

SULLIVAN COUNTY COMMISSION MEETING

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PUBLIC NOTICE

Sullivan County Board of County Commissioners will hold a Public Hearing set for Thursday March 18, 2021 at 6:00PM within the Commission Hall of the Sullivan County Historic Courthouse, located at 3411 Highway 126, Blountville, TN. The Public Hearing will consider the following rezoning request from: 1) **Sean & April Broyles** at 227 Brown Drive, Bristol from R-1/Single Family Residential to A-1/Agricultural/Residential and more specifically being Tax Map 068, Parcels 086.18, 086.30, 082.00, 082.10 and 2) **Gary & Joy Cox** at 261 Broyles Lane, Bristol from R-1 to A-1 and more specifically being Tax Map 068, Parcels 086.20 and 086.40; and 3) **Heritage Manufacturing** at 5848 Orebank Road, Kingsport from M-1 to R-1 and being more specifically the house lot on Tax Map 048A, part of parcel 005.00. These rezoning requests will be considered for final map amendment by the Commission at this meeting. The public is invited to attend and speak on this matter. All inquiries, questions or concerns can be shared prior to the public meeting by contacting the Planning Director at 423.279.2603 or by emailing her at planning@sullivancountyttn.gov Due to the COVID pandemic, the public is encouraged to provide comment prior to the meeting via email or letter. All comments will be recorded and saved in the record.

1 (a)

PETITION TO SULLIVAN COUNTY FOR REZONING

Bristol

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: 12-31-20

Property Owner: Sean and April Broyles

Address: 227 brown dr, Bristol TN

Phone number: 423-878-0049

Email: firemedic43@hotmail.com

Property Identification

Tax Map: 068

Group:

Parcel: 8618

Commission district 2nd

Zoning Map: 18

Zoning District: R-1

Proposed District: A-1

Civil District: 21

Property Location: 227 Brown Drive

Purpose of Rezoning: increase square footage for a building and most of the property is for agricultural

Meetings

Planning Commission:

104 8th Street Bristol

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

Date: 2-15-2021

Time: 6 PM

Approved: _____

Denied: _____

County Commission:

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

Date: 3-18-2021

Time: 6:00 PM

23 Yes, 1 Absent

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.

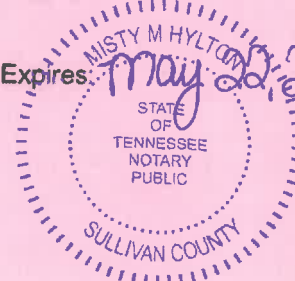
✓ Owner's Signature: _____

Date: 12-31-20

Notary Public: Misty M Hylton

My Commission Expires:

May 22, 2023



PETITION TO SULLIVAN COUNTY FOR REZONING

Bristol

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: 12-31-20

Property Owner: Johnny Broyles and Sean Broyles

Address: 229 brown dr, Bristol TN

Phone number: 423-878-0049

Email: firemedic43@hotmail.com

Property Identification

Tax Map: 068 Group: Parcel: 8630
Zoning Map: 18 Zoning District: R-1 Proposed District: A-1 Civil District: 21
Property Location: 229 Brown Drive
Purpose of Rezoning: the majority of the property is being used for agricultural

Meetings

Planning Commission:

104 8th Street Bristol

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

Date: 2-15-2021

Time:

Approved: _____

Denied: _____

County Commission:

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

Date: 3-18-2021

Time: 6:00 PM

Approved: ☒ 23 Yes, 1 Absent

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Owner's Signature: Johnny Broyles

Notary Public: Misty M Hyblton

Date: 12-31-20

My Commission Expires: May 22, 2023



1 (c)

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 12-31-20

Property Owner: Sean Broyles

Address: 227 brown dr, Bristol TN

Phone number: 423-878-0049

Email: firemedic43@hotmail.com

Property Identification

Tax Map: 068

Group:

Parcel: 82

Zoning Map: 18

Zoning District: R-1

Proposed District: A-1

Civil District: 4

Property Location: Brown Drive

Purpose of Rezoning: the property is for agricultural use

Meetings

Planning Commission:

104 8th Street Bristol

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

Date: 2-15-2021

Time:

Approved: _____

Denied: _____

County Commission:

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

Date: 3-18-2021

Time: 6:00 PM

23 Yes, 1 Absent

Approved: ☒ _____

Denied: _____

DEED RESTRICTIONS

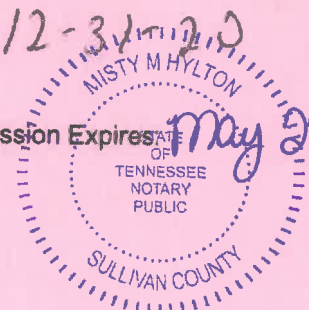
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Owner's Signature: _____

Date: 12-31-20

Notary Public: Misty M Hylton

My Commission Expires: May 22, 2023



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

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Property Owner: Johnny Broyles and Sean Broyles

Address: 227 brown dr, Bristol TN

Phone number: 423-878-0049

Email: firemedic43@hotmail.com

Property Identification

Tax Map: 068

Group:

Parcel: 8210

Zoning Map: 18

Zoning District: R-1

Proposed District: A-1

Civil District: 4

Property Location: Broyles Lane

Purpose of Rezoning: the property is being used for agricultural

Meetings

Planning Commission:

104 8th Street Bristol
Place: Old Historic Courthouse, 3411 Hwy 126, Blountville TN

Date: 2-15-2021

Time: 6PM

Approved: _____

Denied: _____

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Owner's Signature: Johnny Broyles

Date: 12-31-20

Notary Public: Misty M Hyblon

My Commission Expires: 5-22-2023



Summary of Permitted Uses

R-1

- Single-Family Detached Dwelling
- Administrative Services
- Libraries
- Essential Public
- Transport/Utility/Communication
- Electrical/Gas Substations
- Water Storage Tanks and Facilities
- Commercial Golf Courses
- Agriculture - General

A-1

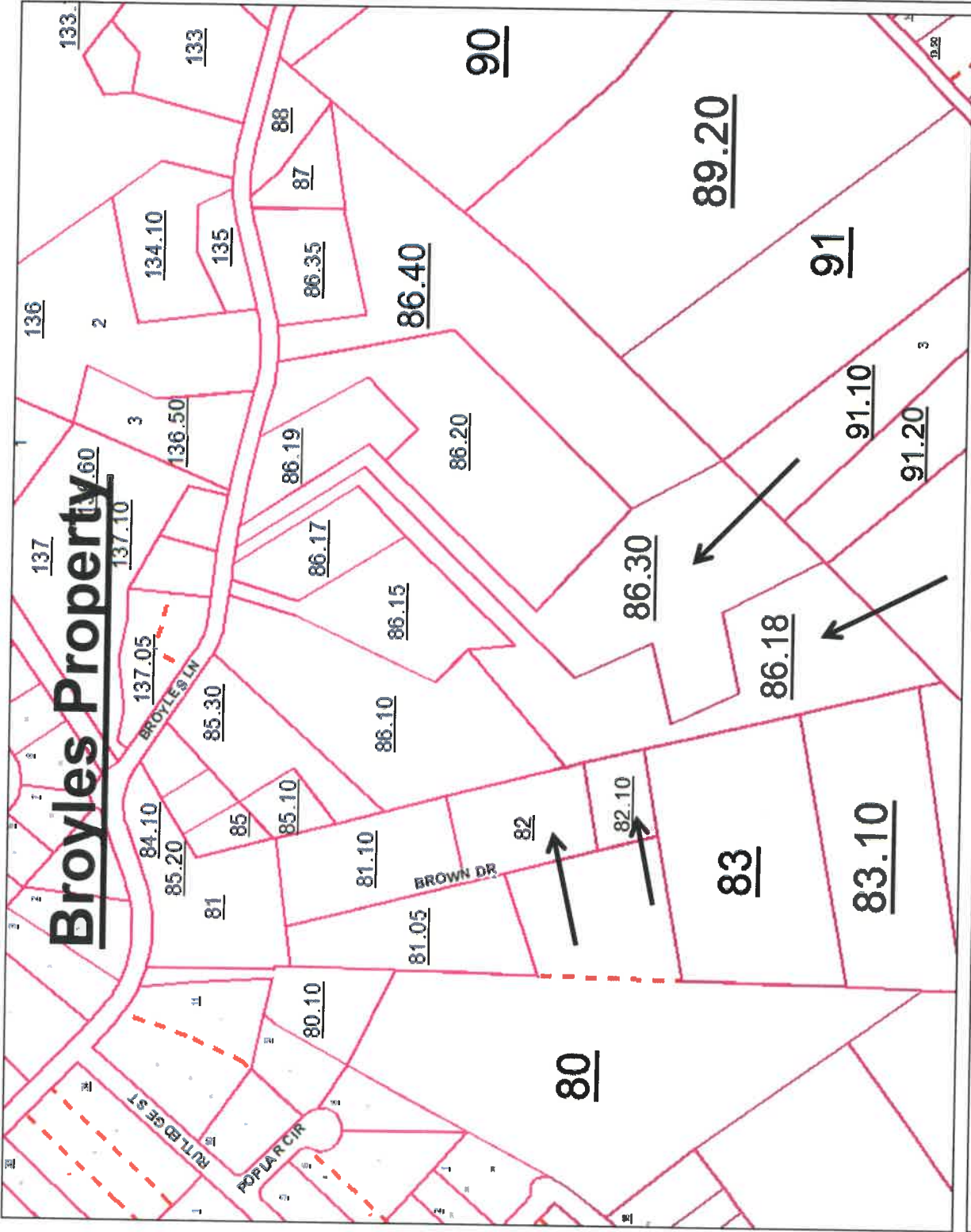
- Single-Family Detached Dwelling
- Duplex Dwelling
- Libraries
- Essential Public
- Transport/Utility/Communication
- Electric/Gas Substations
- Pumping Facilities for Water and Sewer Systems
- Commercial Golf Courses
- Agriculture – General
- Agriculture - Intensive

Address Data Source:
Sullivan County, Sul Co 911
Kingsport Apr 08
Johnson City-JC GIS
Shaded: Shaded 911

Notice:

A tax map has no legal standing other than the 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
Streams



Flood Zone, ZONE_SUBTY

- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevation Determined
- Zone AE - Base Flood Elevation Determined
- FloodWay Areas in Zone AE



Sullivan County, TN
Planning and Codes Dept.

