

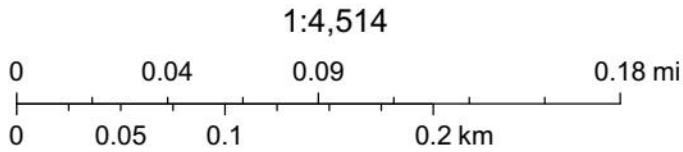
ArcGIS Web Map



8/10/2026, 10:55:26 AM

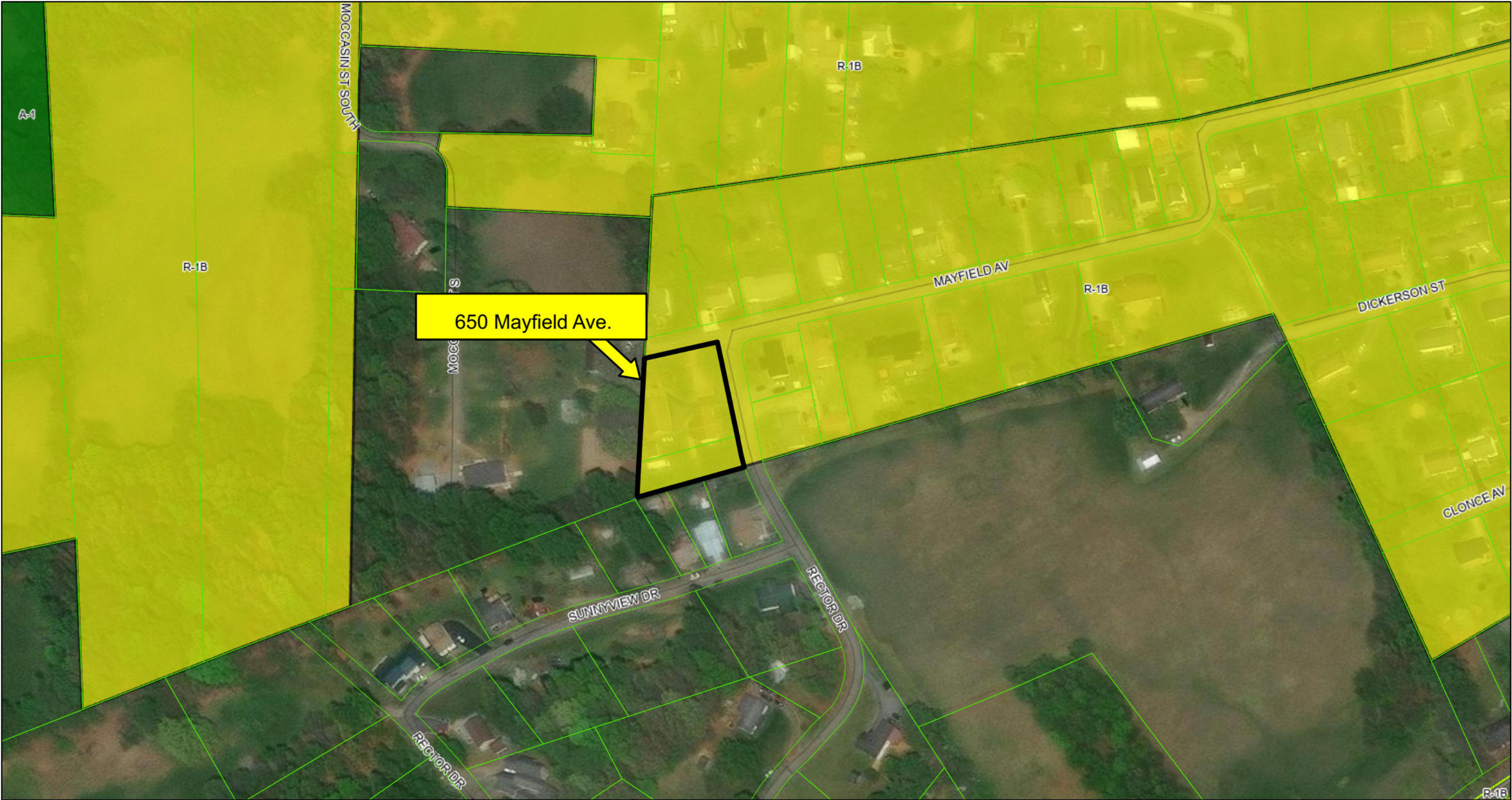
Sullivan County Parcels Jan 2023 Streets

