

PUBLIC NOTICE

The Sullivan County Board of County Commissioners will hear and decide on the following rezoning request for: 1) Randy Denton to rezone his property located at 315 South Hollow Road, Blountville from R-1/ Single-Family Residential to A-1/ General Agricultural/Residential to allow a larger storage building. The parcel ID is tax map 035, parcel 037.50. The hearing is set for Thursday, November 19, 2020 at 6:00PM within the 2nd Floor Commission Hall located in the Historic Sullivan County Courthouse at 3411 Highway 126, Blountville, TN 37617. The public is invited to attend and speak on this rezoning request or you may call ahead to voice concerns for the record. For questions or more information, please contact the County Planning & Codes Director: (423) 279.2603 or by email at planning@sullivancountytn.gov.

*The chairman read the opening statement on the process for public hearings on rezoning matters.

F. ZONING PLAN AMENDMENT: ZONING RESOLUTION TEXT OR MAP AMENDMENT

F1. REZONING REQUEST FROM R-1 TO A-1 FOR RANDY DENTON

FINDINGS OF FACT–

Property Owners: Randy Denton
Applicants: same
Representative: same
Location: 315 South Hollow Road, Blountville
Civil district: 5th
Parcel ID: Tax Map 035, Parcel 037.50
Surveyor: n/a
Engineer: n/a
PC1101 Growth Boundary: Sullivan County Planned Growth Area
Utility District: Bristol Utility District
Public Sewer: n/a – all existing SSDS with TDEC permits on file
Existing Zoning: R-1
Surrounding Zoning: R-1 and A-1
Proposed Zoning: A-1
Purpose of Rezoning: To build a garage/barn shop
SC Long-Range Plan: Rural Residential/General Agricultural
Public Oppositions: No one submitted letters or calls in opposition to this request prior public hearing

Staff Field Notes and General Comments:

- The owner has petitioned his land to be rezoned from R-1, Single-Family Residential to A-1, Low-Density Residential/General Agricultural in order to build a garage/barn building for his gardens and maintenance of his property.
- He has applied for a building permit for a 3-bay metal shed/garage building. He currently has a house, 16x20 metal open carport, existing 24x20 building and would like to build a new 32x24 building.
- His tract of land is approximately 3.21 acres.
- The surrounding zoning is A-1 in front and sides, R-1 behind and one tract zoned R-2 next door.
- The surrounding land uses are low-density residential, single-wide mobile homes on large tracts, existing farmland, and open space. This property was originally zoned R-1 from the Zoning Plan; however, has not been developed into a subdivision and has remained rural as no public water is available even though it is in Bristol Utility District.
- Staff recommends in favor of this rezoning request for the following reasons:
 - Congruent with the Land Use Plan.
 - Area has remained Rural.
 - Adjacent to existing A-1 Zoning District

Meeting Notes at Planning Commission:

- *Staff read her report and recommendation. No one was present who spoke in opposition to this request.*
- *Mr. Denton was present. He stated that staff explained the request correctly. he also stated he owned the small parcel in front next to his driveway, that he bought from his uncle.*
- *After review, John Moody motioned in favor of this request and to forward a favorable recommendation on to the County Commission. Darlene Calton seconded the motion and the vote in favor passed unanimously.*

PETITION TO SULLIVAN COUNTY FOR REZONING

A request for rezoning is made by the person named below; said request to go before the Sullivan County Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date: 8-27-20

Property Owner: Randy Denton

Address: 315 South Hollow Rd. Blount.

Phone number: 276-477-3275

Email: rdenton5176@a6mail

Property Identification

Tax Map: 035

Group: _____

Parcel: 37.50

Zoning Map: 8

Zoning District: 0.5 R-1

Proposed District: A-1

Civil District: 5

Property Location: Blountville

Purpose of Rezoning: To build Garage/Barnd for farm equipt. / From R-1 to A-1

Planning Commission:

Meetings

Place: Old Historic Courthouse, 3411 Hwy 126, Blountville TN

Date: 10-20-2020

Time: 6PM

eyes / absent

Approved:

Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville, TN

Date: 11-19-2020

Time: 6:00 PM

Approved: _____

Denied: _____

DEED RESTRICTIONS

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Owner's Signature: _____

Randy Denton

Date: 8-27-20

Notary Public: _____

[Signature] 8-27-20

My Commission Expires: 5-31-2022

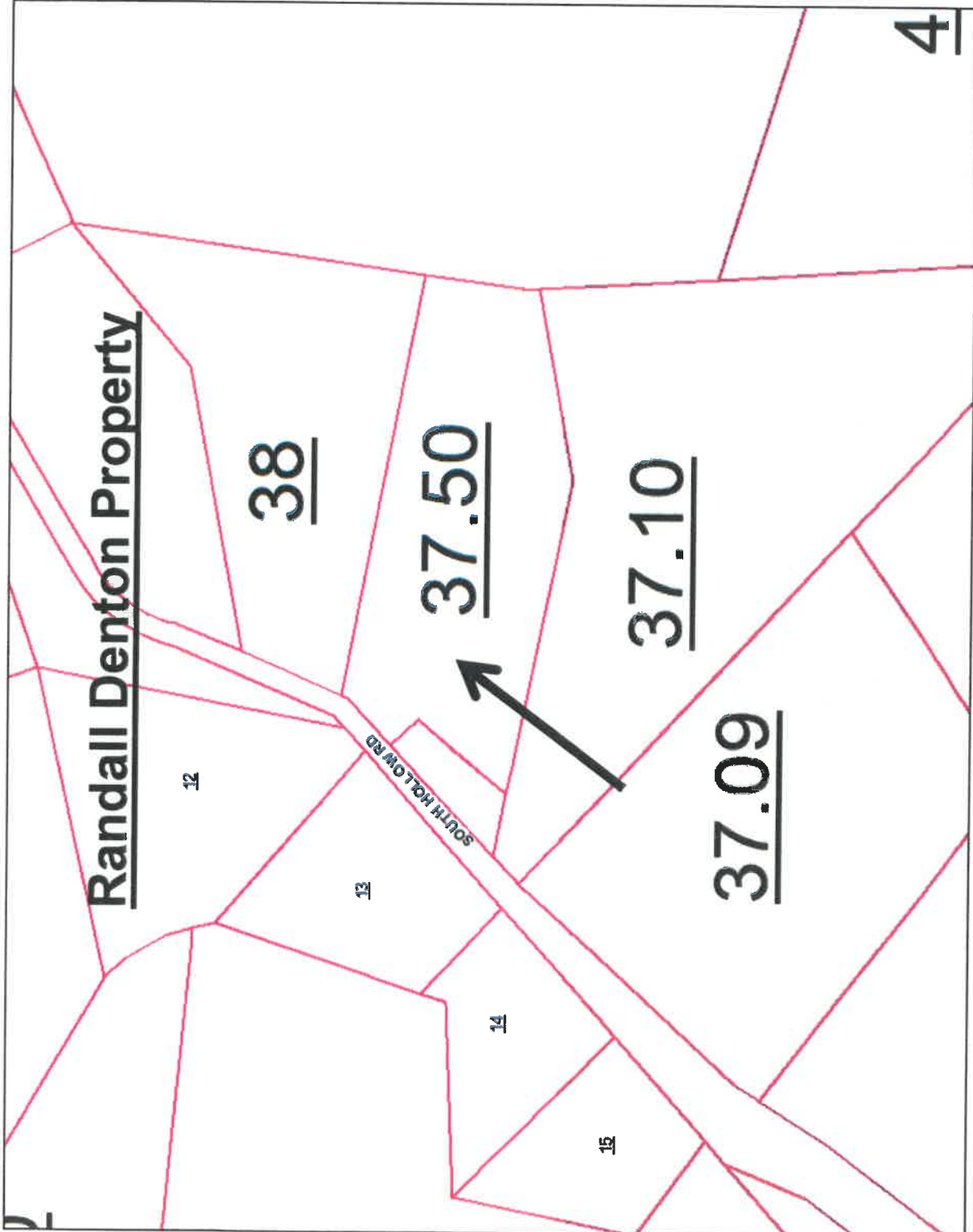


Address Data Source:
Sullivan County GIS
Kingsport, TN
Johnson City, TN
Greeneville, TN

Notice:

A tax map has no legal standing other than for assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and/or location of lot lines.

Lot Lines



- 0.2 PCT Annual Chronic Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- Floodway Areas in Zone AE


Sullivan County, TN
Planning and Codes Dept.