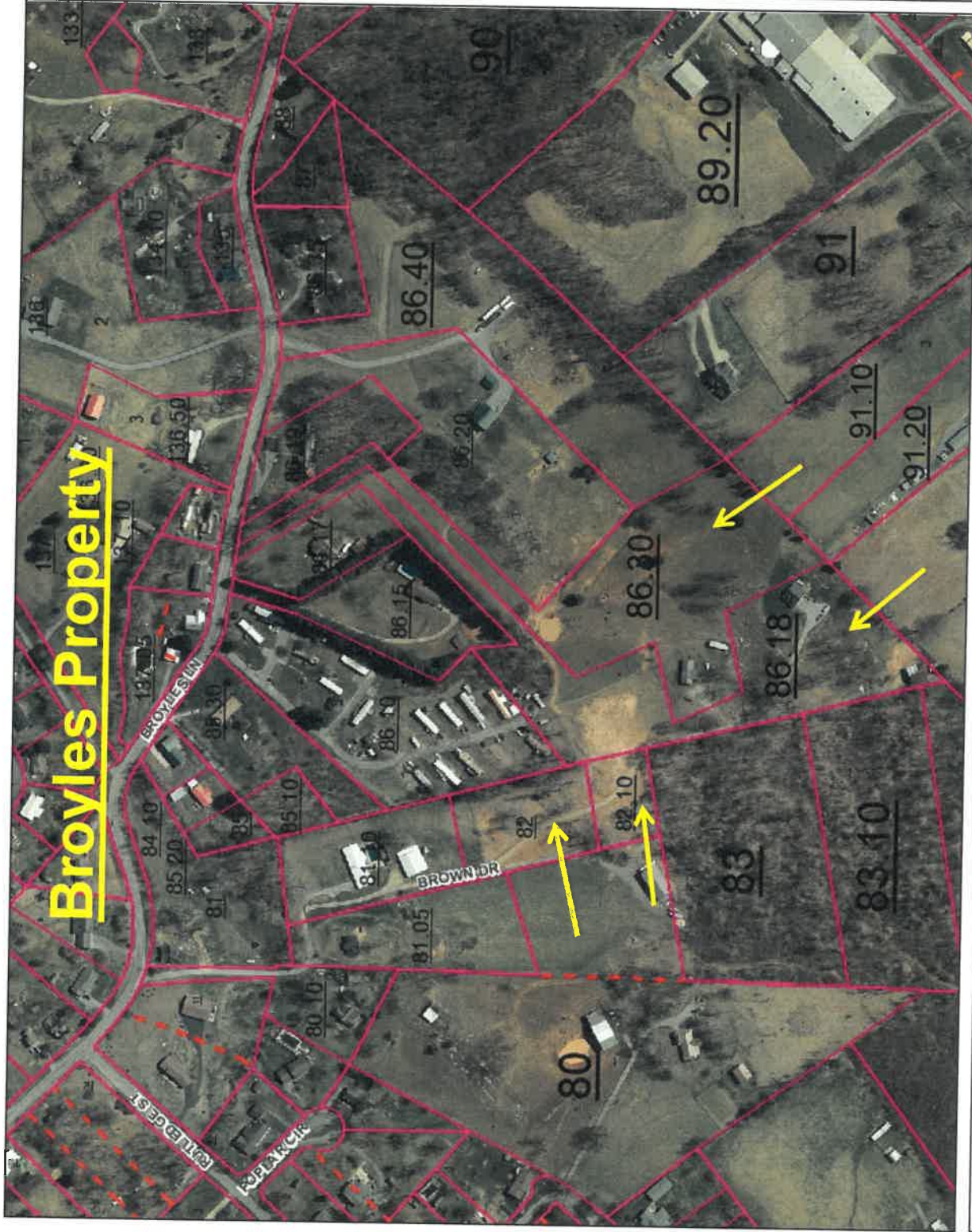
Address Data Source:

Sullivan County, TN Co 911
Kingsport, TN Co 911
Johnson City, TN Co 911
Shelby, TN Co 911

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Lot Lines
Streams



Flood Zone, ZONE_SUBTY

- 02 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevation Determined
- Zone AE - Base Flood Elevation Determined
- Floodway Areas in Zone AE



Sullivan County, TN
Planning and Codes Dept.

Address Data Source:

Sullivan County, TN Co 911
Kingsport, TN GIS
Johnson City, TN GIS
Bristol, TN Co 911

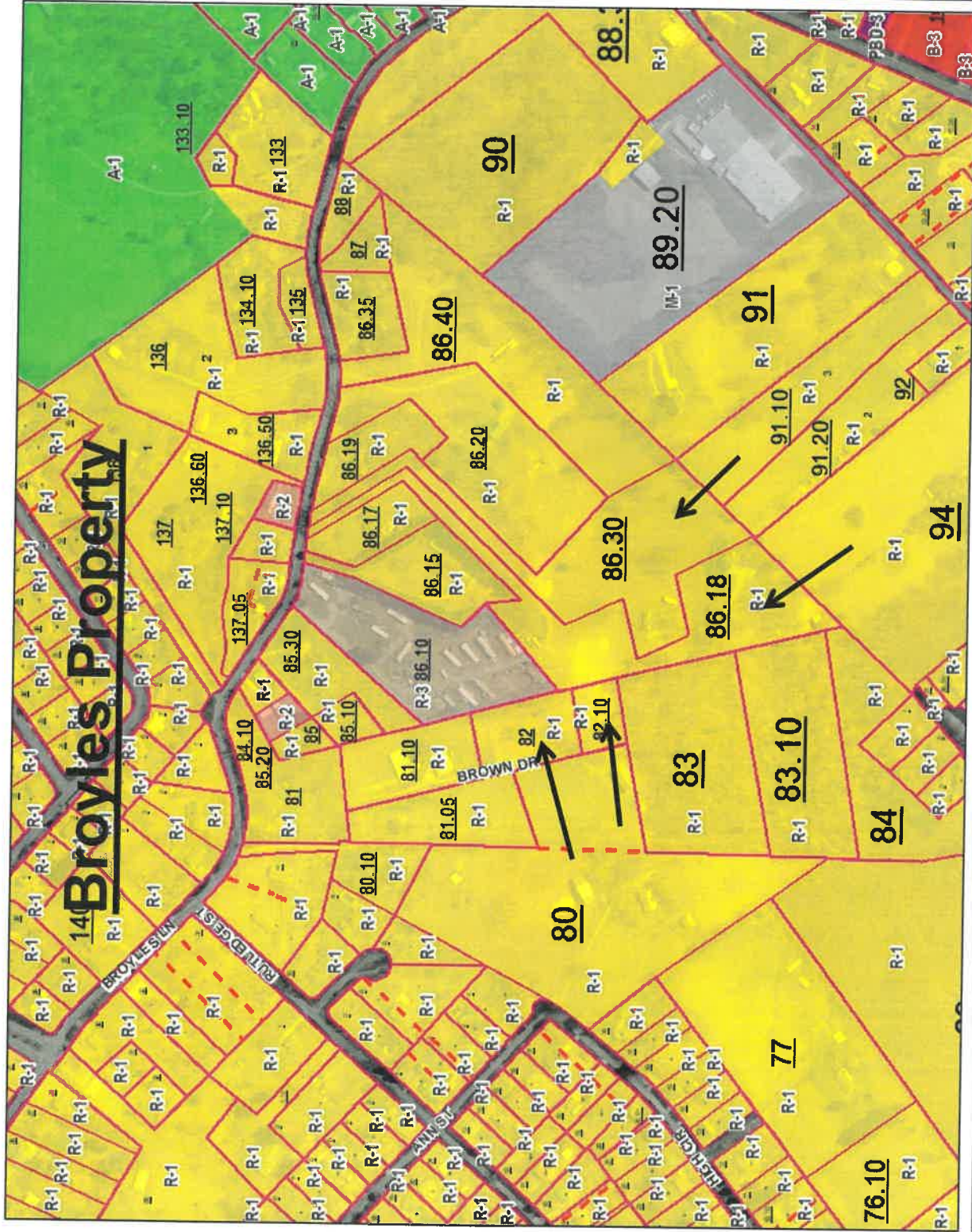
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Lot Lines

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
- PM D-1
- PM D-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water
- Streams



