

ArcGIS Web Map



6/18/2025, 4:05:25 PM

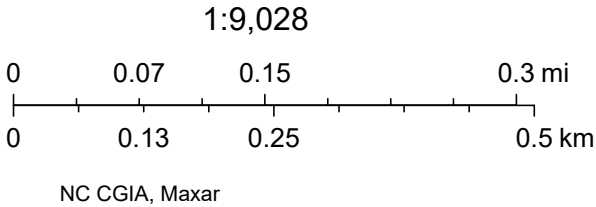
Sullivan County Parcels Jan 2023

- Parcels
- Railroad_ROW

Streets

- Interstate

- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp
- Urban Growth Boundary



ArcGIS Web Map

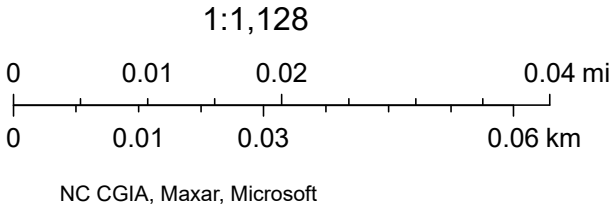


6/18/2025, 3:58:47 PM

- Sullivan County Parcels Jan 2023
- Parcels
- City Zoning
- <Null>
- TA/C
- R-5
- GC
- B-2E
- A-1
- A-2

- | | | | |
|------|-------|-------|-------|
| AR | M-1 | PMD-2 | R-3B |
| B-1 | M-1R | PUD | R-4 |
| B-2 | M-2 | PVD | Split |
| B-3 | MX | R-1 | TA |
| B-3 | P-1 | R-1A | TA-C |
| B-4 | P-D | R-1B | UAE |
| B-4P | PBD-3 | R-1C | |
| B-4P | PBD/* | R-2 | |
| BC | PD | R-3 | |
| GC | PMD-1 | R-3A | |

- Streets
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp
- Urban Growth Boundary
- Kpt 911 Address





TO: KINGSPOINT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: June 17, 2025

RE: 2217 Silverdale Road

The Board is asked to consider the following request:

Case: BZA25-0157 – The owner of the property located at 2217 Silverdale Road, Control Map 045P, Group A, Parcel 025.00 requests a 3.9-foot rear yard variance from Section 114-201(e)(1)e to allow for the construction of a home addition. The property is zoned GC, Golf Course District.

Code reference:

Sec. 114-201. - Golf Course Community District (GC).

(e) Design standards.

(1) Minimum requirements.

- a. Minimum lot area, 10,000 square feet.*
- b. Lot frontage, 60 feet; and all nonresidential uses must have access directly from an arterial or collector street as designated by the major street and road plan.*
- c. Front yard. Minimum front yard setback shall be 40 feet.*
- d. Side yard. Minimum side yard setback shall be ten feet for one or two stories; 15 feet for three stories; plus 50 percent of the side yard setback listed above for a side yard abutting a public street.*
- e. Rear yard, minimum rear yard setback shall be 30 feet.*

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name McCann	First Kathleen	M.I. L	Date 6/13/2025
Street Address 2217 Silverdale Rd., Ridgefields Subdivision		Apartment/Unit #	
City Kingsport	State TN	ZIP 37660	
Phone 865-209-3843			

PROPERTY INFORMATION:

Tax Map Information	Tax map: 045P	Group: A	Parcel: 025100	Lot: 4
Street Address 2217 Silverdale Rd., Kingsport, TN 37660				Apartment/Unit #
Current Zone		Proposed Zone		
Current Use Private Residence - single family home		Proposed Use Private Residence - single family home		

REPRESENTATIVE INFORMATION:

Last Name McCann	First Kathleen	M.I. L	Date 6/13/2025
Street Address 2217 Silverdale Rd., Ridgefields Subdivision		Apartment/Unit #	
City Kingsport	State TN	ZIP 37660	
Phone 865-209-3843			

REQUESTED ACTION:

Requesting a variance on the backyard setback to allow us to build an addition onto the south end of our primary residence 25 feet from the property line. This will allow the addition to align with the west outside wall of the existing house (originally built in 1959). We have neighboring houses to the west and the north. Our home is situated on a corner, so we have streets to the east and south of us and more neighbors across the streets. There is ample space between us and all our neighbors for fire protection. Our home has an unusually small backyard (25-27 feet from the property line) compared with other homes in the subdivision. I do not believe you will be bothered by other neighbors wanting to do this also. It will not alter the essential character of the neighborhood. We are asking only for a 5 foot variance, just enough to allow us to extend our home 9.5 feet on the south end. Relocating the structure 5 feet to the east would make the home look odd and make access to the center room of the three rooms being added unacceptably awkward. We appreciate anything you can do to help us in this matter. Thank you.

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: Kathleen L McCann

Date: 6/13/25

Signed before me on this 13th day of June, 2025

a notary public for the State of Tennessee

County of Sullivan

Notary Lori L. Pyatte

My Commission Expires 11-21-2026





PB. 6,
PG. 134

Lot #3,
Block 5,
Ridgefields S/D
PB. 6, PG. 134

I hereby certify that this is
a Category I survey and the
ratio of precision of the
unadjusted survey is
1' in 10,000'
as shown hereon.

IPO

Lot #6,
Block 5,
Ridgefields S/D
PB. 6, PG. 134

PP.

1-Story-
Brick-
House

Lot #4
0.477 ACRES

N39°13'00"W
198.53'

Lot #5,
Block 5,
Ridgefields S/D
PB. 6, PG. 134

IPO

PP.

S44°14'00"W
33.20'

Havendale Road
40.0' R/W

IPN- Iron Pin New
IPO- Iron Pin Old
PP.- Power Pole
PT.- Point Calculated

Jonathan Wayne Willis
(Land Surveyor #2385)
170 Lakeview Lane
Gray, TN. 37615
423-202-8667

Buyer's- Andrew &
Kathleen McCann
Seller- Billie Jo Spencer

Property Address-2217 Silverdale Road, Kingsport, TN. 37660

Lot #4, Block 5, Ridgefields S/D

SCALE: 1" = 40'

APPROVED BY:

DRAWN BY J.W.

DATE: 1/4/2023

Willis Land Surveying

REVISED

Located in the 12th Civil District of
Sullivan County, TN.

Tax Map 045P, Group A, Parcel 025.00
DB. 1471C, PG. 636, PB. 6, PG. 134

DRAWING NUMBER
1-4-Mccann-23





