

ArcGIS Web Map

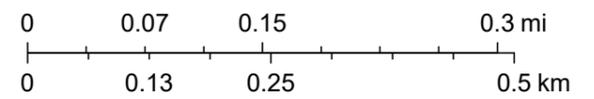


3/19/2026, 10:38:39 AM

Sullivan County Parcels Jan 2023 Streets

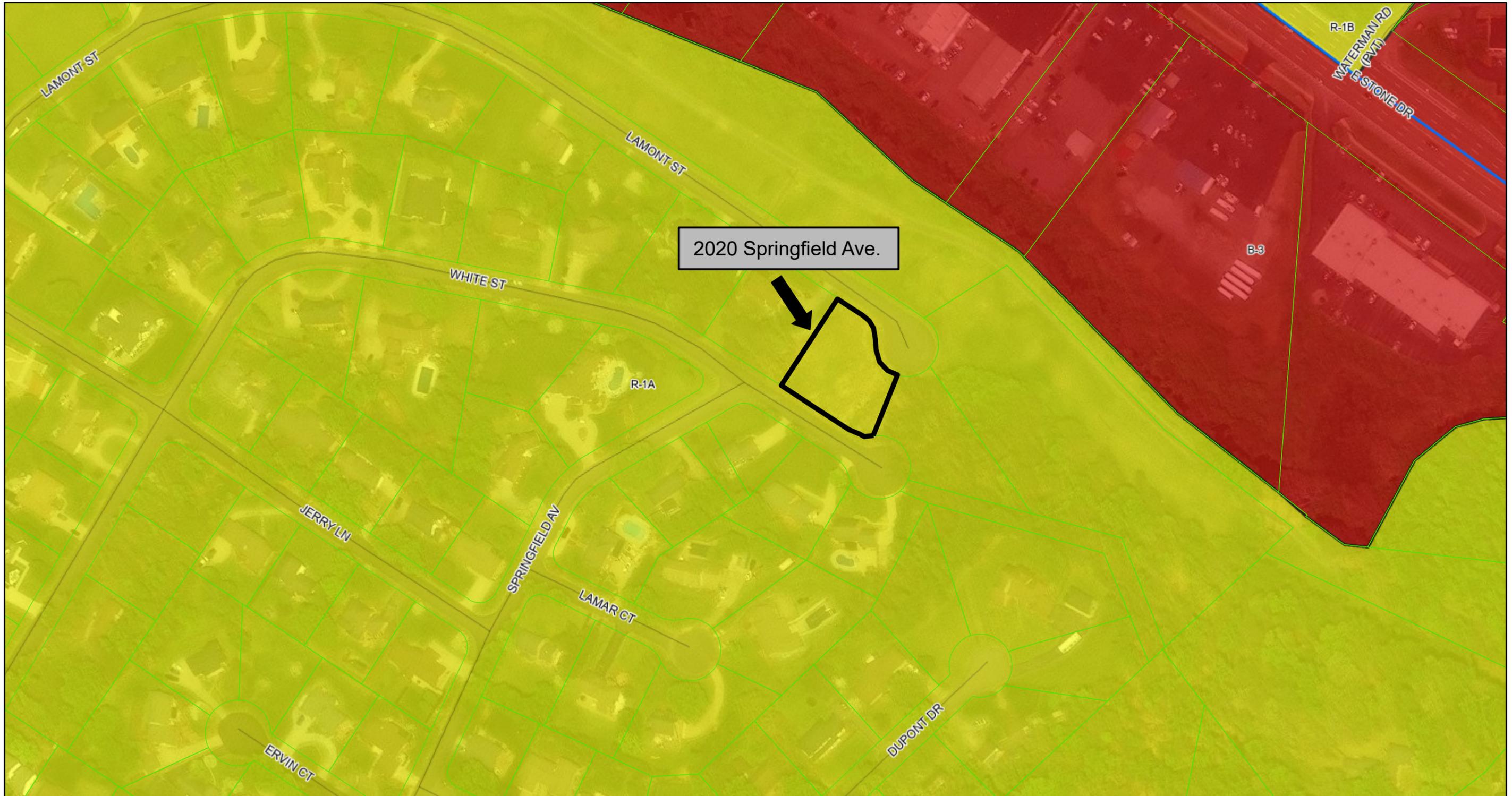
- | | | |
|--|--|--|
|  Parcels |  Major Arterial |  Collector Street |
|  Urban Growth Boundary |  Minor Arterial |  Local Street |
| | |  Private Street |

