

ArcGIS Web Map



10/27/2025, 9:06:52 AM

Sullivan County Parcels Jan 2023

- Parcels

Streets

Interstate
- Expressway

Major Arterial

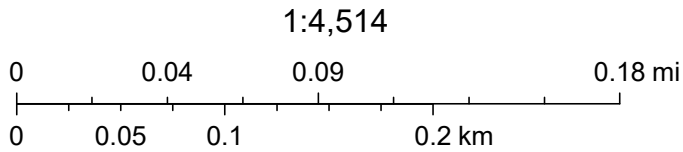
Minor Arterial

Collector Street
- Local Street

Private Street

Ramp

Urban Growth Boundary



NC CGIA, Vantor



TO: KINGSPOINT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: October 27, 2025

RE: 4512 Preston Drive

The Board is asked to consider the following request:

Case: BZA25-0261– The owner of property located at 4512 Preston Drive, Control Map 047N, Group D, Parcel 03.00 requests a 114-foot deviation from rear yard to Sec 114-133(1) for the purpose of constructing a storage building in the side yard. The property is zoned R-1A, Residential District.

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 Parker First Tom M.I. H Date 10/13/2025
Street Address 4512 Preston Drive Apartment/Unit #
City Kingsport State TN ZIP 37664
Phone 423/418-4795 E-mail Address [REDACTED]

PROPERTY INFORMATION:

Tax Map Information Tax map: 047N Group: D Parcel: 3.00 Lot: 3
Street Address 4512 Preston Dr. Kingsport, TN 37664 Apartment/Unit #
Current Zone Proposed Zone
Current Use Proposed Use

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

deviation from rear 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: [Signature]

Date: 10-13-2025

Signed before me on this 13th 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



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.

Steep rocky entrance to back yard. Owners have had hip replacements, with knee replacements coming in the near future.

- b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.

We could not reliably access lawn care equipment and tools.

- 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.

No.

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

The shed will match the home colors, it will be located approximately 100 feet from the road, down toward the base of the driveway, and is blocked from view by trees and ~~by~~ a rock wall.

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:

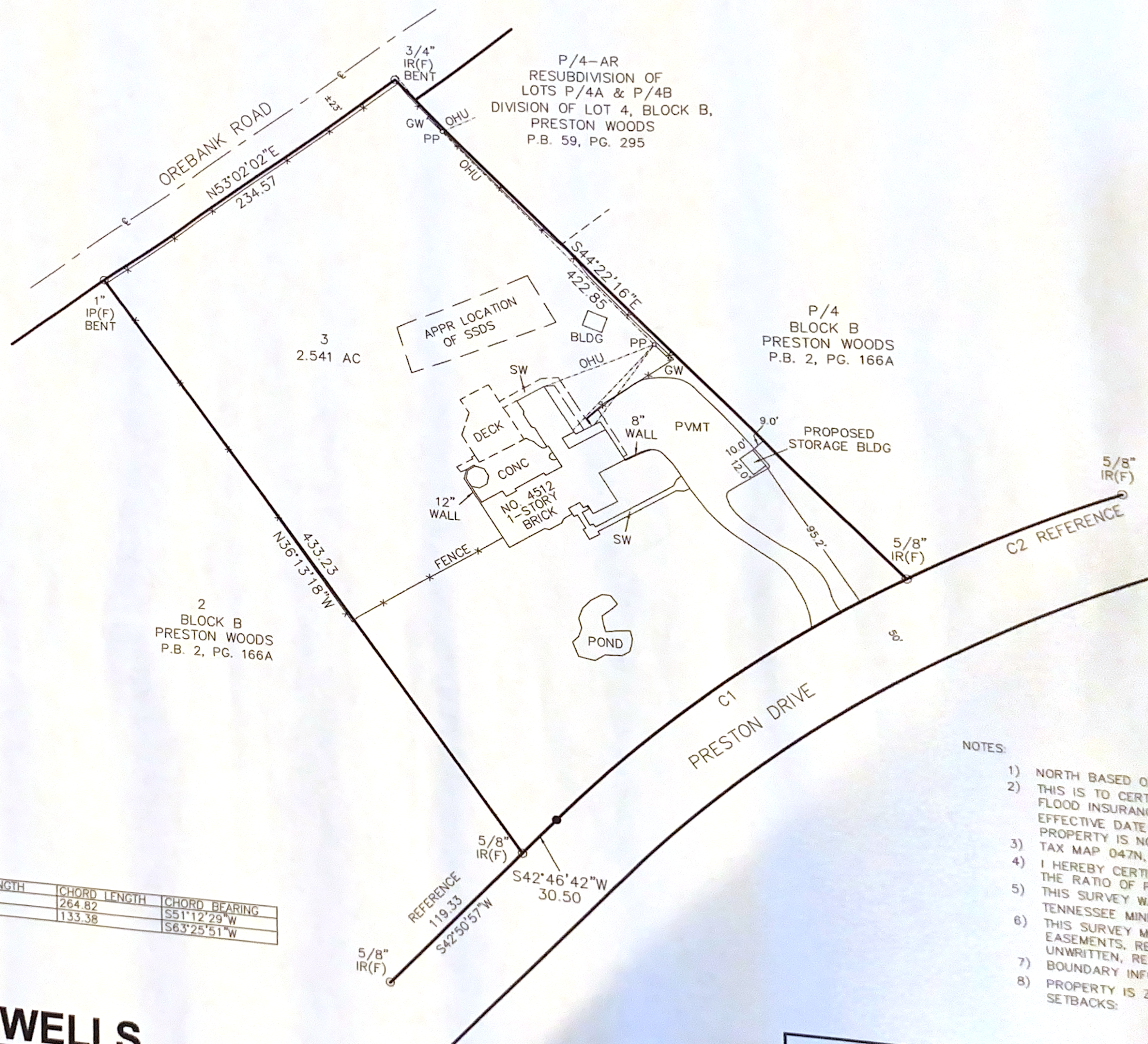
1. The premises cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable 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.



