

ArcGIS Web Map



1/15/2026, 11:33:50 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-3

P-1

PD

R-1B

R-3

R-4

Urban Growth Boundary

Streets

Expressway

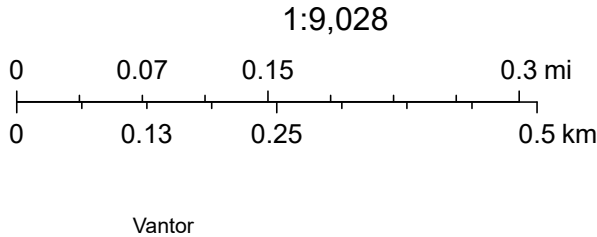
Minor Arterial

Collector Street

Local Street

Private Street

Ramp





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: January 20, 2026

RE: 1476 Cooks Valley Road

The Board is asked to consider the following request:

Case: BZA26-0011– The owner of property located at 1476 Cooks Valley Road, Control Map 062, Parcel 003.00 and 003.50 requests a 10-foot front yard setback variance from Section 114-183(e)(1)c for Lots 18–24 on the western side of the proposed Cooks Valley Subdivision and Lots 11–24 on the eastern side of the proposed Cooks Valley Subdivision. The property is zoned R-1B, Residential District.

Code reference:

Sec. 114-183. - R-1B, Residential District.

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

(1) Minimum requirements.

- a. Lot area, 7,500 square feet.*
- b. Lot frontage, 50 feet.*
- c. Front yard, 30 feet.*
- d. Each side yard, eight feet.*
- e. Rear yard, 30 feet.*
- f. Usable open space, not applicable.*

APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Stacy	First Daniel	M.I. C	Date 1/15/26
Street Address 271 Old Cooks Valley Road		Apartment/Unit #	
City Kingsport	State TN	ZIP 37664	
Phone 423.817.8868	E-mail Address daniel.stacy@ymail.com		

PROPERTY INFORMATION:

Tax Map Information	Tax map: 062	Group:	Parcel:	Lot:	Parcels 3.00 & 3.50
Street Address 1476 Cooks Valley Road					Apartment/Unit #
Current Zone R1-B		Proposed Zone R1-B			
Current Use Vacant - Farmland		Proposed Use Residential Development			

REPRESENTATIVE INFORMATION:

Last Name Beckner	First Randy	M.I. W	Date 1/15/26
Street Address 403 E. Market Street (offices of Mattern & Craig)		Apartment/Unit #	
City Johnson City	State TN	ZIP 37601	
Phone 423.292.2308	E-mail Address rwbeckner@matternandcraig.com		

REQUESTED ACTION:

The owner, Daniel Stacy, is seeking a variance for the setbacks due to the extremely steep topography in two areas of the property. The requested variance will allow the areas of the property to be developed and homes constructed that would not otherwise be possible.

The topography at these areas certainly constitutes a hardship and prevents these areas from development.

