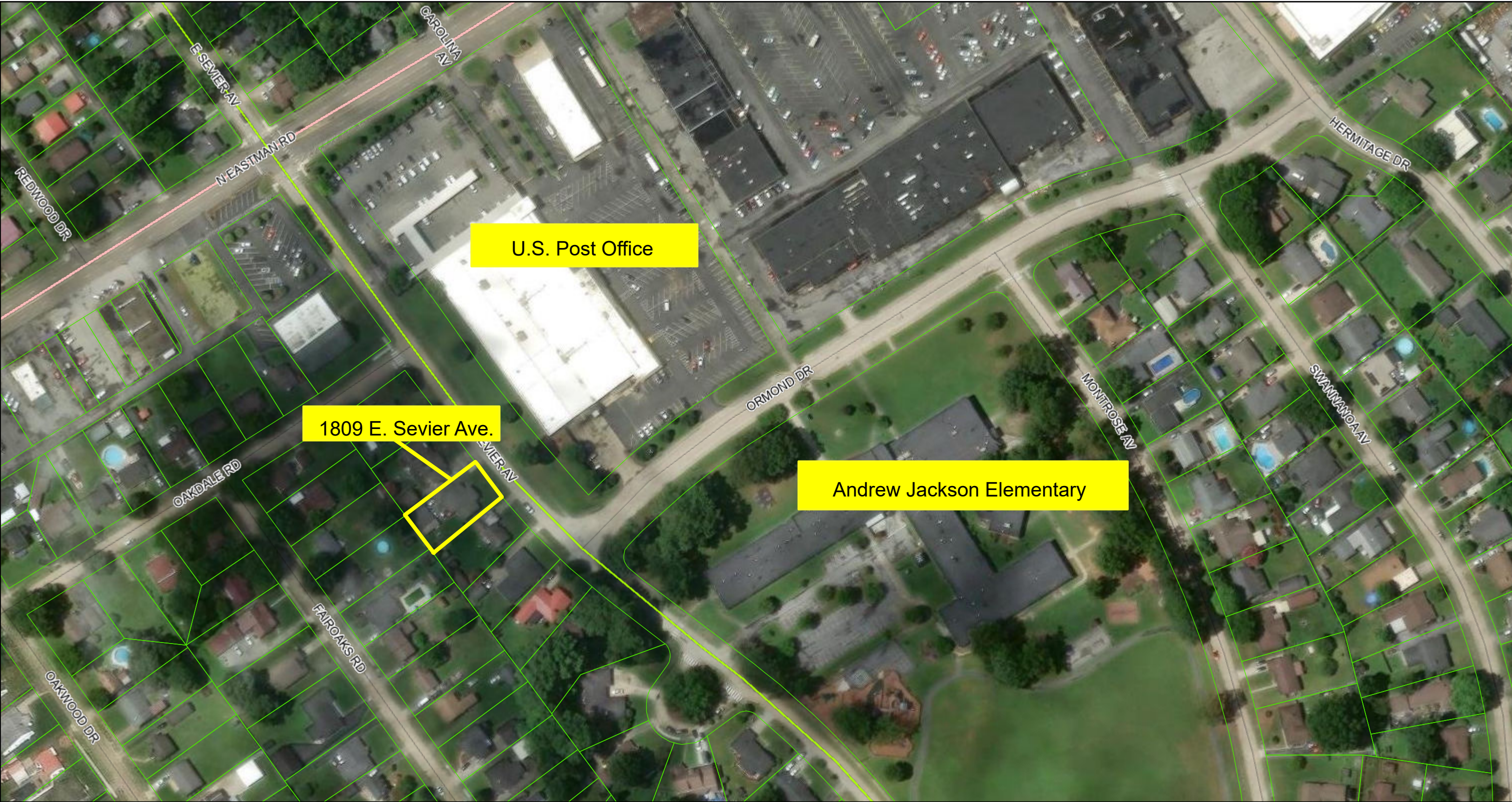


ArcGIS Web Map



10/21/2026, 2:02:52 PM

Sullivan County Parcels Jan 2023

Parcels

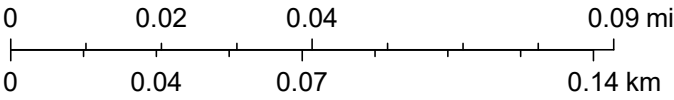
Streets

Minor Arterial

Collector Street