LOCATION MAP
NOT TO SCALE

IR(F)
IR(F)
AC
PG.
P.B.
SW
PP
OHU
GW
PVMT
CONC
NO
BLDG
APPR
SSDS

IRON PIPE (FOUND)
IRON ROD (FOUND)
ACRES
PAGE
PLAT BOOK
SIDEWALK
POWER POLE
OVERHEAD UTILITY
GUY WIRE
PAVEMENT
CONCRETE
NUMBER
BUILDING
APPROXIMATE
SUBSURFACE SEWERAGE
DISPOSAL SYSTEM
CENTERLINE
UNMARKED POINT



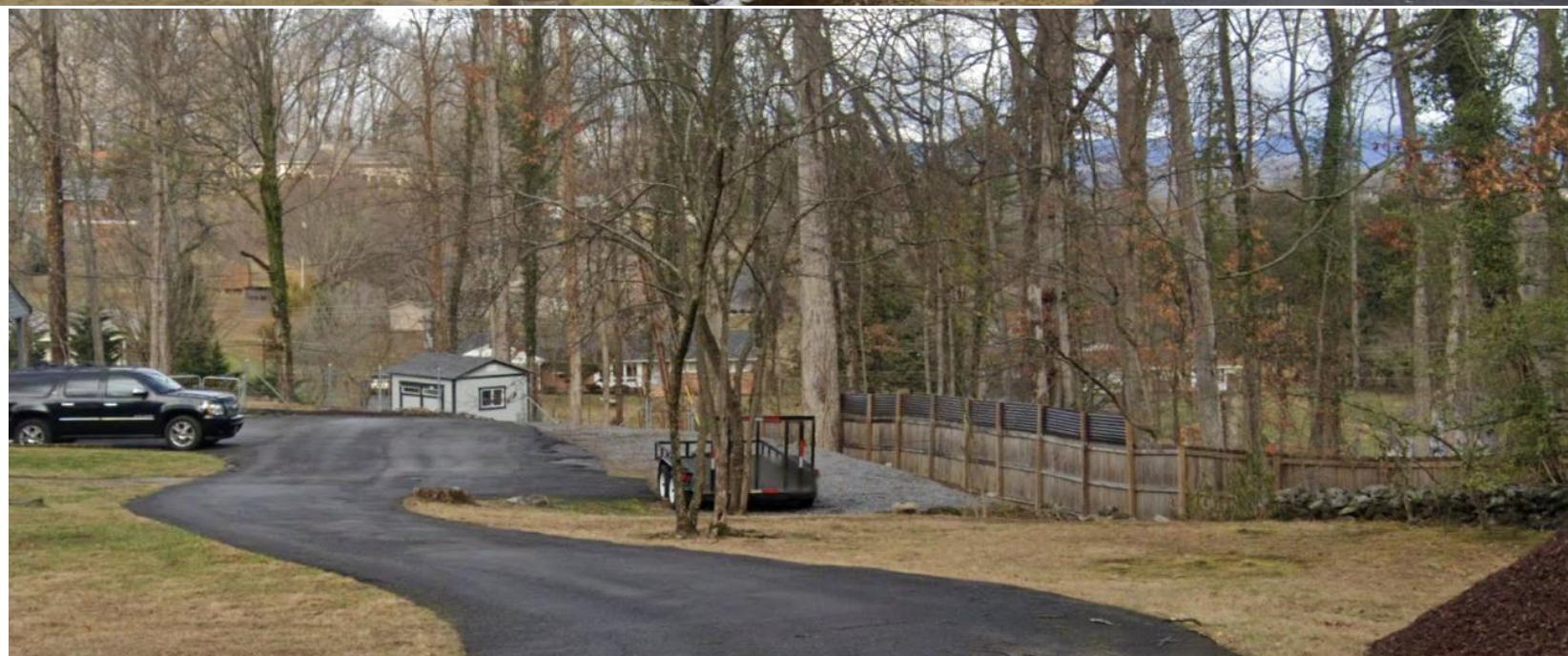
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	913.63	265.75	264.82	S51°12'29"W
C2	913.63	133.50	133.38	S63°25'51"W

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, TAX MAP 047N, "D" PARCEL 003.00
- 3) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 4) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 5) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 6) BOUNDARY INFORMATION BASED ON A CURRENT FIELD SURVEY.
- 7) PROPERTY IS ZONED R-1A
- 8) SETBACKS:
 - FRONT 40'
 - REAR 30'
 - SIDE 10'

CHARLES J. WELLS
TENNESSEE R.L.S. NO. 3254
4847 HIGHWAY 126
BLOUNTVILLE, TENNESSEE
(423) 782-7196

MAP OF: LOT 3, BLOCK B, PRESTON WOODS



New storage shed to match the existing shed shown below.