1:9,028



NC Collaboratory at UNCCH, Vantor

ArcGIS Web Map



3/19/2026, 10:28:09 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-3

R-1A

R-1B

Urban Growth Boundary

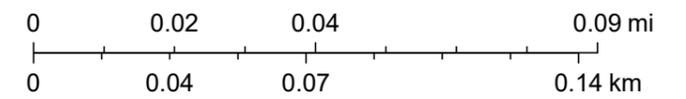
Streets

Major Arterial

Local Street

Private Street

1:2,257



NC Collaboratory at UNCCH, Microsoft, Vantor



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: March 17, 2026

RE: 2020 Springfield Avenue

The Board is asked to consider the following request:

Case: BZA26-0057–The owner of property located at 2020 Springfield Avenue, Control Map 046F, Group C, Parcel 018.00 requests a twenty-foot front yard variance from Sec. 114-182(e)(1)c in order to construct a new single-family home. The property is zoned R-1A, Residential District.

Code reference:

Sec. 114-182. - R-1A, Residential District.

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

(1) Minimum requirements.

- a. Lot area, 10,000 square feet.*
- b. Lot frontage, 60 feet.*
- c. Front yard, 40 feet.***
- d. Each side yard:
 - 1. Ten feet for one or two stories;*
 - 2. 15 feet for three stories;*
 - 3. Plus 50 percent on the street side yard.**
- e. Rear yard, 30 feet.*
- f. Usable open space, not applicable.*

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

| | | | | | |
|----------------|---------------------|-------|---------------------------|------------------|-------|
| Last Name | Lane | First | Richard | M.I. | Date |
| Street Address | 310 Southwood Drive | | | Apartment/Unit # | |
| City | Kingsport | State | TN | ZIP | 37664 |
| Phone | [REDACTED] | | E-mail Address [REDACTED] | | |

PROPERTY INFORMATION:

| | | | | | |
|---------------------|--|---------------|---------------|------------------|--|
| Tax Map Information | Tax map: 046F Group: C Parcel: 18 Lot: 18 | | | | |
| Street Address | 2020 Springfield Ave (Previously 2245 Lamont St) | | | Apartment/Unit # | |
| Current Zone | R-1A | Proposed Zone | N/A | | |
| Current Use | Single Family | Proposed Use | Single Family | | |

REPRESENTATIVE INFORMATION:

| | | | |
|----------------|-------|------|------------------|
| Last Name | First | M.I. | Date |
| Street Address | | | Apartment/Unit # |
| City | | | State |
| Phone | | | E-mail Address |

Street Address: Same as Applicant

REQUESTED ACTION:

A previously requested variance for 2245 Lamont (Case BZA24-0094) for previous lot owner Jasper Chin was approved due to the steep hill in the middle of the lot between Lamont St. and Springfield Ave. We are now requesting a variance for the same reason, except we are planning the new home facing Springfield instead of Lamont and the variance is to move the back of the home further away from the hill.

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: Richard Lane Date: 3/5/26

Signed before me on this 5th day of March, 2026,
a notary public for the State of Tennessee
County of Sullivan

Notary Toni Renee Crawford
My Commission Expires 04/25/2026



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.

1. Steep slope lot between two cul-de-sacs on Springfield Ave and Lamont St.

2. Storm water drain and sewer easement on east side of lot

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

The location of the proposed home is the only one economically feasible for a Springfield Ave facing 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.

None

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

1. The proposed new home will be of brick and stone exterior, consistent with other homes in Tellico Hills. The quality and construction will be similar to existing homes in the neighborhood.

2. The home will be 1 story with a partially finished basement and two-car garage.

3. The house and landscaping will add to the beauty of the lot and street views.

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.

1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)

2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, LOCATION OF ANY UTILITY OR MUNICIPAL PUBLIC SERVICE FACILITIES FOR CONFORMANCE REGARDING THESE UTILITIES OR FACILITIES. PLEASE CONTACT THE APPROPRIATE AGENCIES.

3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.

4 FIELD SURVEY CONDUCTED ON DATE: 2-5-24

5 CAO FILE: 24012-SP

6 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA (0.2% ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO FEMA FIRM NUMBER 47163C0045D WITH EFFECTIVE DATE OF 09-29-2006. DELINEATION SHOW HEREON IS AS GRAPHICALLY DEPICTED ON SAID FIRM.

