

ArcGIS Web Map

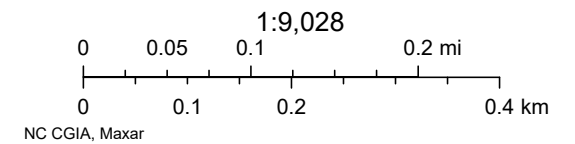


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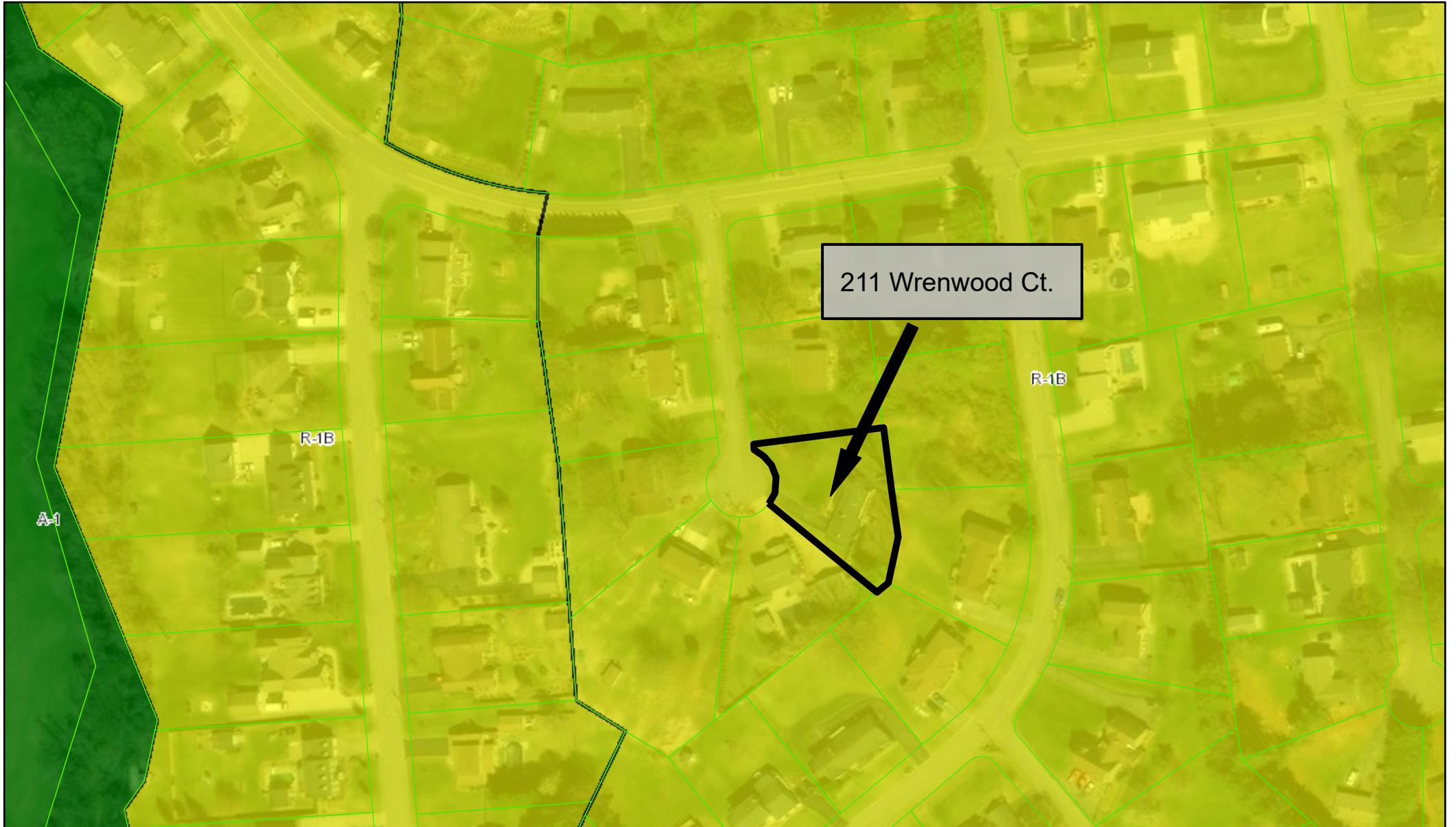
Sullivan County Parcels Jan 2023

 Parcels

 Urban Growth Boundary



ArcGIS Web Map



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Sullivan County Parcels Jan 2023

