

# ArcGIS Web Map



2/20/2025, 3:46:19 PM

Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

Collector Street

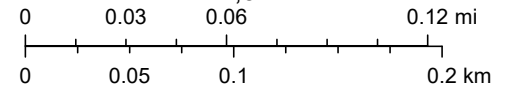
Local Street

Private Street

Ramp

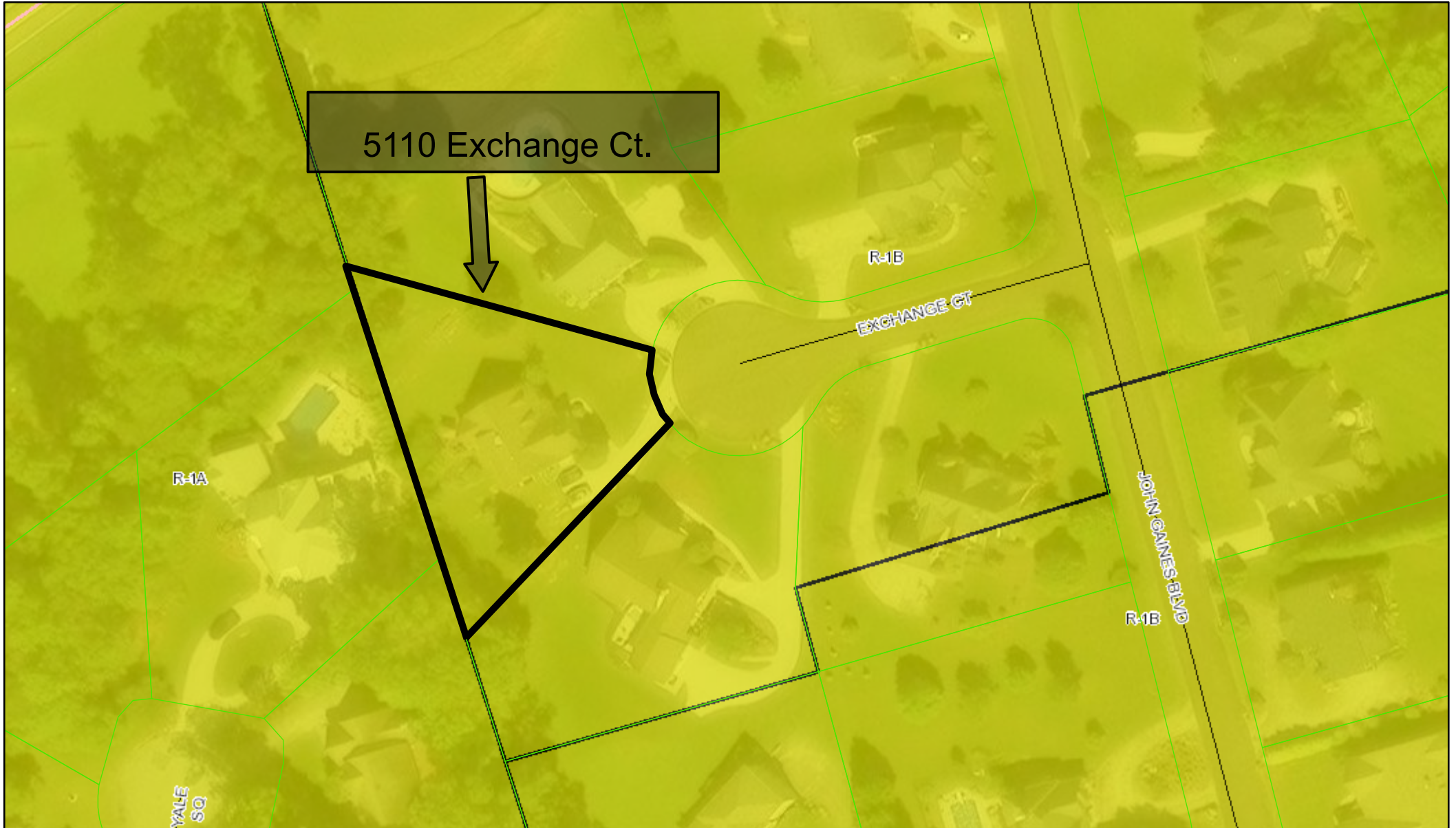
Urban Growth Boundary

1:4,514



NC CGIA, Maxar

# ArcGIS Web Map

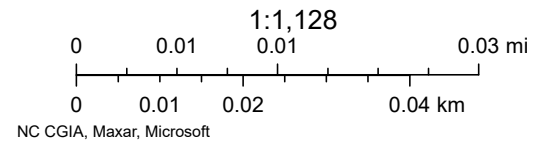


5110 Exchange Ct.



2/20/2025, 3:31:46 PM

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





**APPLICATION**  
Board of Zoning Appeals

**APPLICANT INFORMATION:**

Last Name	Holt	First	Chris & Karri	M.I.		Date	2-20-2025
Street Address	5110 Exchange Ct			Apartment/Unit #			
City	Kingsport	State	TN	ZIP	37664		
Phone	423-292-3333		E-mail Address	holtappraisal@charter.net			

