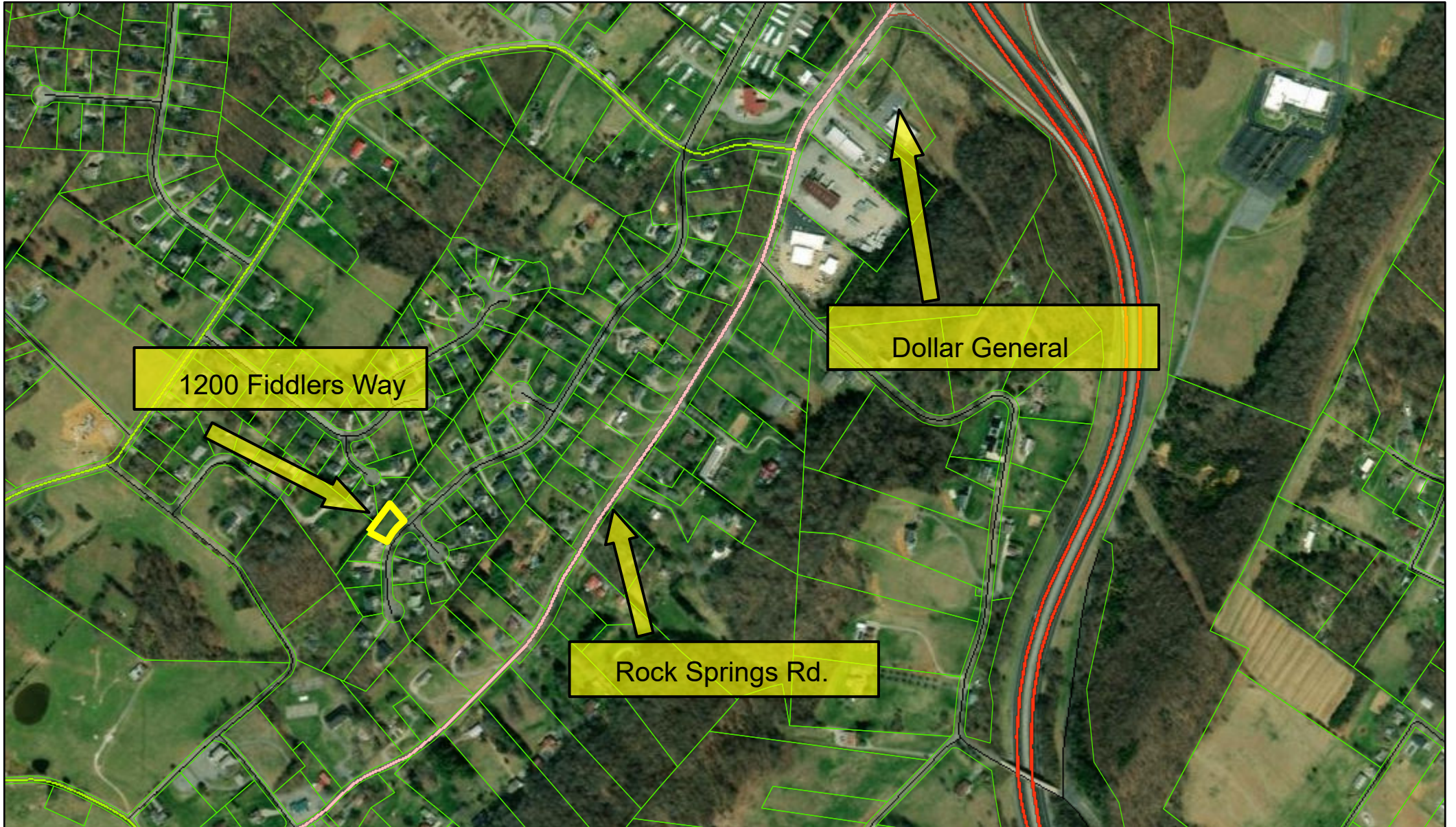


ArcGIS Web Map



9/23/2024, 9:49:45 AM

Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

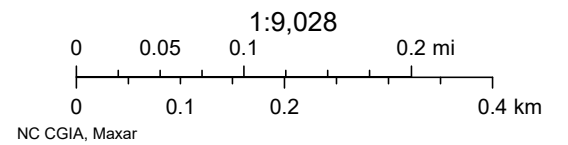
Collector Street

Local Street

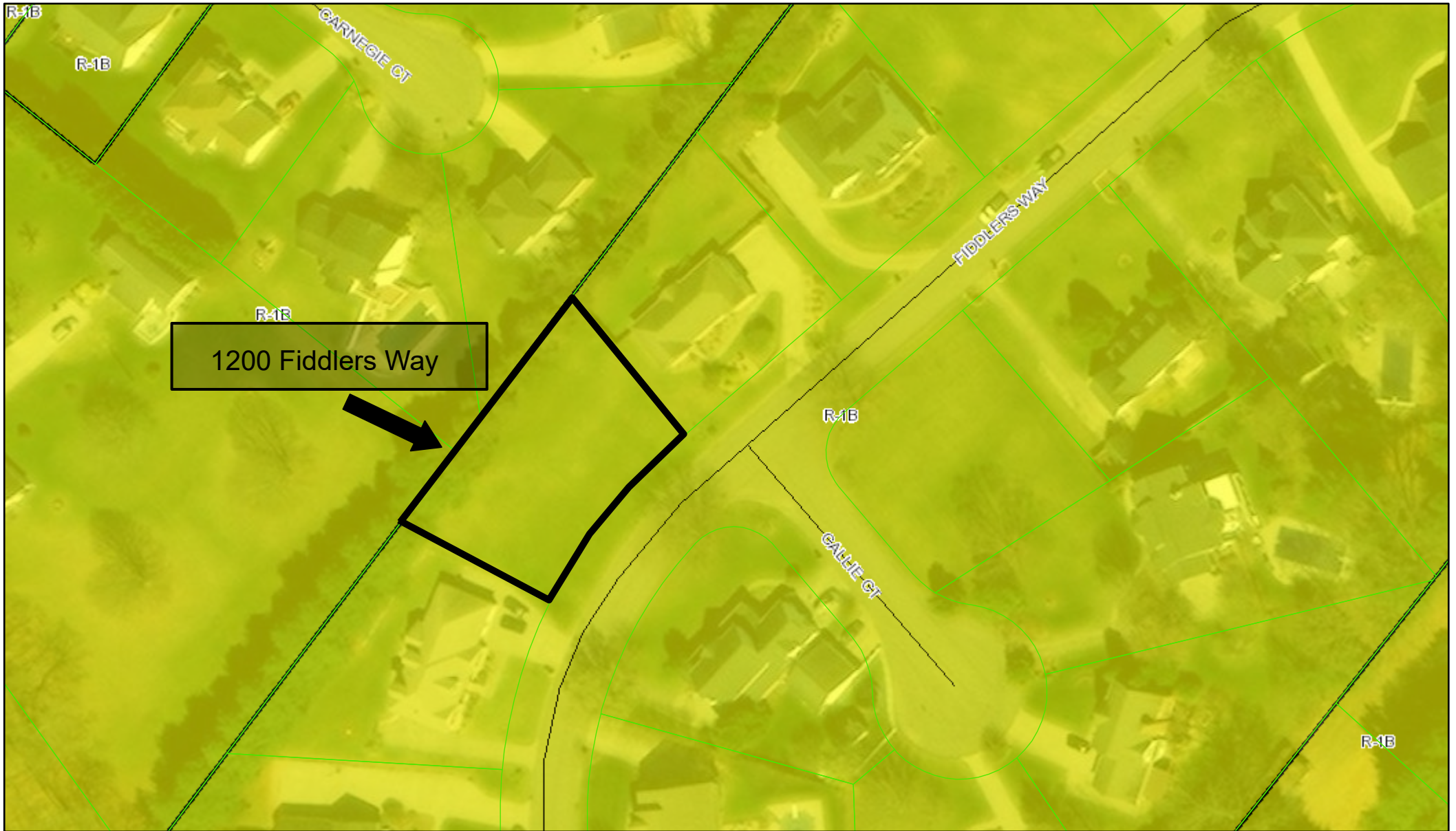
Private Street

Ramp

Urban Growth Boundary

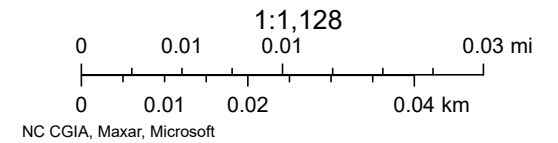


ArcGIS Web Map



9/23/2024, 9:43:34 AM

Sullivan County Parcels Jan 2023	B-2E	B-3	M-1R	PD	R-1B	Split	Major Arterial
Parcels	A-1	B-4	M-2	PMD-1	R-1C	TA	Minor Arterial
City Zoning	A-2	B-4P	MX	PMD-2	R-2	TA-C	Collector Street
<Null>	AR	B-4P	P-1	PUD	R-3	UAE	Local Street
TA/C	B-1	BC	P-D	PVD	R-3A	Streets	Private Street
R-5	B-2	GC	PBD-3	R-1	R-3B	Interstate	Ramp
GC	B-3	M-1	PBD/*	R-1A	R-4	Expressway	Urban Growth Boundary





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: September 23, 2024

RE: 1200 Fiddlers Way

The Board is asked to consider the following request:

Case: BZA24-0206 – The owner of property located at 1200 Fiddlers Way, Control Map 061E, Group A, Parcel 006.00 requests a 14.6 foot front yard variance to Sec 114-183(e)(1)c and an 8 foot rear yard variance to Sec 114-183(e)(1)e for the purpose of constructing a new single-family home. The property is zoned R-1B, Residential District.