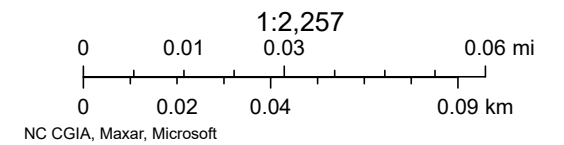
Parcels

City Zoning

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TAC

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|------|-----|------|------|------|-------|-------|
| R-5 | A-2 | B-3 | B-4P | M-1R | P-D | PMD-1 |
| GC | AR | B-3 | BC | M-2 | PBD-3 | PMD-2 |
| B-2E | B-1 | B-4 | GC | MX | PBD/* | PUD |
| A-1 | B-2 | B-4P | M-1 | P-1 | PD | PVD |





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: May 21, 2024

RE: 211 Wrenwood Court

The Board is asked to consider the following request:

Case: BZA24-0091 – The owner of property located at 211 Wrenwood Court, Control Map 106I, Group A, Parcel 001.52 requests a 25 foot deviation from rear yard to Sec 114-133(1) for the purpose of locating a yard barn in the side yard. The property is zoned R-1B, Residential District.

Code reference:

Sec. 114-133. - Accessory building location and height.

(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.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Jackson First Doneyette M.I. M. Date 5.13.24
Street Address 211 Wrenwood Ct. Apartment/Unit #
City Kingsport State TN ZIP 37663
Phone _____ E-mail Address _____

PROPERTY INFORMATION:

Tax Map Information Tax map: 104I Group: A Parcel: 1.52 Lot: 14
Street Address 211 Wrenwood Ct. Apartment/Unit #
Current Zone R-1B Proposed Zone N/A
Current Use Single family Proposed Use No change

REPRESENTATIVE INFORMATION:

Last Name Same as applicant First _____ M.I. _____ Date _____
Street Address _____ Apartment/Unit # _____
City _____ State _____ ZIP _____
Phone _____ E-mail Address _____

REQUESTED ACTION:

25' ~~10'~~ deviation from rear yard variance, for the purpose of locating yard barn in side yard.

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: Doneyette Jackson

Date: 5.13.24

Signed before me on this 13th day of May, 2024
a notary public for the State of Tennessee
County of Sullivan

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



Variance Worksheet – Finding of Facts

Variances. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

a. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

Extremely limited rear-yard space, for our house. All other homes, on Cul-de-sac, have generous sized back-yard spaces.

b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land. *Failure of variance approval would limit utilization of storage and yard space.*

c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.

Existing conditions were present when home was purchased in 2002.

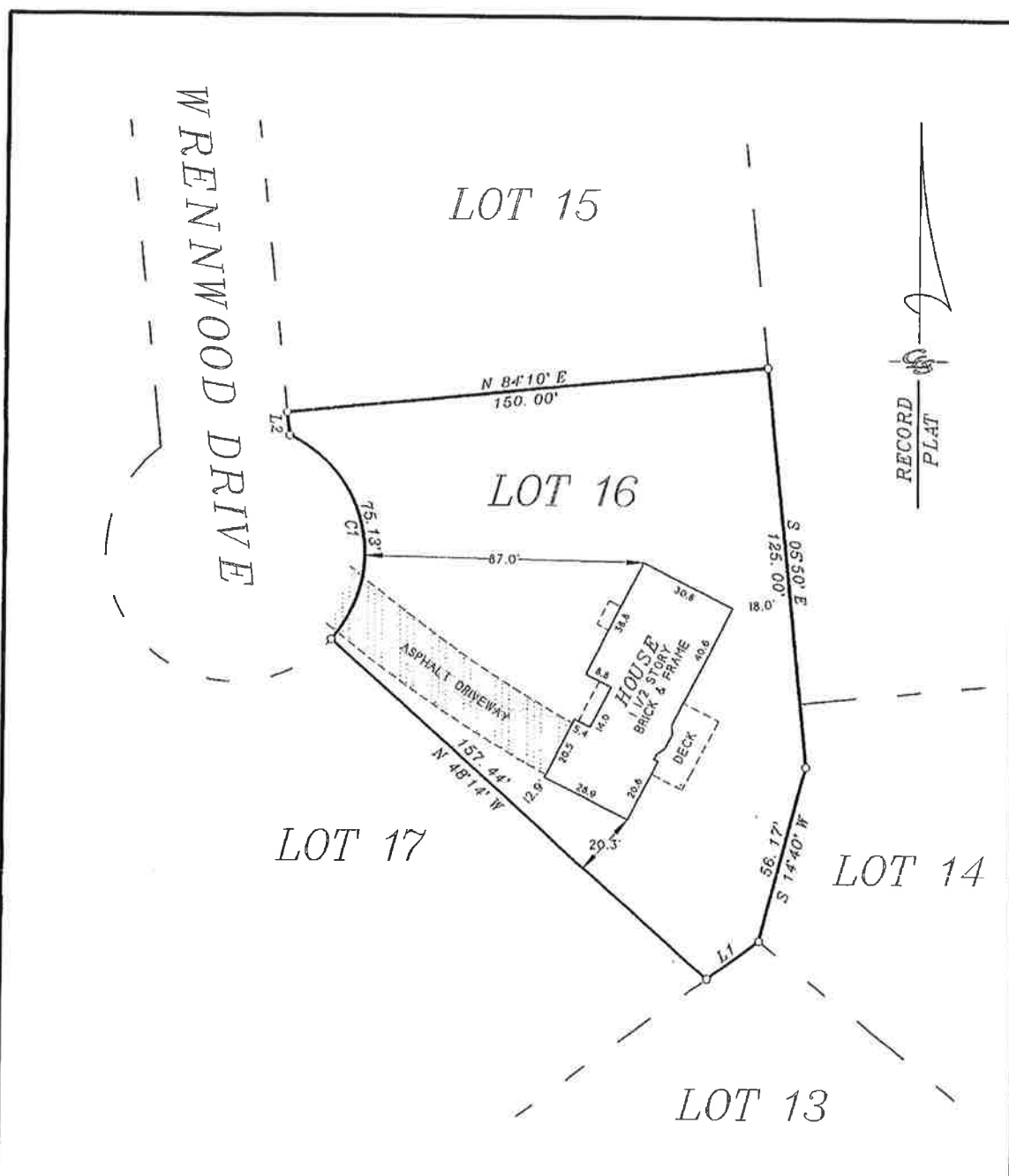
d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

