

ArcGIS Web Map



1/13/2026, 3:42:02 PM

1:2,257

Sullivan County Parcels Jan 2023

Urban Growth Boundary

Local Street

Parcels

Streets

Sewer Mains

Major Arterial

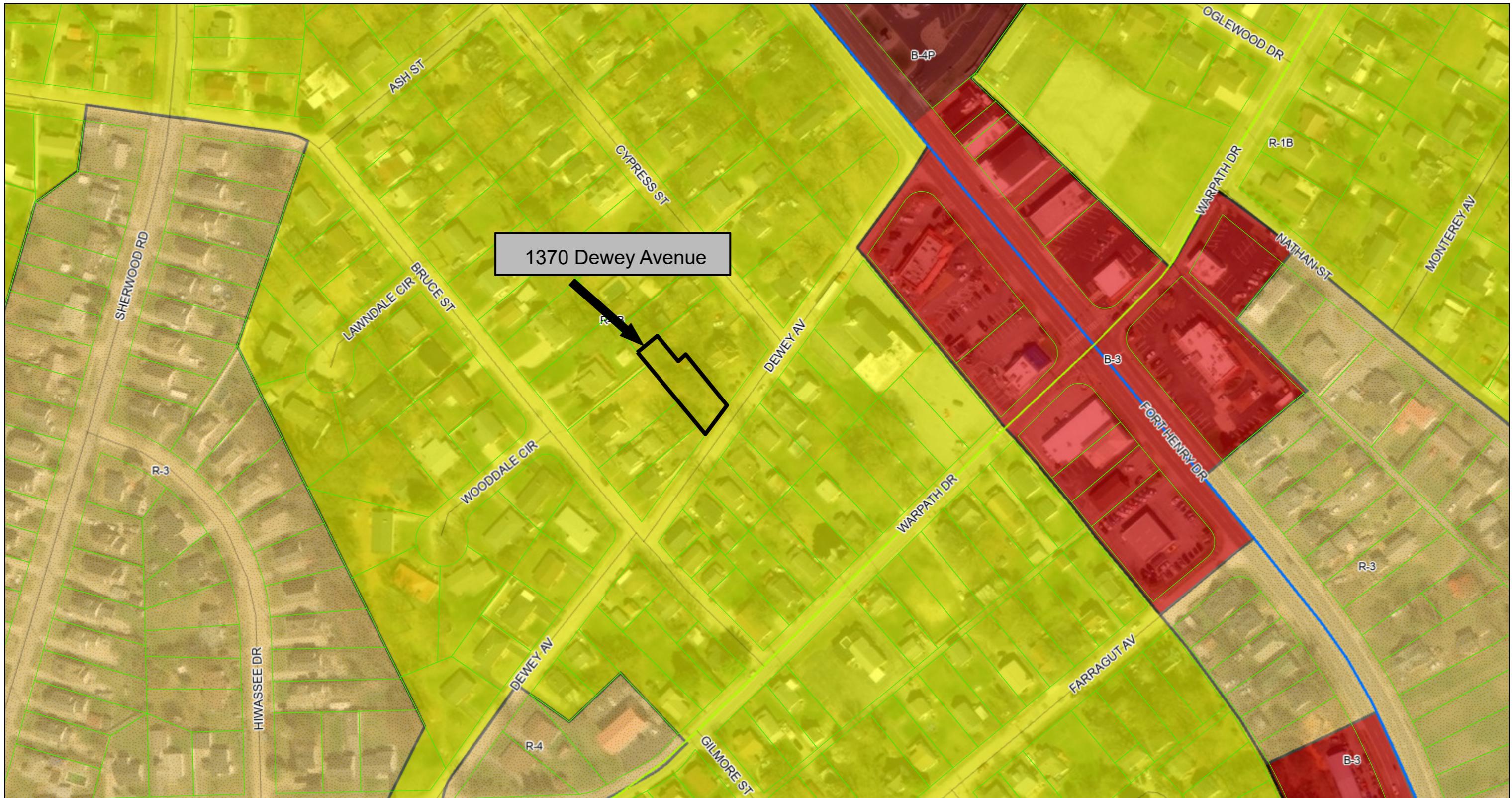
Water Lines

Collector Street

0 0.02 0.04 0.06 0.08 0.10
0 0.04 0.07 0.10 0.13 0.14
0.09 mi 0.14 km

Microsoft, Vantor

ArcGIS Web Map



1/13/2026, 3:16:32 PM

1:2,257

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-3

B-4P R-4

R-1B

R-3

Streets

Collector Street

Urban Growth Boundary

Local Street

Major Arterial

0 0.02 0.04 0.06 0.08 0.1 0.12 0.14 mi
0 0.04 0.07 0.1 0.13 km

Microsoft, Vantor



TO: KINGSPORT BOARD OF ZONING APPEALS
FROM: Jessica McMurray, Development Coordinator
DATE: January 12, 2026
RE: 1370 Dewey Avenue

The Board is asked to consider the following request:

Case: BZA26-0005– The owner of property located at 1370 Dewey Avenue, Control Map 061L, Group F, Parcel 013.00 requests a 20.17-foot deviation from rear yard to Sec 114-133(1) for the purpose of locating an existing garage in the side yard. The property is zoned R-1B, Residential District.