DISCLAIMER AND SIGNATURE

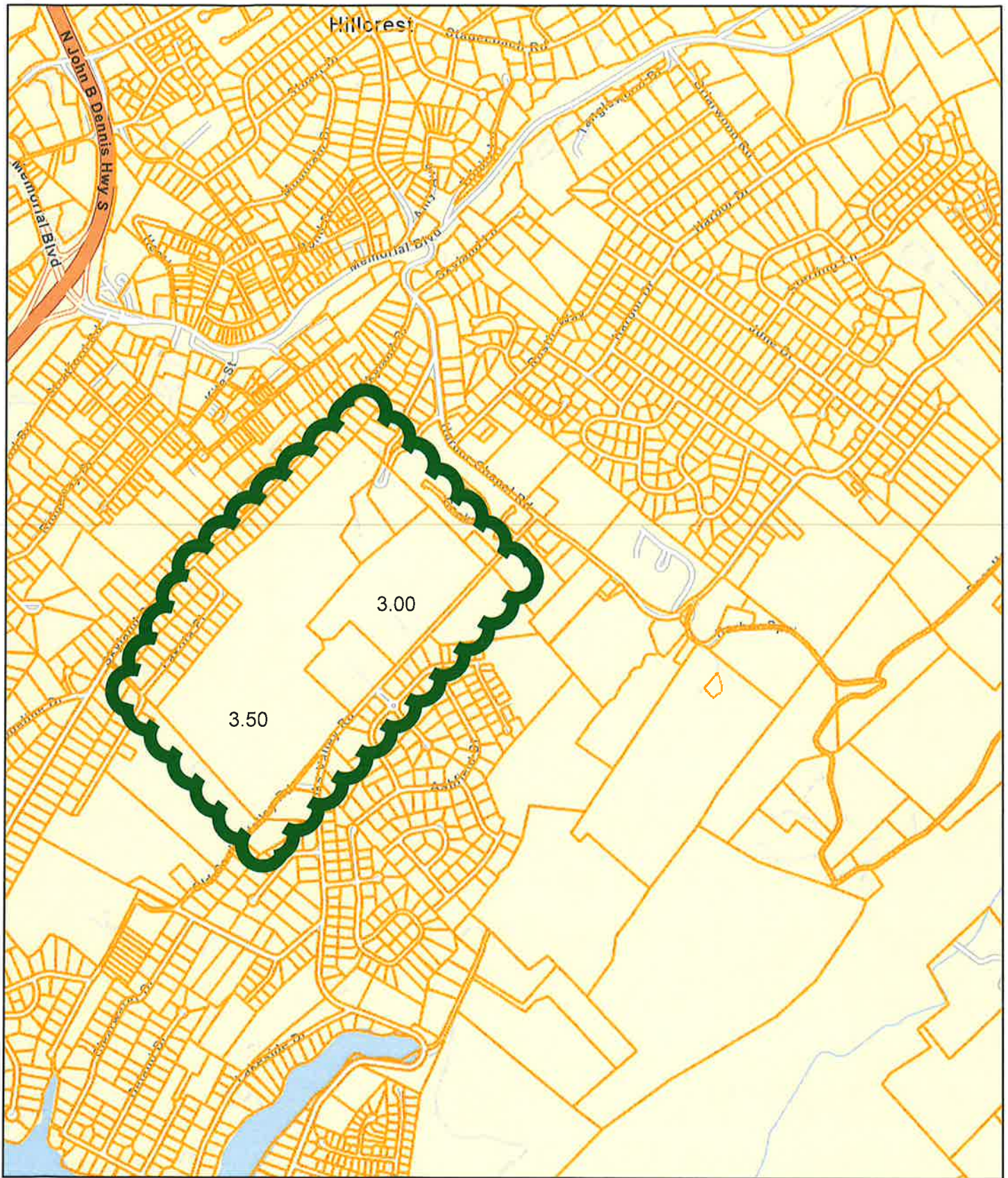
By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature:  Date: **1-12-26**

Signed before me on this **12** day of **January**, 20**26**
a notary public for the State of **Tennessee**
County of **Washington**