Code reference:

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

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

- (1)Minimum requirements.
 - a. Lot area, 7,500 square feet.
 - b. Lot frontage, 50 feet.
 - c. Front yard, 30 feet.
 - d. Each side yard, eight feet.
 - e. Rear yard, 30 feet.
 - f. Usable open space, not applicable.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	Harless Homes and Holdings LLC	First		M.I.		Date	
Street Address	132 Forest Lane S.			Apartment/Unit #			
City	Blountville	State	TN	ZIP	37617		
Phone	423-791-0095	E-mail Address	ccmilhorn@gmail.com				

PROPERTY INFORMATION:

Tax Map Information	Tax map:	Group:	Parcel:	Lot:	
Street Address	1200 Fiddlers Way Kingsport, TN 37664			Apartment/Unit #	
Current Zone	R1B	Proposed Zone			
Current Use	Proposed Use				

REPRESENTATIVE INFORMATION:

Last Name	Harless	First	Cecilia	M.I.	R	Date	9/16/24
Street Address	132 Forest Lane S.			Apartment/Unit #			
City	Blountville	State	TN	ZIP	37617		
Phone	423-791-0095	E-mail Address	ccmilhorn@gmail.com				

REQUESTED ACTION:

front and rear yard variances. Surveyor is working on dimers.
Approx 10' front and back.

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: Cecilia Harless Date: 9/16/24

Signed before me on this 16th day of September, 2024
a notary public for the State of Tennessee
County of Sullivan

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



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.

Lot is long and narrow compared to adjoining lots. Adjoining lots and neighboring lots are 20'-40' deeper

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

Based on lot depth, 30' setbacks can not be met while keeping with size restrictions of the home in the subdivision

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

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

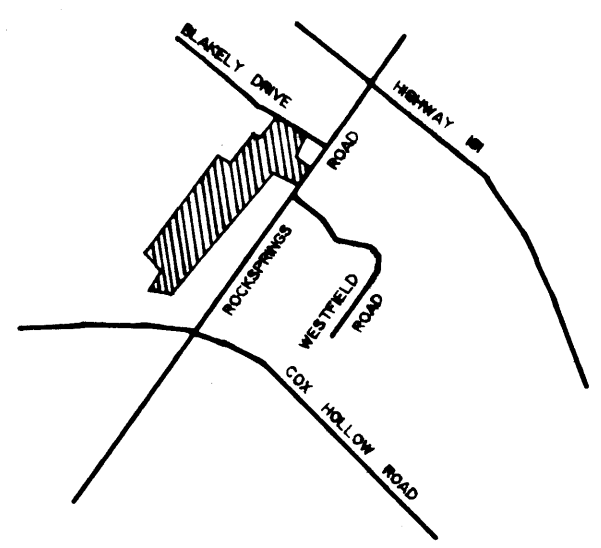
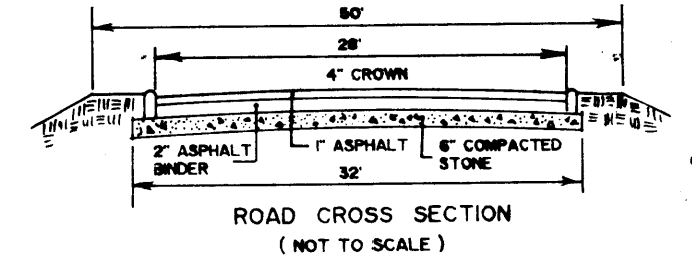
If variance isn't granted, any home built on this lot would be out of character for the neighborhood.

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.