The applicant proposes to construct an addition to the existing home. Upon completion of the addition, the existing garage on the parcel will be located within the side yard and will no longer comply with zoning requirements, which require accessory structures to be located in the rear yard.

Code reference:

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

(1) Yards. No accessory building shall be erected in any required court or yard other than a rear yard with exceptions as provided in subsection (3) of this section.

APPLICATION
Board of Zoning Appeals

KINGSPORT
TENNESSEE

APPLICANT INFORMATION:

Last Name	BROWN	First	FRANK	M.I.	F	Date	01/07/24
Street Address	1208 Friends Station Rd.	State	TN	Apartment/Unit #			
City	New Market	ZIP	37820				
Phone	865-964-5572	E-mail Address <i>kempbrown@yahoo.com</i>					

PROPERTY INFORMATION:

Tax Map Information	Tax map: 061L Group: F Parcel: 13 Lot: 1			Apartment/Unit #			
Street Address	1370 Dewey Ave, Kingsport, TN			Proposed Zone	N/A		
Current Zone	R-1B			Proposed Use	Single Family Home		
Current Use	Single Family Home						

REPRESENTATIVE INFORMATION:

Last Name	Same As Above			M.I.	Date		
Street Address				Apartment/Unit #			
City				ZIP			
Phone							

REQUESTED ACTION:

DEPARTURE FROM REAR YARD FOR EXISTING GARAGE - ONCE THE PROPOSED EDITION IS CONSTRUCTED.

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: *Frank Brown* Date: 1-8-2026

Signed before me on this 8 day of JANUARY, 2024.

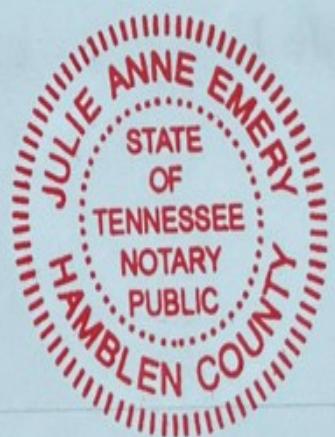
a notary public for the State of Tennessee

County of Hamblen

Notary Julie Emery

4/26/27

My Commission Expires



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.

Once the new addition is completed the existing garage will be located in the side yard.

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

We would not be able to complete our home.

- 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 – garage was there when we purchased the property.

