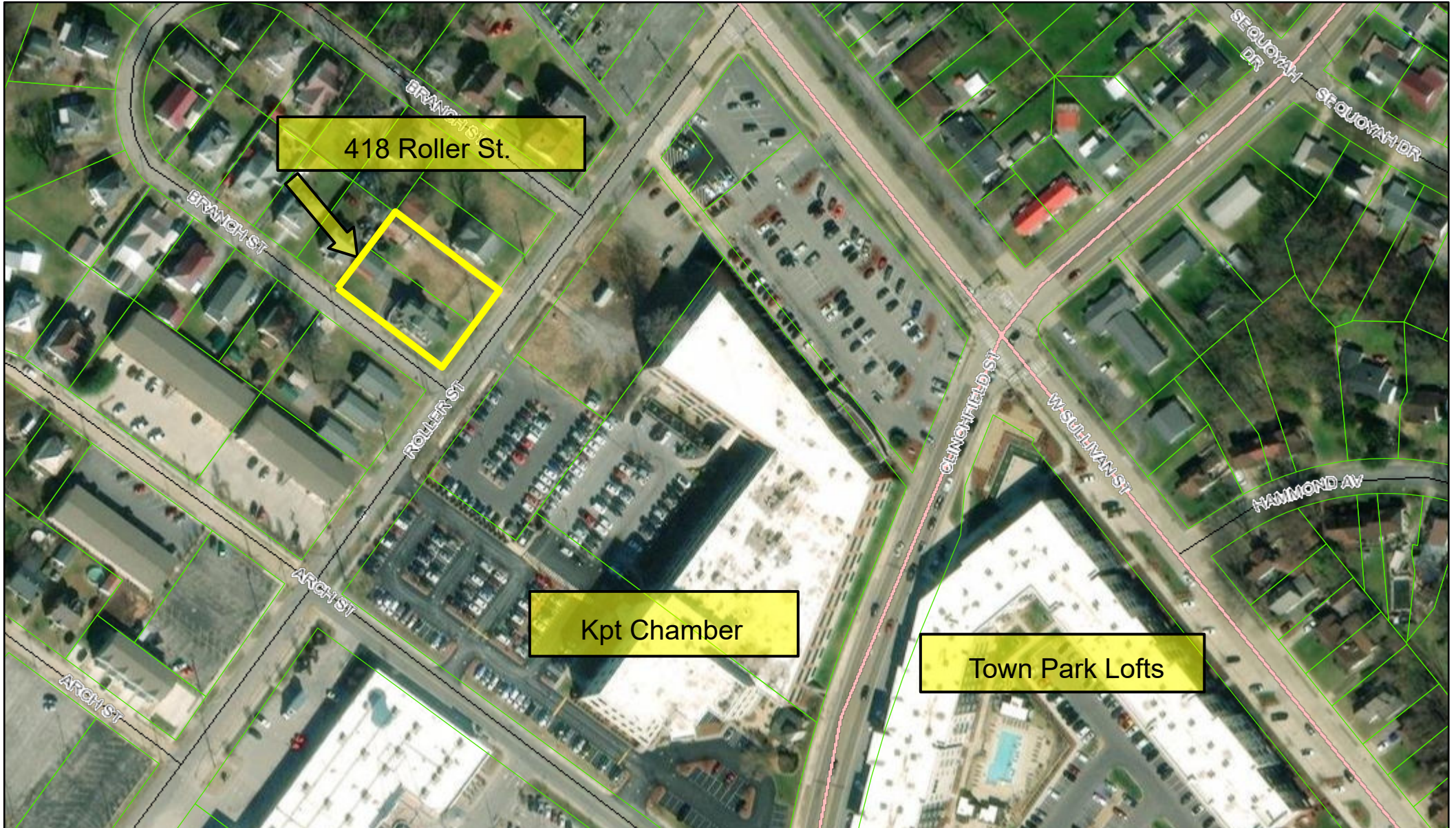


ArcGIS Web Map



9/23/2024, 9:02:21 AM

Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street

Ramp

Urban Growth Boundary

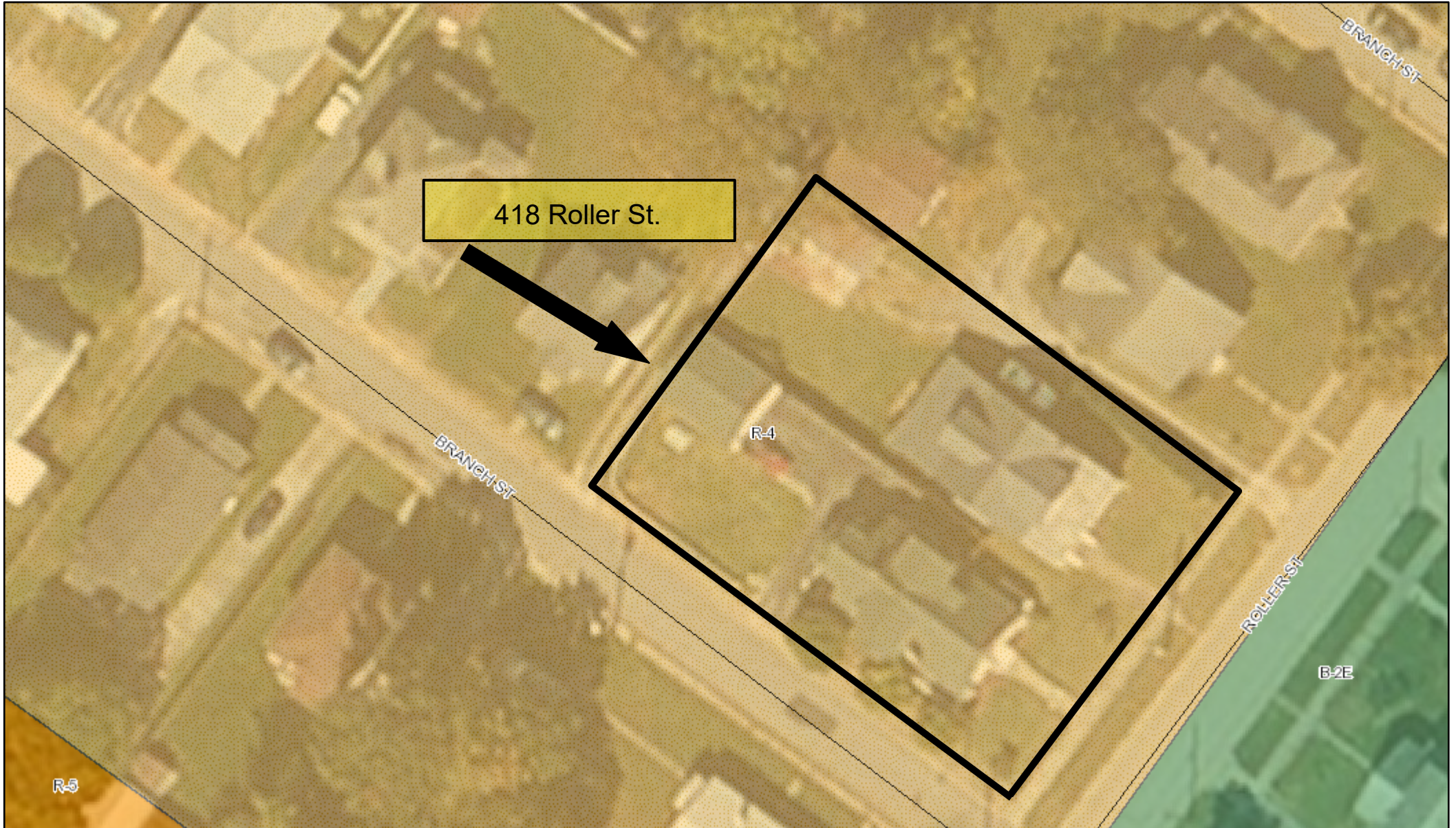
1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

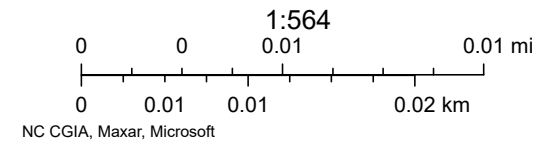
NC CGIA, Maxar, Microsoft

ArcGIS Web Map



9/23/2024, 8:57:27 AM

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





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: September 23, 2024

RE: 418 Roller Street

The Board is asked to consider the following request:

