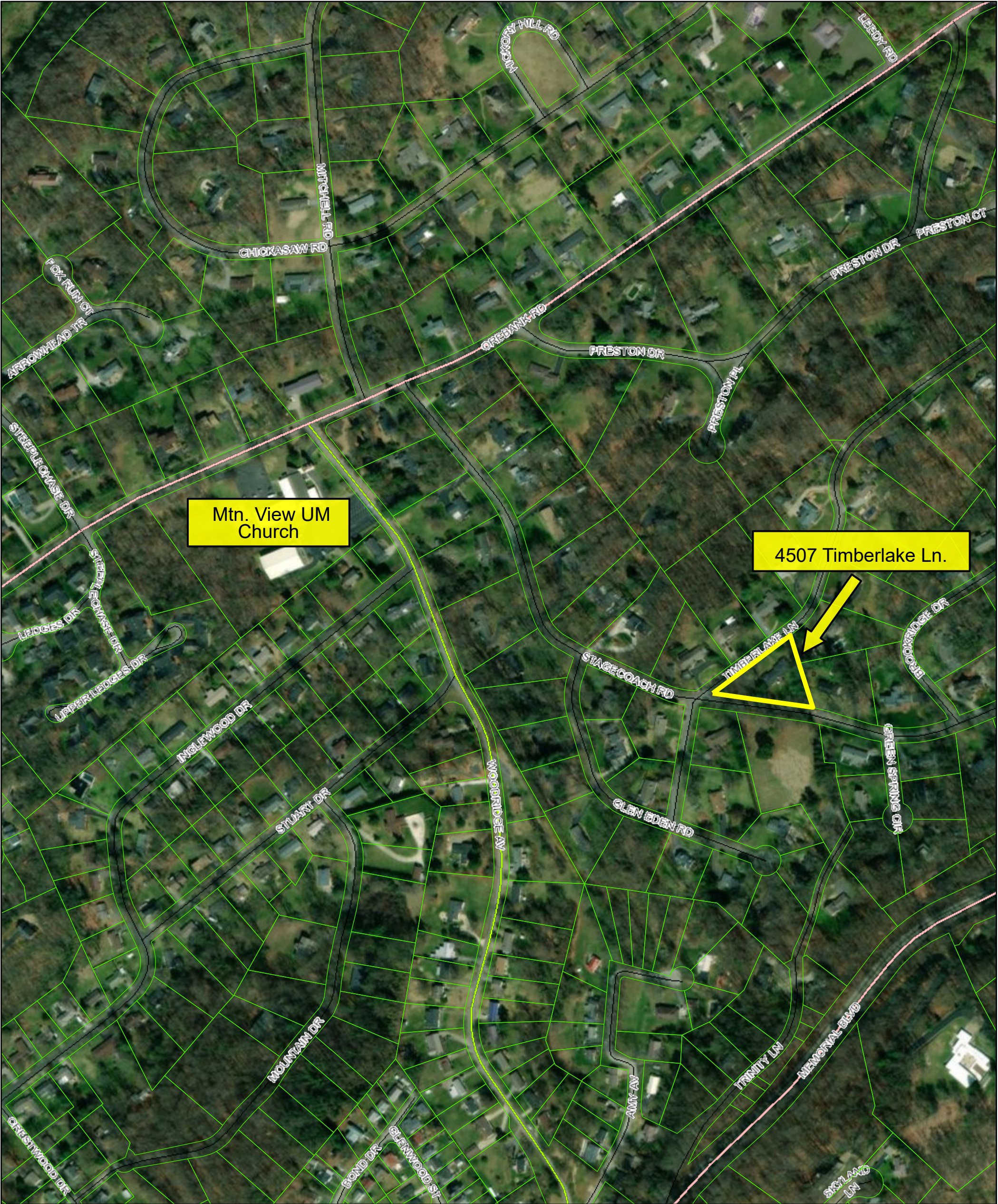


# ArcGIS Web Map



7/17/2025, 9:34:19 AM

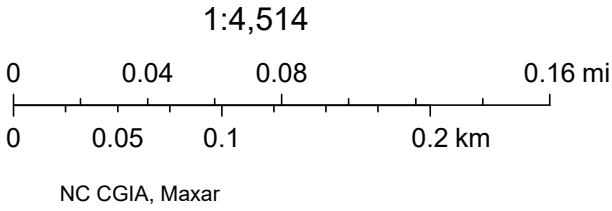
Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

