

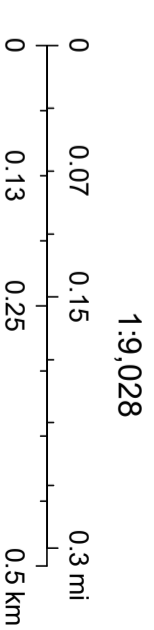
3/13/2025, 9:56:12 AM

Sullivan County Parcels Jan 2023

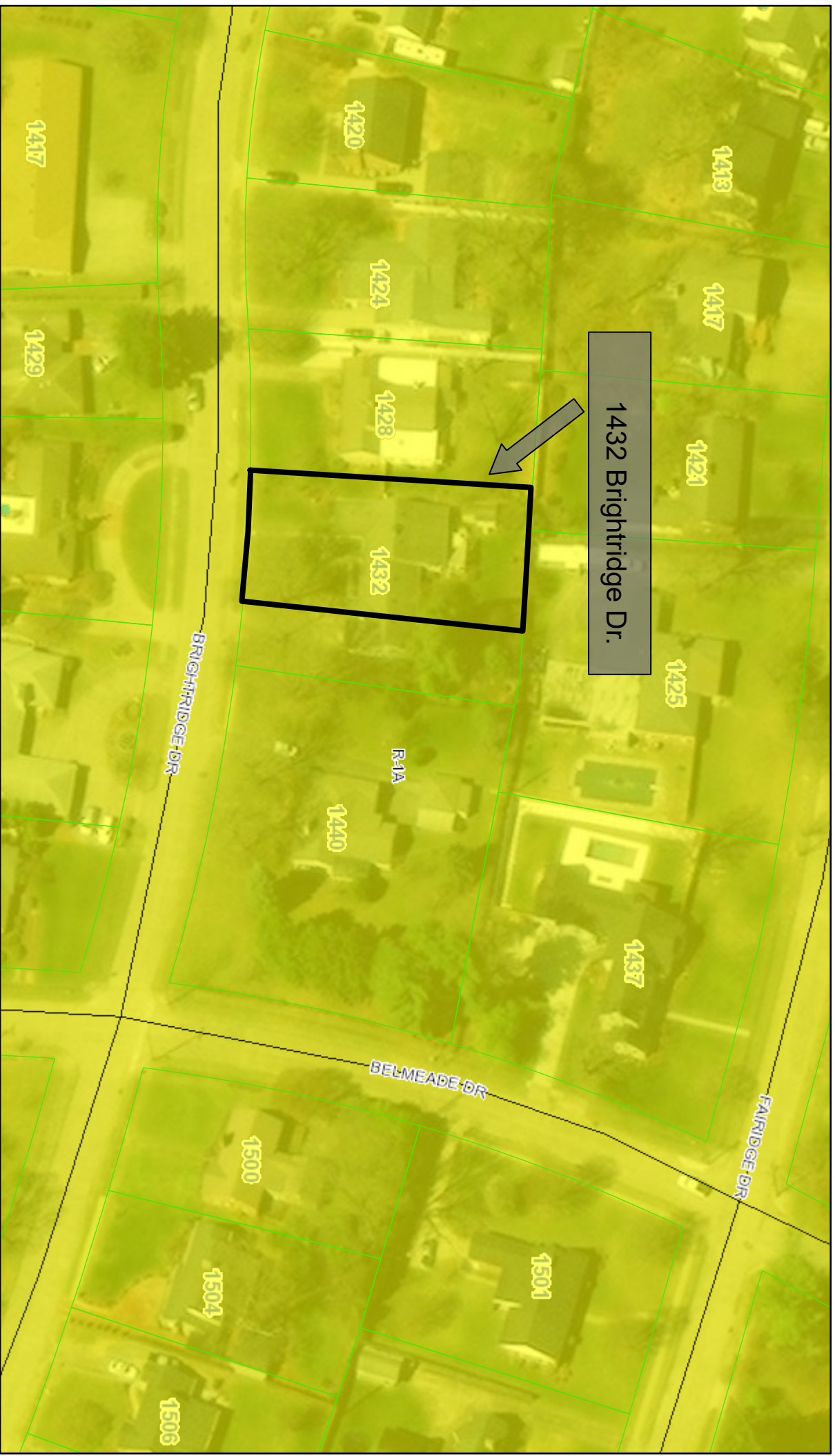
Parcels

Urban Growth Boundary

Demolition Liens



NC CGIA, Maxar

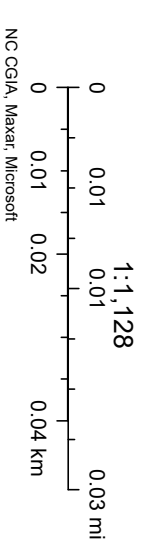


3/13/2025, 9:46:17 AM

Sullivan County Parcels Jan 2023

Parcels	B-2E	B-3	M-1R	PD	R-1B	Split
City Zoning	A-1	B-4	M-2	PMD-1	R-1C	Major Arterial
<Null>	A-2	B-4P	MX	PMD-2	R-2	Minor Arterial
TA/C	AR	BC	P-1	PUD	R-3	Collector Street
R-5	B-1	GC	P-D	PVD	R-3A	Local Street
GC	B-2	M-1	PBD-3	R-1	R-3B	Private Street
	B-3	M-1	PBD-7	R-1A	R-4	Interstate
						Expressway
						Ramp
						Urban Growth Boundary