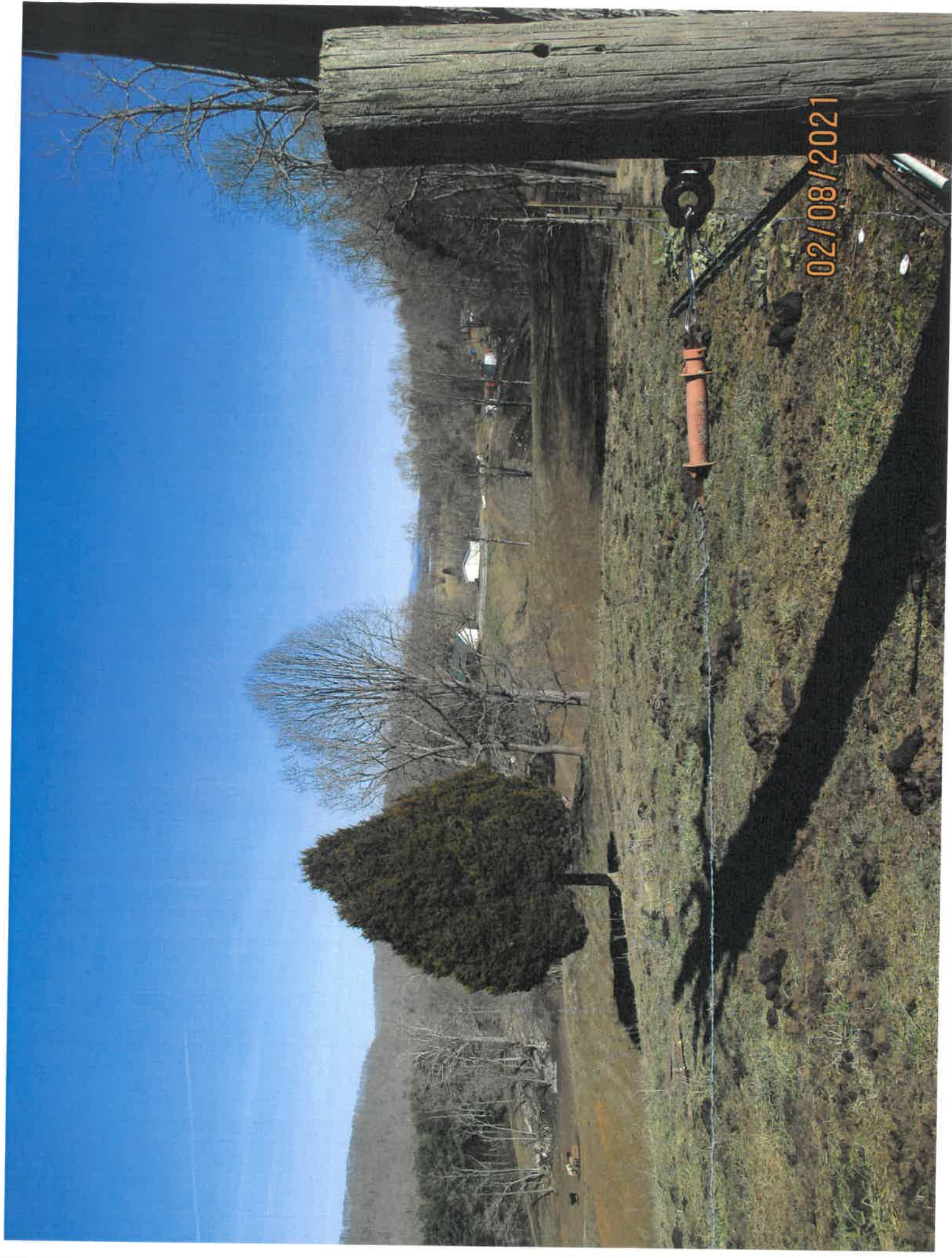
Flood Zone, ZONE_SUBTY

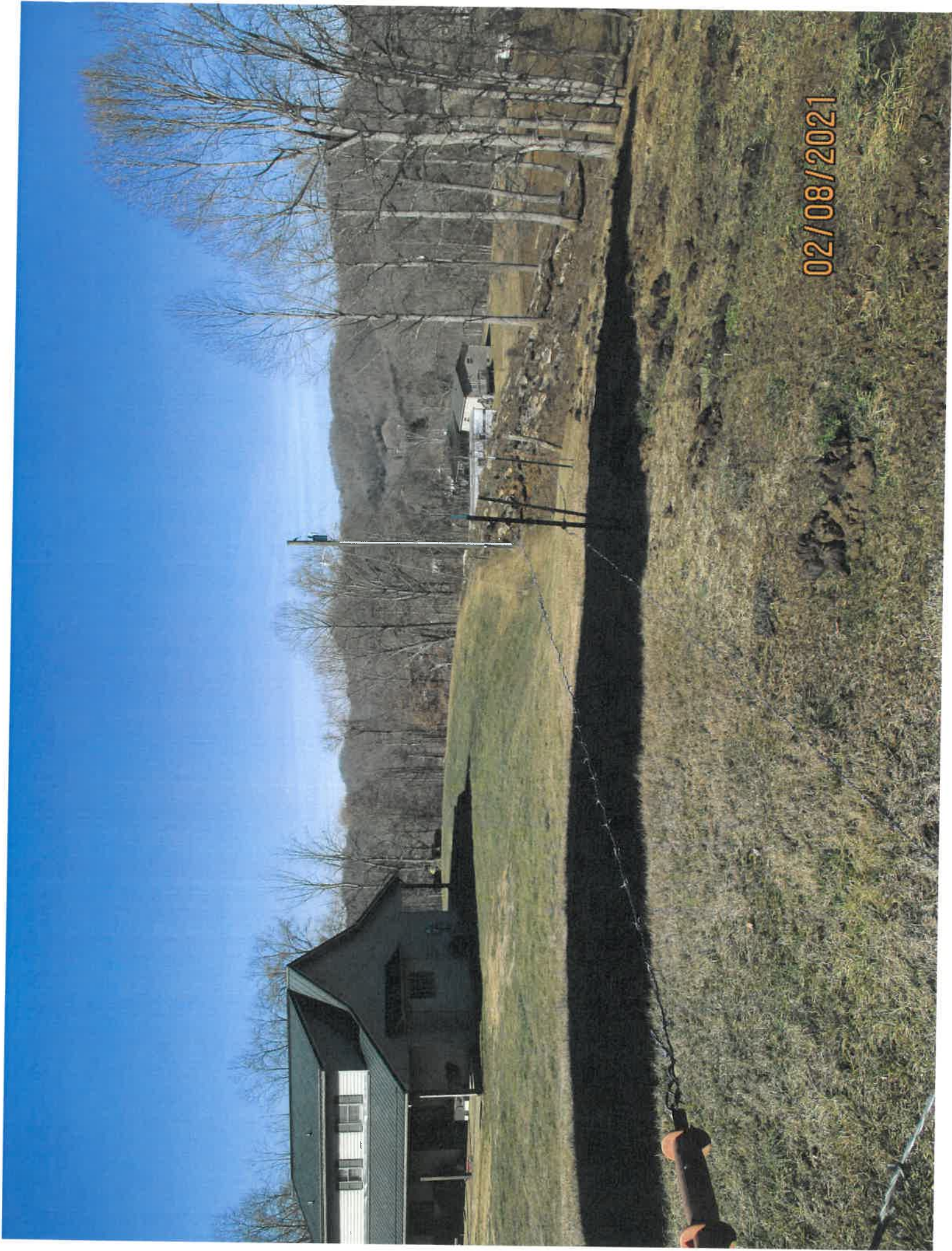
- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevation Determined
- Zone AE - Base Flood Elevation Determined
- FloodWay Areas in Zone AE

Sullivan County, TN
Planning and Codes Dept.