**PROPERTY INFORMATION:**

Tax Map Information	Tax map: 047L	Group: N	Parcel: 005.00	Lot: 5	Apartment/Unit #	
Street Address	5110 Exchange Ct			Apartment/Unit #		
Current Zone	R 1B	Proposed Zone				
Current Use	Single Family	Proposed Use				

**REPRESENTATIVE INFORMATION:**

Last Name	Begley (Bright Ridge Homes)	M.I.		Date	
Street Address	366 Brookfield			Apartment/Unit #	
City	Kpt	State	TN	ZIP	37663
Phone	423-677-6778		E-mail Address	joe@thebegleygroup.net	

**REQUESTED ACTION:**

Rear set back variance of 8'

**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: Chris Holt

Date: 2/21/2025

Signed before me on this 21st day of February 2025  
 a notary public for the State of Tennessee  
 County of Sullivan

Notary Lori 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.

*Odd shaped lot with challenging topography  
House was set at the back of lot when built to  
find the most accommodating location.*

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

*Rear setback is 30' at rear for R-1B.*

- 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.

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

*The 8' variance will not affect any of the neighboring property owners.*

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.



TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: February 20, 2025

RE: 5110 Exchange Court

The Board is asked to consider the following request:

**Case: BZA25-0037 – The owner of property located at 5110 Exchange Court, Control Map 047L, Group N, Parcel 005.00** requests a 5.2 ft rear yard variance to Sec. 114-183(e)(1)e for the purpose of constructing a new addition to an existing 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.*

SEE NOTE 1)

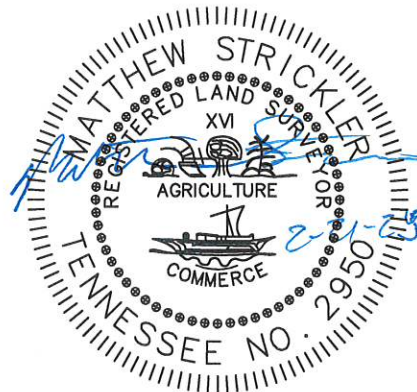


**LEGEND**

IR(C)	IRON ROD, CAP
A&A	ALLEY & ASSOCIATES
CONC	CONCRETE
GM	GAS METER
S/B	SETBACK
P.B.	PLAT BOOK
PG.	PAGE
D.B.	DEED BOOK
R=	RADIUS
L=	LENGTH
CH=	CHORD
123	911 ADDRESS

**NOTES:**

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1B  
 SETBACKS: FRONT 30'  
 REAR 30'  
 SIDE 8'
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 5) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY. GPS POSITIONAL DATA WAS RECORDED ON 2/18/25 UTILIZING TRIMBLE R780I RECEIVERS. GEOID18
- 6) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 7) DEED REFERENCE: DEED BOOK 3220, PAGE 615
- 8) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS RESERVATIONS AND RESTRICTIONS, WRITTEN OR UNWRITTEN, RECORDED AND UNRECORDED.
- 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 10) 7.5' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 15' ALONG FRONT OF ALL LOTS.



MAP OF: LOT 5, BLOCK A, EDENS RIDGE, SECTION 1

OWNERS: CHRISTOPHER HOLT and wife, KARI HOLT

CIVIL DISTRICT: 10TH COUNTY: SULLIVAN

STATE: TENNESSEE TAX MAP 047L "N" PARCEL 005.00

SCALE: 1 INCH = 60' DATE: FEBRUARY 18, 2025

REFERENCES: PLAT BOOK 42, PAGE 24

25-13736

FB/PG: N/A

FOR: SITE PLAN

REVISED PROPOSED ADDITION SIZE 2-21-2025

**ALLEY & ASSOCIATES, INC.**

422 E Market Street

Kingsport, Tennessee 37660

E-mail: [mstrickler@alleyassociates.com](mailto:mstrickler@alleyassociates.com)