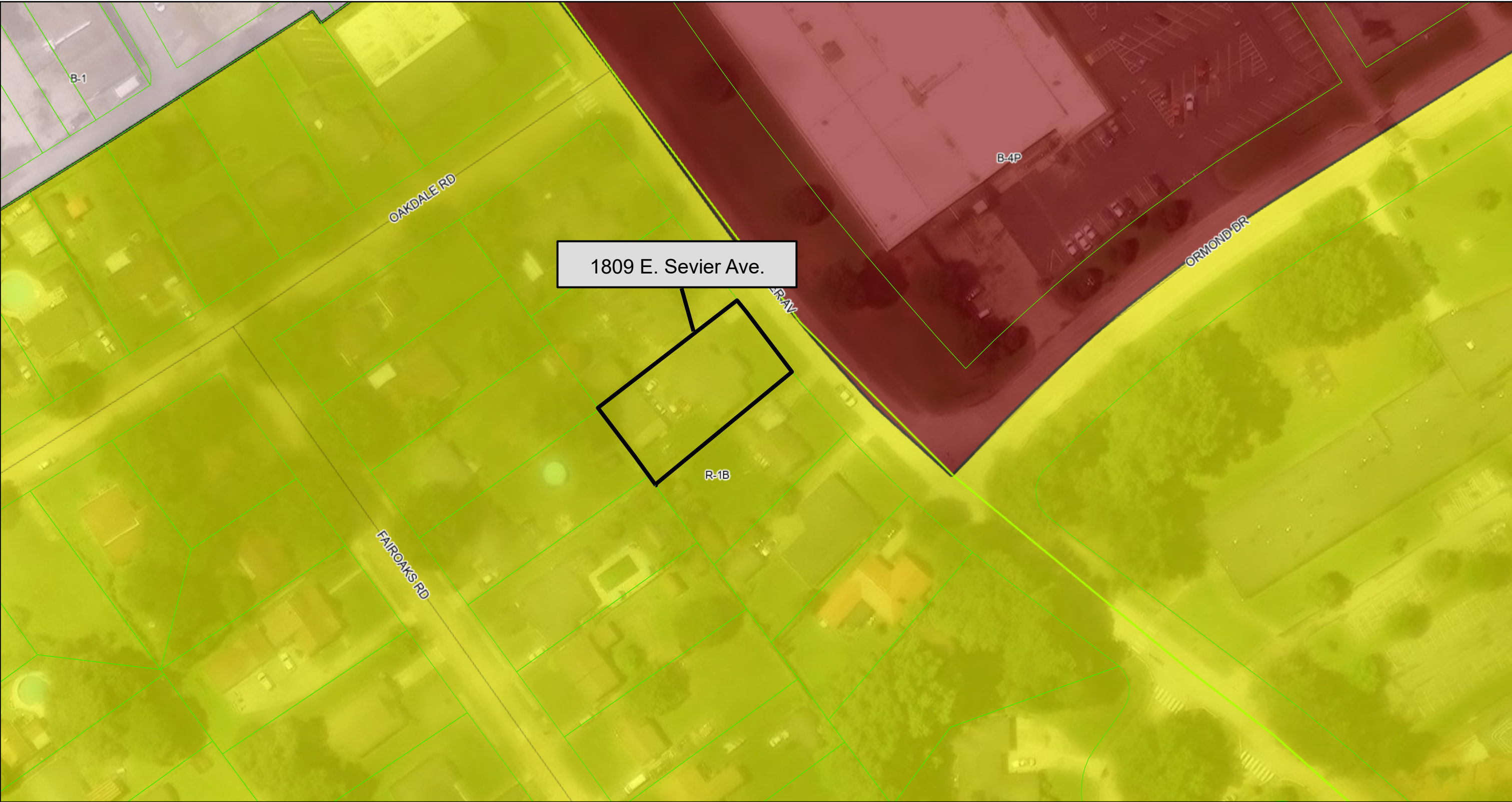
Local Street

1:2,257



NC Collaboratory at UNCCH, Microsoft, Vantor

ArcGIS Web Map



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Sullivan County Parcels Jan 2023