Address Data Source:
Sullivan County: Sat Co 911
Kingsport: Kit GIS
Johnson City: JC GIS
Blairsville: Bls 911

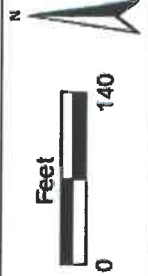
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 Lot Lines



Randall Denton Property



- 0.2 PCT Annual Chance Flood Hazard
- Zone A - 100 Year Flood Elevations Determined
- Zone AE - Same Flood Elevations Determined
- Flood Way Areas in Zone AE



Sullivan County, TN
Planning and Codes Dept.

PBD-3

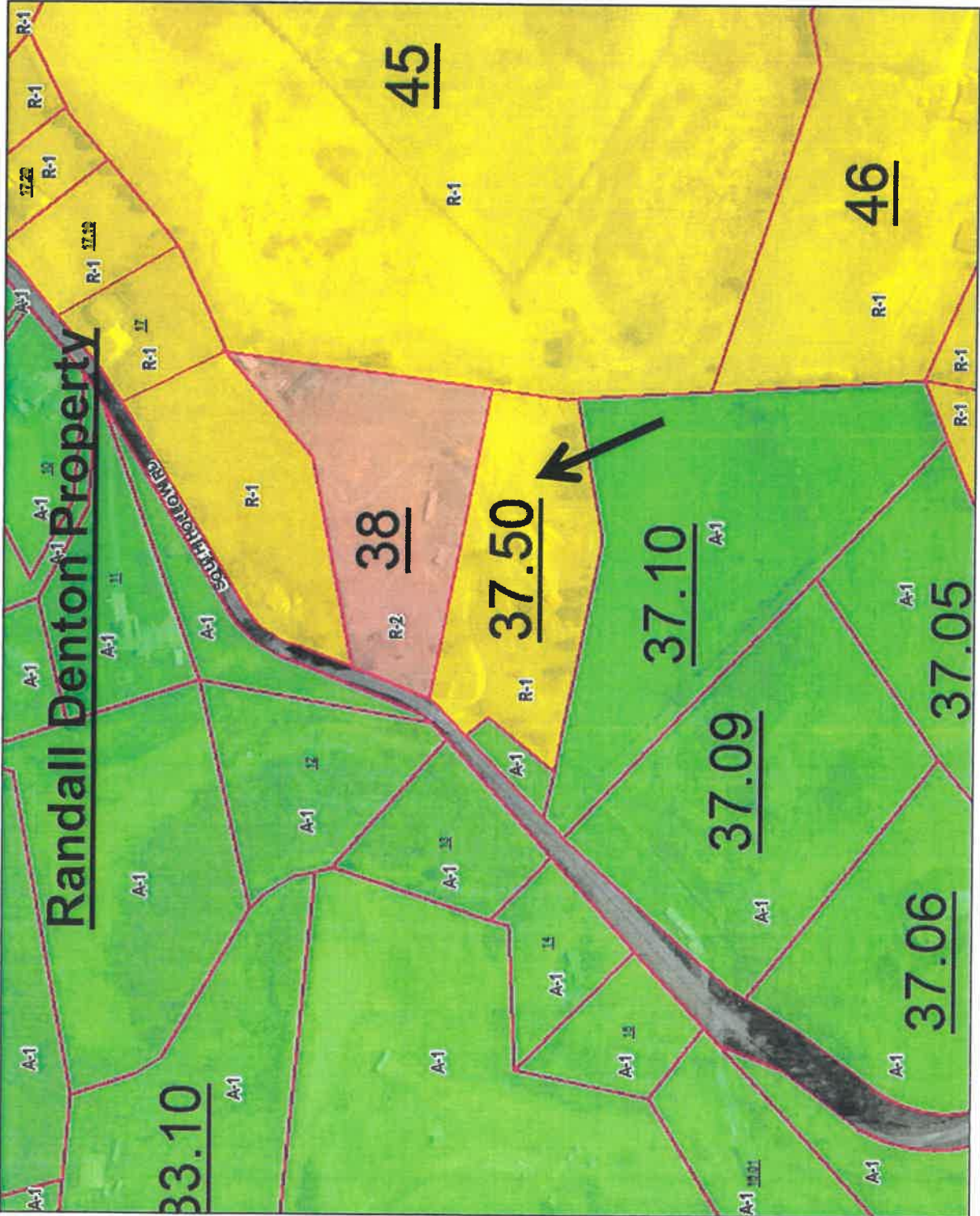
Address Data Source:
Sullivan County: Sul Co 911
Sullivan County GIS
Sullivan County GIS
Sullivan County GIS

Notice:
Aerial imagery has no legal standing
and should not be used to
determine boundary lines or
property and convey property.
Aerial imagery is intended to
provide a visual reference to
the location of a parcel. It should be
used for all questions of
boundary and / or location
of a parcel.