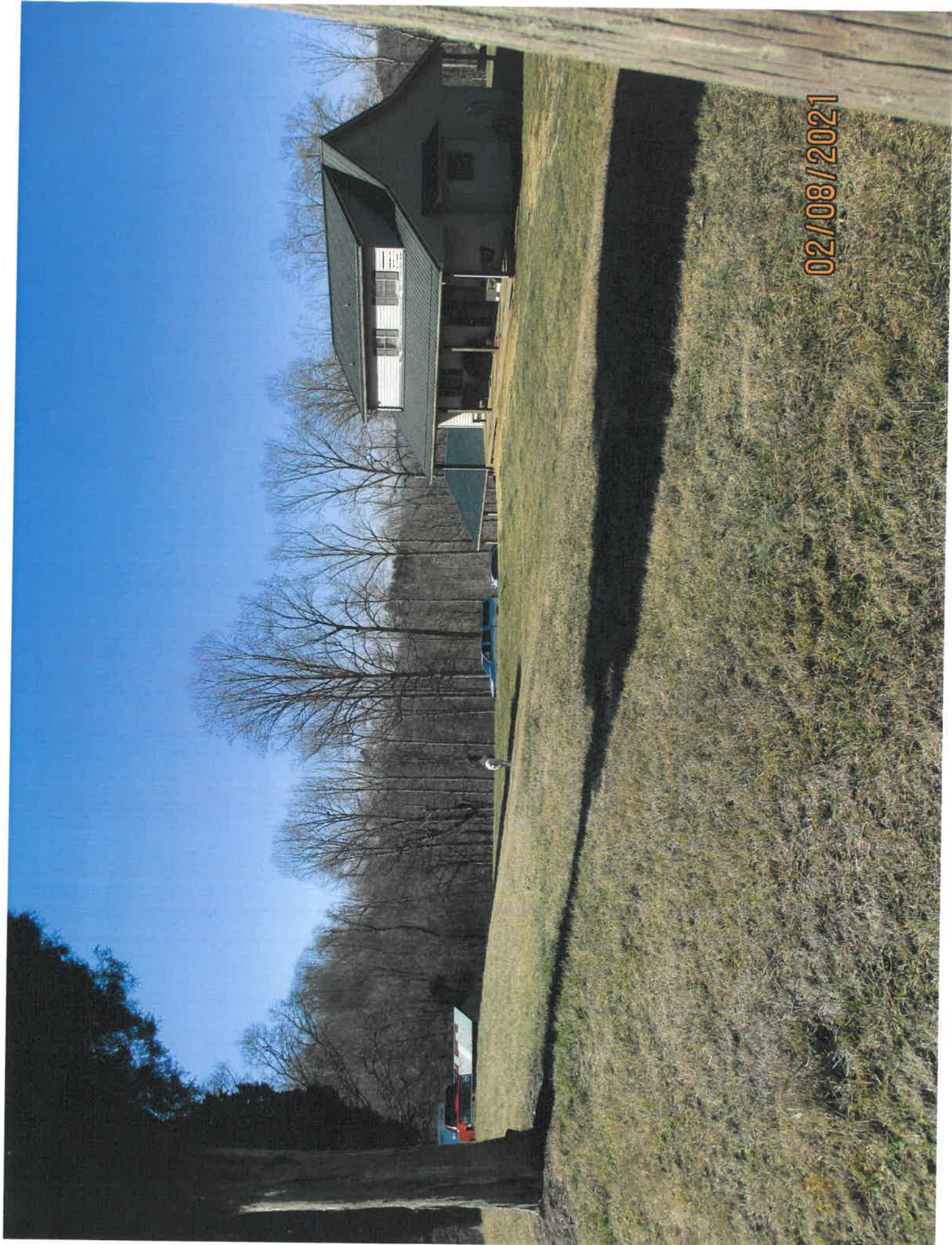
02/08/2021

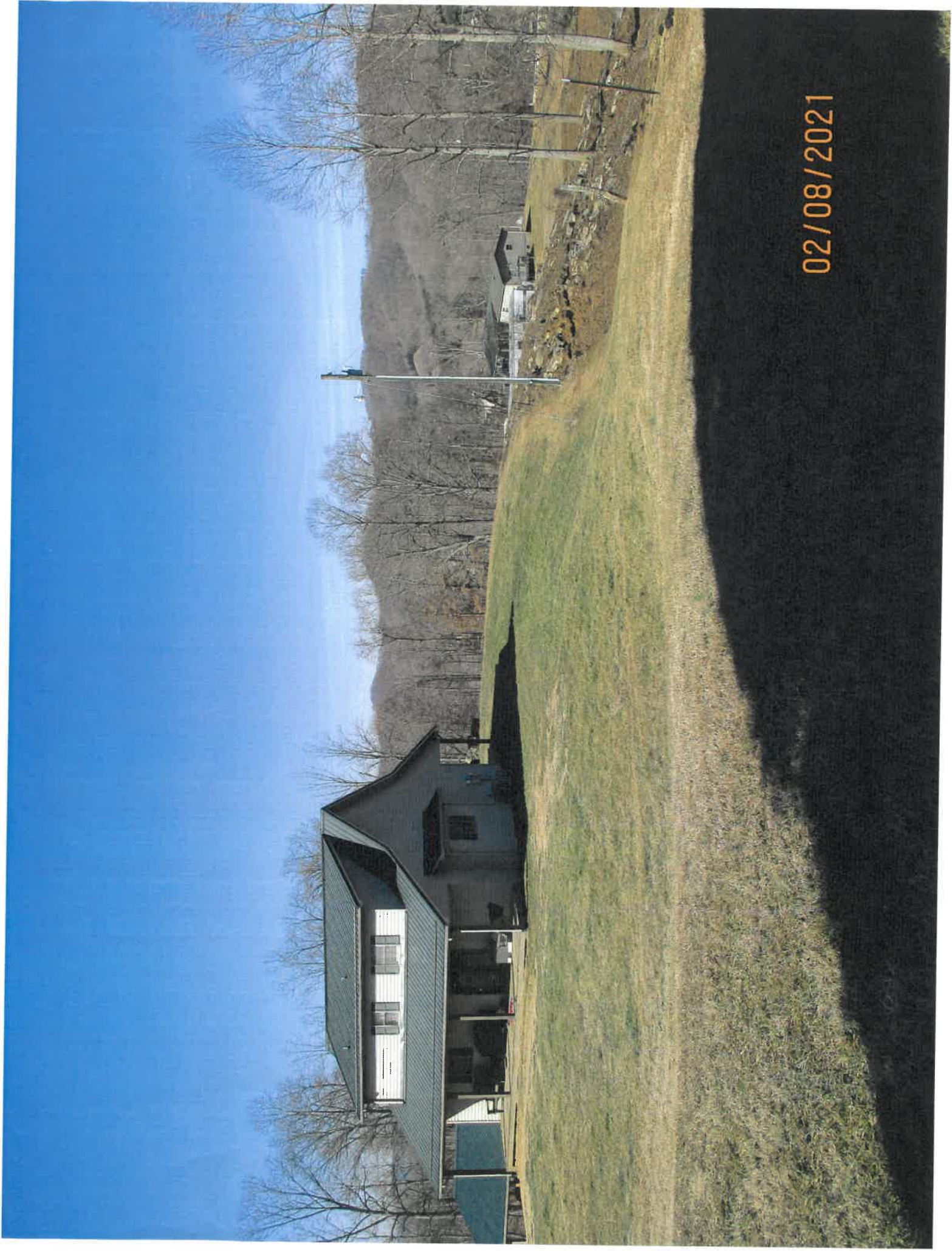




02/08/2021

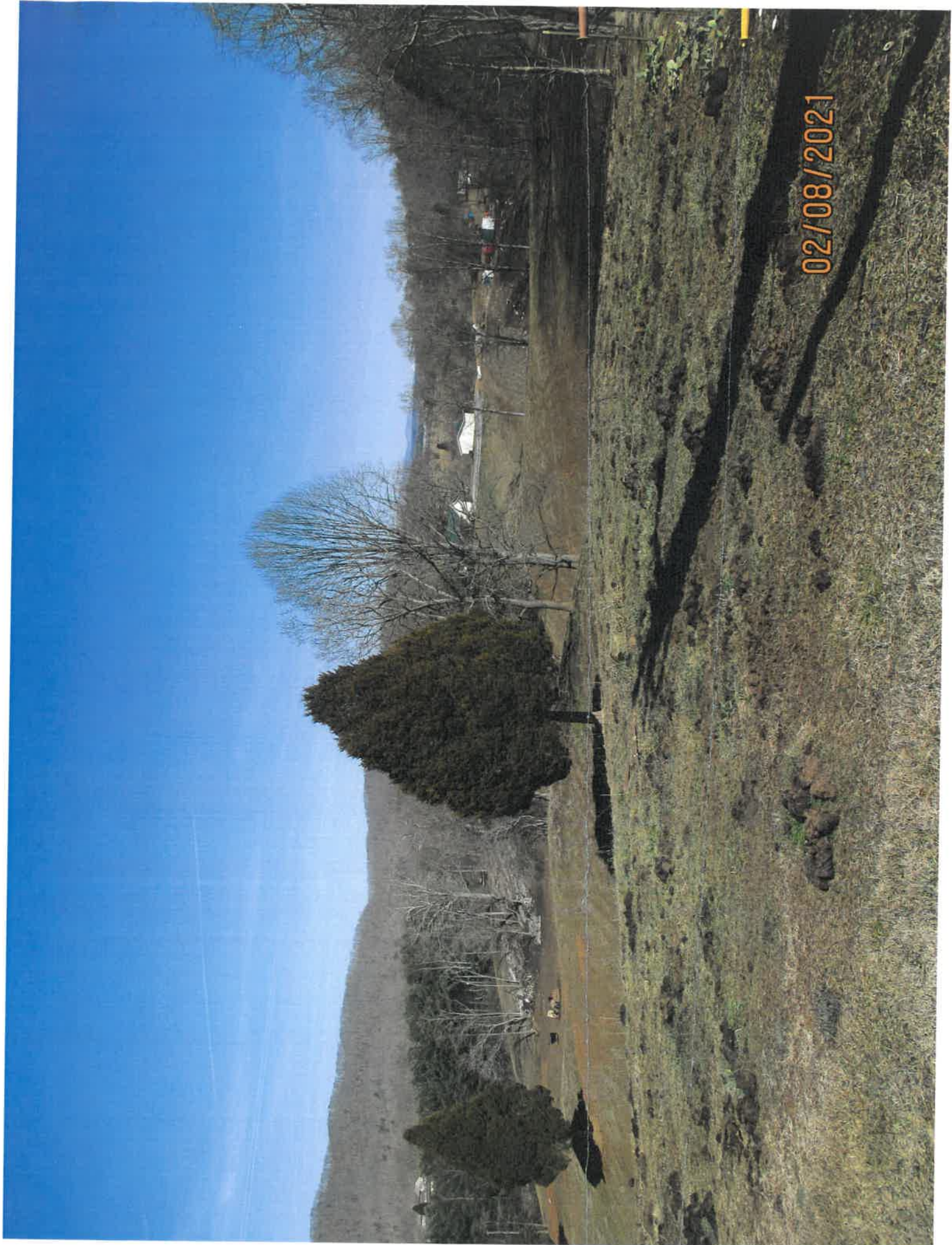
02/08/2021



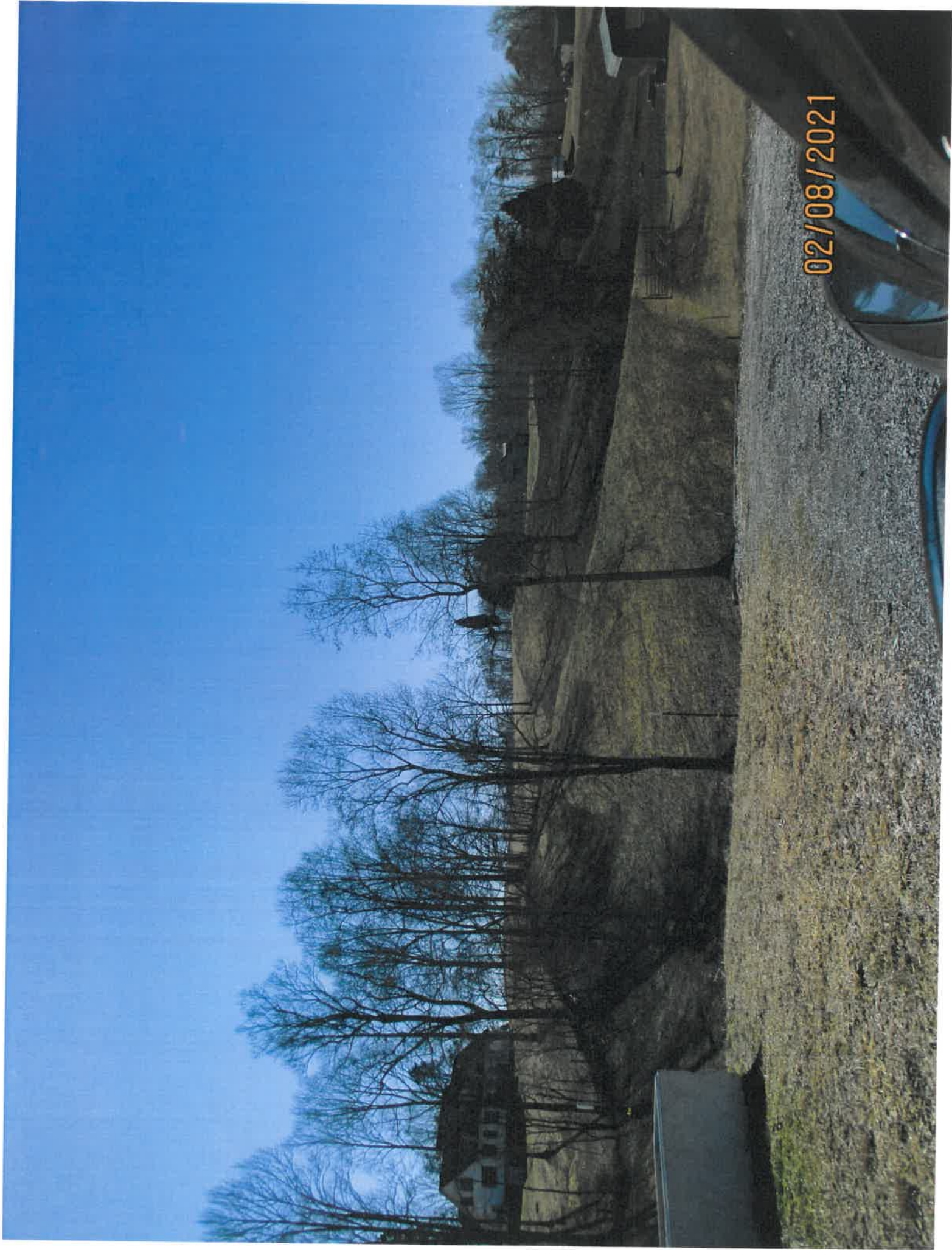


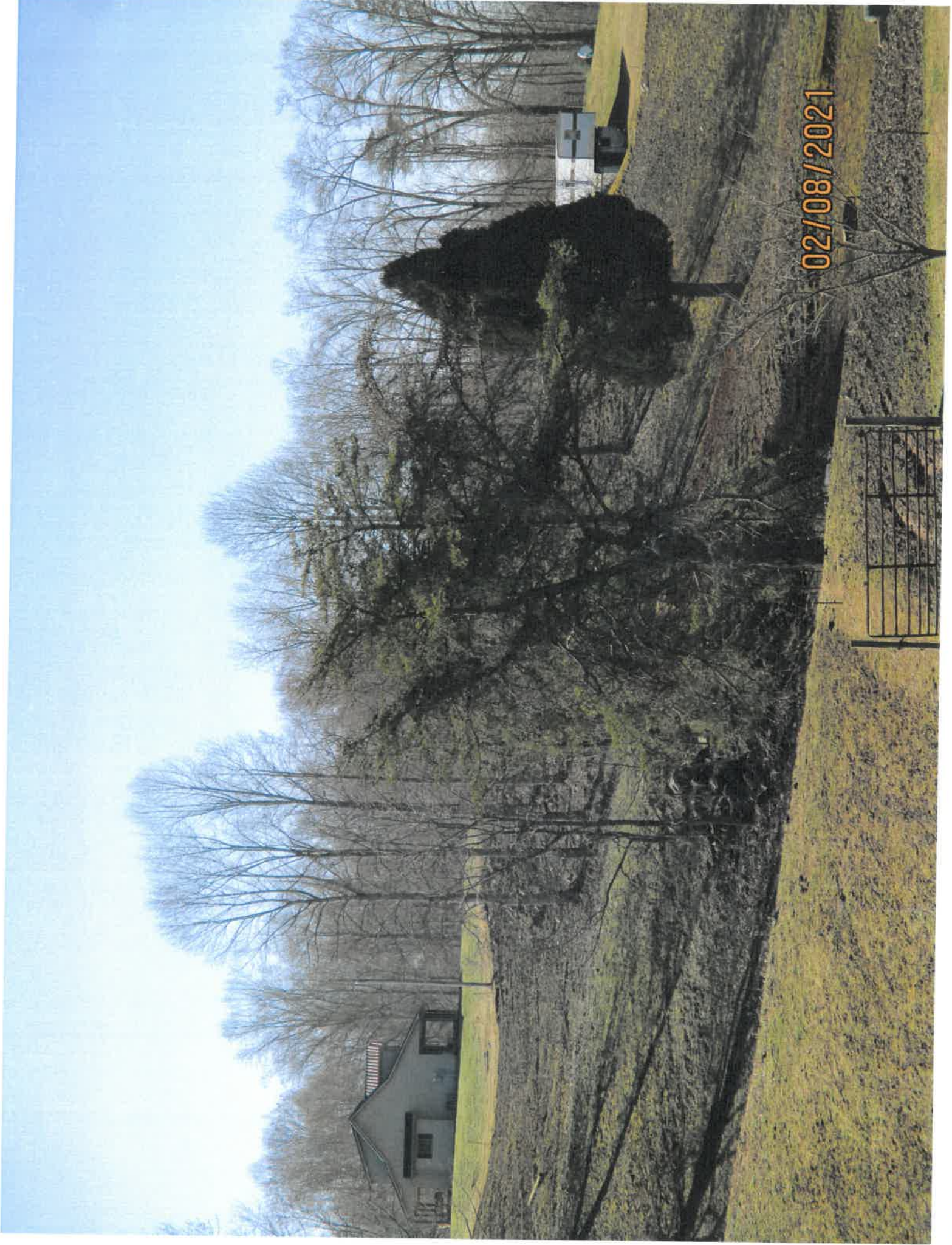
02/08/2021

02/08/2021



02/08/2021





02/08/2021



REPORT TO THE PLANNING COMMISSION
COUNTY REZONING RECOMMENDATION
Case# RZZ21-586

Request: Rezoning Recommendation within the Urban Growth Boundary from B-1 to A-1