Parcels

City Zoning

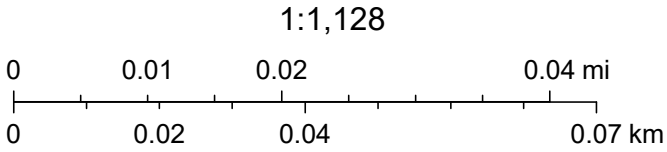
B-1

B-4P Streets

R-1B

Collector Street

Local Street



NC Collaboratory at UNCCH, Microsoft, Vantor



TO: KINGSPOINT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: October 10, 2026

RE: 1809 E. Sevier Avenue

The Board is asked to consider the following request:

Case BZA26-0268 – The owner of property located at 1809 E. Sevier Avenue, Control Map 061L, Group G, Parcel 0021.00 requests a 428-square-foot variance from Sec. 114-133(2) to allow a detached garage exceeding the maximum accessory structure size and a 361-square-foot variance from Sec. 114-183(e)(2)a to exceed the maximum permitted lot coverage. The property is zoned R-1B, 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:

- (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.

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

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

- (2)Maximum permitted.

- a. Lot coverage, 30 percent, including accessory buildings.
- b. Building height, two stories.



Case No. _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS**To be completed by applicant:**

Property Owner	Representative
Name: <u>Randall A. Shupe</u>	Name: <u>SAME</u>
Address: <u>1809 East Sevier Avenue</u>	Address: _____
<u>Kingsport TN 37664</u>	_____
City State Zip	City State Zip
Telephone: <u>423-963-0612</u>	Telephone: _____
Email: <u>rasshupe@charter.net</u>	Email: _____

Information regarding the property site:Street Address: 1809 EAST SEVIER AVENUETax Map: 061L Group: B Parcel: 21.00 Lot: 7Current Zoning: R-1B Current Use: single-family**Requested action:**

- ☒ Variance
☐ Special Exception
☐ Administrative Review
☐ Called Meeting

Request:

488
544 Square Foot Variance to Lot coverage
Length limit
454 428
454 Square Foot Variance request for Additional
Accessory structure space

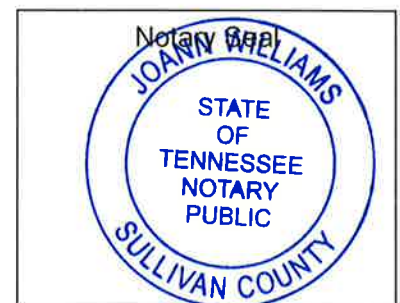
By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board of Zoning Appeals.