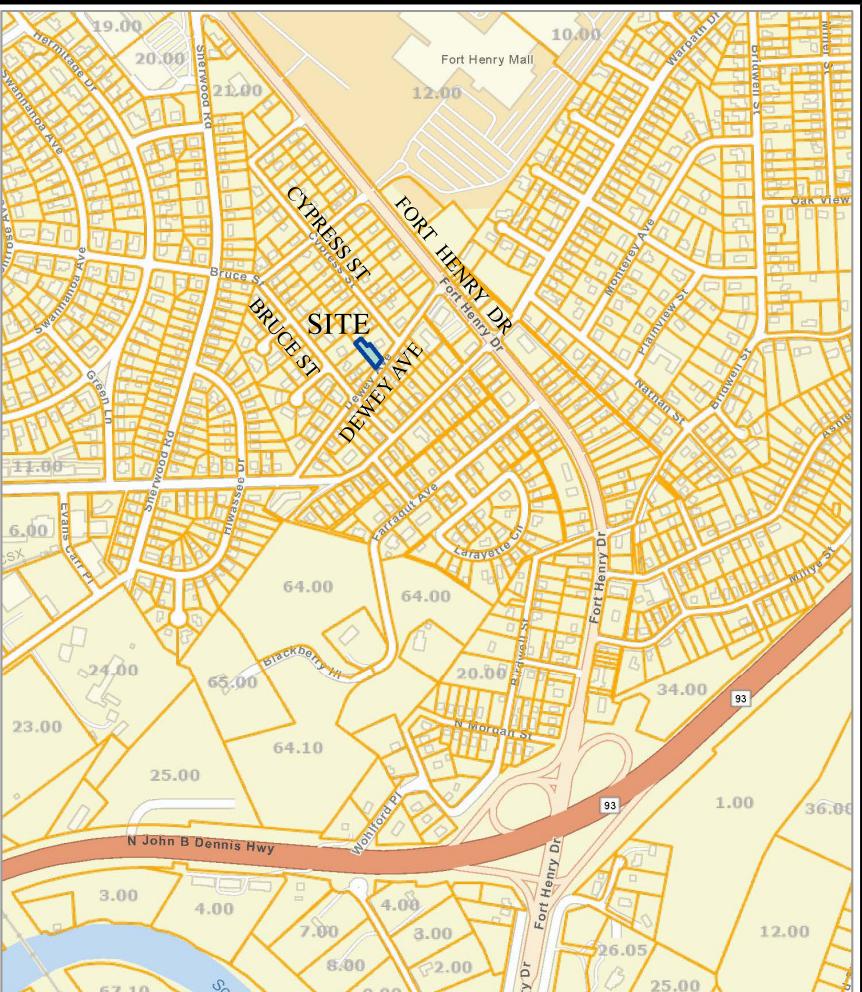
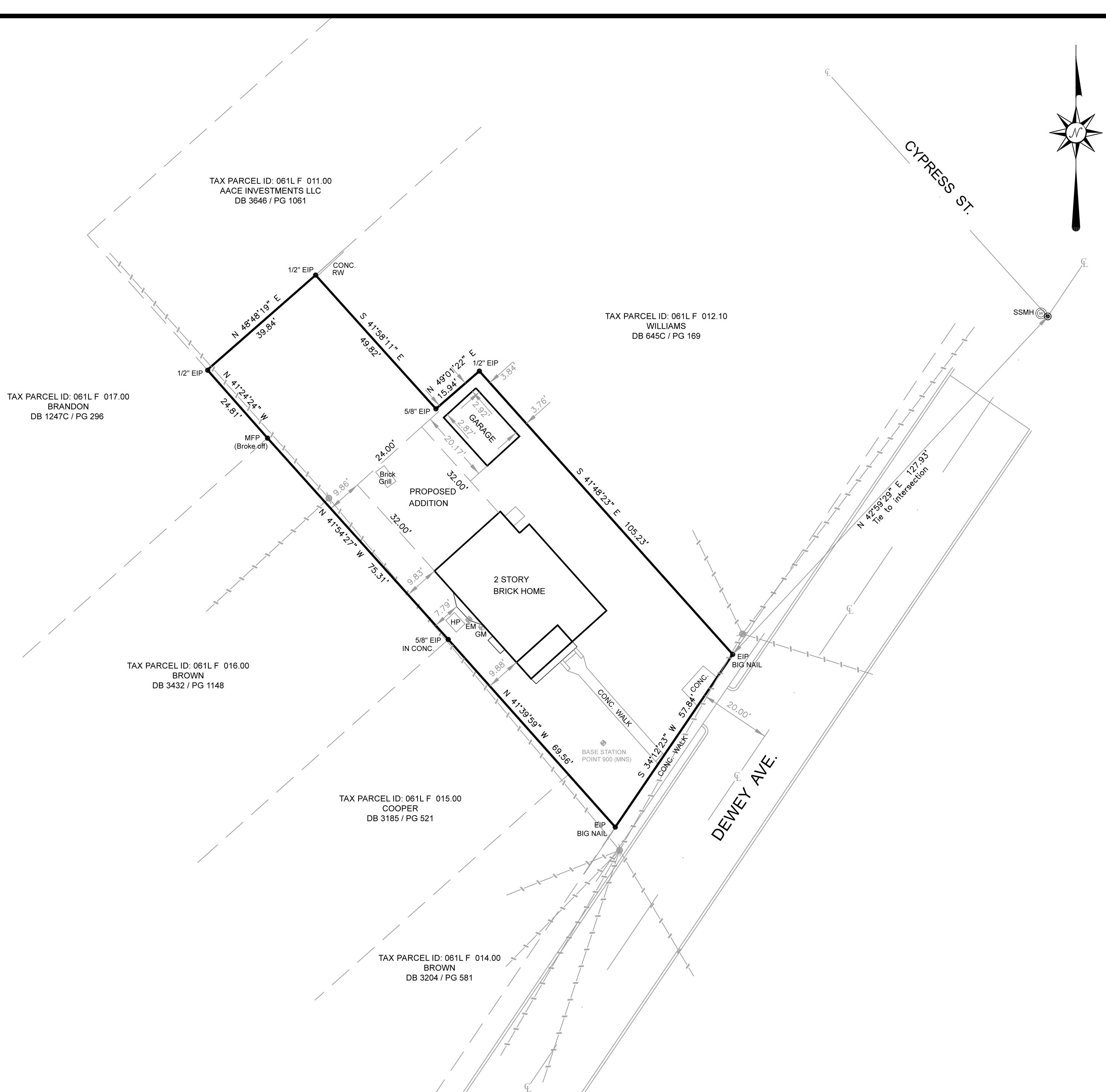
- d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

The new addition is a good thing for the neighborhood.