Applicants/Owners: Sean Broyles, April Broyles, and Johnny Broyles

Location: 227 and 229 Brown Drive, Brown Drive, & Broyles Lane
(Urban Growth Boundary)

Tax ID: Tax Map 68, Parcels 86.18, 86.30, 82, & 82.10

Acreage: Approximately 12.96 acres total (4 parcels)

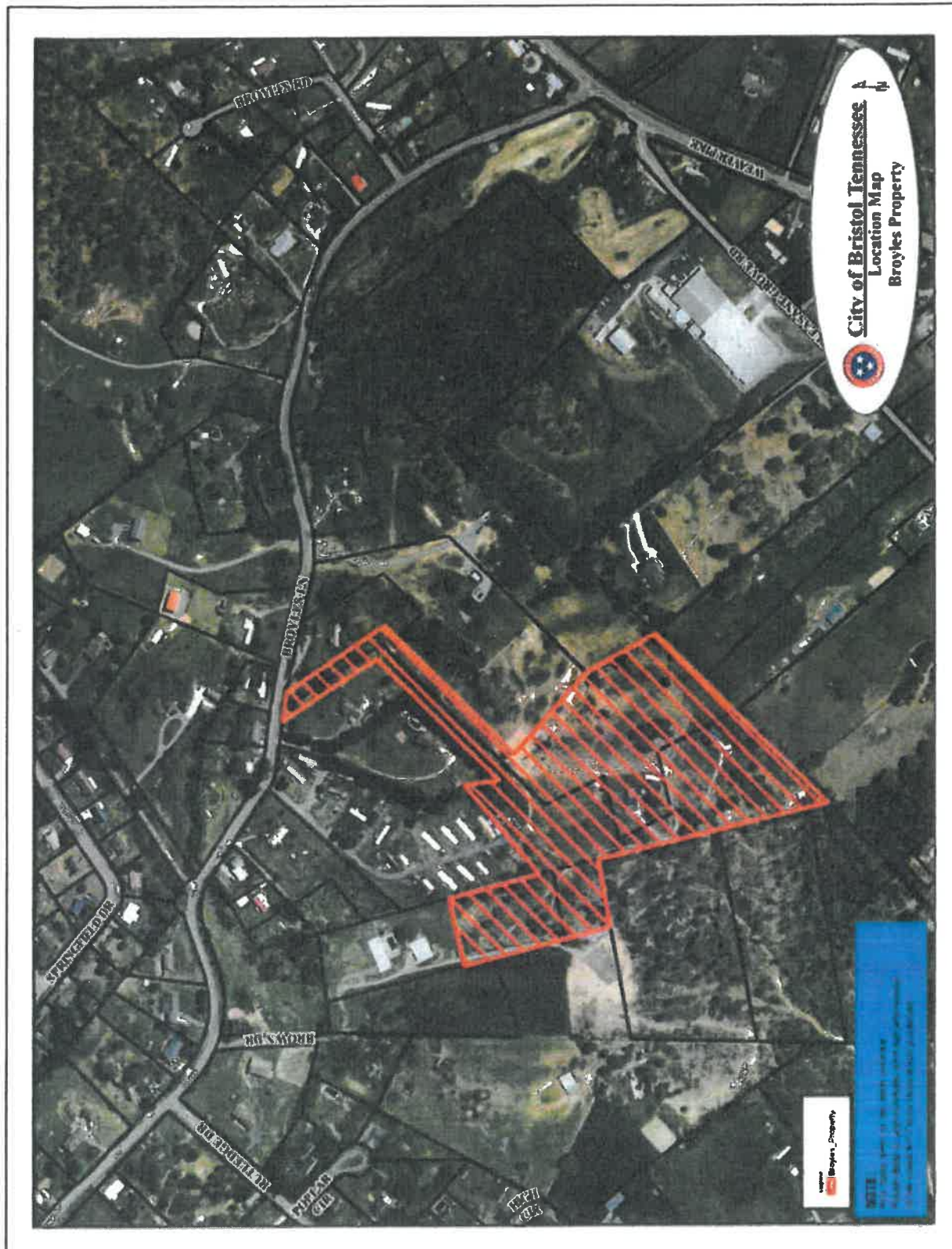
Zoning: R-1 (Low Density/Single-Family Residential District) to
A-1 (General Agricultural/Estate Residential District)