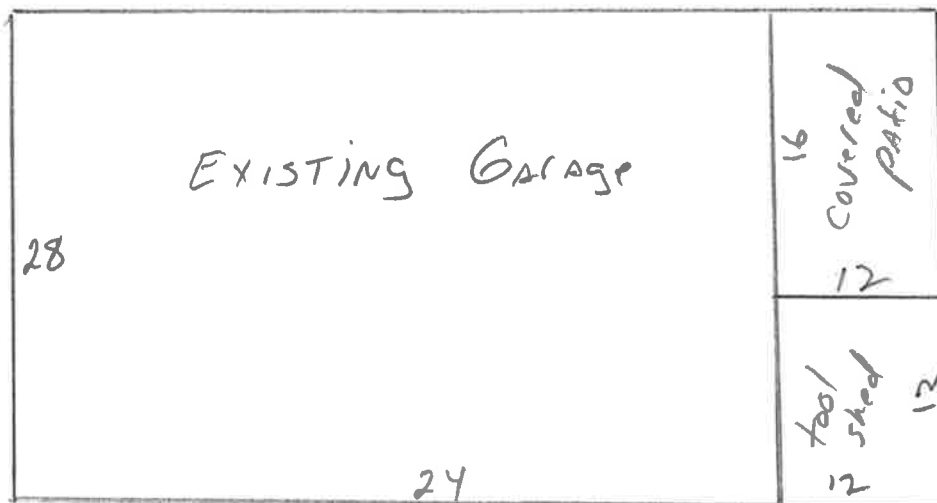
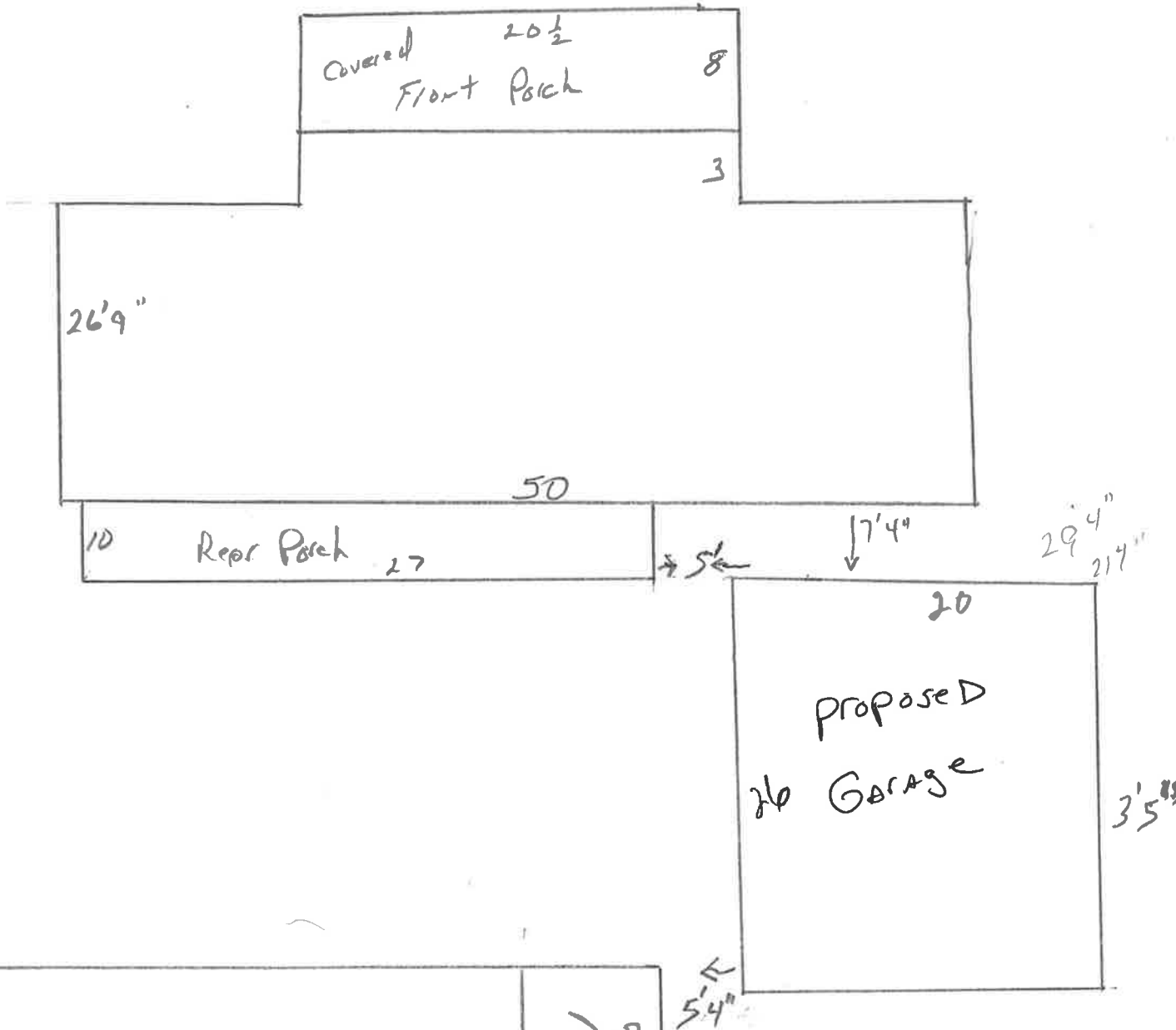
Randall A. Shupe
Signature of Property Owner

9-28-26
Date

Signed before me on this 28th day of September, 20 26
a notary public for the State of Tennessee
County of Sullivan.