Notary 
My Commission Expires **3/2/2026**

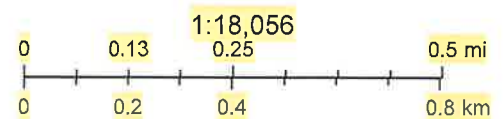




Date: January 13, 2026

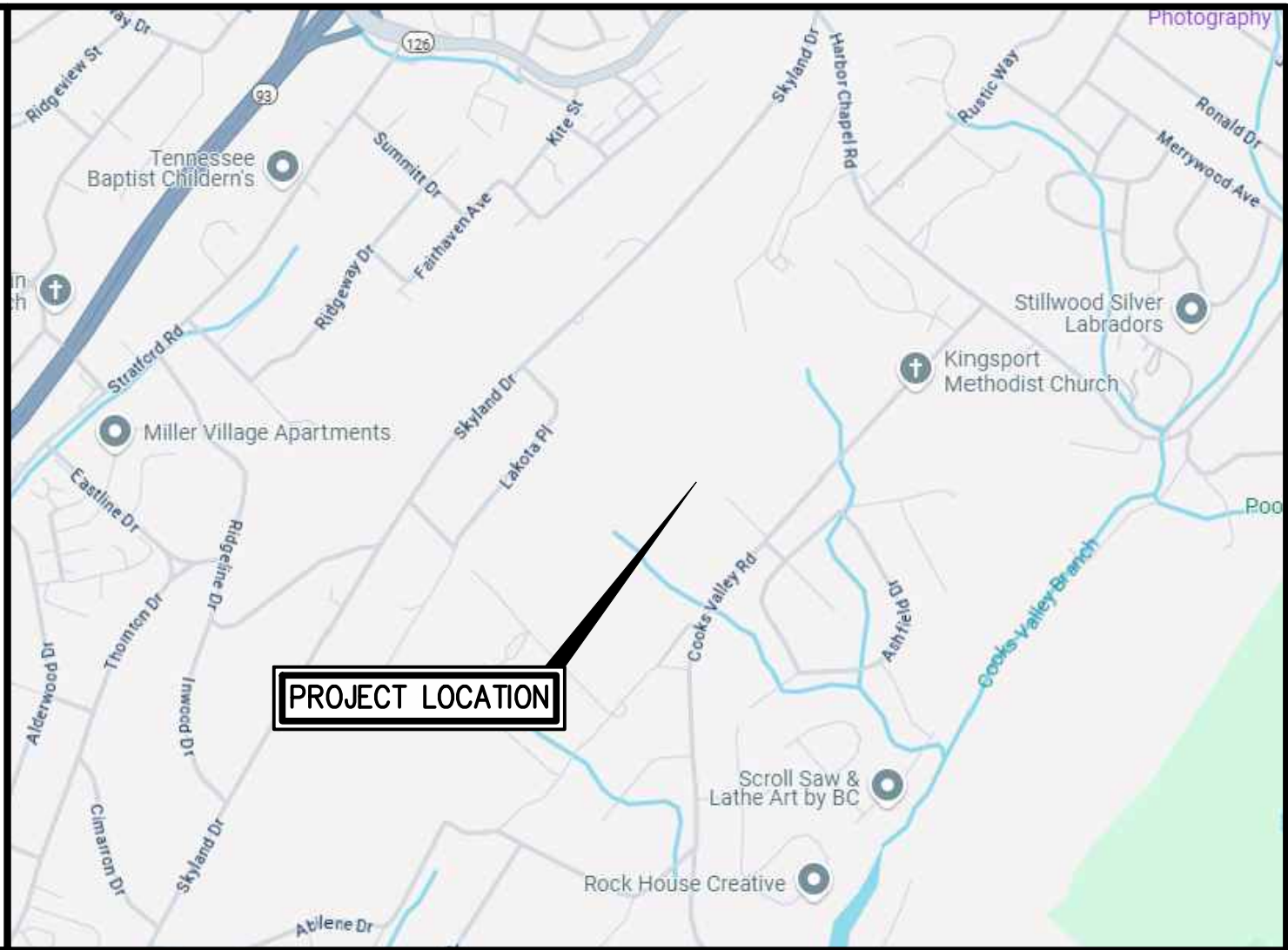
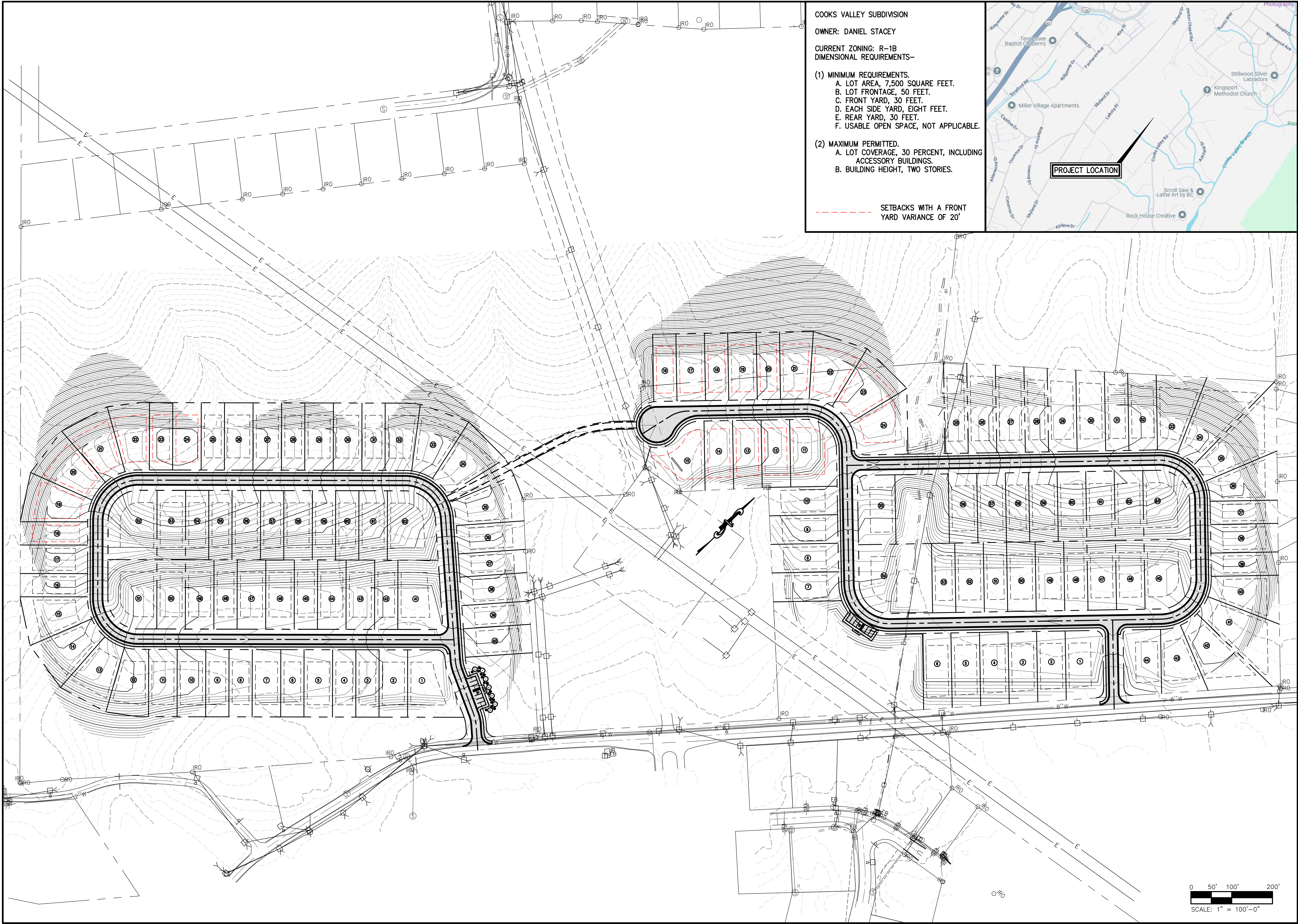
County: SULLIVAN
Owner: STACY DANIEL C
Address: COOKS VALLEY RD
Parcel ID: 062 003.50 & 3.00

Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, 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.

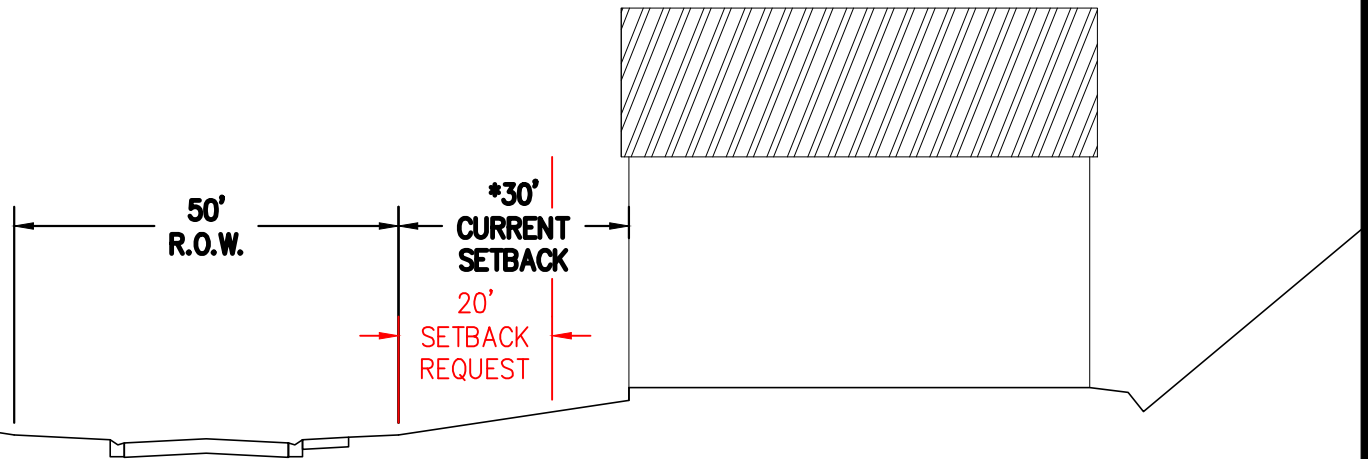


COOKS VALLEY SUBDIVISION	
SETBACK VARIANCE EXHIBIT	
FRONT YARD SETBACK VARIANCE	
KINGSPORT, TN	
Vertical Scale: N/A	
Horizontal Scale: 1" = 120'	
Commission Number:	
Sheet No.:	
EX2	

Issue Date:	Drawn By:	Designed By:	Checked By:	Date:

Revisions	Date

Mattern & Craig
CONSULTING ENGINEERS • SURVEYORS
429 CLAY STREET
KINGSPORT, TENNESSEE 37660
(423) 245-4970
FAX (423) 245-5932



* – REQUEST TO REDUCE
FRONT SETBACK FROM 30'
DOWN TO 20'

SETBACK VARIANCE SKETCH
COOKS VALLEY SUBDIVISION
1476 COOKS VALLEY RD
KINGSPORT, TN 37664

COMM. NO. 4658A SCALE: N/A

 **Mattern & Craig**
ENGINEERS•SURVEYORS

429 CLAY STREET
KINGSPORT, TENNESSEE 37660
(423) 245-4970
FAX (423) 245-5932