- |                  |                       |
|------------------|-----------------------|
| Expressway       | Local Street          |
| Major Arterial   | Private Street        |
| Minor Arterial   | Ramp                  |
| Collector Street | Urban Growth Boundary |





# ArcGIS Web Map



7/17/2025, 9:16:12 AM

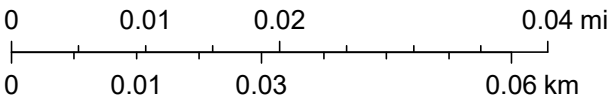
- Sullivan County Parcels Jan 2023
- City Zoning
- <Null>
  - TA/C
  - R-5
  - GC
  - B-2E
  - A-1
  - A-2

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

- Streets
- Minor Arterial
  - Collector Street
  - Local Street
  - Private Street
  - Ramp
  - Urban Growth Boundary
  - Kpt 911 Address

- Interstate
- Expressway
- Major Arterial

1:1,128



NC CGIA, Maxar, Microsoft





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 15, 2025

RE: 4507 Timberlake Lane

The Board is asked to consider the following request:

**Case BZA25-0190– The owner of property located at 4507 Timberlake Lane, Control Map 062, Group B, Parcel 001.00** requests a 10.09-foot front yard variance from Section 114-182(e)(1)c to allow for the construction of an attached garage. The property is zoned R-1A, Residential District.

*Code reference:*

***Sec. 114-182. - R-1A, Residential District.***

*(e) Dimensional requirements. The minimum and maximum dimensional requirements for the R-1A district are as follows:*

*(1) Minimum requirements.*

- a. Lot area, 10,000 square feet.*
- b. Lot frontage, 60 feet.*
- c. Front yard, 40 feet.*
- d. Each side yard:*
  - 1. Ten feet for one or two stories;*
  - 2. 15 feet for three stories;*
  - 3. Plus 50 percent on the street side yard.*
- e. Rear yard, 30 feet.*
- f. Usable open space, not applicable.*

**APPLICATION**  
Board of Zoning Appeals



**APPLICANT INFORMATION:**

Last Name <b>Hooker</b>	First <b>Jeffrey</b>	M.I. <b>M</b>	Date
Street Address 4507 Timberlake Ln		Apartment/Unit #	
City Kingsport	State Tn	ZIP 37664	
Phone 423-276-9191			

**PROPERTY INFORMATION:**

Tax Map Information	Tax map: 062	Group: B	Parcel: 1	Lot: 1
Street Address 4507 Timberlake Ln			Apartment/Unit #	
Current Zone R1A		Proposed Zone R1A		
Current Use Single Family		Proposed Use NA		

**REPRESENTATIVE INFORMATION:**

Last Name Hooker	First Jeffrey	M.I.M	Date
Street Address 4507 Timberlake Ln		Apartment/Unit #	
City Kingsport	State TN	ZIP 37664	
Phone 423-276-9191			

**REQUESTED ACTION:**

Front yard variance of 11 feet to construct attached garage

10.09

**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:

*Jeffrey Mark Hooker*

Date:

*7/15/25*

Signed before me on this 15<sup>th</sup> day of July, 2025  
a notary public for the State of Tennessee  
County of Sullivan  
Notary Lori Pyatte  
My Commission Expires 11-21-2026



**CITY PLANNING OFFICE**

Received Date:

Received By:

Application Fee Paid:

Board of Zoning Appeals Meeting Date:

Section of Applicable Code:

Building/Zoning Administrator Signature:

Date:

Completed Site Plans Received:

Previous requests or file numbers:

Signature of  
City Planner:

Date:

## 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.

- **The triangular shape of the lot limits space to add onto the structure**
- **There is a city street in the front and back of the lot with setbacks for both streets**
- **The topography of the lot begins sloping at the edge of the current house.**
- **Lack of parking on street in front of house due to width of street and ditches**

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

- **The intent of the addition is to add a 2 car garage and maintain a walkway from the driveway to the front door. Building within the current 40 ft setback would only allow a single car garage to be constructed and would require access to the front door to go through the carport.**
- **Access from the driveway to the front door is important because on street parking in front of the house requires parking in the yard due to the narrowness of the street and the ditching on the opposite side. This does not constitute a satisfactory walking surface for visitors.**

