

Property Information		Janet Sullivan- Davis	
Address		452 Island Road	
Tax Map, Group, Parcel		TM 048 Parcels 080.00	
Civil District		7 th Civil District	
Overlay District		N/A	
Land Use Designation		Single Family Residential	
Acres		+/- 3.02	
Major or Minor / #lots		Minor – 2	Concept Plan
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Janet Sullivan-Davis Address: 452 Island Road City: Kingsport State: TN Zip Code: 37664 Email: Phone Number: N/A		Name: Larry Culbertson Address: P.O. box 190 City: Nickelsville State: VA Zip Code: 24271 Email: Cubsurvey4u@gmail.com Phone Number: 276-479-3093	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends final plat approval for the following reasons:</p> <ul style="list-style-type: none"> • Plat meets the minimum subdivision regulations <p>A request for final subdivision of lot 1 & 2 for property located inside the City’s Urban Growth Boundary has been received. The property is located off of Island Road.</p> <p>The submitted plat divides the 3.02+/- acre tract. Lot 1 will be +/-1.27 acres. Lot 2 will be +/- 1.75 acres. These parcels are zoned R-1 in Sullivan County. The owner is requesting a road frontage variance to section 3.1 of the Subdivision Regulations. This section states that the physical surroundings or condition of the property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience. The road frontage is currently 26.17’ feet. The owner rejects to give the additional 23.83’ feet because that would cut through the parking pad, retention wall, and across field lines.</p> <p><u>Staff recommends final plat approval of the division of the Janet-Sullivan Davis property along with the requested variance.</u></p>			
Planner:		Garland	Date: 5/22/2023
		Meeting Date:	June 15th, 2023

452 Island Road
Kingsport, TN 37664
May 15, 2023

Kingsport Board of Zoning & Appeals
Kingsport City Hall
415 Broad Street
Kingsport, TN 37660

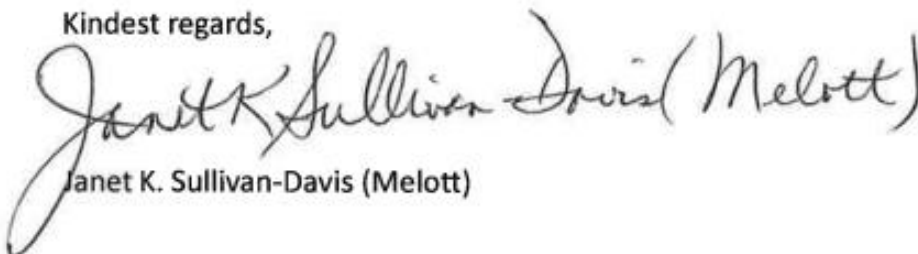
To Whom It May Concern,

My name is Janet Sullivan-Davis and I live at 452 Island Road, Kingsport, TN 37664. Culbertson Surveying submitted a request to the County to subdivide a portion of my property which was fully approved and would enable my sister and brother-in-law to build a small home. After being approved, it was realized that the property falls under the planning and zoning jurisdiction of the City rather than the County.

The City requires 50 feet of road frontage instead of 25 feet of road frontage that is required by the County. However, this requirement causes significant hardship. Specifically, this amount of footage from the road back to the property would cut through my parking pad, retention wall, and across field lines. I am therefore humbly requesting a variance to allow a 25-foot road frontage which will mitigate the issue. The 25-foot road frontage will still provide adequate access to Island Road and the driveway will remain contained within the 25-foot strip.

If you have any questions, or need any further information, please feel free to contact me at 407-489-3353.

