

# ArcGIS Web Map



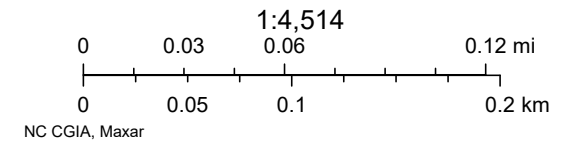
9/23/2024, 10:22:00 AM

Sullivan County Parcels Jan 2023 Hawkins County Parcels 2023 Jan

 Parcels

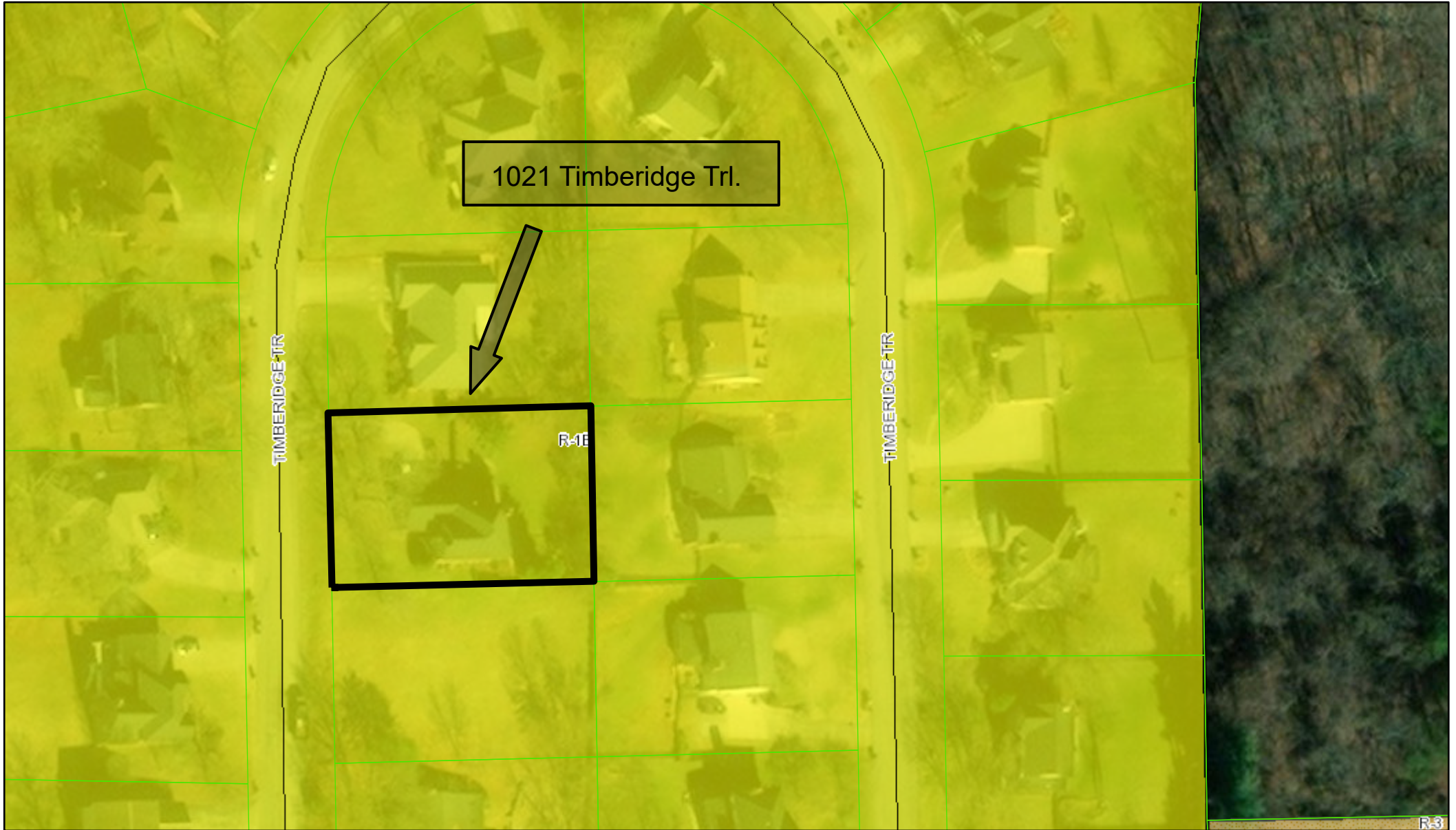
 Parcels

 Urban Growth Boundary



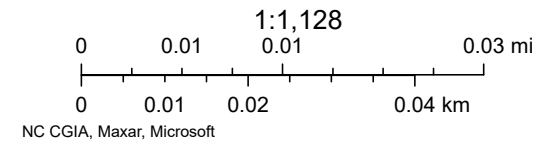


# ArcGIS Web Map



9/23/2024, 10:04:05 AM

Hawkins County Parcels 2023 Jan	B-2E	B-3	M-1R	PD	R-1B	Split	Major Arterial
Parcels	A-1	B-4	M-2	PMD-1	R-1C	TA	Minor Arterial
City Zoning	A-2	B-4P	MX	PMD-2	R-2	TA-C	Collector Street
<Null>	AR	B-4P	P-1	PUD	R-3	UAE	Local Street
TA/C	B-1	BC	P-D	PVD	R-3A	Streets	Private Street
R-5	B-2	GC	PBD-3	R-1	R-3B	Interstate	Ramp
GC	B-3	M-1	PBD*	R-1A	R-4	Expressway	Urban Growth Boundary





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: September 23, 2024

RE: 1021 Timberidge Trail

The Board is asked to consider the following request:

**Case: BZA24-0205 – The owner of property located at 1021 Timberidge Trail, Control Map 022E, Group F, Parcel 006.00** requests special exception to Sec 114-182(c)2 for the purpose of opening an in-home childcare facility. The property is zoned R-1B, Residential District.

*Code reference:*

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

(c)Special exceptions. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-1B district the same as for R-1A districts.

**Sec. 114-182. - R-1A, Residential District**

(c)Special exceptions. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-1A district as follows:

- (1) Cemeteries and other burial grounds.
- (2) Day care nurseries.
- (3) Country clubs and golf courses.
- (4) Churches and other places of worship.
- (5) Schools and colleges for academic instruction.
- (6) On-site subdivision sales offices while sales are underway.

**APPLICATION**  
Board of Zoning Appeals



**APPLICANT INFORMATION:**

Last Name Rivera First Krystal M.I. S Date 09/14/24  
 Street Address 1021 Timberidge Trl Apartment/Unit #  
 City Kingsport State TN ZIP 37660  
 Phone 951 741 2551 E-mail Address K-hvera@k@yahoo.com

**PROPERTY INFORMATION:**

Tax Map Information Tax map: Group: Parcel: Lot:  
 Street Address 1021 Timberidge Trl Apartment/Unit #  
 Current Zone R-1-B Proposed Zone N/A  
 Current Use Single Family Proposed Use N/A

**REPRESENTATIVE INFORMATION:**

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