Case BZA24-0213 – The owner of property located at 418 Roller Street, Control Map 046H, Group A, Parcel 013.00 requests a 746 square foot variance to Sec. 114-133(2) to exceed the maximum square footage allowance for an accessory structure and a 4 foot building separation variance (right and left side) to Sec. 114-133(2) for the purpose of locating the structure in the center of two existing accessory structures. The 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:

- (1) *Yards.* No accessory building shall be erected in any required court or yard other than a rear yard with exceptions as provided in subsection (3) of this section.
- (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.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name WATTS First Tommy M.I. L Date 9/20/24
Street Address 418 ROLLER ST, Apartment/Unit #
City KPT State TN ZIP 37660
Phone 423.534.2848 E-mail Address KINGSPORT DOOR WATTS @ CENTURY LINK . NET

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
Street Address 418 ROLLER ST. Apartment/Unit #
Current Zone Proposed Zone
Current Use RES. Proposed Use

REPRESENTATIVE INFORMATION:

Last Name WATTS First Tommy M.I. L Date
Street Address 418 ROLLER ST. Apartment/Unit #
City KPT. State TN. ZIP 37660
Phone 423.534.2848 E-mail Address KINGSPORT DOOR WATTS @ CENTURY LINK.net
Kingsportdoorwatts@centurylink.net

REQUESTED ACTION:

WANTING TO BUILD GARAGE AND ADD
746 SQ FT.
JOB. DIST. BETWEEN BUILDING 12" BOTH SIDES

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: 9-19-2024

Signed before me on this 19 day of Sept, 2024.

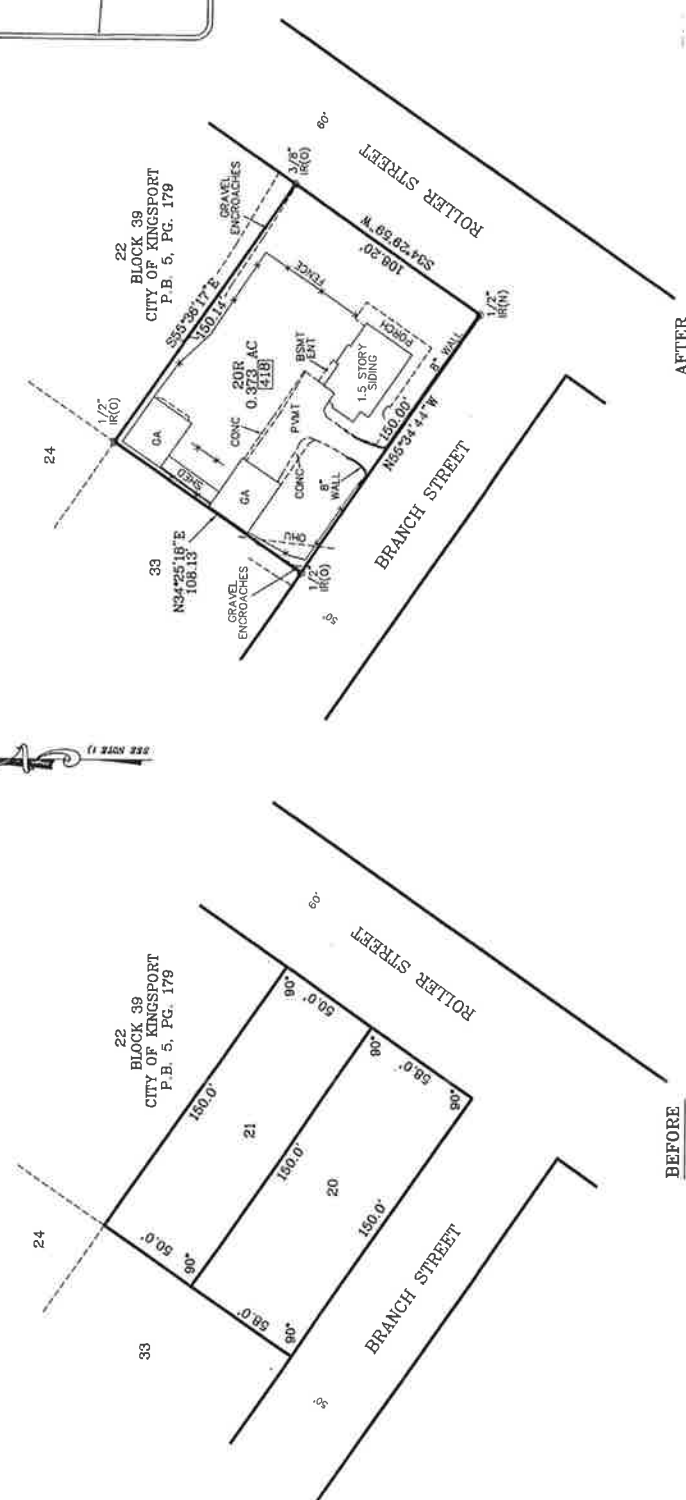
a notary public for the State of Tennessee