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 of 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

PC : EXISTING IRON PIN CAP (found)
P: EXISTING IRON PIN (found)
PP: EXISTING IRON PIPE
CS: IRON PIN W/CAP SET
D : POINT
CL : CENTER LINE
NS : MAG NAIL SET
W : WATER VALVE
M : WATER METER
MP : CORRUGATED METAL PIPE
SMH : SANITARY SEWER MANHOLE
U : UTILITY POLE
VERHEAD UTILITY LINES: _____
P : HEAT PUMP
BUILDING SETBACKS: _____
HAIN LINK FENCE: _____
M : ELECTRIC METER
G : GAS METER
MP : CORRUGATED METAL PIPE
SMH : SANITARY SEWER MANHOLE

zoning designation: R-1B

BUILDING SETBACKS:
Minimum Front: 30'
Minimum Rear: 30'
Minimum Side: 8'

OTE: All Building Setbacks shall conform to the applicable zoning requirements in effect at the time of construction.

A graphic scale diagram. At the top, the words "GRAPHIC SCALE" are written in a large, bold, black font. Below this, a horizontal line represents a scale. The line is divided into six equal segments, each labeled with the number "10" in black. The first two segments are filled with a black and white checkered pattern. Below the line, the text "1" = 20'" is written in a black font.

NOTES

- 1.) New iron pins, (1/2" rebar w/ ID Cap) were set at all property corners unless otherwise noted.
- 2.) This survey is subject to any easements that may affect the subject property, whether of record or implied.
- 3.) This survey was done without the benefit of a Title Report and may be subject to real estate rights and interests of others that might possibly be discovered by such a report from a Title Attorney.
- 4.) The location of the utilities and structures shown are from field observations taken during the course of this survey and are not necessarily all that may exist in the area, no effort was made to locate any uylities that may exist underground. Locations should be verified by the appropriate utility authority prior to any excavation or construction. Easements for all utilities are applicable.

This is to certify that this survey has been prepared in accordance with the Standards of Practice for Land Surveys in the State of Tennessee

That on the dates shown I made an accurate survey of the premises shown hereon using the latest recorded deed and other information furnished to me, that there are no easements, encroachments or projections evident other than those shown.

That I have examined the Federal Insurance Administration Flood Hazard Map and found the described is not located in a special flood hazard area.
As per: FIRM, Map #470184 0045 D Effective Date: Sept. 29, 2006



ADVANCED SURVEYING AND MAPPING
277 OLD WEAVER PIKE
BLUFF CITY, TN 37618
PHONE: (423) 234-2134

For boundary and topographical aspects of this survey RTK GPS positional data was observed on/between the dates of 08-09-25 utilizing a Carlson BRx7 dual frequency receiver.

The grid coordinates of the Fixed Station shown, (control point #900) were derived using an NGS OPUS-RS SOLUTION REPORT referenced to NAD 83 (2011), (Epoch 2010), (Geoid 18). Duration of observations: 4hrs, 5min., Number of observations used: 7,957 / 9,859 : 81%, Fixed Ambiguities: 67

Positional accuracy of the GPS vectors does not exceed H 0.05', V 0.05'. This is a category IV survey.

RETRACEMENT BOUNDARY SURVEY

PROPERTY OF FRANK BROWN, ELIZABETH BROWN AND KEMP BROWN

DISTRICT 11th COUNTY OF SULLIVAN WITHIN THE CITY OF KINGSPORT
TAX PARCEL ID 061L F 013.00 ADDRESS 1370 DEWEY AVE.
LOT NO. Part of Lots 1, 2 and 3 BLOCK B SUBDIVISION WOODLAWN ADDITION
PLAT BOOK 2 PAGE 195A MAP CAB. SLIDE DEED REFERENCES BK 3398 / PG 1731
FIELDWORK 08/09/25 DRAWING 12/04/25 DRAWN BY BPM BEARING BASE TSPCS NAD 83
TOTAL NEW LOTS 0 ACREAGE 0.191 AC / 8300.422 SQ. FT. ACRES OF NEW STREET 0
OWNER Frank Brown, Elizabeth Brown and Kemp Brown MILES OF NEW STREET 0
1208 Friends Station Rd. SCALE 1" = 20'
New Market, TN 37820 DRAWING NO. 25-032-FD