Notary Signature JoAnn Williams
My Commission Expires 8/31/30





Variance Worksheet – Finding of Facts

Please answer the questions below and submit with your application:

1. What specific conditions make your property unique?

Please describe these conditions in detail. Explain how they are different from other properties in the same zoning district and nearby area.

Limited parking on this lot

2. How does strict application of this chapter limit your ability to reasonably use your property?

Explain what you are unable to do under the current requirements.

Unable to store cars, and other equipment out of weather

3. Did you create these unique conditions?

Explain whether the conditions existed before you owned the property or before the chapter was adopted or amended.

no. ~~lot~~ lot is narrow with limited space for storage

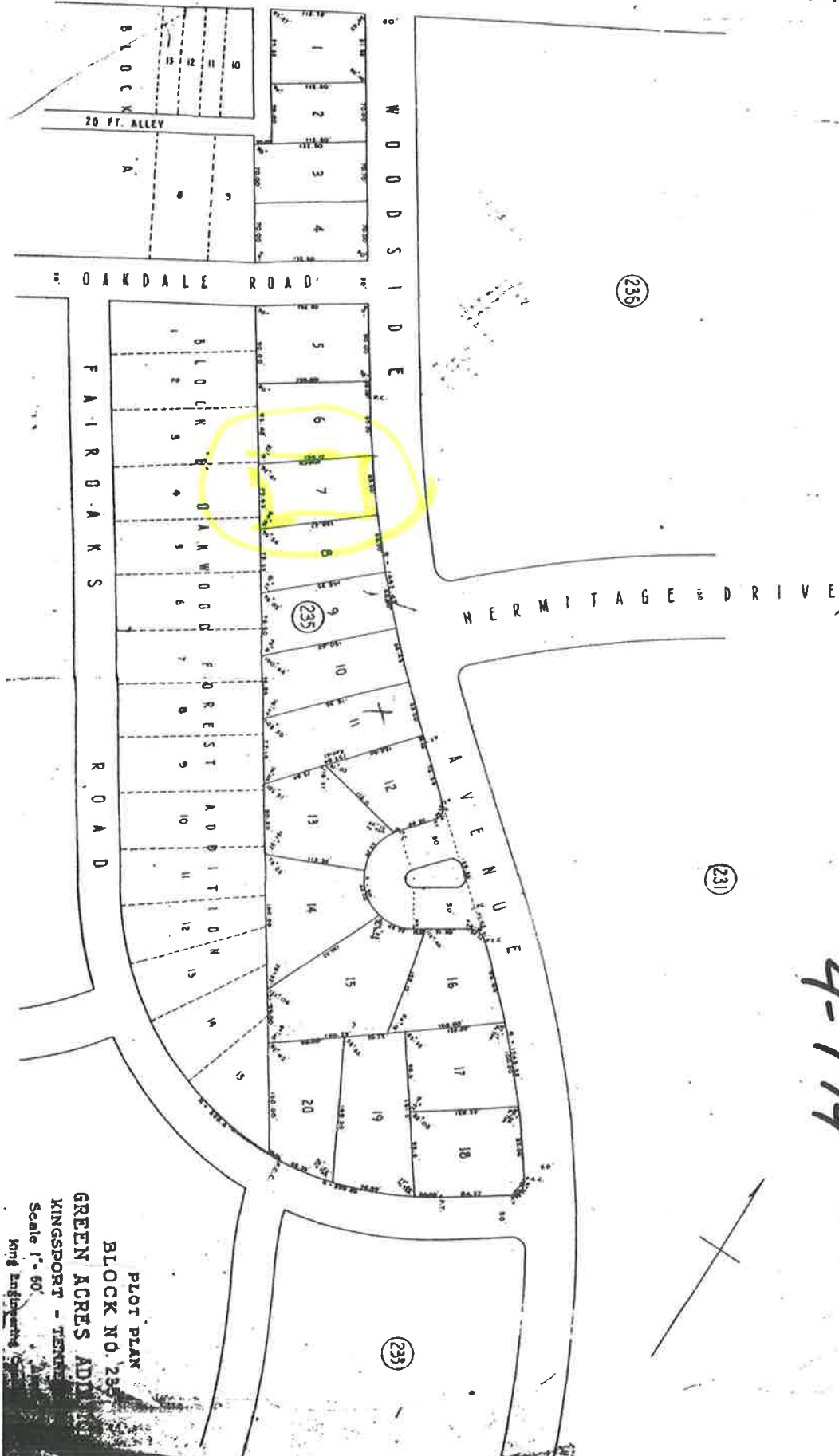
4. How will your requested variance protect public health, safety, and welfare?

