



**KINGSTON BOARD OF ZONING APPEALS
CALLED MEETING
Thursday, January 20, 2022 @ 5PM
Kingston City Hall-Council Chambers**

A G E N D A

A. Call to Order

B. Roll Call

Chair Glenda Johnson

Mayor Tim Neal

Member Tori May

C. New Business

- 1. Request for Variance Section 11-407 of the Kingston City Zoning Ordinance. Applicant wants to continue the non-conforming use of a single-family residence. Applicant: Gerald Smith, Property Location: 621 North Third Street, Kingston, TN**

PUBLIC NOTICE

CITY OF KINGSTON

Board of Zoning Appeals Meeting

January 20, 2022 at 5:00 p.m.

KINGSTON CITY HALL-COUNCIL CHAMBERS

**To discuss a variance request to continue the
non-conforming use of a single-family
residence in a C-1 General Business District at
621 N. Third Street**



City of Kingston
BOARD OF ZONING APPEALS

BOARD OF ZONING APPEALS (BZA) ACTION FORM			
For: <input type="checkbox"/> Administrative Review <input type="checkbox"/> Variance <input type="checkbox"/> Special Use Permit			
Date Filed: 1-3-22	Hearing Date: January 20, 2022 @ 5 pm.		
APPLICANT INFORMATION			
Name: Gerald Smit			
Address: 530 North Third St			
City: Kingston	State: TN	ZIP Code: 37763	
Phone: 865-396 9800	E-mail:	Fax:	
If other than owner, nature of relationship:			
OWNER INFORMATION			
Name: [Signature]			
Address:			
City:	State:	ZIP Code	
Phone:	E-mail:	Fax:	
PROPERTY IDENTIFICATION			
Address: 621 North Third St			
City: Kingston	State: TN	ZIP Code: 37763	
Tax Map: 058B	Group: F	Parcel: 002.02	
Size: (dimensions)	Acres/Sq. Ft.:		
Flood Zone:	Zoning: C1		
Current Use:			
ACTION REQUESTED			
Proposed Use:			
Variance Requested: REPLACE ex. structure single family residence			
Front:	Side:	Rear:	
Reason for Request: old building beyond repair			
Documentation Provided:			
BZA ACTIONS (OFFICIAL USE ONLY)			
Granted:			
Conditions:			
Denied:			
Reason Denied:			