Background

Property owners have requested that their properties, located on Brown Drive in Sullivan County, Tennessee, be rezoned from R-1 (Low Density/Single-Family Residential District) to A-1 (General Agricultural/Estate Residential District). The application states that the purpose of the rezoning is to "increase square footage for a building and most of the property is for agricultural". In discussion with staff Mr. Sean Broyles explained that this is land is in family ownership and it is used as farmland.

Mr. Sean Broyles would like to erect an accessory building on the farmland with dimensions of 30'X40' plus overhangs, which exceeds the maximum allowed size of accessory structures in the Sullivan County R-1 district. The recently updated regulations for detached residential accessory structures, Table 3-103C-C (attached, with updates in yellow highlight), would allow for the above mentioned size structure in the A-1 district. Director of Sullivan County Department of Planning & Codes Ambre Torbett confirmed with Bristol staff that Sullivan County staff is in favor of this rezoning request.

On the next pages you will find a location map of the subject parcels along with image of the property.



Specifications

General:

This request includes 4 parcels. Per Tennessee Controller of the Treasury, Parcel 86.18 is approximately 5.89 acres in size, and Parcel 86.30 is 5.22 acres. Parcel 82 is approximately 1.15 acres in size, and Parcel 82.10 is 0.7 acres. Parcel 86.18 adjoins all other properties in the rezoning request. Parcels 86.18 and 83.30 are flag lots, with frontage on Broyles Lane. Parcels 82 and 82.10 do not have road frontage. All subject properties utilize Brown Drive for access, which connects with Broyles Land to the west of Jeffreys Mobile Home Park.

The requested properties are part of a family farm, used agriculturally. Mr. Broyles has provided photographs of his land as well as a brief description of the current and intended continued farm use (attached). Two of the properties (Parcels 86.18 & 86.30) contain single family residences, with the other parcels vacant. He further explained that farm field lines do not necessarily follow property lines. The surrounding community is rural in nature. Per site visit and Tennessee Controller of the Treasury, low density single family residential and vacant or farm/open properties surround the site, with the exception of the adjacent mobile home park to the north.

The properties are not served by the City of Bristol for water or sewer services.

Zoning and Land Use:

	Existing Zoning	Existing Land Use
Subject Properties	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Single family residential & Vacant
North	Sullivan County, A-1 (General Agricultural/Estate Residential District) & R-3 (Manufactured Residential Park)	Residential – Single Family & Mobile Home Park
South	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Residential – Single Family, Agricultural, & Vacant
East	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Residential – Single Family
West	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Residential – Single Family & Vacant



View of 227 Brown Drive



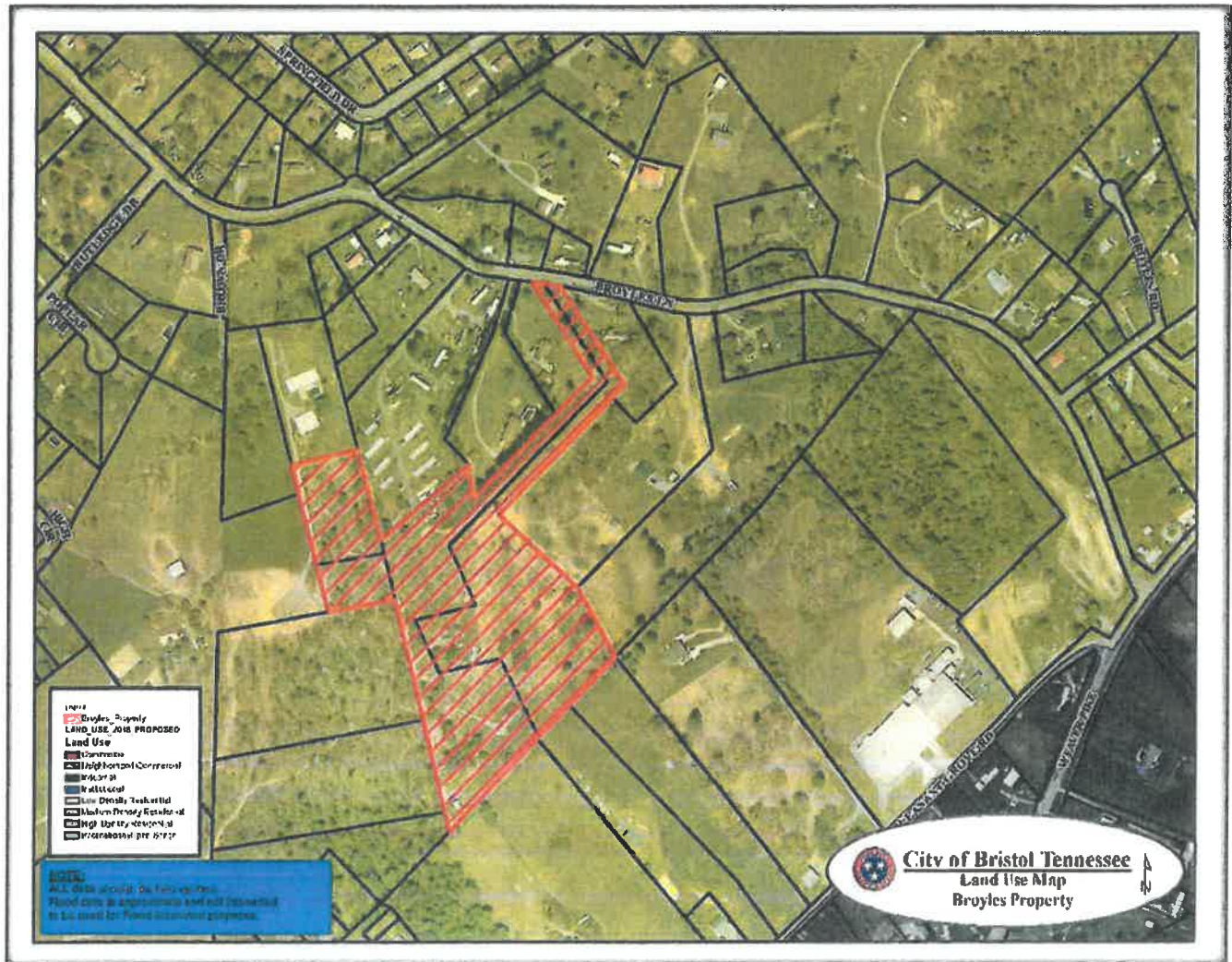
View of 2 small lots, from top of driveway to 227 Brown Drive



As shown above, the subject property is surrounded by a mixture of land uses and zoning districts. The neighborhood includes properties that are zoned R-1 and R-3. The R-2, M-1, and A-1 districts are nearby as well. The current and continued agricultural or open land use as described by Sullivan County is in line with uses allowed in A-1 zoning. Changing the zoning from R-1 to A-1 is considered a step down in level of density of use, or "downzoning". The dimensional requirements for general development in the A-1 district are more restrictive than the R-1 district, requiring more space and less density. While the uses allowed in the 2 districts and the minimum lot size requirements due to no public sewer service are similar (Table 3-103A, attached), the standards for accessory structures are now more allowable in the A-1 zone (Table 3-103C). The impact on surrounding properties, the neighborhood, and the city and urban grown area is considered neutral due to the downzoning element. The A-1 zone will allow for the existing and continued farm use of the land as described in its purpose.

Future Land Use Plan and Policy:

The City of Bristol Future Land Use Map indicates the area will be developed primarily as low density residential, as shown below. The Future Land Use Map is not intended to be a parcel-by-parcel directive for the specific use of each property in the City and its surrounding grown area, but to serve as a general policy guide for future development of that area. Staff feels that the requested rezoning agrees with the Future Land Use Plan and Policy as the Sullivan County A-1 zone provides for the development of low density single-family development.



Staff Recommendation:

Staff recommends the Bristol Tennessee Municipal Regional Planning Commission send a favorable recommendation to the Sullivan County Commission for this request.

A handwritten signature in black ink, appearing to read "Heather Moore".