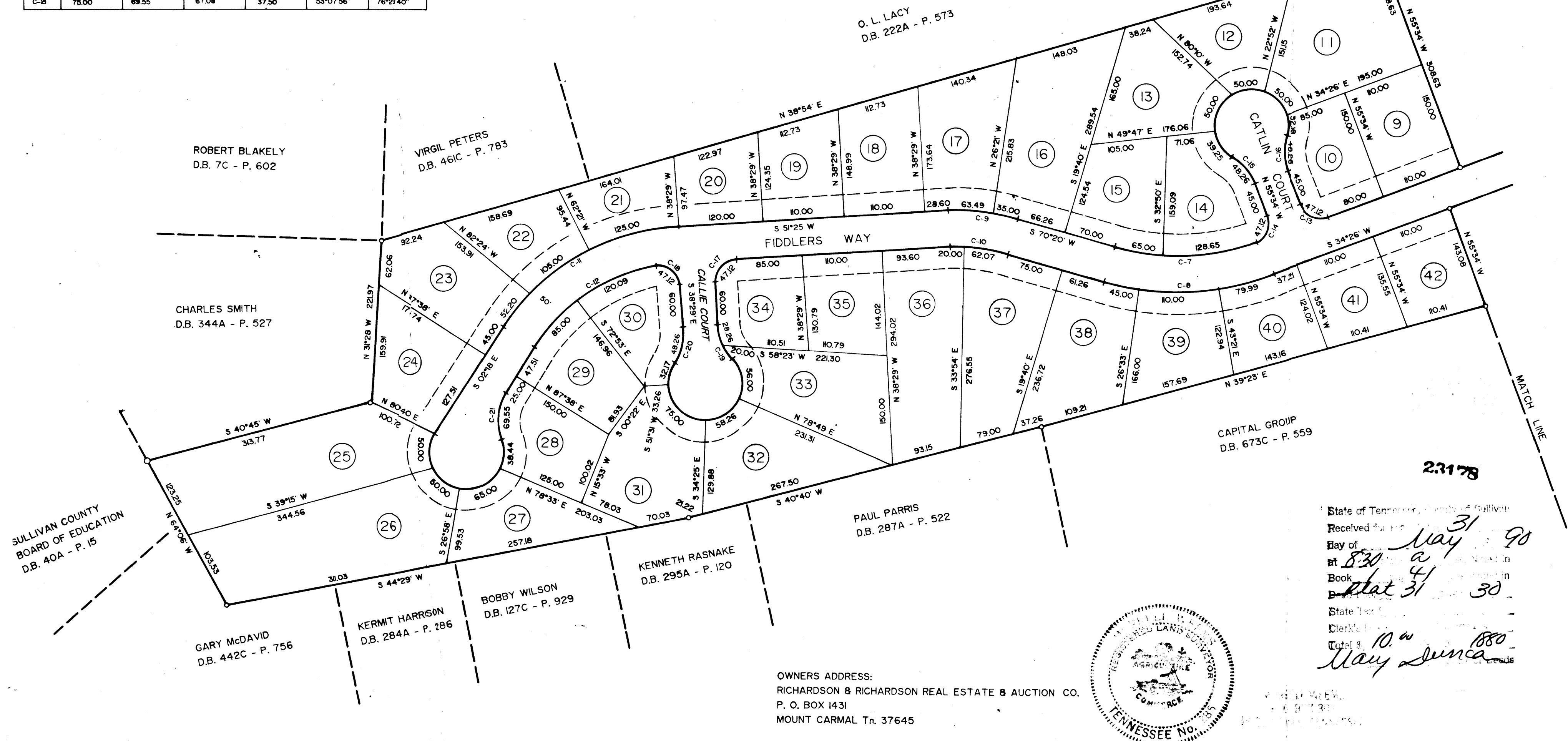
Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

1. The premises 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.

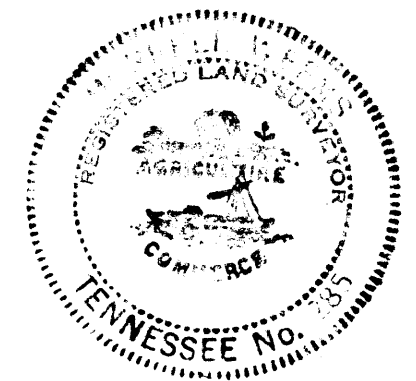
NO.	RADIUS	LENGTH	CHORD	TANGENT	DELTA	DEGREE
C-7	325.00	203.66	200.34	105.30	35°54'12"	17°37'46"
C-8	375.00	234.99	231.16	121.50	35°54'12"	15°16'44"
C-9	300.00	98.48	98.05	49.69	18°48'36"	19°05'55"
C-10	250.00	82.07	81.71	41.41	18°48'36"	22°55'06"
C-11	300.00	282.20	271.91	152.51	53°53'43"	19°05'55"
C-12	250.00	235.16	226.58	127.09	53°53'43"	22°55'06"
C-13	30.00	47.12	42.43	30.00	90°00'00"	190°59'09"
C-14	30.00	47.12	42.43	30.00	90°00'00"	190°59'09"
C-15	75.00	48.26	47.43	25.00	36°52'05"	76°23'40"
C-16	75.00	48.26	47.43	25.00	36°52'05"	76°23'40"
C-17	30.00	47.12	42.43	30.00	90°00'00"	190°19'09"
C-18	30.00	47.12	42.43	30.00	90°00'00"	190°19'09"
C-19	75.00	48.26	47.43	25.00	36°52'05"	76°23'40"
C-20	75.00	48.26	47.43	25.00	36°52'05"	76°23'40"
C-21	75.00	69.55	67.08	37.50	53°07'56"	76°23'40"