- | | | |
|-------------|------------------|--------------|
| Parcels | Interstate | Local Street |
| Sewer Mains | Minor Arterial | Ramp |
| Water Lines | Collector Street | |



NC Collaboratory at UNCCH, Vantor

ArcGIS Web Map



8/10/2026, 10:49:50 AM

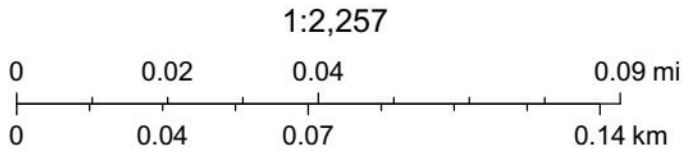
Sullivan County Parcels Jan 2023 City Zoning Streets

- Parcels

A-1

R-1B
- Collector Street

Local Street



NC Collaboratory at UNCCH, Microsoft, Vantor



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: August 18, 2026

RE: 650 Mayfield Avenue

The Board is asked to consider the following request:

Case BZA26-0227 – The owner of property located at 650 Mayfield Avenue, Control Map 012N, Group C, Parcel 001.00 requests a 720-square-foot variance to Section 114-133(2) to exceed the maximum allowable square footage for an accessory structure to allow for the installation of a new carport to accommodate RV storage. The property is zoned R-1B, Residential District.

The property currently exists as a legal nonconforming use due to the two single-family residences being located on one parcel.

The existing 1,880 square feet of accessory structure space is also considered legal nonconforming, as there are no existing variances authorizing the additional accessory structure space. The applicant is requesting an additional 720 square feet of accessory structure space for RV storage.

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.



Case No. _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS**To be completed by applicant:**

Property Owner	Representative
Name: <u>Joshua and Tonya Dykes</u>	Name: <u>Joshua or Tonya Dykes</u>
Address: <u>650 Mayfield Avenue</u>	Address: <u>650 Mayfield Avenue</u>
Kingsport TN 37665	Kingsport TN 37665
City State Zip	City State Zip
Telephone: <u>[REDACTED]</u>	Telephone: <u>[REDACTED]</u>
Email: <u>[REDACTED]</u>	Email: <u>[REDACTED]</u>

Information regarding the property site:Street Address: 650 Mayfield Avenue Kingsport, TN 37665Tax Map: 012N Group: C Parcel: 1 Lot: 1Current Zoning: R-1B Current Use: Single Family Home**Requested action:**

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

Request:

Approval is requested for 720 additional square feet of accessory structure space to install a metal RV carport on the property. The current structures were built before the property was purchased by the current owners; the total exceeds the 1,100 sq ft max.

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.

Tonya Dykes
Signature of Property Owner

7-28-26
Date

Signed before me on this 28 day of July, 20 26
a notary public for the State of Tennessee
County of Sullivan.

Notary Signature Tessa Malone
My Commission Expires 8-22-26



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.

The depth and expansive acreage of my lot distinguish it from neighboring properties, creating a unique configuration that allows for concealed rear storage. The total lot acreage is significantly larger than the neighborhood average, providing ample unutilized space in the rear. While smaller nearby lots must store items in plain sight, this larger acreage allows the carport to be partially hidden from view.

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.

Strict application of the code imposes an impractical limitation on the reasonable use of the property, effectively preventing the secure storage of a standard recreational vehicle. The restriction forces a high-value asset to remain either exposed to weather-related degradation or covered by temporary tarps, thereby negatively impacting neighborhood aesthetics. Furthermore, because the current ordinance applies a uniform square-footage limit regardless of parcel size, it fails to account for the unique capacity of this oversized lot to easily absorb the additional footprint within its screened rear yard.

