

ArcGIS Web Map



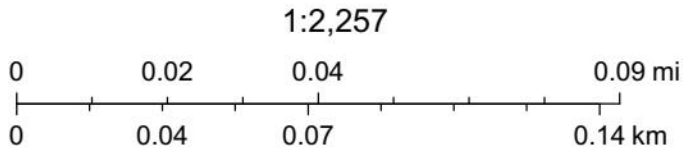
8/10/2026, 10:45:19 AM

Sullivan County Parcels Jan 2023

- Parcels
- Sewer Mains

- Water Lines
- Streets
- Minor Arterial

Local Street



1:2,257

NC Collaboratory at UNCCH, Microsoft, Vantor

ArcGIS Web Map



8/10/2026, 10:04:24 AM

Sullivan County Parcels Jan 2023

City Zoning

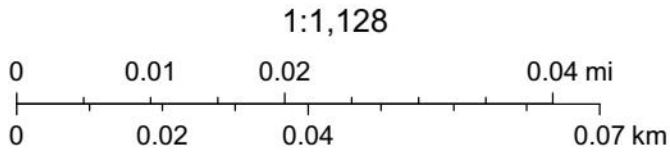
B-3

M-1R Streets

R-1A

R-1B

Local Street



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TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: August 18, 2026

RE: 1841 Highland Street & 1707 Pierce Street

The Board is asked to consider the following request:

Case: BZA26-0226–The owner of property located at 1841 Highland Street & 1707 Pierce Street, Control Map 046M, Group K, Parcel 001.00 requests a 2,924.75-square-foot lot area reduction variance from Sec. 114-183(e)(1)a and a 21.53-foot rear yard variance from Sec. 114-183(e)(1)e for Lot 13A. For Lot 13B, the applicant requests a 2,275.25-square-foot lot area reduction variance from Sec. 114-183(e)(1)a, an 8.43-foot rear yard variance from Sec. 114-183(e)(1)e, and a 5-foot side yard variance from Sec. 114-183(e)(1)d. The purpose of the request is to replat the property, which contains two existing houses, to create individual lots and deeds for each residence. The property is zoned R-1B, Residential District.

Lot 13A –

- *2,924.75 lot area reduction from Section 114-183(e)(1)a*
- *21.53 foot rear yard variance from Sec. 114-183(e)(1)e*

Lot 13B –

- *2,275.25 lot area reduction from Sec. 114-183(e)(1)a*
- *8.43 foot rear yard variance from Sec. 114-183(e)(1)e*
- *5 foot side yard variance from Sec. 114-183(e)(1)d*

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>Isaac Villanueva</u> <u>Las Alas</u>			Name: <u>SAME</u>		
Address: <u>190 Williams St</u>			Address: _____		
<u>Johnson City TN 37601</u>			_____		
City	State	Zip	City	State	Zip
Telephone: _____			Telephone: _____		
Email: _____			Email: _____		

Information regarding the property site:Street Address: 1841 Highland Street & 1707 Pierce StreetTax Map: 046M Group: K Parcel: 001.00 Lot: 13Current Zoning: R-1B Current Use: Single-family homes (2)**Requested action:**

- ☒ Variance
☐ Special Exception
☐ Administrative Review
☐ Called Meeting

Request:

- Lot 13A –
• 2,924.75 lot area reduction from Section 114-183(e)(1)a
• 20.13 foot rear yard variance from Sec. 114-183(e)(1)e
- Lot 13B –
• 2,275.25 lot area reduction from Sec. 114-183(e)(1)a
• 8.43 foot rear yard variance from Sec. 114-183(e)(1)e
• 5 foot side yard variance from Sec. 114-183(e)(1)d

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.

Isaac Villanueva
Signature of Property Owner

8/18/26
Date

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

Notary Signature: Angela Marshall
My Commission Expires 9/19/26



Variance Worksheet – Finding of Facts

Please answer the questions below and submit with your application:

1. What specific conditions make your property unique?

Please describe these conditions in detail. Explain how they are different from other properties in the same zoning district and nearby area.

Currently, two single-family residences are located on the same parcel. The purpose of the request is to replat the property to create individual lots and separate deeds for each existing residence. The surrounding area is predominantly characterized by single-family residences located on individual parcels.

2. How does strict application of this chapter limit your ability to reasonably use your property?

Explain what you are unable to do under the current requirements.

Without approval of requested variances this parcel cannot be subdivided which would limit reasonable use of my property.

3. Did you create these unique conditions?

Explain whether the conditions existed before you owned the property or before the chapter was adopted or amended.

No, the property was purchased with two existing single-family residences located on a single parcel.

4. How will your requested variance protect public health, safety, and welfare?

Explain why the variance will not change the overall character of the neighborhood.

The requested variance will not negatively impact public health, safety, or welfare.