LOCATION MAP



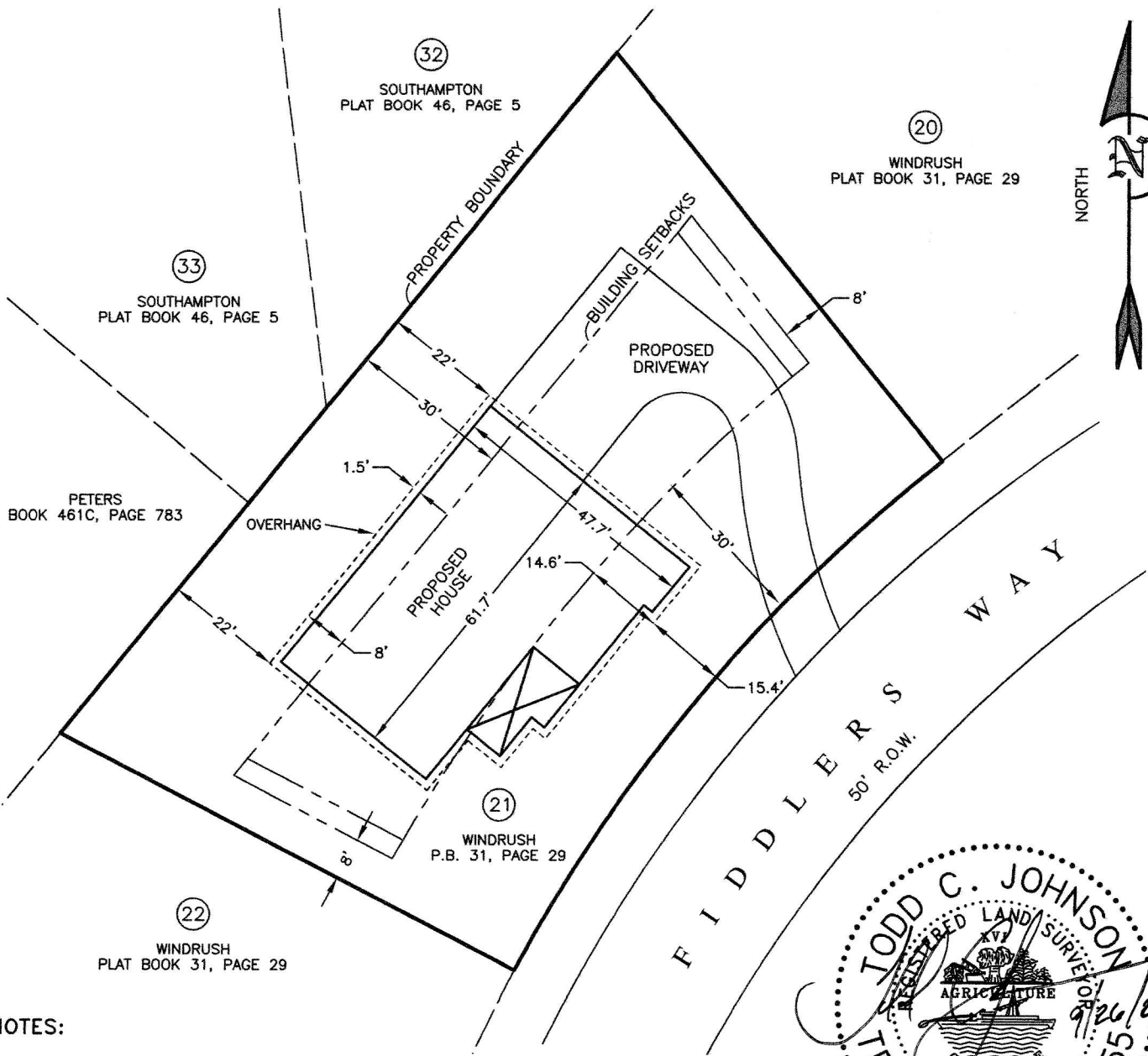
State of Tennessee, County of Sullivan
 Received for me 31
 Day of May 1990
 at 8:30 a.m.
 Book 41
 Page 31 30
 State Tax 10.00
 Clerk May June 1880



OWNERS ADDRESS:
 RICHARDSON & RICHARDSON REAL ESTATE & AUCTION CO.
 P. O. BOX 1431
 MOUNT CARMAL Tn. 37645

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>(I/WE) HEREBY CERTIFY THAT I AM/(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE <u>5-10-90</u></p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>DATE <u>5-10-90</u></p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES</p> <p>I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES AND SEWERAGE HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE <u>5-30-90</u></p>	<p>CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE WATER SUPPLY AND/OR SEWERAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE HEALTH DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN.</p> <p>DATE <u>5-130-90</u></p>	<p>CERTIFICATE OF APPROVAL OR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT TENNESSEE, WITH THE EXCEPTION OF SUCH VARIATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER.</p> <p>DATE <u>5-30-90</u></p>	<p>WINDRUSH KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES <u>29.72 ±</u> TOTAL LOTS <u>57</u> ACRES NEW ROAD <u>3.67 ±</u> MILES NEW ROAD <u>0.61 ±</u> OWNER: <u>JAMES RICHARDSON ETAL</u> CIVIL DISTRICT <u>13th</u> SURVEYOR: <u>MURRELL WEEMS</u> CLOSURE ERROR <u>1/10,150</u> SCALE: 1" = 100'</p>
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W-229



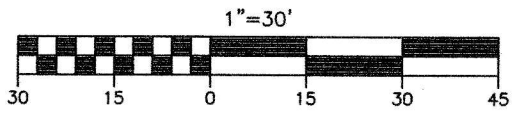
NOTES:

BUILDER: HARLESS HOMES, PH: (423) 791-2873.