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.

The unique conditions necessitating this variance were not self-created, as the existing accessory structures were fully established on the property prior to the current owners' purchase.

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.

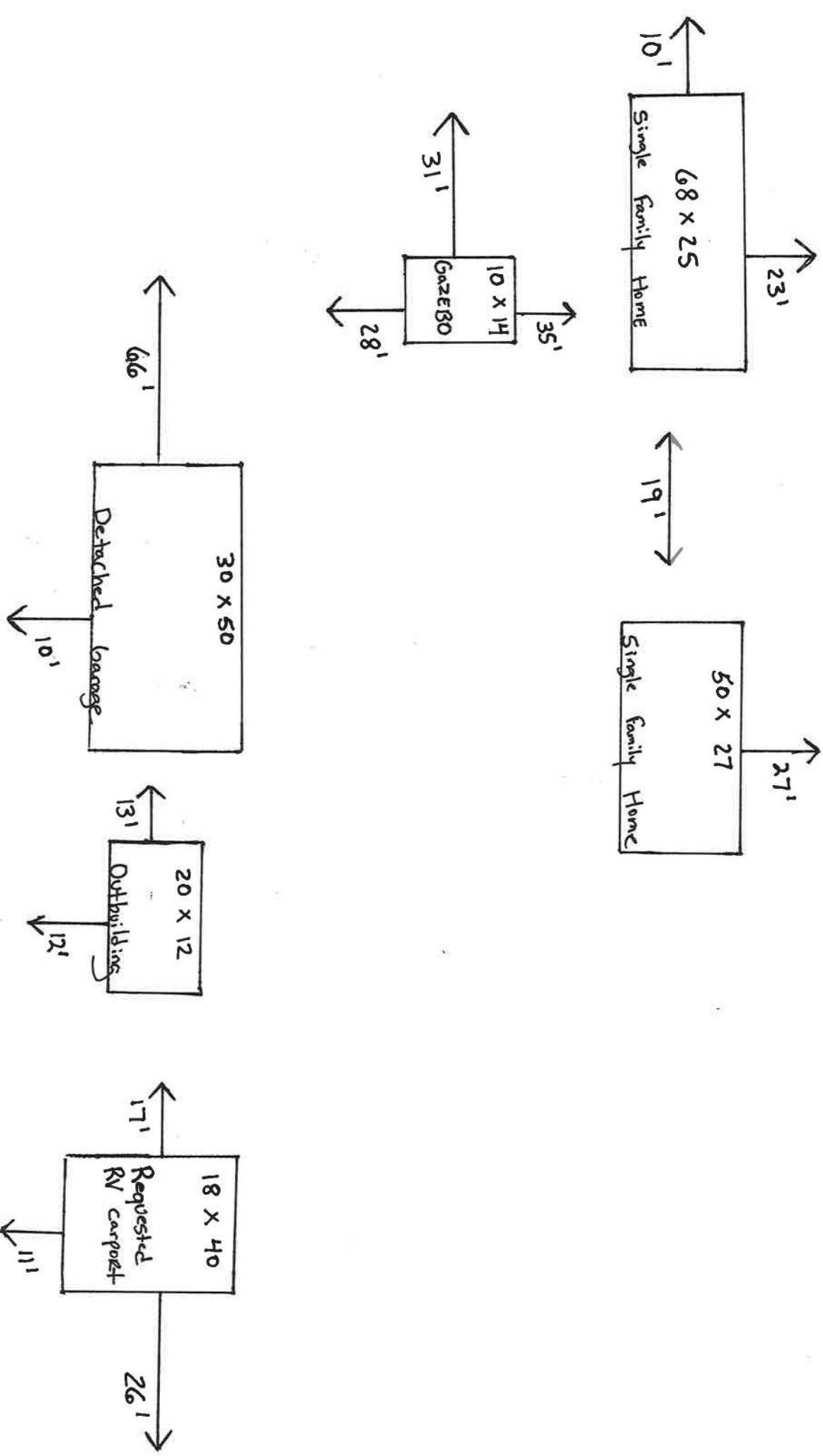
The requested variance protects public health, safety, and welfare by maintaining orderly property standards while preserving neighborhood character, as the structure sits discreetly behind the primary residence and replaces an unsightly tarp-covered RV with an aesthetically pleasing permanent improvement. The structure directly replaces open-air, temporary tarp storage, eliminating hazards such as loose plastic canvas and tie-downs that degrade over time, accumulate pooled rainwater, and risk blowing into neighboring properties during severe weather. Enclosing the recreational vehicle under a structurally engineered carport improves local property maintenance standards and secures the vehicle from weather-related degradation. Replacing a shifting tarp with a permanent roof prevents the accumulation of stagnant water, reducing potential breeding grounds for pests and mosquitoes. The proposed carport will not alter or impair the overall character of the surrounding residential neighborhood. The neighborhood's visual appeal is substantially upgraded by replacing an unsightly, tarp-covered vehicle with a clean, well-designed architectural addition.

