustic Way

Detention Basin

approx 30' drop

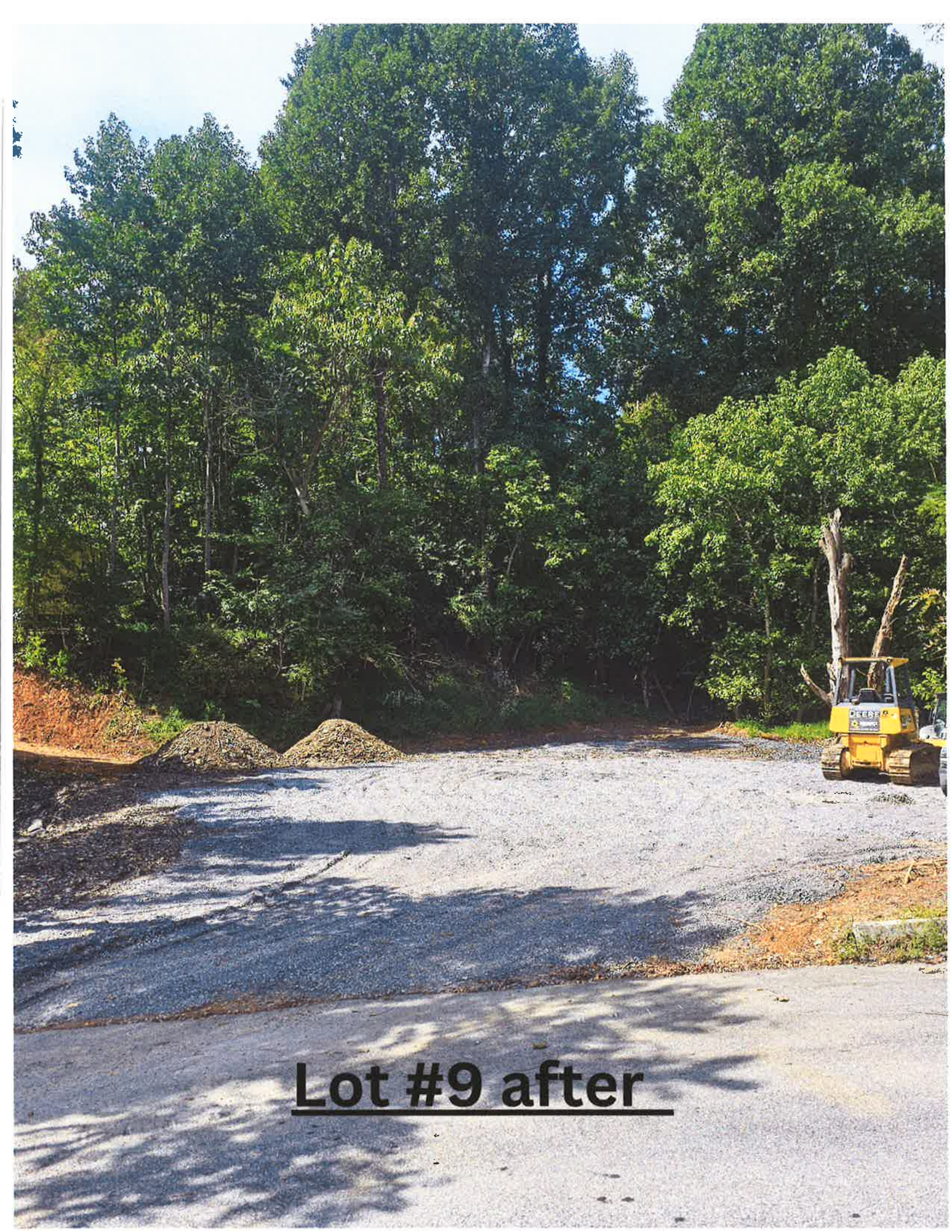
60'

80'

85'

Morning Star Dr

Rustic Wa



Lot #9 after



Lot #9 after