County of Sullivan

Notary [Handwritten Signature]

My Commission Expires 11-23-24





LEGEND

- IR(O) IRON ROD, NEW
- IR(O) IRON ROD, OLD
- P.B. PLAT BOOK
- PC PAVED CURB
- CG CONC. GRASS
- BSMT BASEMENT
- ENT ENTRANCE
- DHU OVERHEAD UTILITY
- PPAVT PAVEMENT
- AC ACRES
- N.T.S. NOT TO SCALE
- [Z33] 911 ADDRESS

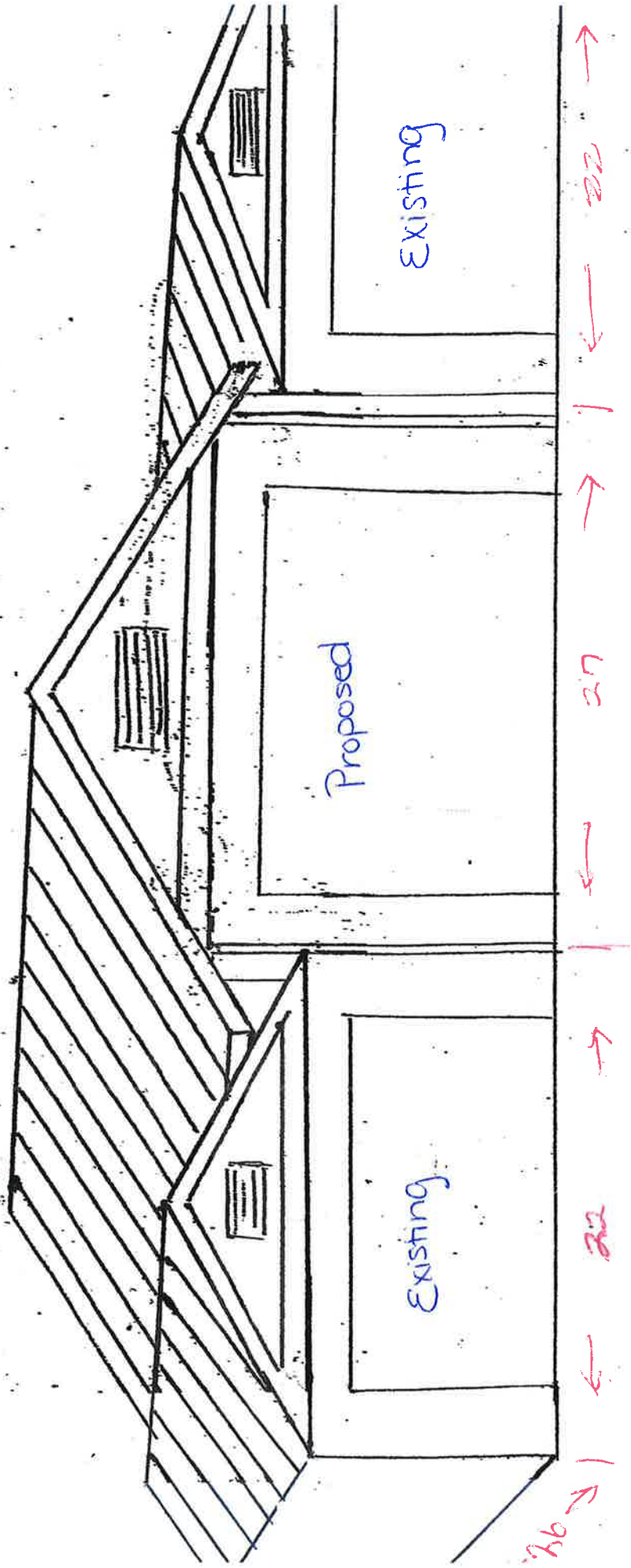
Scale A-1761
 Dennis T. Walker, Registrar
 Block #: 33233
 Parcel #: 0015547
 Date: 9/13/2024
 Clerk: 0.00
 Stamp: 2.00
 Total: 2.00