Heather Moore, AICP
Land Use Planner

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Address: 227 brown dr, Bristol TN

Phone number: 423-878-0049

Email: firemedic43@hotmail.com

Property Identification

Tax Map: 068

Group:

Parcel: 8618

Zoning Map: 18

Zoning District: R-1

Proposed District: A-1

Civil District: 21

Property Location: 227 Brown Drive

Purpose of Rezoning: Increase square footage for a building and most of the property is for agricultural

Meetings

Planning Commission:

104 8th Street Bristol

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

Date: 2-15-2021

Time: 6 PM

Approved: _____

Denied: _____

County Commission:

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

Date: 3-18-2021

Time: 6:00 PM

Approved: _____

Denied: _____

DEED RESTRICTIONS

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Owner's Signature: _____

Date: 12-31-20

Notary Public: _____

Misty M Hylton

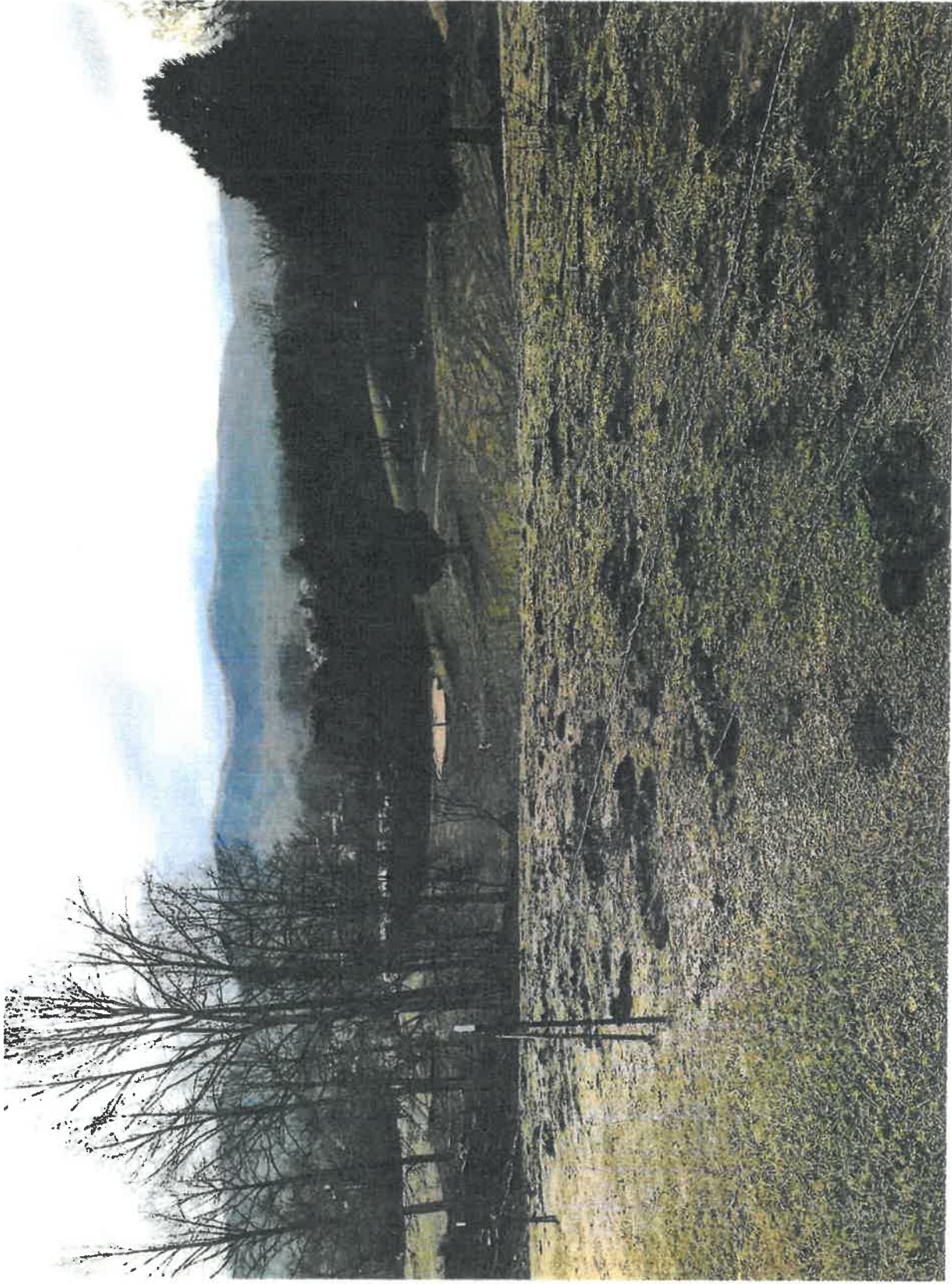
My Commission Expires: _____



This picture is standing in my back yard looking toward my brother Gary cox's property



From my back yard looking off the hill toward the narrow strip of property that fronts Broyles lane



From my yard looking toward our barn and the wooded property line



From my front yard looking toward my dad's house



Looking toward the barn. The woods on the right is the property line



The barn full of hay, tractors, and implements



Taken from the barn road looking at my house



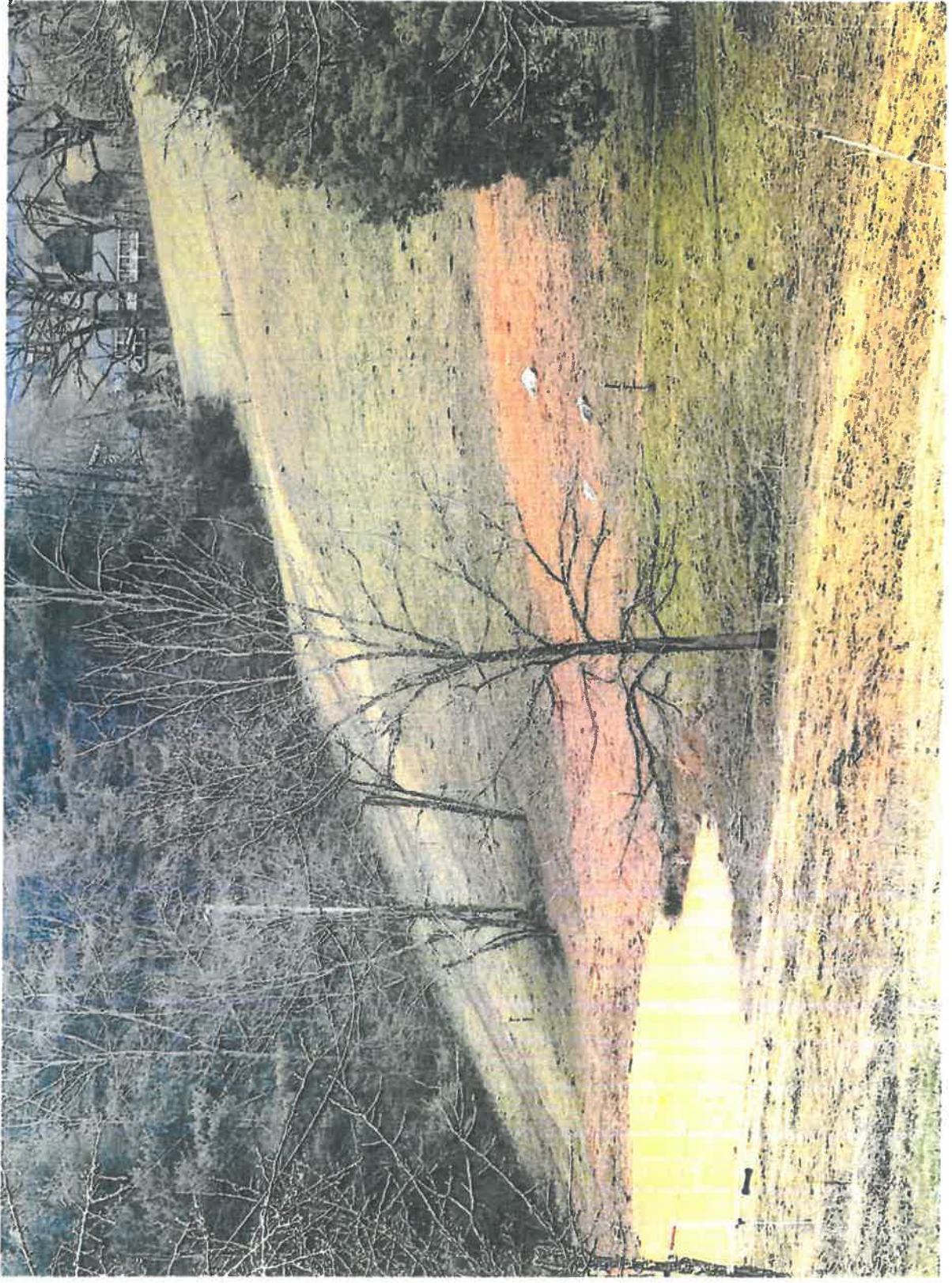
Taken from my dad's back yard looking at my house



Taken from my dad's back yard looking toward my brothers property



Taken from my dad's front yard, showing our cattle pond and the narrow strip of my property that fronts Broyles lane



Taken from my dad's front yard toward the trailer park



Looking down our driveway across the two small parcels



Looking at our driveway coming off of Brown dr. cutting through the 2 small parcels



Looking from Broyles lane at the small strip of my property that fronts Broyles lane. The mowed yard and all the brush are in the property lines . The white building is actually on my property but does not belong to me, the property line goes just to the right of the white building



Looking from my brother's property toward my house and my dad's house



Summary of Permitted Uses

R-1

- Single-Family Detached Dwelling
- Administrative Services
- Libraries
- Essential Public Transport/Utility/Communication
- Electrical/Gas Substations
- Water Storage Tanks and Facilities
- Commercial Golf Courses
- Agriculture - General

A-1

- Single-Family Detached Dwelling
- Duplex Dwelling
- Libraries
- Essential Public Transport/Utility/Communication
- Electric/Gas Substations
- Pumping Facilities for Water and Sewer Systems
- Commercial Golf Courses
- Agriculture – General
- Agriculture - Intensive