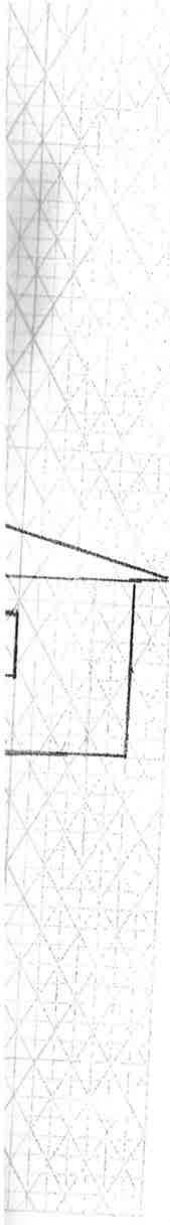
- Due to the topography, (approximately 3-4 ft in length of the extension) building an extension on the end of the house would require substantial grade work and modification to the existing driveway. With the variance, the current driveway will be utilized.

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**

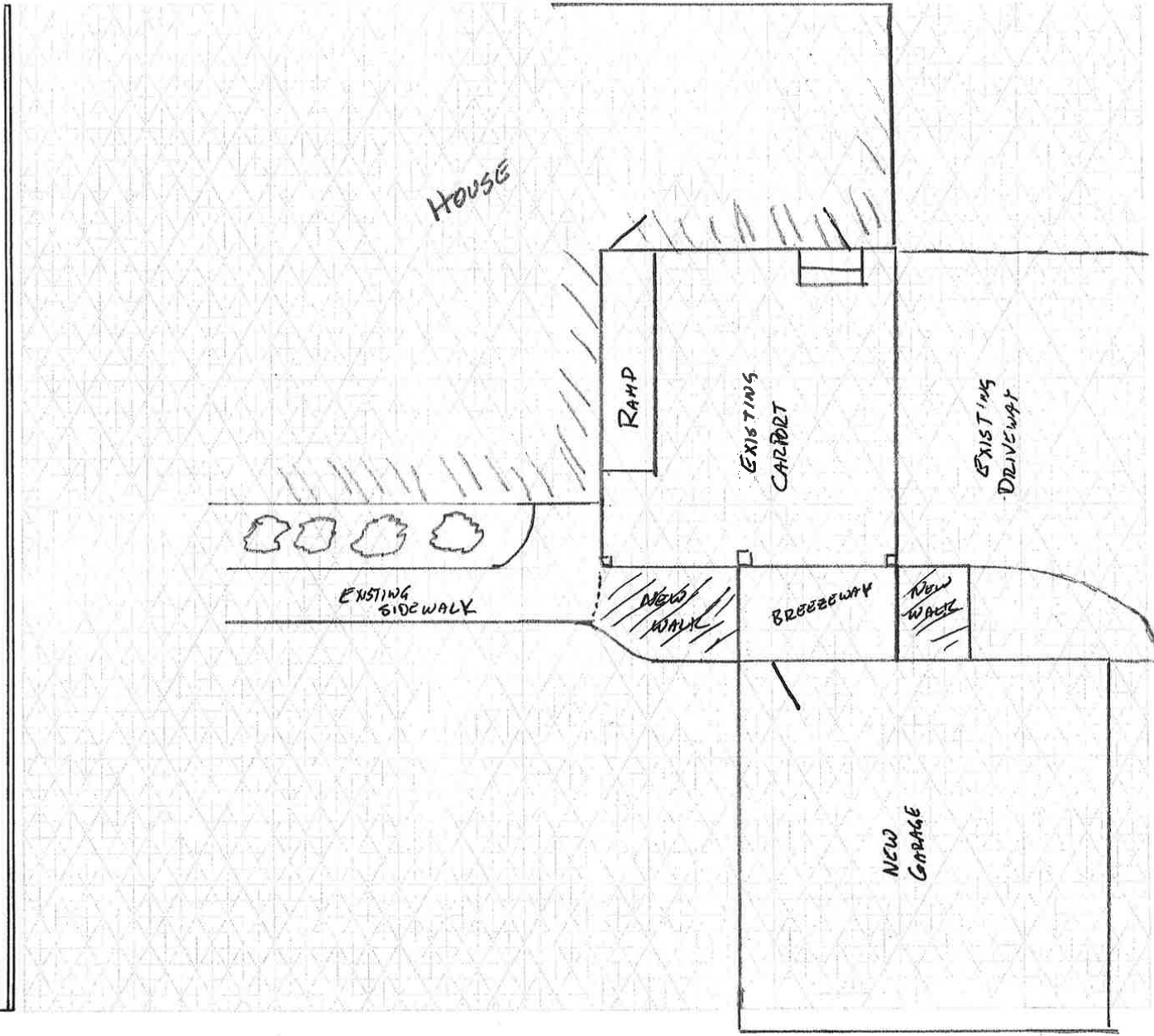
d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