R-1B ZONE SETBACKS
 FRONT 30'
 SIDE 8'
 REAR 30'

12' SIDE SETBACKS PER DEED RESTRICTIONS.

TAX MAP 105B, GROUP C, PARCEL 021.00.
 OWNER REFERENCE: TRAVIS AND EMILY PATE; BK 3506, P. 2225.



TODD C. JOHNSON, RLS
 P.O. BOX 5574
 JOHNSON CITY, TN 37602
 PHONE: (423) 943-9223
 EMAIL: TJOHNSONRLS@COMCAST.NET

MAP OF
PROPOSED HOUSE LOCATION
1200 FIDDLERS WAY
KINGSPORT, TENNESSEE

SCALE 1"=30'
 DATE 9/26/24
 CIVIL DISTRICT 13th
 COUNTY SULLIVAN
 STATE TENNESSEE
 FILE 1705-1R



1200 FIDDLERS WAY

ONE STORY, ON SLAB

BCDS
276.565.8822

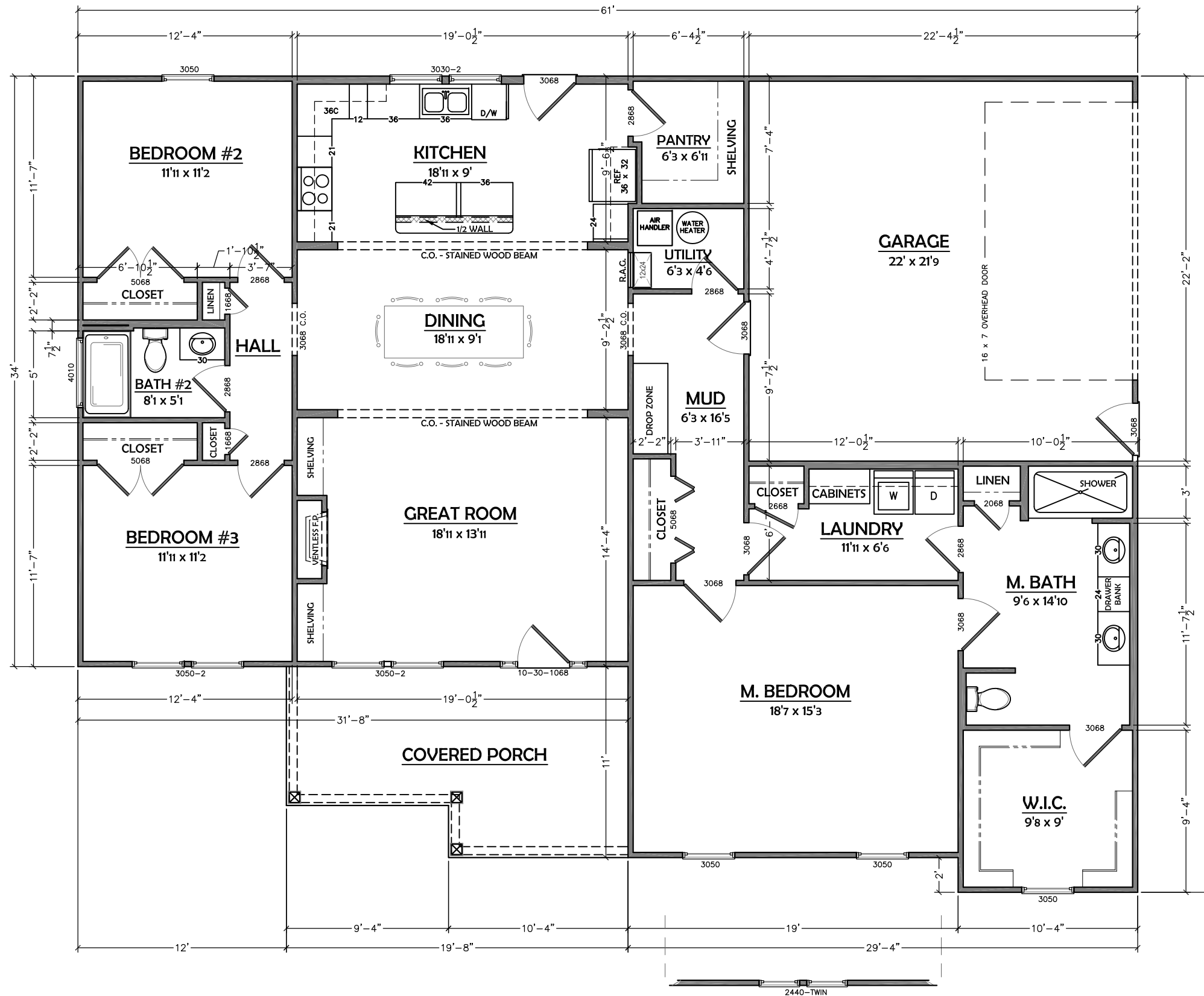
SPEC HOME
PLANS ARE © COPYRIGHT 2024 BCDS, LLC
AND MAY NOT BE COPIED OR REDISTRIBUTED
WITHOUT WRITTEN CONSENT OF THE
DESIGNER. VALID THIS PROJECT ONLY.