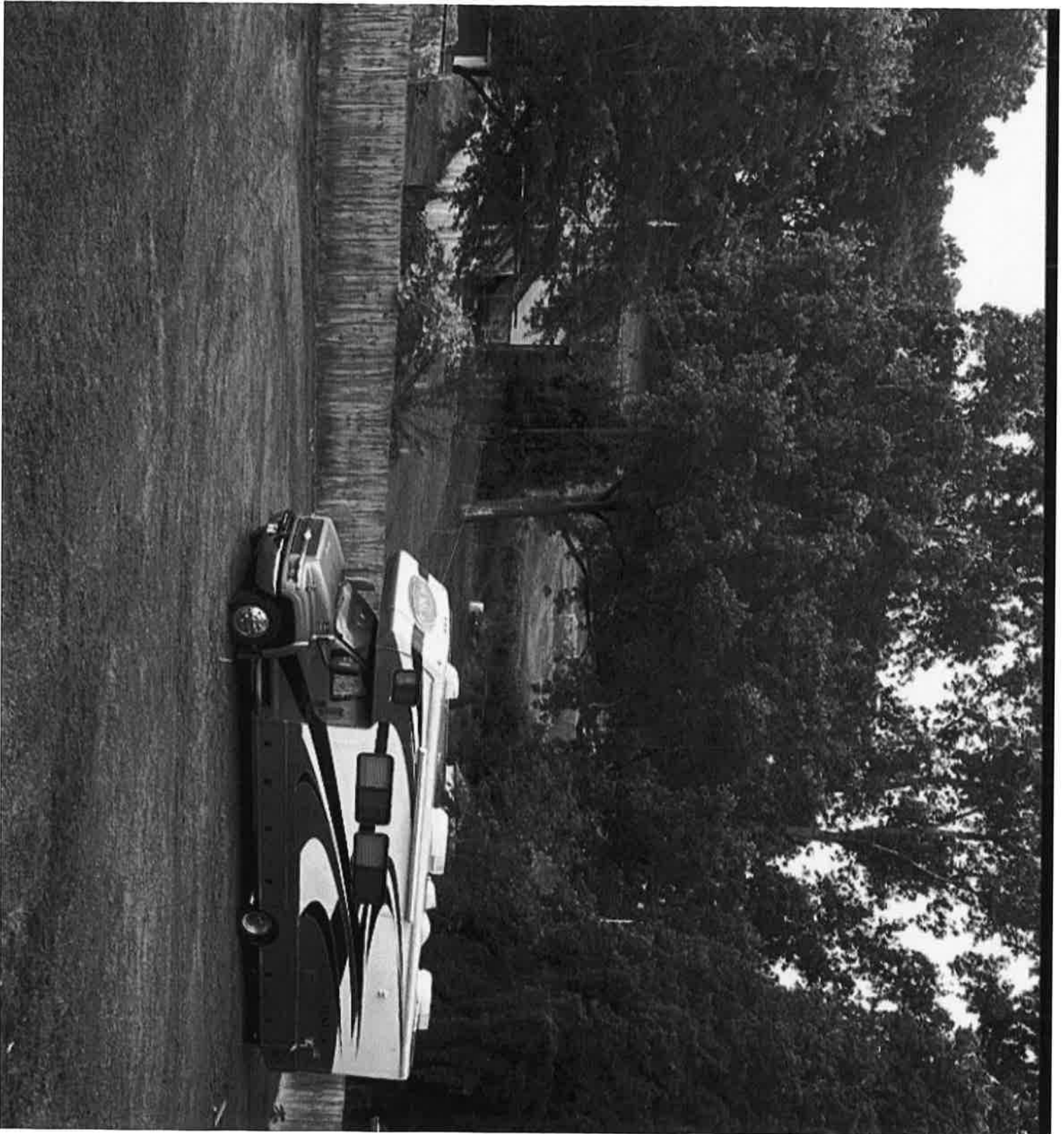
Mayfield AVE

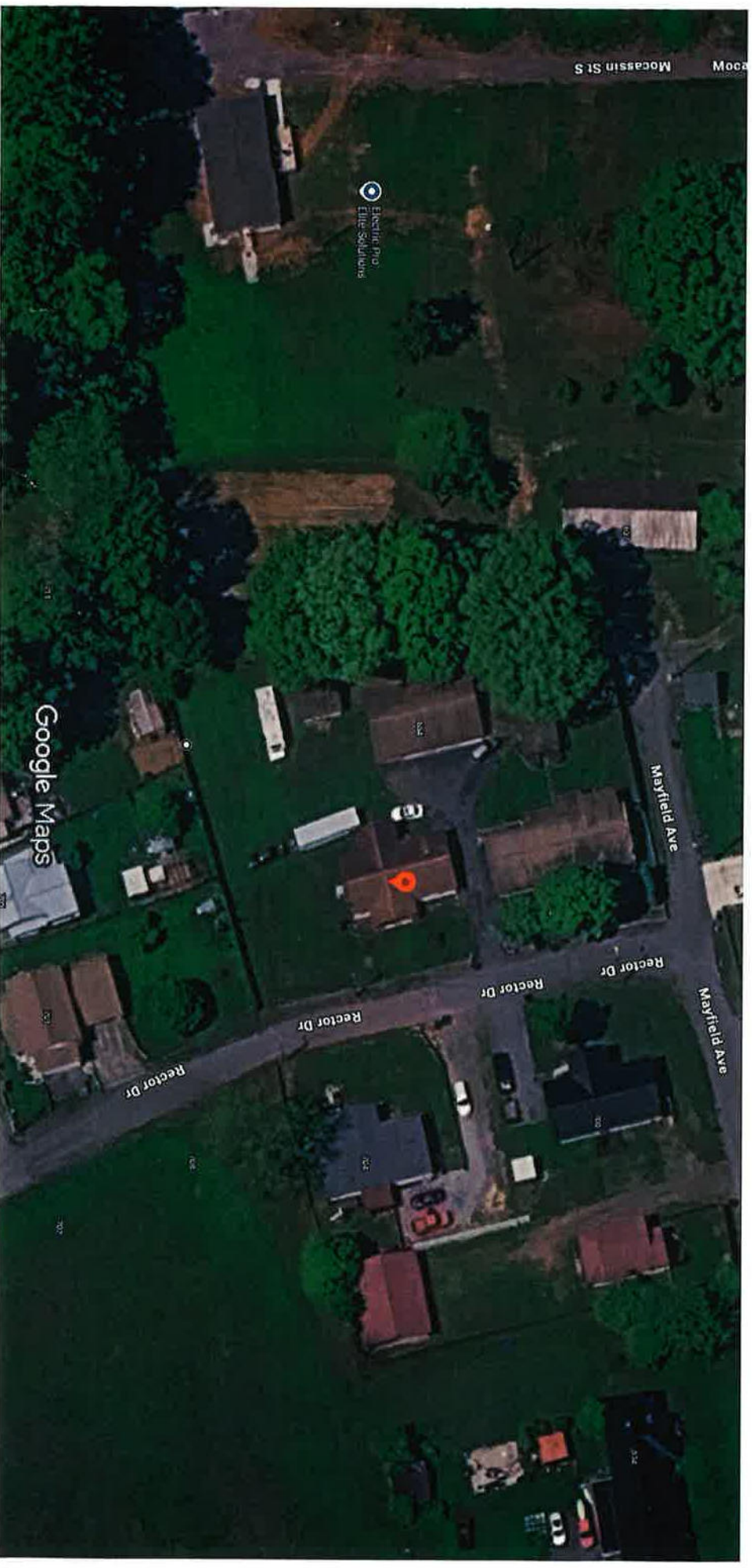