Demolition Liens
 Kpi 911 Address





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: March 17, 2025

RE: 1432 Brightridge Drive

The Board is asked to consider the following request:

Case BZA25-0055 – The owner of property located at 1432 Brightridge Drive, Control Map 046K, Group H, Parcel 024.00 requests a 2-foot building separation variance from Sec. 114-133(2). The variance is sought to allow placement of the structure behind an existing accessory structure. The property is zoned R-1A, Residential District.

Code reference:

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

Under this chapter, the following shall apply to the location and height of accessory buildings:

- (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.
- (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



IL

APPLICANT INFORMATION:

Last Name	DRAYNE	First	RANDELL	M.I.	O.	Date	
Street Address	1432 BRIGHTRIDGE DR			Apartment/Unit #	N/A		
City	KINGSPORT	State	TN	ZIP	37664		
Phone	423-782-7626		E-mail Address	RDRAYNE@CHARTER.NET			

PROPERTY INFORMATION:

Tax Map Information	Tax map: 046K	Group: H	Parcel: 02400	Lot: BLOCK J LOT 15	75X160	IRR
Street Address	1432 BRIGHTRIDGE DR		KINGSPORT TN	37664	Apartment/Unit #	N/A
Current Zone			Proposed Zone	(SAME)		
Current Use	RESIDENTIAL		Proposed Use	(SAME) RESIDENTIAL U		

REPRESENTATIVE INFORMATION:

Last Name	(SAME)	First		M.I.		Date	
Street Address	(SAME) AS APPLICANT			Apartment/Unit #			
City			State	ZIP			
Phone			E-mail Address				

REQUESTED ACTION:

two foot variance to section 114-133 (five foot separation of detached accessory structures)

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: Randell O. Drayne Date: 3-12-25

Signed before me on this 12th day of March, 2025
a notary public for the State of Tennessee
County of Sullivan

Notary Lori L. Pyatte
My Commission Expires 11-21-2026



Variance Worksheet-----City of Kingsport , TN.

IN REFERENCE: Randell Drayne Property at 1432 Brightridge Drive

REQUEST FOR EVALUATION----- Exception to Code: Five Feet Separation Between
Two Other Structures

Randell Drayne

1432 Brightridge Drive

Kingsport, Tennessee 37664

423-782-7626

Part A—Specific Conditions

Per attached simple sketch, there is existing 8x10 other structure in left rear corner of 1432 Brightridge Drive. We are seeking variance in code wherein a new other structure would need to be located five feet from existing other structure. The existing other structure is at present full. We need additional storage space for lawn and garden tool, implements and motorized lawn equipment.

The new structure 10x16 can not be located in the rear yard without a variance to allow three feet separation between the two buildings. New other structure will be located to meet code three feet off side property line and three feet off the rear property line.

Obviously, following the code will place building in noncompliance. If we were to rotate the proposed new structure by 90 degrees, we would be forced to cut and remove a decorative multi trunked crepe myrtle—some twenty feet high. Furthermore, the loss of the tree would be compounded by expense of tree removal, hauling debris and root ball grinding. The location of the storage building is not feasible in other part(s) of the yard.

PART B—Manner Application of This Chapter Would Deprive Applicant Of Reasonable Use

Strict application of the five foot clearance deprives me of using the land for the location of a second additional storage building. The zoning personnel also have placed additional requirement on the new building in that left end wall of new building will have to have fire rated sheetrock wall to wall from floor to ridge.