Chairman of Kingston City BZA

City of Kingston
900 Waterford Place
Kingston TN 37763
865-376-6584

CASH RECEIPT

Date 1-3-2022

017676

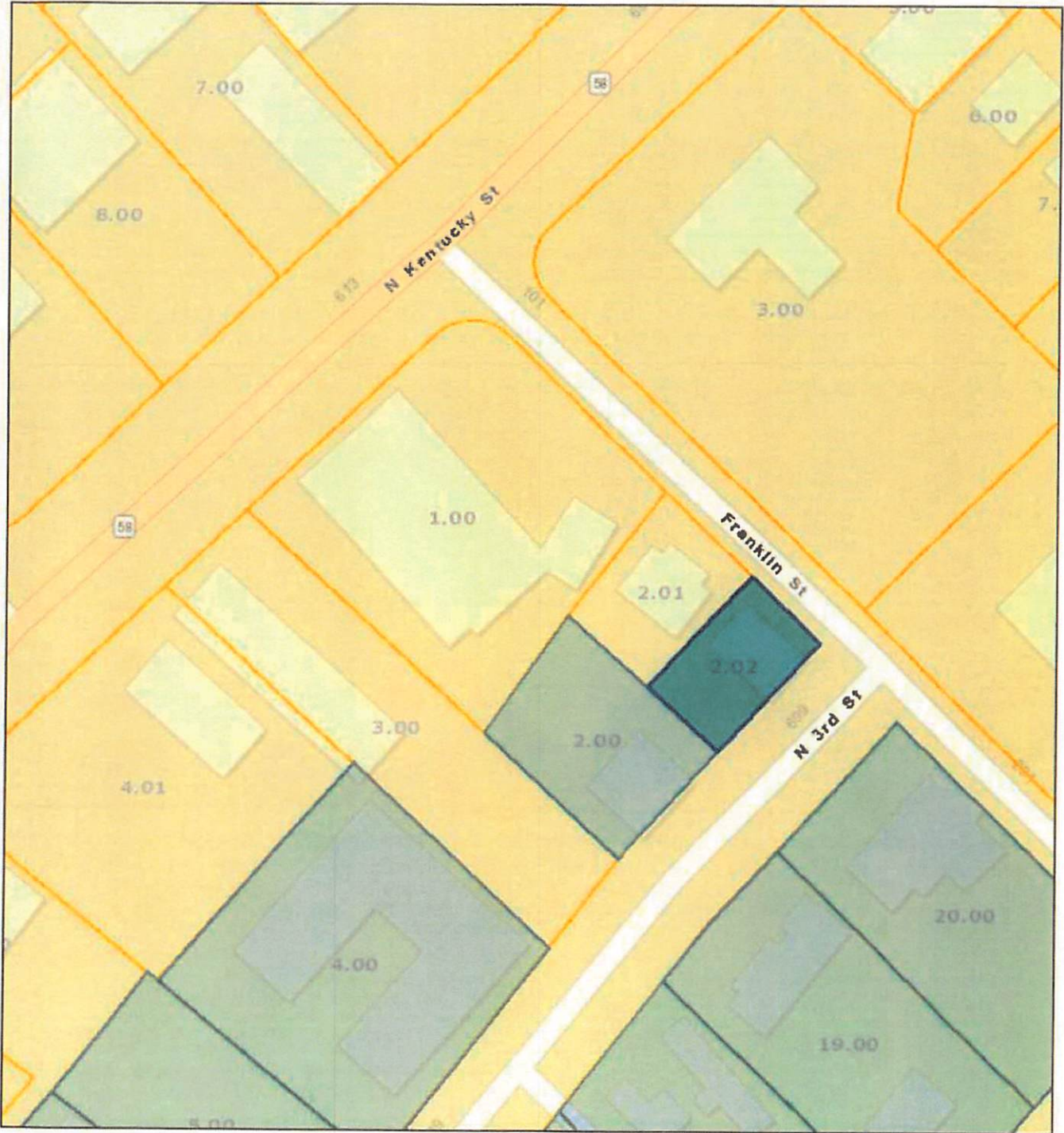
Received From: Gerald Smith

Address: 1114 dollars; w/less

For: TBA request - 1021 N. 3rd St Dollars \$ 50.00

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>50.00</u>
BALANCE DUE		MONEY ORDER	
		CREDIT CARD	
			BY <u>V. Groom</u>
			<u>CR 3980</u>

Roane County - Parcel: 058B F 002.02



Date: January 3, 2022
County: Roane
Owner: SMITH GERALD
Address: THIRD ST N 621
Parcel Number: 058B F 002.02
Deeded Acreage: 0
Calculated Acreage: 0.1
Date of Imagery: 2019

TN Comptroller - DPA
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,
Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),
NGCC, (c) OpenStreetMap contributors, and the GIS User Community
State of Tennessee, Comptroller of the Treasury, Department of Property

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.

State of Tennessee  Comptroller of the Treasury
Real Estate Assessment Data

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County Number: 073

County Name: ROANE

Tax Year: 2022

Property Owner and Mailing Address

Jan 1 Owner:
 SMITH GERALD
 530 N THIRD STREET
 KINGSTON, TN 37763

Property Location

Address: THIRD ST 621

Map: 058B Grp: F Ctrl Map: 058B Parcel: 002.02 Pl: S/I: 000

Value Information

Reappraisal Year: 2020

Land Mkt Value: \$18,200
 Improvement Value: \$34,200
 Total Market Appraisal: \$52,400
 Assessment %: 25
 Assessment: \$13,100

General Information

Class:	00 - RESIDENTIAL	
City #:	383	City: KINGSTON
SSD1:	000	SSD2: 000
District:	03	Mkt Area: K01
# Bldgs:	1	# Mobile Homes: 0
Utilities - Water / Sewer:	01 - PUBLIC / PUBLIC	Utilities - Electricity: 01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning: C-1

Subdivision Data

Subdivision:

Plat Bk: Plat Pg: Block: Lot:

Additional Description

Building Information

Building # 1

Improvement Type:	51 - SINGLE FAMILY	Stories:	1
Living/Business Sq. Ft.:	754	Floor System:	04 - WOOD W/ SUB FLOOR
Foundation:	01 - PIERS	Structural Frame:	00 - NONE
Exterior Wall:	04 - SIDING AVERAGE	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Roof Framing:	02 - GABLE/HIP	Floor Finish:	10 - HARDWOOD-TERR-TILE
Cabinet/Millwork:	02 - BELOW AVERAGE		

Interior Finish: 07 - DRYWALL
Heat and A/C: 00 - NONE
Bath Tile: 00 - NONE
Shape: 01 - RECTANGULAR DESIGN
Act Yr Built: 1940

Paint/Decor: 02 - BELOW AVERAGE
Plumbing Fixtures: 3
Electrical: 03 - AVERAGE
Quality: 00 - BELOW AVERAGE
Condition: A - AVERAGE

Building Areas:

Area: BAS **Sq Ft: 754**
Area: EPF **Sq Ft: 176**
Area: OPU **Sq Ft: 126**

Extra Features

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
05/24/2021		1803	898		ED	
05/14/2003		N22	542		QC	
08/02/1993		H19	204		QC	

Land Information

Deed Acres: 0.00 **Calc Acres:** 0.00 **Total Land Units:** 0.10
Land Type: 10 - COMMERCIAL **Soil Class:** **Units:** 0.10

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[State of Tennessee](#)