- The roof line of the addition will be constructed to match the hip roof of the existing structure
- Because the house and driveway are located at the point of the triangular lot. There are no houses on that end and the view from the street(s) are shielded by a wooded section.
- The addition will be an enclosed garage. In the near vicinity similar structures exist that are only carports,
  - 4502 Timberlake which is diagonally across Timberlake
  - Stagecoach which is to the rear of the house,
- Even with the variance, there will be a 30 ft setback from the lot line which is approximately 12 ft from the road. Addition would be over 40 ft from the road.
- The Board and Batten siding will fit the character of the neighborhood.



REQUESTED

TITLE

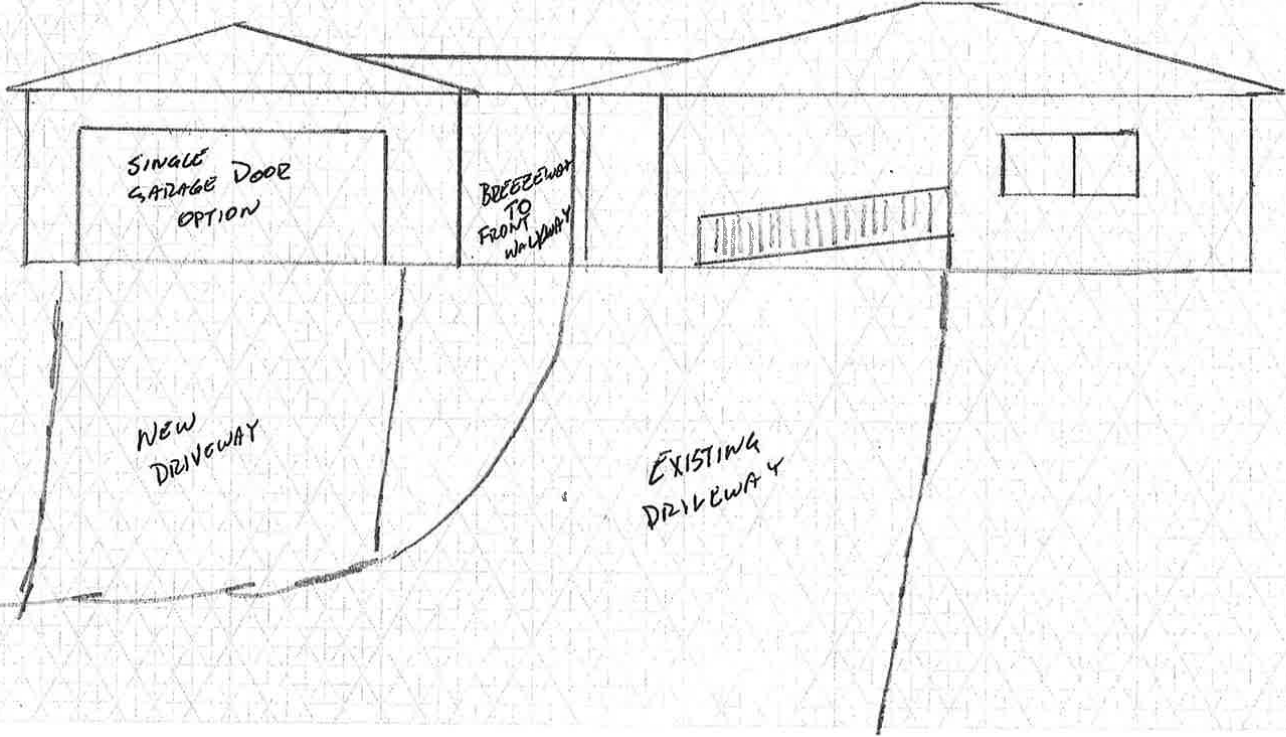




# T. E. C. SHOP SKETCH

No. \_\_\_\_\_

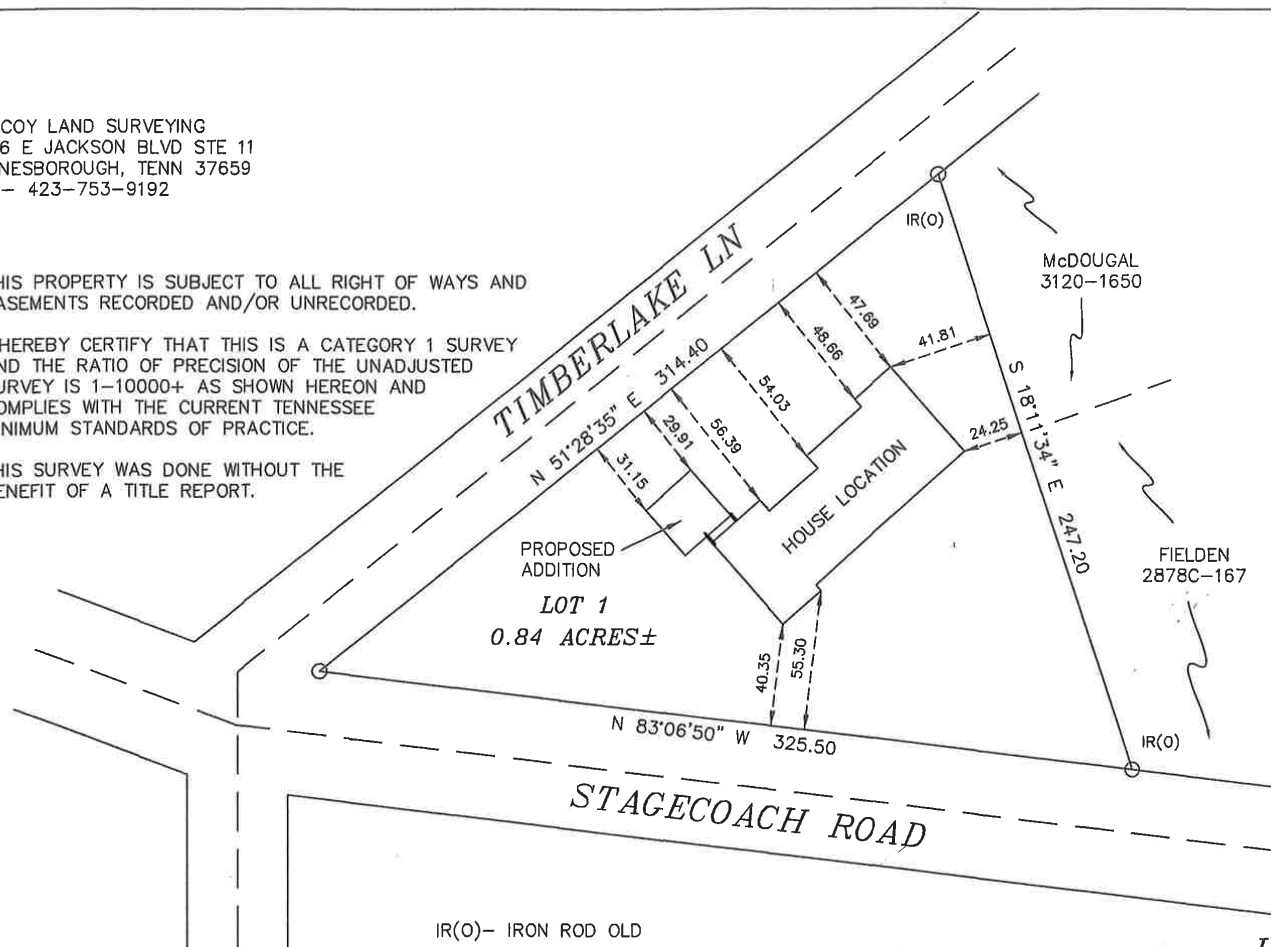
DRAWN	APPROVED	JOB NO.	BLDG.
CHECKED		CODE	WANTED
REQUESTED		DELIVER TO	BLDG.
TITLE			





THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND  
EASEMENTS RECORDED AND/OR UNRECORDED.

THIS SURVEY WAS DONE WITHOUT THE  
BENEFIT OF A TITLE REPORT.



THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.



11TH CIVIL DISTRICT SULLIVAN COUNTY TENN  
SUBJECT PROPERTY TAX MAP: 062C GRP: B PAR: 001.00  
SUBJECT PROPERTY DEED REF: PB-4 PG-138A BLK-C LOT 1  
SCALE 1-60 DATE: 6/9/2025  
DRAWN BY TGM