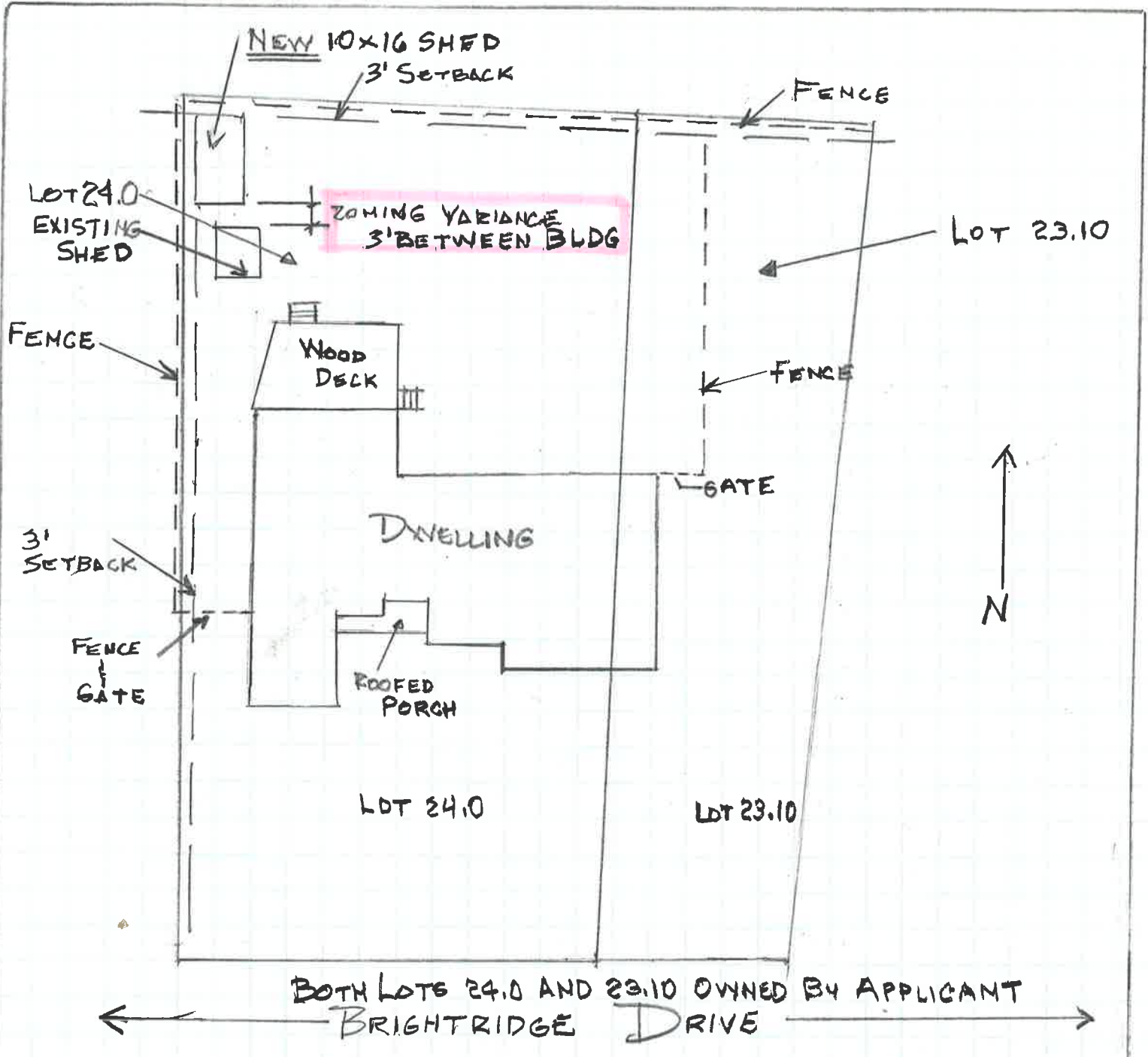
PART C-----Unique Circumstances Are Not Result of Action Taken By Applicant Since 1981

My home is approximately 1952 construction as is the other structure one in the rear yard Without additional storage space, I'm thus going to the cost of a new second other structure along with the previously noted zoning request of drywall on one end wall closest to the other structure one. Finally, the unique condition and circumstances are not the result of actions of this applicant since 1981.

PART D-----Reasons a variance will preserve and not harm public safety and welfare nor alter neighborhood

The building of another storage building at the rear left corner of my lot will in no way harm public good nor impair or harm the code.

The applicant requests zoning variance to be allowed.