R-3A
R-3B
Water

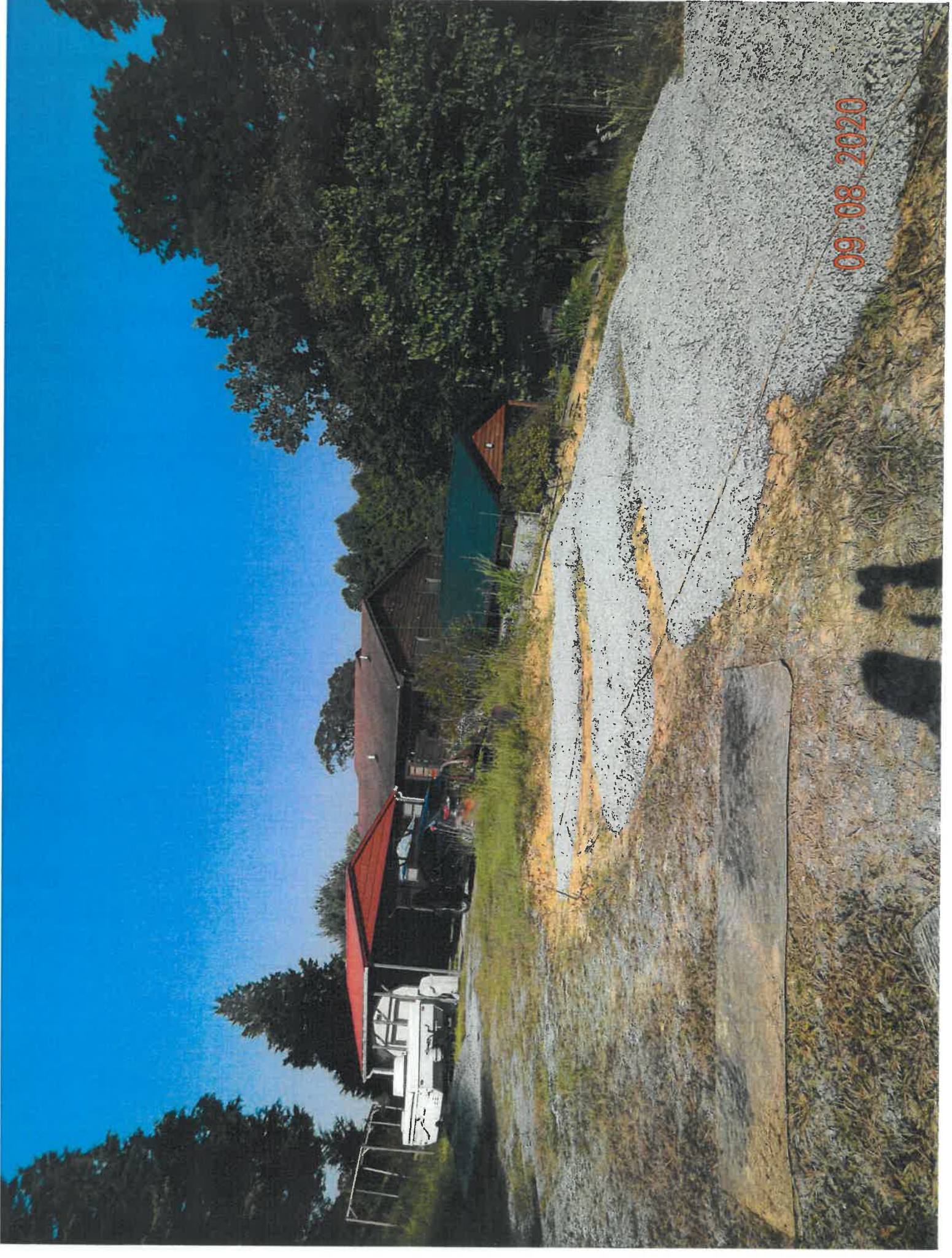
Sullivan County
Zoning

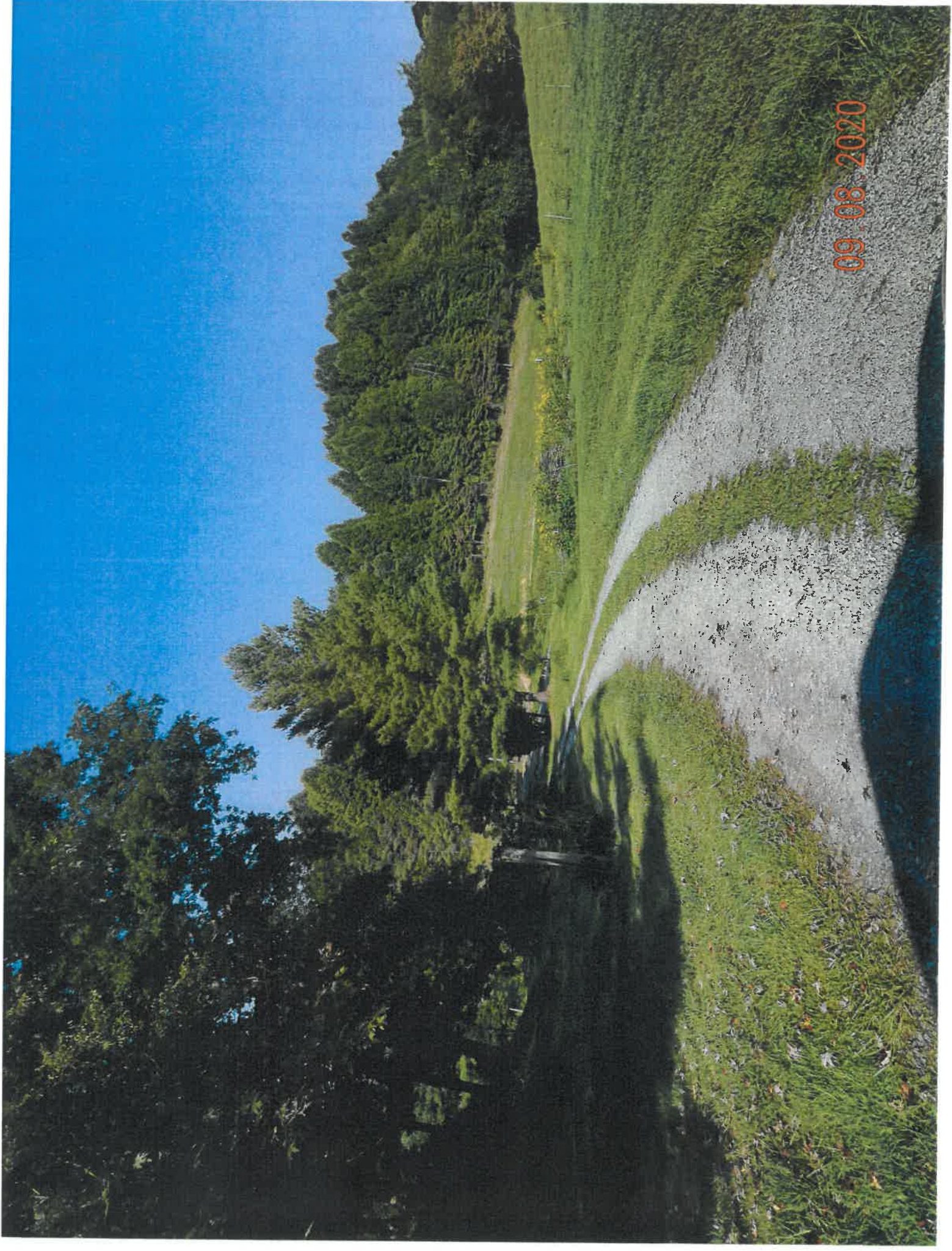
- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



0.2 PCT Annual Chance Flood Hazard
Zones A - No Base Flood Elevations Determined
Zones AE - Base Flood Elevations Determined
Floodway Areas in Zone AE

Sullivan County, TN
Planning and Codes Dept.