Placement will be in far left corner and greater than 100' from Wrenwood St.

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable use DOES NOT constitute a "hardship".
4. Mere inconvenience to the applicant is not sufficient grounds for determining a "hardship". In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.



I HEREBY CERTIFY THIS TO BE A CATEGORY I SURVEY PER THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS CHAPTER 0820-3-05.

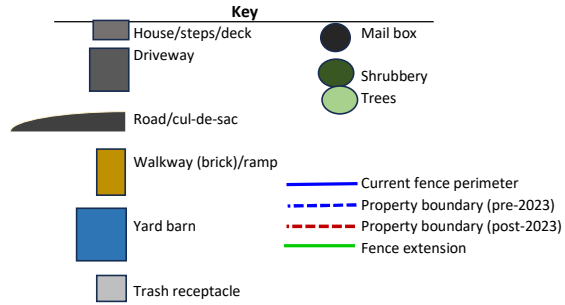
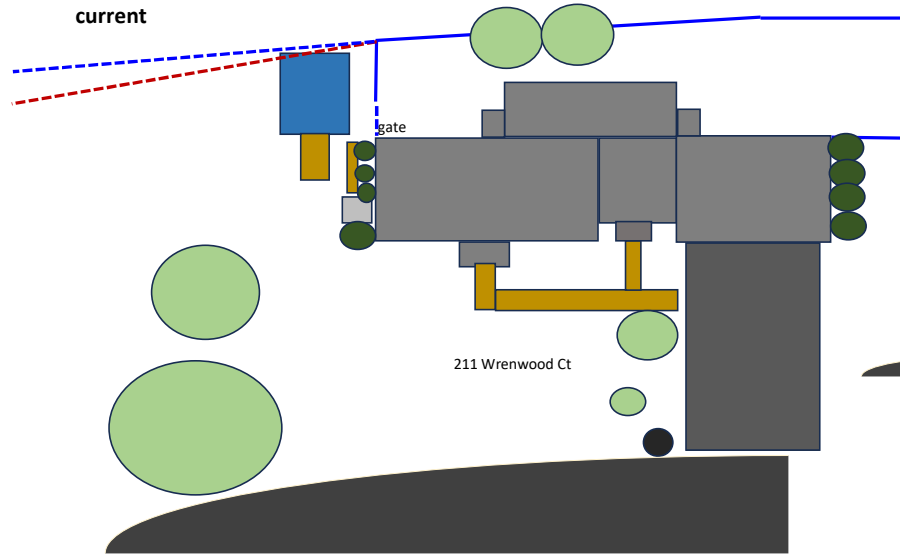
CONNELLY LAND SURVEYING
 1561 FULLER STREET
 KINGSPORT, TENNESSEE 37664
 PHONE (423) 246-8640

IRON PINS ON ALL CORNERS.

| | | | |
|-----------------|--|---------------|------------|
| | PLAT OF: LOT 16, BLOCK A QUAIL CREEK ESTATES, SECTION 10 14th CIVIL DISTRICT SULLIVAN COUNTY, TENNESSEE | | |
| | SURVEY FOR: DONYETTE M. JACKSON & HUSBAND, DAN JACKSON | | |
| | CONNELLY LAND SURVEYING KINGSPORT, TENNESSEE | | |
| SCALE: 1" = 40' | DATE: APRIL 5, 2004 | DRAWN BY: JDC | L-5070-169 |

sewer easement/
culvert

current



sewer easement/
culvert

proposed