7 KINGSFORD ZONING: R-1A

8 I CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1: 7,500 AS SHOWN HEREON AND THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

LEGEND

- FOUND/EXISTING IRON REBAR
- ⊗ POINT NOT MONUMENTED
- ⊙ SEWER MANHOLE
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
- SEWER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ADJOINING PROPERTY LINE, (APPROXIMATE)

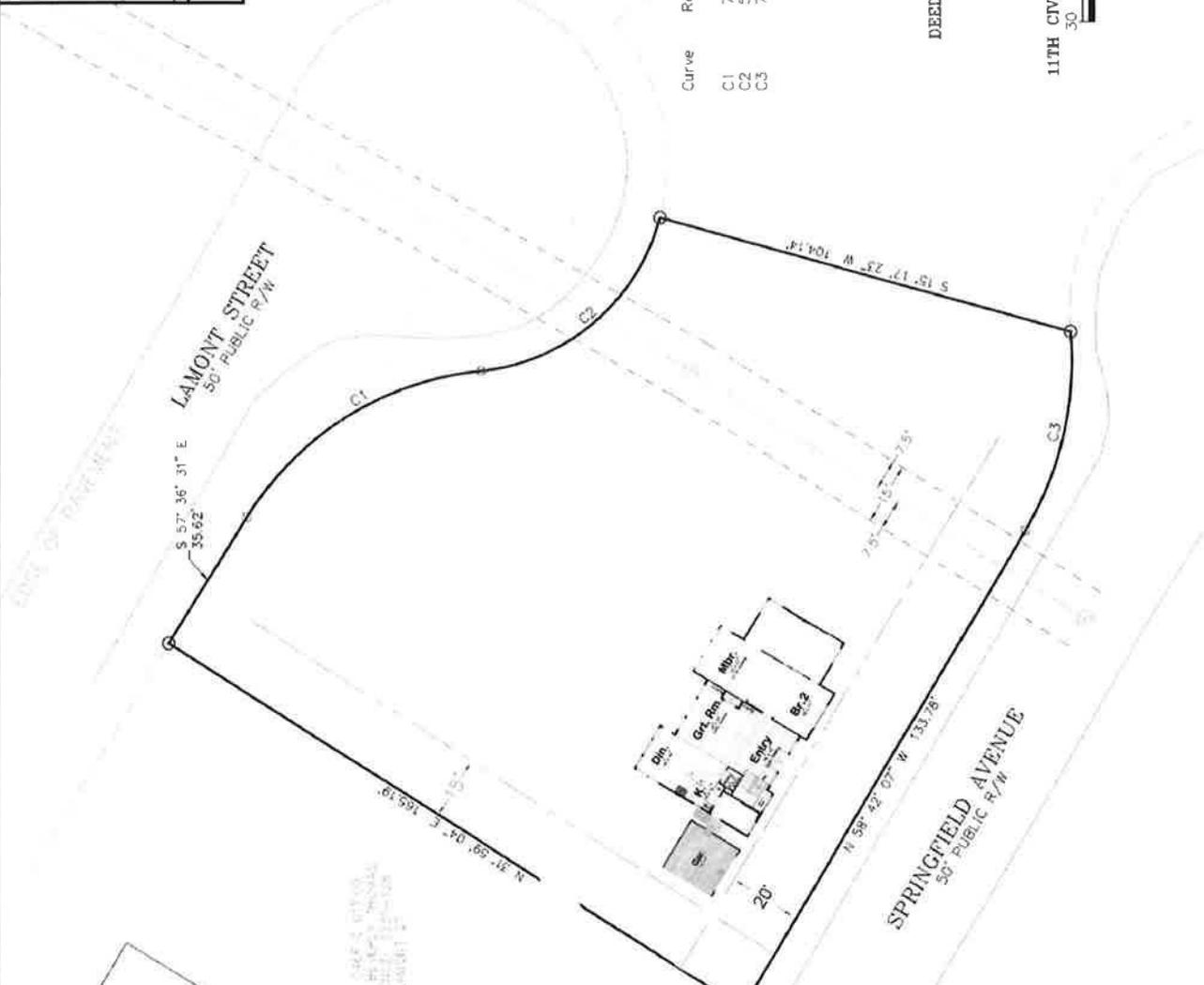


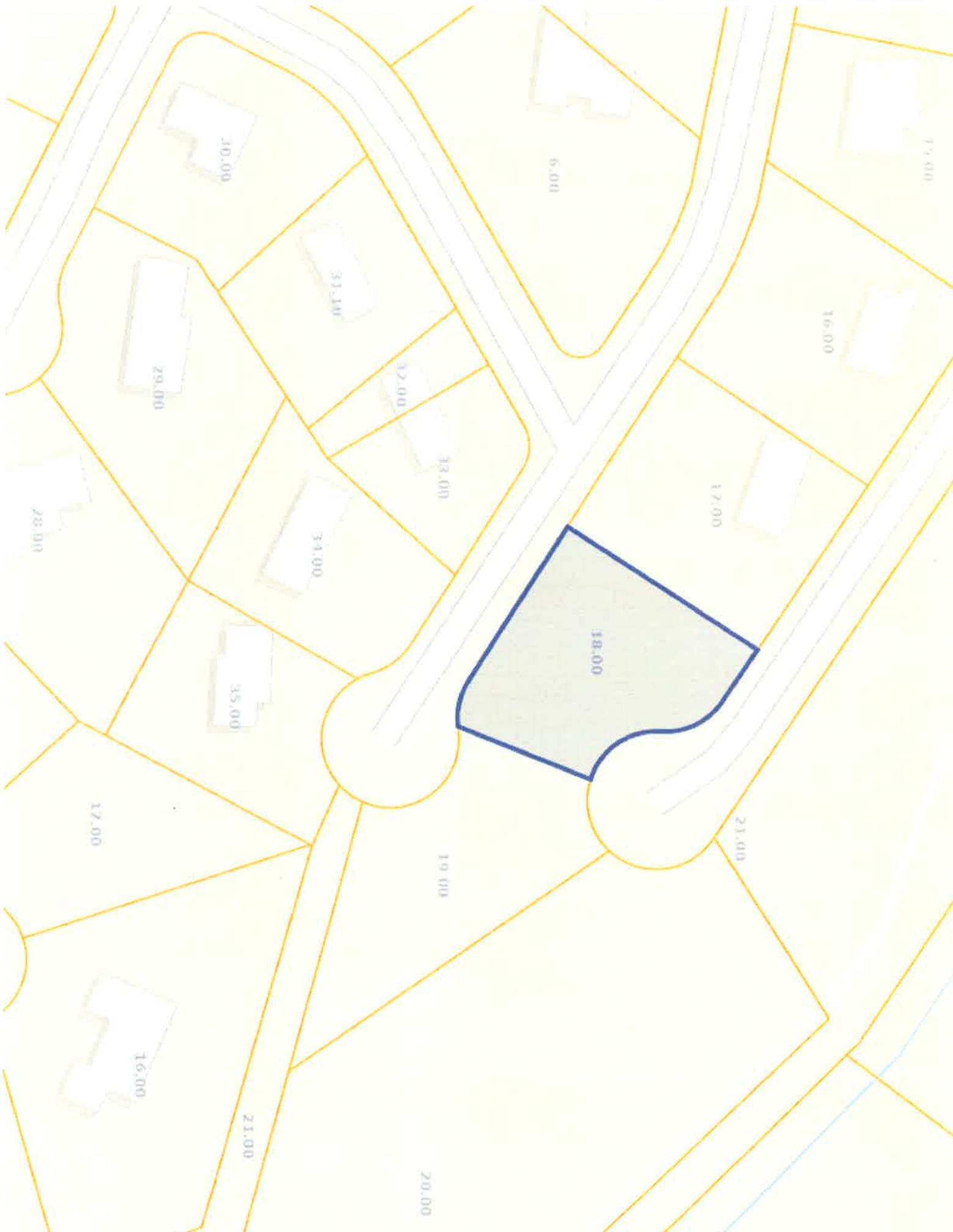
TN Grid North NAD 83 (2011)

| Curve | Radius | Chord Bearing and Distance | Arc Len |
|-------|--------|----------------------------|---------|
| C1 | 76.14' | S 31° 28' 09" E 67.08' | 69.4' |
| C2 | 50.64' | S 39° 51' 55" E 57.42' | 61.0' |
| C3 | 78.94' | N 76° 45' 17" W 48.92' | 49.7' |