Rector DR

Property Line

Property Line

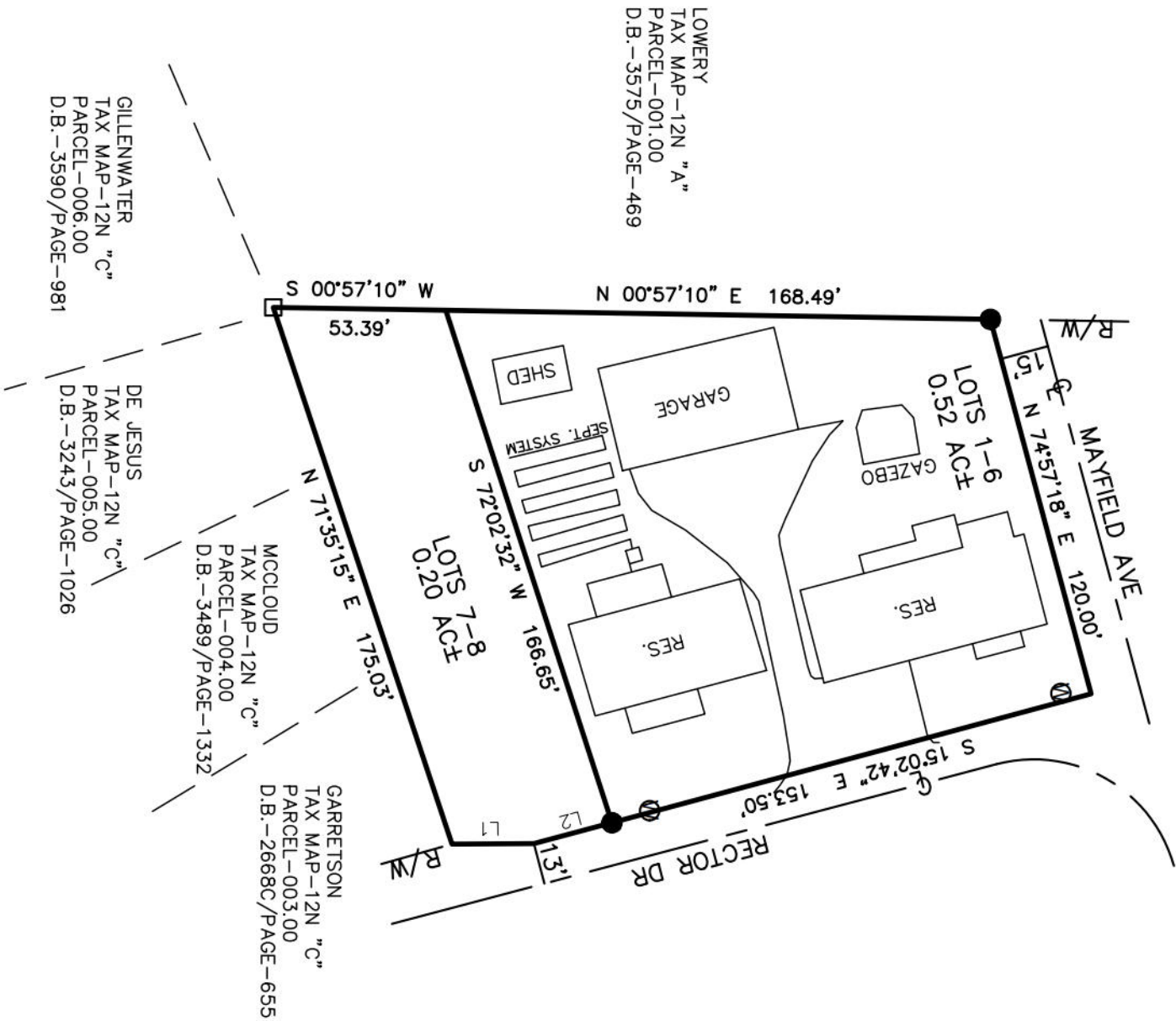
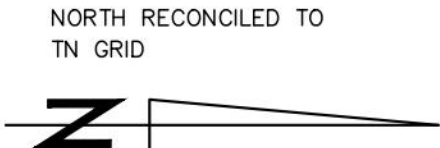