LEGEND

- SETBACK
- PROPERTY LINE
- - - - FENCE

**RANDELL
DRAYNE**

PLAT LAYOUT PROPERTY
 RANDELL & LAURA DRAYNE
 1432 BRIGHTRIDGE DR
 CODE VARIANCE

REAR OF PROPERTY ↑ FAIRIDGES DR

PL FENCE 1432 BRIGHTIDGE

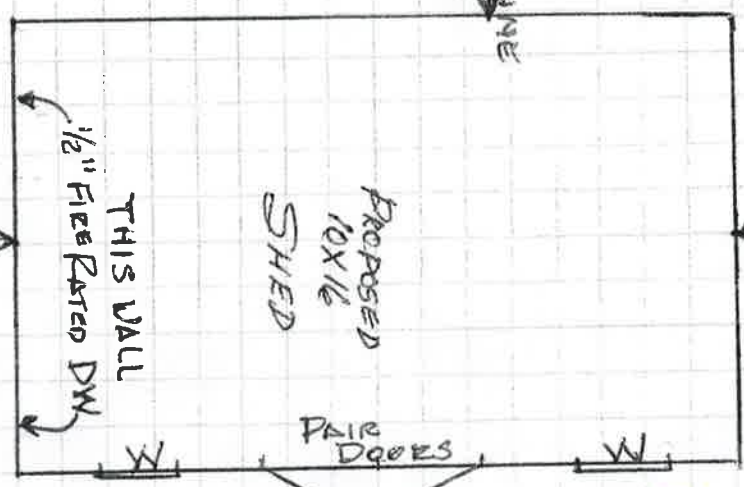
PL

30' Back Yard

30' SIDEYARD
← READ

FENCE 1438 BRIGHT.

LEFT SIDE PROP



34' ZONING CALLS FOR 5 (FIVE) FEET

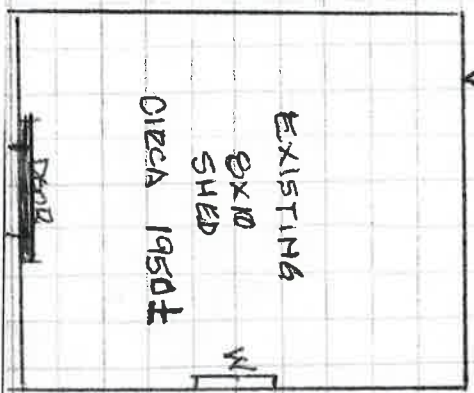
ZONING ISSUE

Photo 1
Photo 2

Photo 1

Photo 2

INFO FOR MATT MCBRIDE
TUFF SHED
AND CITY OF KINGSPORT
THIS IS LEFT REAR CORNER
OF PROPERTY



#1 PHOTO

MAIN HOME
BRIGHTIDGE DR

Photo 1



BLDG
1
EXIST
SHED

BLDG 2
PROPOSED
LOCATION

PHOTO
2

EXISTING
BLDG
1

LEFT
FRONT
BLDG 2

LEFT
AREA
BLDG 2



Photo
3

EXIST
BLDG
1

LEFT
REAR
BLDG 2

LEFT
FRONT
BLDG 2

RIGHT
REAR
BLDG 2

RIGHT
FRONT
BLDG 2



PHOTO
4

RIGHT
REAR
BUDG 2

RIGHT
FRONT
BUDG 2



PROPOSED NEW SHED TR-800 10'x16'

- PARTS PREMANUFACTURED NASHVILLE, TN BY TUFF SHED
- BUILDING BUILT (STICK) ON SITE
- TUFF SHED TO OBTAIN PERMIT
- SUNDANCE SERIES

SPECS:

FLOOR - 3/4 TREAT FLR DECKING

GALV STL JOIST 24 OC / AND / OR 2X6 PT GROUND CONTACT RATED

WALL - 2X4 16 OC LP SMART SIDE ENGR. PRIMED & PAINT ON SITE

ROOF - 2X4 16 OC 8/12 SLOPE RADIANT BARRIER, DECK 15# FELT

RIDGE VENT CONTINUOUS

DOOR (2) 3'6" WOOD FRAME WOOD SIDING

LOCK INCH PRE HUNG CONTIN HINGE

WINDOW (2) 30X30 INSUL HORIZ SLIDER

PAIR HD KAMP

6" GABLE ENDWALL EAVE UPGRADE

SHED ANCHOR AUGER OR MRBB

HOUSE WRAP INCLUDED

DRIP CAP OVER DOOR

(2) 16XB WALL VENT (LOW WALL)

NO INSULATION

ELECTRIC

PLUMBING

HEATING

TUFF SHED

MATT McBRIDE

865-548-0429

MCMCBRIDE@TUFFSHED.COM

RANDELL
DRAYNE

BUILDING SPECS

RANDELL & LAURA DRAYNE

1432 BRIGHTRIDGE DR

CODE VARIANCE

NOTE: SEE ALSO ATTACHED TUFF SHED BROCHURE

APRIL 3, 2025 | PAGE 1 OF 1



THE SUNDANCE SERIES® TR-800

The 8' sidewall height allows for more overhead room and a taller 4'x6'7" door, placed on any wall. Can accommodate porch upgrade.

- 2x6 Galvanized Steel Foundation
- 7'8" Clear Interior Sidewall Height
- 4'x6'7" Steel Reinforced Tuff Shed® Door
- 16" On Center 2x4 Wall Framing
- Endwall or Sidewall Door Placement
- 6" Block Sidewall Eave

Shown with optional upgrades, including paint, windows, shutters, double door, door trim and in-door transom upgrades.