ADDRESS:
1200 FIDDLERS WAY
BUILT FOR:
□

1st LIVING AREA: 1,921 sf
GARAGE: 496 sf
COVERED PORCHES: 188 sf

PRELIM SET: 9/23/24

A0.1
COVER SHEET



BCDS
276.565.8822

SPEC HOME

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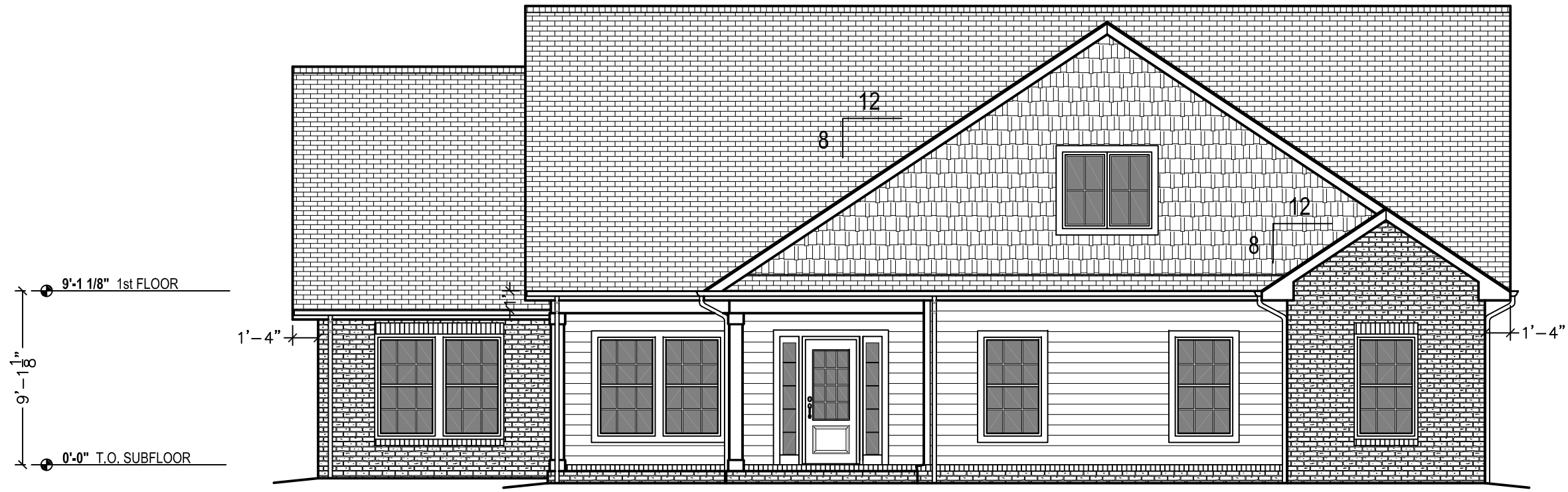
ADDRESS:
1200 FIDDLERS WAY

BUILT FOR:

1st LIVING AREA: 1,921 sf
GARAGE: 496 sf
COVERED PORCHES: 188 sf

PRELIM SET: 9/23/24

A1.1
FLOOR PLAN



FRONT ELEVATION



RIGHT ELEVATION

BCDS
276.565.8822

SPEC HOME

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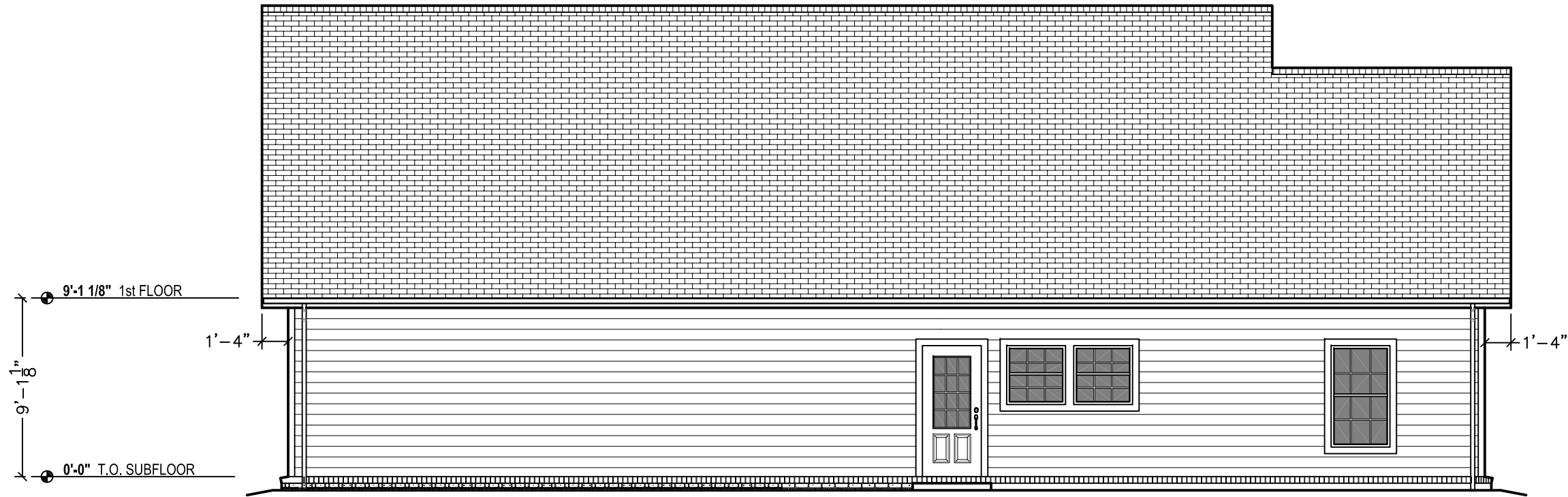
ADDRESS:
1200 FIDDLERS WAY