- NOTES:**
- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES 4100.
 - 2) PROPERTY IS ZONED R-3.
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47165C00400 EFFECTIVE DATE SEPTEMBER 28, 2005 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. JOB NO. 24-13512
 - 4) ACAD FILE 24-13512 WATSDWG
 - 5) FIELD INFORMATION ELECTRONIC DATA COLLECTED
 - 6) TAX MAP 046H "A" PARCELS 12 & 13
 - 7) DEED REFERENCE: D.B. 1480C, PG. 279 & D.B. 3287, PG. 1709
 - 8) PRIOR PLAT REFERENCE: P.B. 5, PG. 179
 - 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF THE SURVEY TO THE CURRENT SURVEY COMPLES WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E. MARKET STREET, KINGSPORT, TENNESSEE 37680
 TELEPHONE: (423) 392-8896
 E-MAIL: mdrichie@alleyassociates.com

<p>CERTIFICATE OF SHEDDING AND DRAINAGE</p> <p>I HEREBY CERTIFY THAT THE USE AND THE DRAINAGE OF THE PROPERTY SHOWN ON THIS SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE CONSTITUTION AND THE TENNESSEE PLAT ACT AND THAT THE ADJACENT OWNER HAS BEEN ADVISED OF THE PROPOSED USE AND DRAINAGE.</p> <p>DATE: 9-5-24 REGISTERED SURVEYOR</p>	<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE CONSTITUTION AND THE TENNESSEE PLAT ACT AND THAT THE ADJACENT OWNER HAS BEEN ADVISED OF THE PROPOSED USE AND DRAINAGE.</p> <p>DATE: 9-5-24 REGISTERED SURVEYOR</p>	<p>CERTIFICATE OF APPROVAL OF STORMWATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM, SYSTEMS OR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE CONSTITUTION AND THE TENNESSEE PLAT ACT AND THAT THE ADJACENT OWNER HAS BEEN ADVISED OF THE PROPOSED USE AND DRAINAGE.</p> <p>DATE: 9-5-24 REGISTERED SURVEYOR</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC-MADE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE ABOVE WATER SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE CONSTITUTION AND THE TENNESSEE PLAT ACT AND THAT THE ADJACENT OWNER HAS BEEN ADVISED OF THE PROPOSED USE AND DRAINAGE.</p> <p>DATE: 9-5-24 REGISTERED SURVEYOR</p>
<p>RESUBDIVISION OF LOTS 20 & 21 BLOCK 39, CITY OF KINGSPORT</p>			
<p>KINGSPORT REGIONAL PLANNING COMMISSION</p>			
<p>TOTAL ACRES: 0.2713</p>		<p>TOTAL LOTS: 1</p>	
<p>ACRES NEW ROAD: 0</p>		<p>MILES NEW ROAD: 0</p>	
<p>OWNER: WAITS</p>		<p>CIVIL DISTRICT: 11TH</p>	
<p>SUBDIVISOR: ALLEY & ASSOCIATES, INC.</p>		<p>CLOSURE ERROR: 11.0000</p>	
<p>SCALE: 1" = 40'</p>			



Existing

Proposed

Existing

→

22

→

|

←

27

→

|

←

22

→

|

← 24