**REQUESTED ACTION:**

Special Exception for in home child care

**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: K Rivera Date: 09/14/24

Signed before me on this 14th day of September, 2024  
 a notary public for the State of Tennessee  
 County of Sullivan

Notary Lori L Pyatte  
 My Commission Expires 11-21-2026



## Board of Zoning Appeals Criteria and Application Requirements

The BZA utilizes the following Criteria in their decisions:

**A Special Exception (conditional use)** is an infrequent but desirable land use, which must be individually regulated for location and mode of operation due to its nature. The BZA will balance the public need for the specific use with possible adverse impacts upon the surrounding area if the special exception is granted.

### Application Requirements of the Petitioner for a Special Exception:

1. Completed Application
2. Provide staff with a drawing/plan of the proposed building with dimensions, parking lots, existing and proposed driveway, required green space and traffic circulation patterns.

When applying for a special exception keep in mind the following and be prepared to answer:

1. What is the use, activities, hours of operation, numbers of anticipated customers and daily vehicles? *Childcare 10:30 - 6:00 Working with staff on number of children*
2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site? *yes N/A*
3. Does the use and additions if any, fit with the neighborhood architecture aesthetics? *NO Backyard Fenced*
4. Will the use generate excessive noise, traffic, dust, etc.? *NO*
5. Is there proper fencing and screening to shield proposed use from existing neighborhood? *Back Yard Fenced*
6. Are there any undesirable effect upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area? *NO*

**\*\* All requested material must accompany a completed application form before it will be accepted by staff and placed on the Board of Zoning Appeals agenda. All application packets along with a \$100.00 processing fee must be turned into the Kingsport Planning Office before NOON on the 15<sup>th</sup> of the month prior to the month the item is to be heard by the Board of Zoning Appeals.**

neighbor

Home

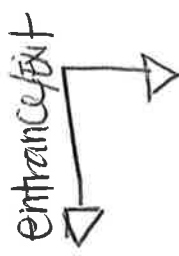
Driveway / Parking

1021 Timberidge Trl

Parking area

Field lot  
Owned by neighbor

pass about 3 houses make right  
to the



Timberidge Trl