09.08.2020

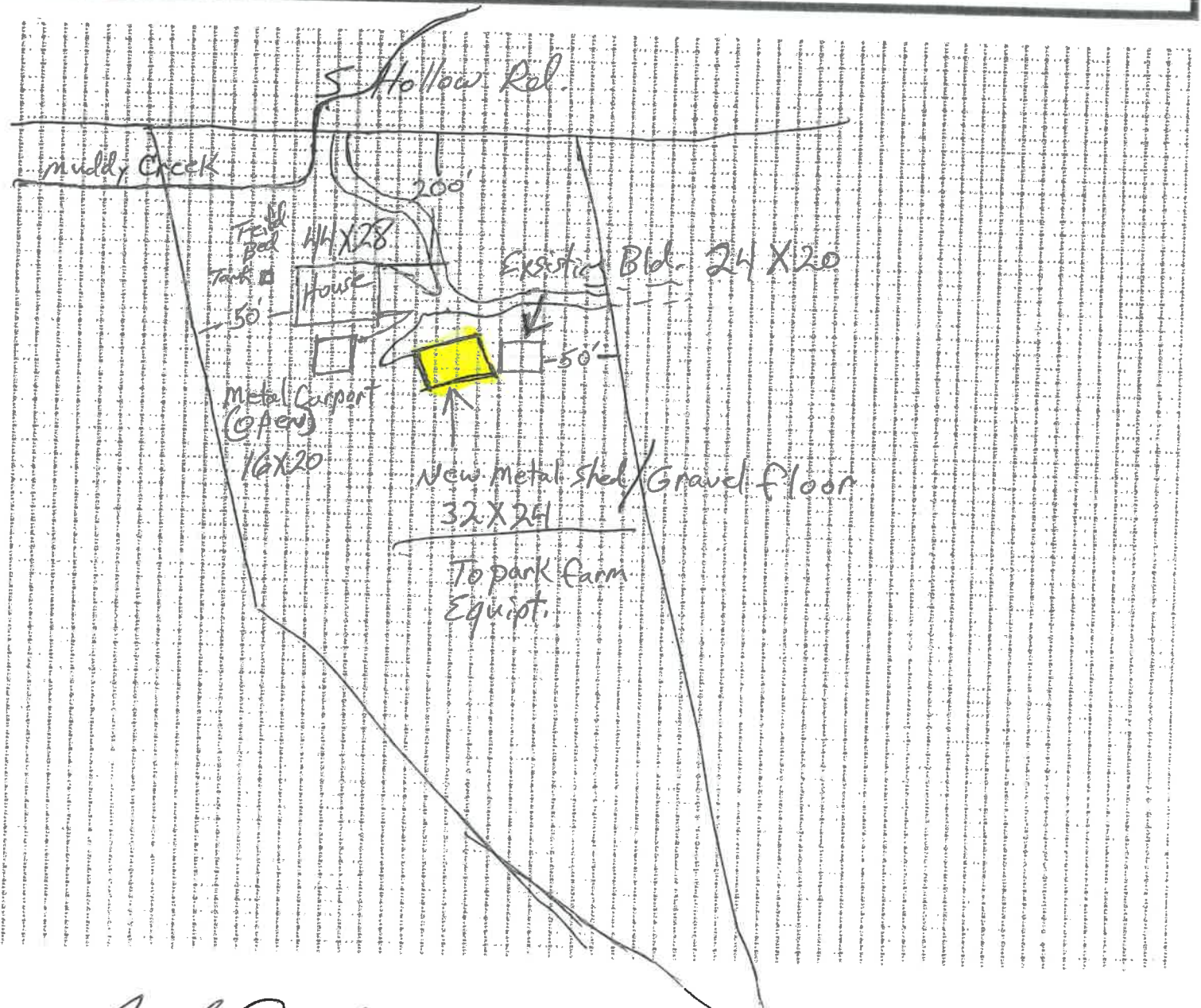
Sullivan County
Planning & Codes Department
Plot Plan

OFFICE USE
COMPLETED
INCOMPLETE

Owner: Randy Denton
 Address: 315 South Hollow Rd.
 Structure: Metal Shed/Garage Number of stories: 1

ALL REQUIREMENTS MUST BE COMPLETED

- Distance from property lines porches/overhang included
- County Road
- Any other items such as creeks and drainage
- Septic Tank & Field Bed Lines
- Existing Structures with dimensions
- Proposed structure dimensions
- Water Meter
- Driveway



Sign: Randy Denton Date: 8-25-20

320 # > 800
 460 #
 768 # = 1528