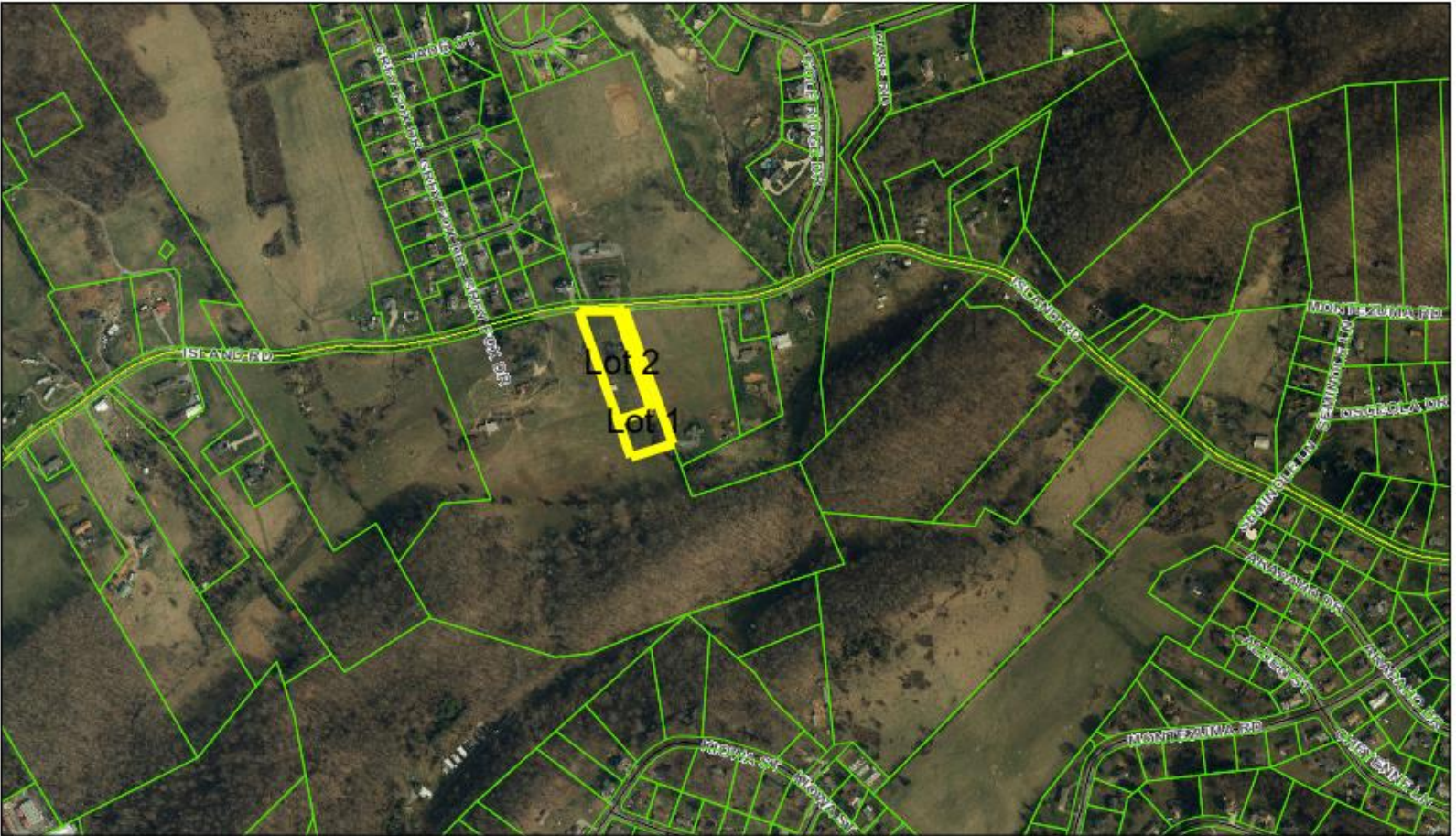
Kindest regards,



Janet K. Sullivan-Davis (Melott)

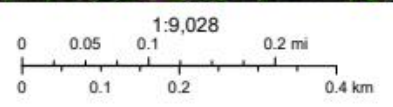
cc: Culbertson Surveying

Site Map



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Sullivan County Parcels Jan 2023	Streets	Minor Arterial	Ramp
Parcels	Interstate	Collector Street	2948821.tif
Urban Growth Boundary	Expressway	Local Street	Red: Band_1
	Major Arterial	Private Street	Green: Band_2



Web AppBuilder for ArcGIS

R-1 Sullivan County Zone



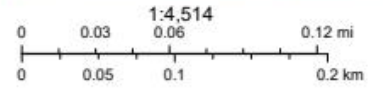
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Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- Sull Co Zoning
- A-1

- A-2
- B-4
- PBD/SC
- AR
- B-1
- B-3
- M-1
- M-2
- PBD-3
- PMD-1
- PMD-2
- PUD
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Split
- Urban Growth Boundary

- Streets
- Interstate
- Expressway
- Major Arterial



Web AppBuilder for ArcGIS

Future Land Use



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Sullivan County Parcels Jan 2023

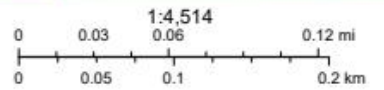
Parcels
Kpt 911 Address

Future Land Use
Agri/Vacant

Single Family
Multi-Family
Industrial
Retail/Commercial

Public
Utilities
Urban Growth Boundary

Streets
Interstate
Expressway
Major Arterial
Minor Arterial
Collector Street
Local Street
Private Street