Explain why the variance will not change the overall character of the neighborhood.

safety to get cars off street, safety for people visiting my home, including grand kid that drive and other family members. Also parking on the street limits views of oncoming traffic for myself and neighbors entering the street.

STATE

HIGHWAY NO. 81



CERTIFICATE OF APPROVAL FOR RECORDING
I, the undersigned, being a duly qualified and licensed Surveyor of the State of Tennessee, do hereby certify that the within and foregoing plat of Block No. 235, Green Acres Addition, Kingsport, Tennessee, is a true and correct representation of the actual survey made by me, and that the same conforms to the requirements of the laws of the State of Tennessee relating to the recording of surveys.

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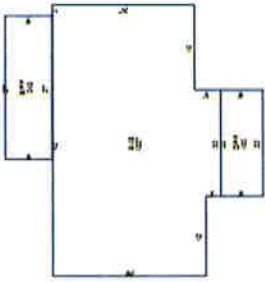
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Filed for record on the 11th day of January, 1942, at 10:12 A.M. and recorded in Book 10, Page 100 of the Kingsport, Tennessee, records.

4-174

Tennessee Property Assessment Data - Parcel Details Report - <https://assessment.cot.tn.gov/>

Sullivan (082) Tax Year 2026 Reappraisal 2025	Jan 1 Owner		Current Owner		SEVIER AVE E 1809	
	SHUPE RANDALL A & CONNIE S 1809 E SEVIER AVE KINGSPORT TN 37664		SHUPE RANDALL A & CONNIE S 1809 E SEVIER AVE KINGSPORT TN 37664		Ctrl Map: 061L Group: G Parcel: 021,00 Plt: 000 Sl: 000	

Value Information		Residential Building #: 1	
Land Market Value	\$22,500	Improvement Type: 01 - SINGLE FAMILY	Stories: 1.00
Improvement Value	\$213,500	Exterior Wall: 11 - COMMON BRICK	Actual Year Built: 1953
Total Market Appraisal	\$236,000	Heat and AC: 7 - HEAT AND COOLING SPLIT	Plumbing Fixtures: 6
Assessment Percentage	25%	Quality: 1 - AVERAGE	Condition: AV - AVERAGE
Assessment	\$59,000	Square Feet of Living Area: 1507	
Subdivision Data		Foundation: 02 - CONTINUOUS FOOTING	
Subdivision: GREENACRES ADD		Roof Framing: 02 - GABLE/HIP	
Plat Book:	Plat Page:	Cabinet/Millwork: 03 - AVERAGE	
4	174	Interior Finish: 08 - PLASTERED DIRECT	
Additional Information		Bath Tiles: 00 - NONE	
General Information		Shape: 01 - RECTANGLE	
Class: 00 - Residential		Building Sketch	
City #: 380			
Special Service District 1: 000			
District: 11		Building Areas	
Number of Buildings: 1		Areas	Square Feet
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC		BAS - BASE	1,507
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL		EPF - ENCLOSED PORCH FINISHED	243
Zoning:		OPF - OPEN PORCH FINISHED	160

Land Information		Land Information	
Deed Acres: 0	Calculated Acres: .23	Total Land Units: 0.23	
Land Code	Soil Class	Units	
01 - RES		0.23	

Outbuildings & Yard Items		Outbuildings & Yard Items	
Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	24X28	672
1	PTO - PATIO	12X18	216
1	CPY - CANOPY	12X18	216

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/26/2010	\$107,000	2869C	771	1 - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/19/2003	\$0	2021C	102			
7/31/1990	\$65,000	738C	13	1 - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/15/1975	\$0	0054C	00149			