LINE BEARING	DISTANCE
L1 N 00°21'26" W 25.34'	
L2 N 15°02'42" W 25.00'	



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X 42163000300 of the Flood Insurance Rate Map Community Panel No. 09/29/2006 and is not in a Special Flood Hazard Area.

**CERTIFICATE OF THE APPROVAL FOR
911-STREET ASSIGNMENT**

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

DATED: _____

CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF THE APPROVAL
OF SEWERAGE SYSTEMS**

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.

DATED: _____

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: _____ DATED: _____

OWNER: _____ DATED: _____

OWNER: _____ DATED: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT TN REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATED: _____

SURVEYOR

**CERTIFICATION OF THE APPROVAL OF
STORMWATER SYSTEMS**

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS PLANS HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSFORT TN REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATED: _____

CITY STORMWATER MANAGER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE KINGSFORT TN REGIONAL PLANNING COMMISSION, AND IS HEREBY APPROVED AS SHOWN

DATED: _____

AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE EXISTING ORDINANCES, IF ANY, AS ARE IN EFFECT IN THE CITY OF KINGSFORT, TENNESSEE, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY:

KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSFORT REGIONAL PLANNING COMMISSION

REPLAT OF LOTS 1-8 OF MORRISON CITY HGHTS

TOTAL ACRES 0.66 TOTAL LOTS 1

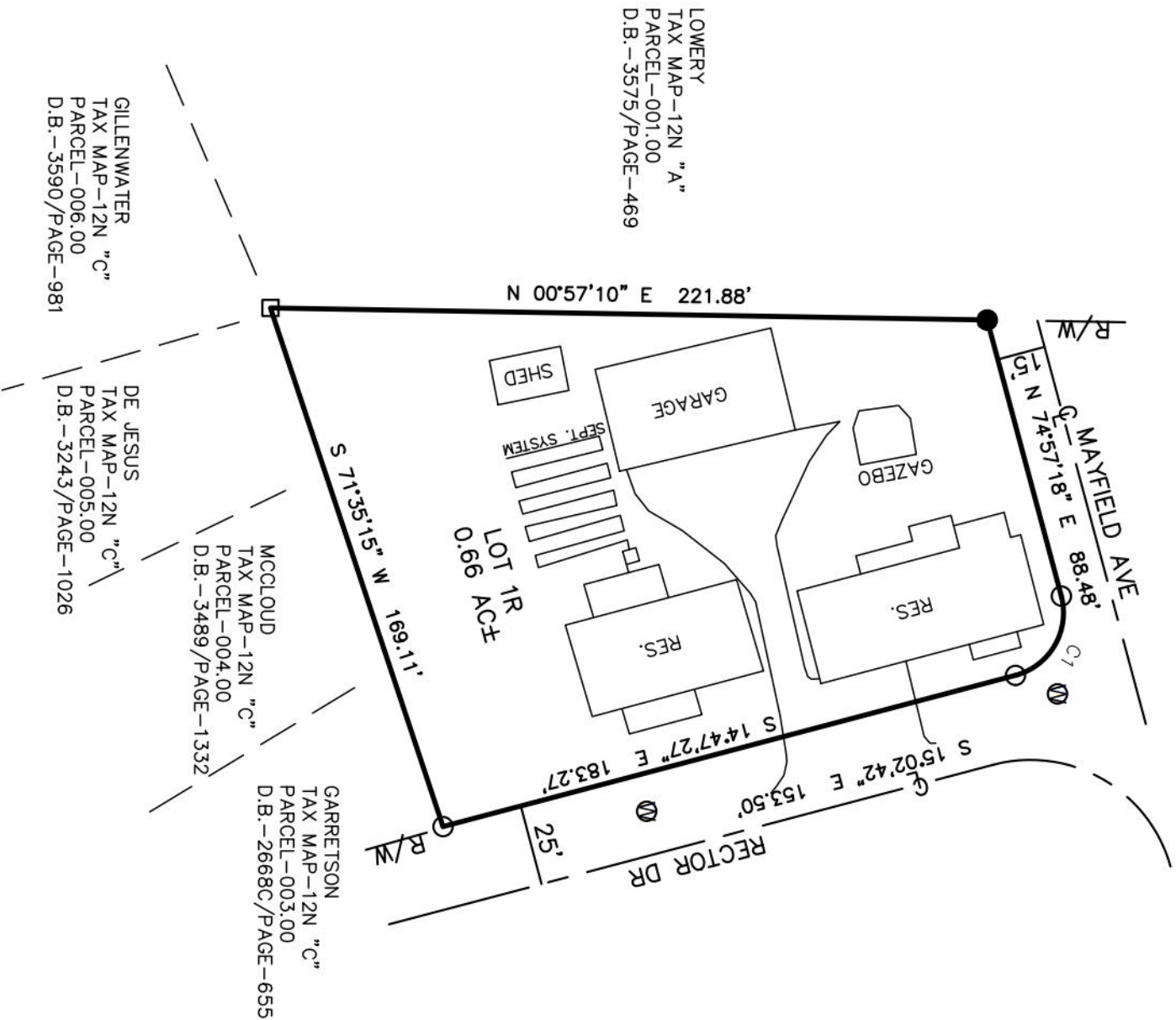
ACRES NEW ROAD 0 MILES NEW ROAD 0

COUNTY SULLIVAN CIVIL DISTRICT 12TH

SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000

SCALE 1" = 50' 50' 0' 50' 100'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.50'	28.35'	S 59°55'04" E	190°15'16"



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- POST
- × POINT ON RIGHT-OF-WAY
- ⊗ WATER METER
- UTILITY POLE

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

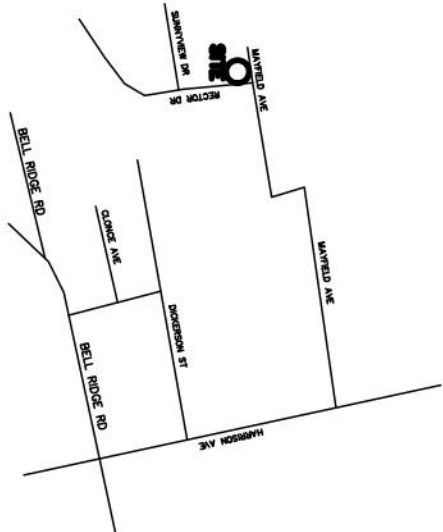
THIS SITE RECEIVES WATER FROM _____ UTILITY DISTRICT.

BEFORE

AFTER

TPSI TN. PROFESSIONAL
SURVEYING INC.

405 N BOONE STREET
JOHNSON CITY TN, 37604 423-915-1136



LOCATION MAP
NOT TO SCALE