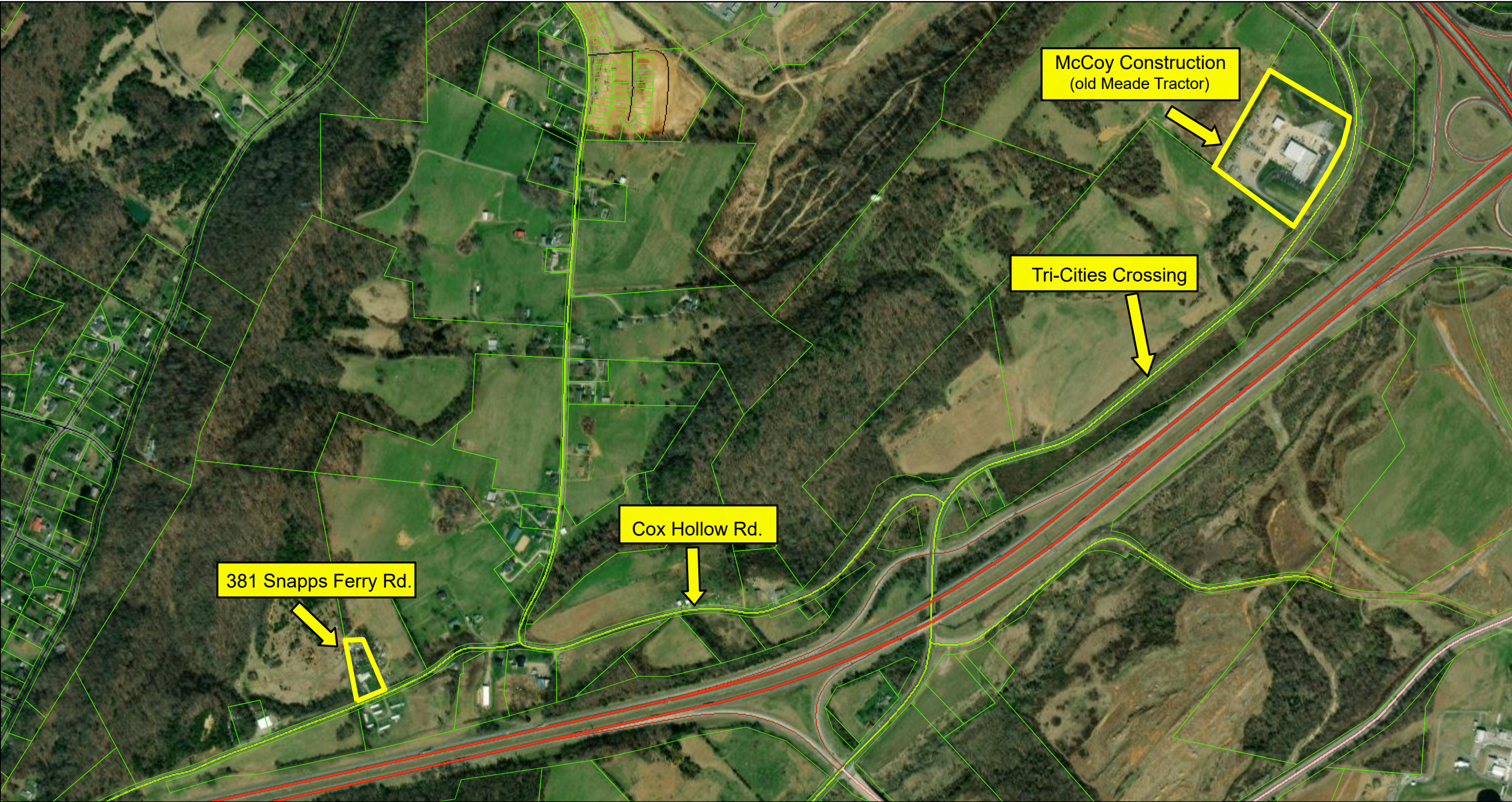












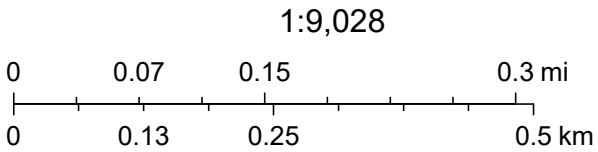
# ArcGIS Web Map



10/27/2025, 8:57:51 AM

Sullivan County Parcels Jan 2023

- |  |   |  |
|--|---|--|
|  Parcels           |  Expressway            |  Local Street   |
| <b>Streets</b>   |  Major Arterial        |  Private Street |
|  Interstate        |  Minor Arterial        |  Ramp           |
|  Collector Street |  Urban Growth Boundary |  |