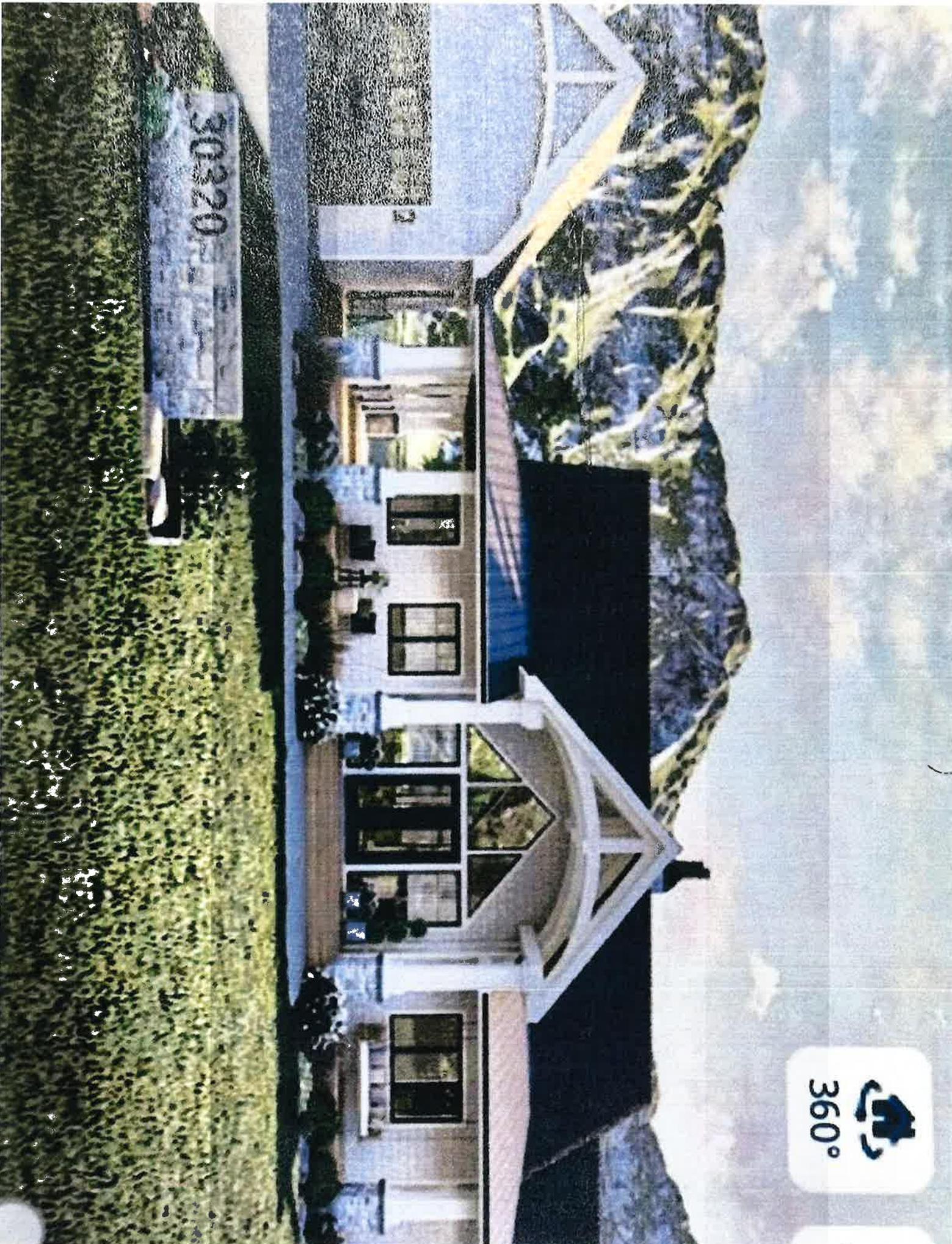
SITE PLAN FOR PROPOSED HOUSE
 2245 LAMONT STREET
 NOW OR FORMERLY OWNED BY:
 JASPER CHIN

DEED REFERENCE: DEED BOOK 3577 PAGE 123
 LOT 18, BLOCK 249, TELlico HILLS
 PLAT REFERENCE: BOOK 28 PAGE 20
 TAX MAP ID: 046F C 01B 00
 IN THE CITY OF KINGSFORD
 11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE









360°