Web AppBuilder for ArcGIS

Utilities



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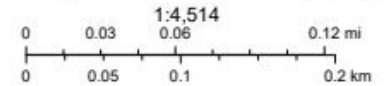
Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- Sewer Mains

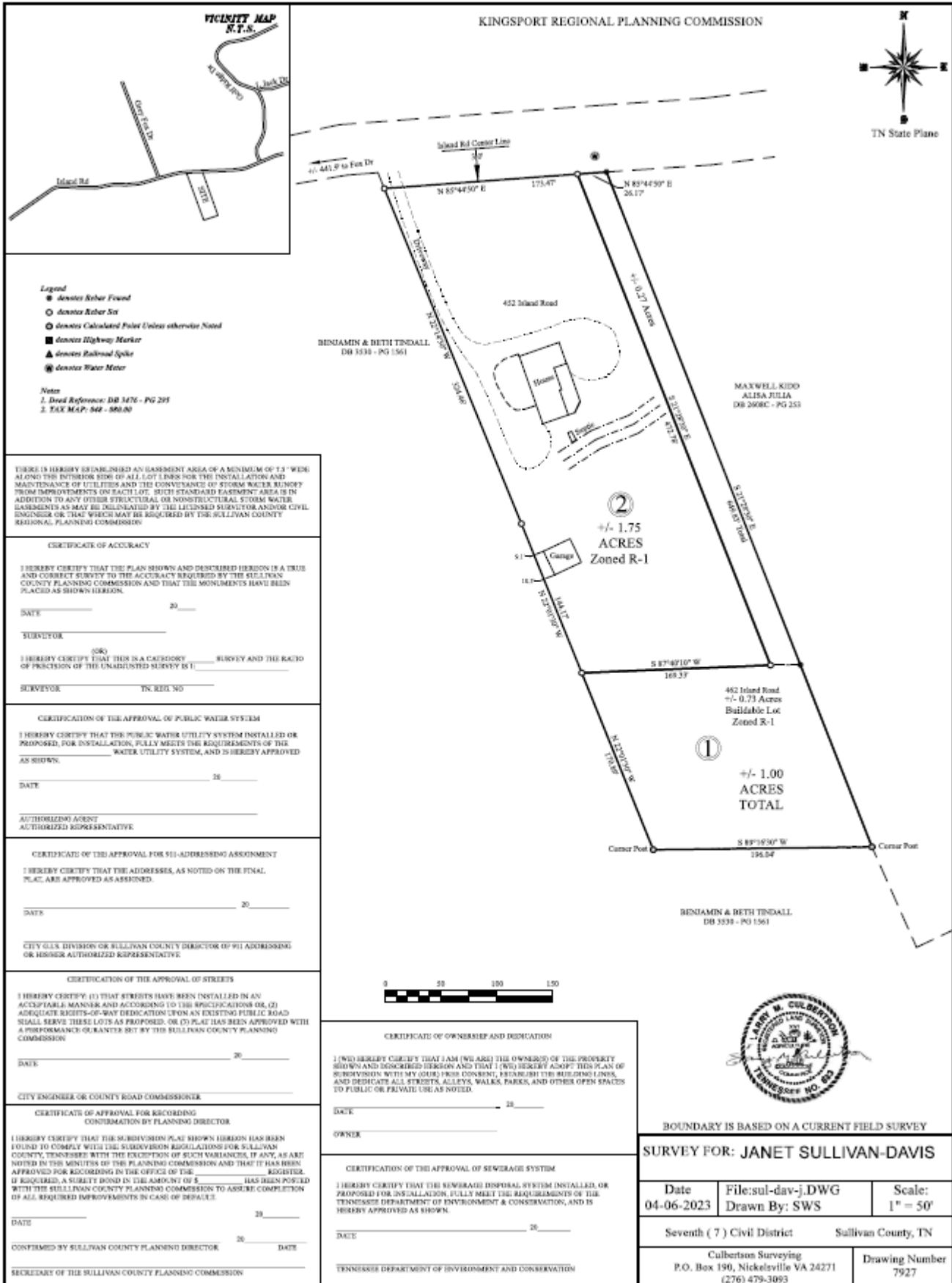
- Water Lines
- Urban Growth Boundary
- Interstate

- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp

- 2948821.tif
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Web AppBuilder for ArcGIS







CONCLUSION

Staff recommends final plat approval of the division of lot 1 & 2 of the Janet Sullivan-Davis property along with the road frontage variance.