BUILT FOR:
□

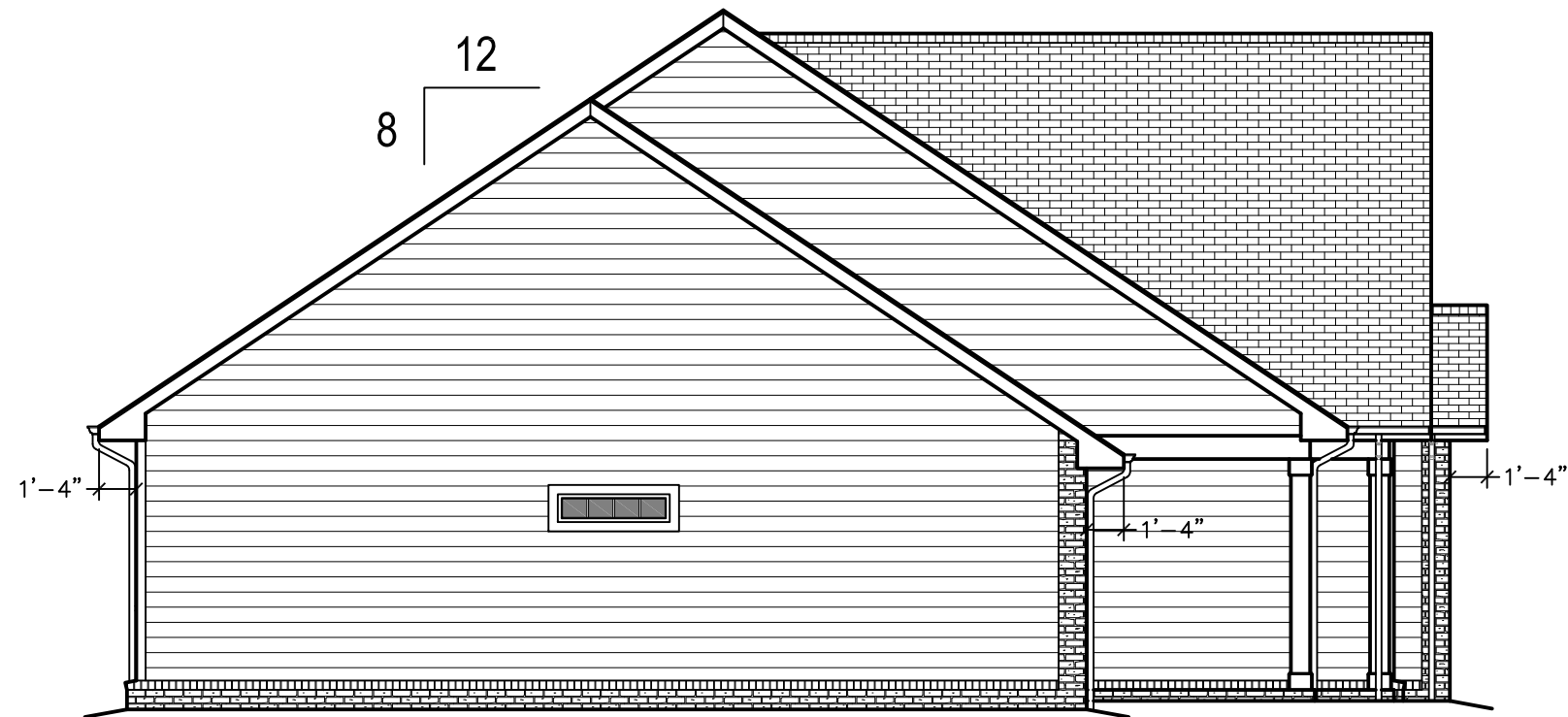
1st LIVING AREA: 1,921 sf
GARAGE: 496 sf
COVERED PORCHES: 188 sf

PRELIM SET: 9/23/24

A2.1
ELEVATIONS



REAR ELEVATION



LEFT ELEVATION