NC CGIA, Vantor



ArcGIS Web Map



10/27/2025, 8:50:13 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

<Null>

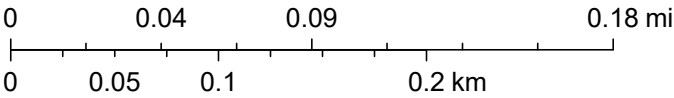
TA/C

R-5

GC

B-2E	B-3	M-1R	PD	R-1B	Split
A-1	B-4	M-2	PMD-1	R-1C	TA
A-2	B-4P	MX	PMD-2	R-2	TA-C
AR	B-4P	P-1	PUD	R-3	UAE
B-1	BC	P-D	PVD	R-3A	Urban Growth Boundary
B-2	GC	PBD-3	R-1	R-3B	
B-3	M-1	PBD/*	R-1A	R-4	

1:4,514



NC CGIA, Vantor





TO: KINGSPOINT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: October 27, 2025

RE: 381 Snapps Ferry Road

The Board is asked to consider the following request:

**Case BZA25-0266– The owner of property located at 381 Snapps Ferry Road, Control Map 119, Parcel 114.10** requests a 381-square-foot variance to Section 114-133(2) in order to exceed the maximum allowable square footage for an accessory structure to allow for the expansion of a detached garage and a new storage building. The property is zoned A-1, Agricultural District.

*The property and adjoining auto salvage yard was annexed into the city in 2012. The existing accessory structures, totaling 1,266 square feet, were constructed prior to annexation.*

Code reference:

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

*(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 Horne First Donnie M.I. \_\_\_\_\_ Date \_\_\_\_\_  
Street Address 381 Snapps Ferry Rd. Apartment/Unit # \_\_\_\_\_  
City Kingsport, T State Tenn. ZIP 37663  
Phone 423-620-3998 E-mail Address \_\_\_\_\_

## PROPERTY INFORMATION:

Tax Map Information Tax map: 119 Group: \_\_\_\_\_ Parcel: 114.100 Dot: \_\_\_\_\_  
Street Address 381 Snapps Ferry Rd, Kingsport Apartment/Unit # \_\_\_\_\_  
Current Zone A-1 Proposed Zone W10  
Current Use - Proposed Use W10

## REPRESENTATIVE INFORMATION:

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

## REQUESTED ACTION:

exceed Accessory structure allotment by 381 sq ft.

## 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: \_\_\_\_\_

Date: 10/15/25

Signed before me on this 15th day of October 2025

a notary public for the State of Tennessee

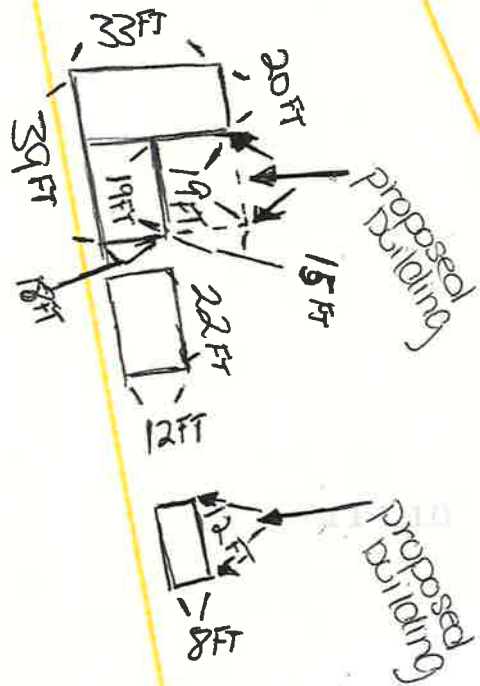
County of Sullivan

Notary Lori L. Pyatte

My Commission Expires 11-21-2026



114.00



Snapps Ferry Rd.

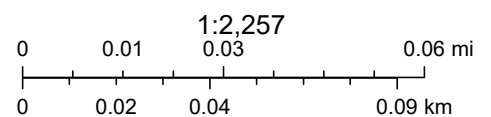


# Sullivan County - Parcel: 119 114.10



Date: October 27, 2025

County: SULLIVAN  
Owner: HORNE DONNIE RAY ETUX  
Address: SNAPPS FERRY RD 381  
Parcel ID: 119 114.10  
Deeded Acreage: 1.29  
Calculated Acreage: 0  
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.