PETITION TO SULLIVAN COUNTY FOR REZONING

Bristol

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: 12/30/2020

Property Owner: Gary & Joy Cox

Address: 261 Broyles Lane Bristol, TN 37620

Phone number: 423-340-2050

Email: JC535464@yahoo.com

Property Identification

Tax Map: 068

Group:

Parcel:

068 08640 000

068 08620 00068

Zoning Map: 18

Zoning District: R1

Proposed District: A1

Civil District: 21

Property Location: 261 Broyles Lane Bristol, TN 37620

Purpose of Rezoning:

Commission District 2

Meetings

Planning Commission:

104 8th Street Bristol

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

Date: 2-15-2021

Time: 6 PM

Approved: _____

Denied: _____

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Owner's Signature:

Joy Cox Gary Cox

Date:

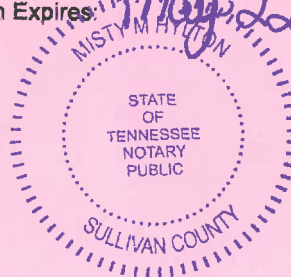
12/30/2020

Notary Public:

Misty M Hyatt

My Commission Expires:

May 22, 2023



Address Data Source:

Sullivan County, Tenn. GIS
Johnson City, Tenn. GIS
Bristol, Tenn. GIS

Notice:

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Lot Lines

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

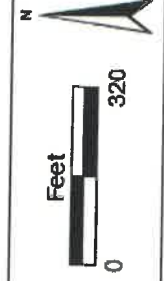
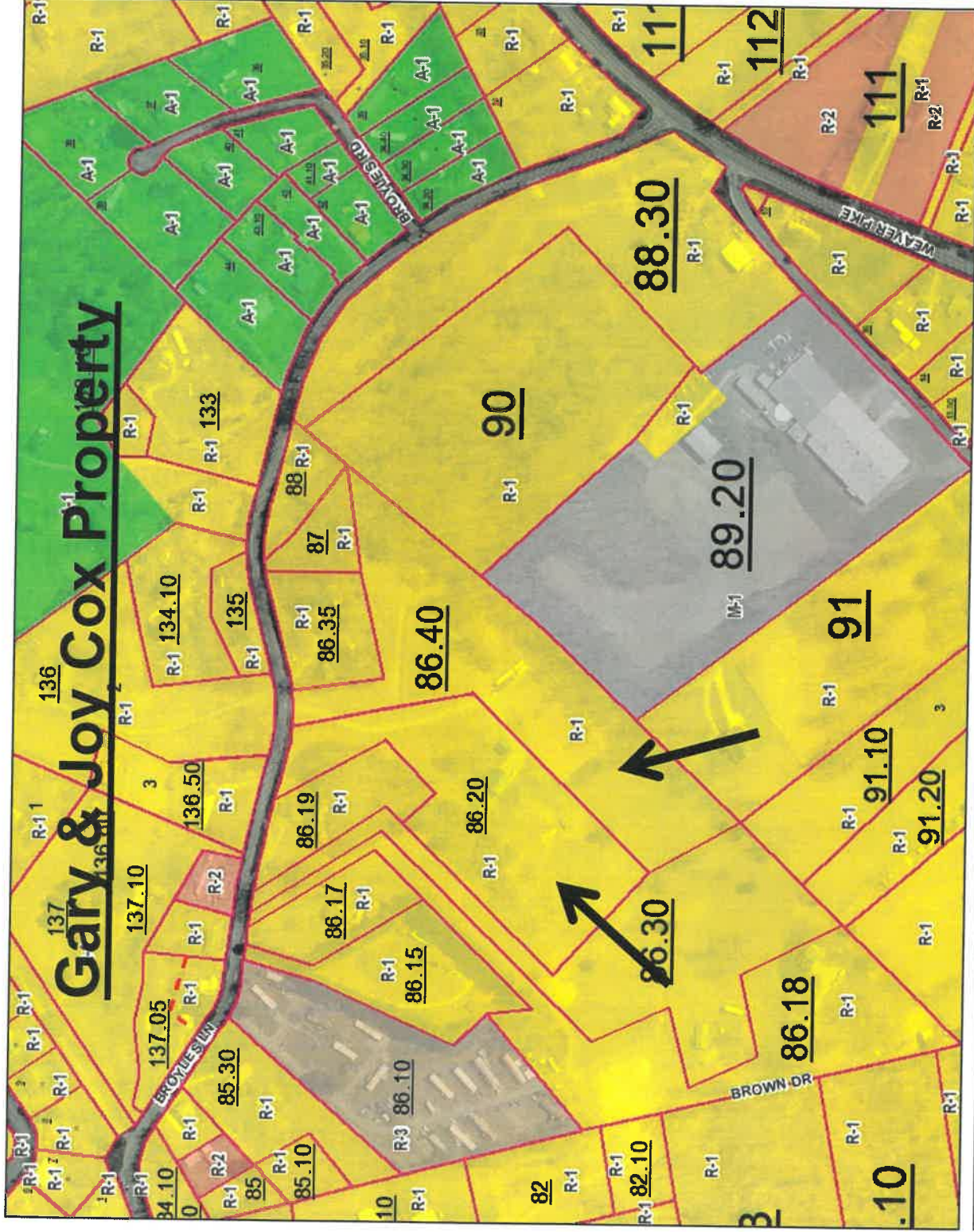
R-3

R-3A

R-3B

Water

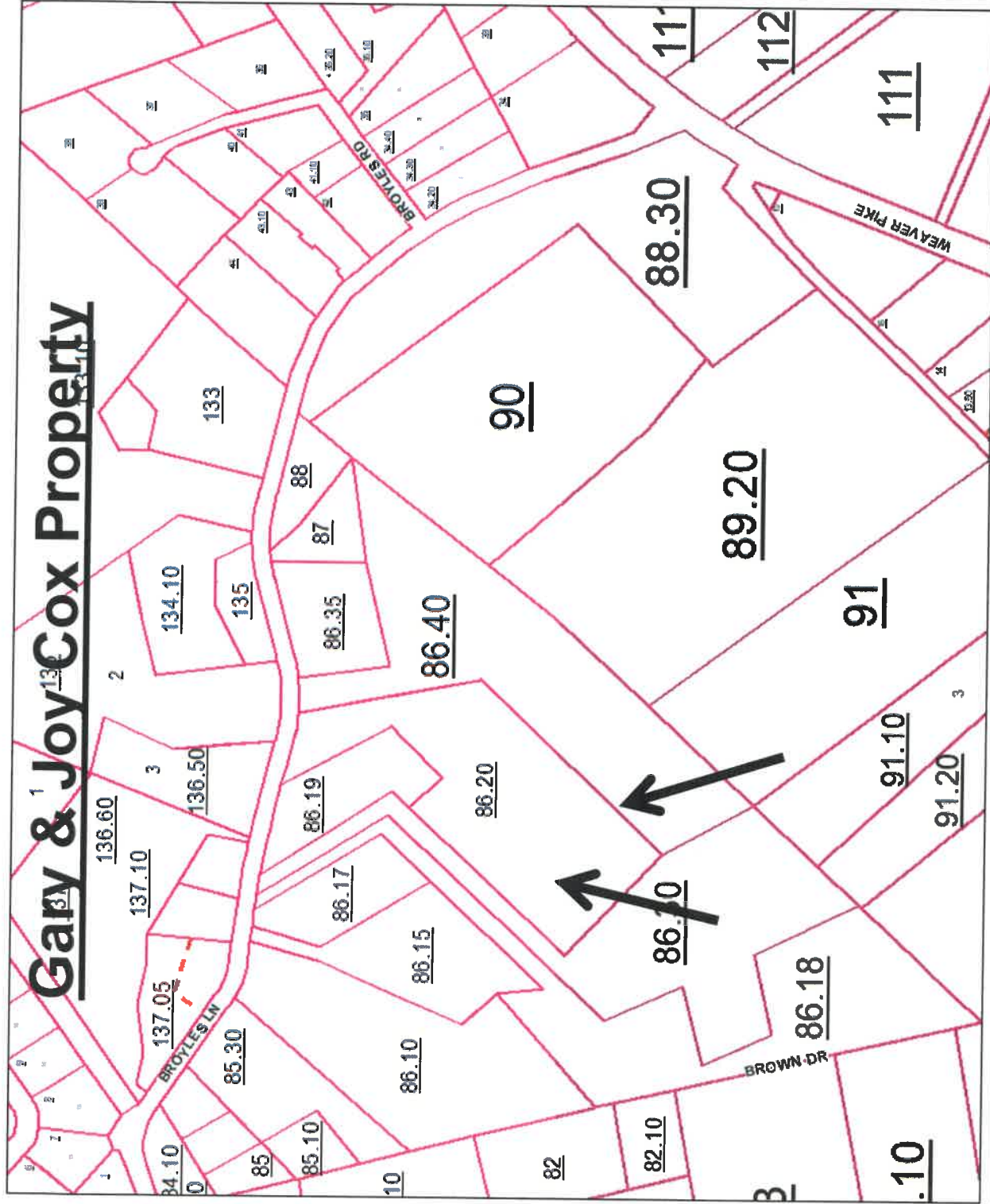
Streams



Sullivan County, TN
Planning and Codes Dept.



Gary & JoyCox Property



Address Data Source:
Sullivan County, Tenn Co 911
Kingston, Tenn GIS
Johnson City, TN GIS
Bristol, Tenn 911

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Sullivan County, TN
Planning and Codes Dept.

Flood Zone, ZONE_SUBTY

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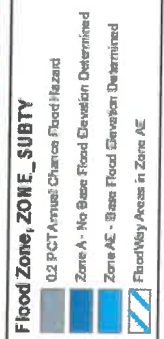
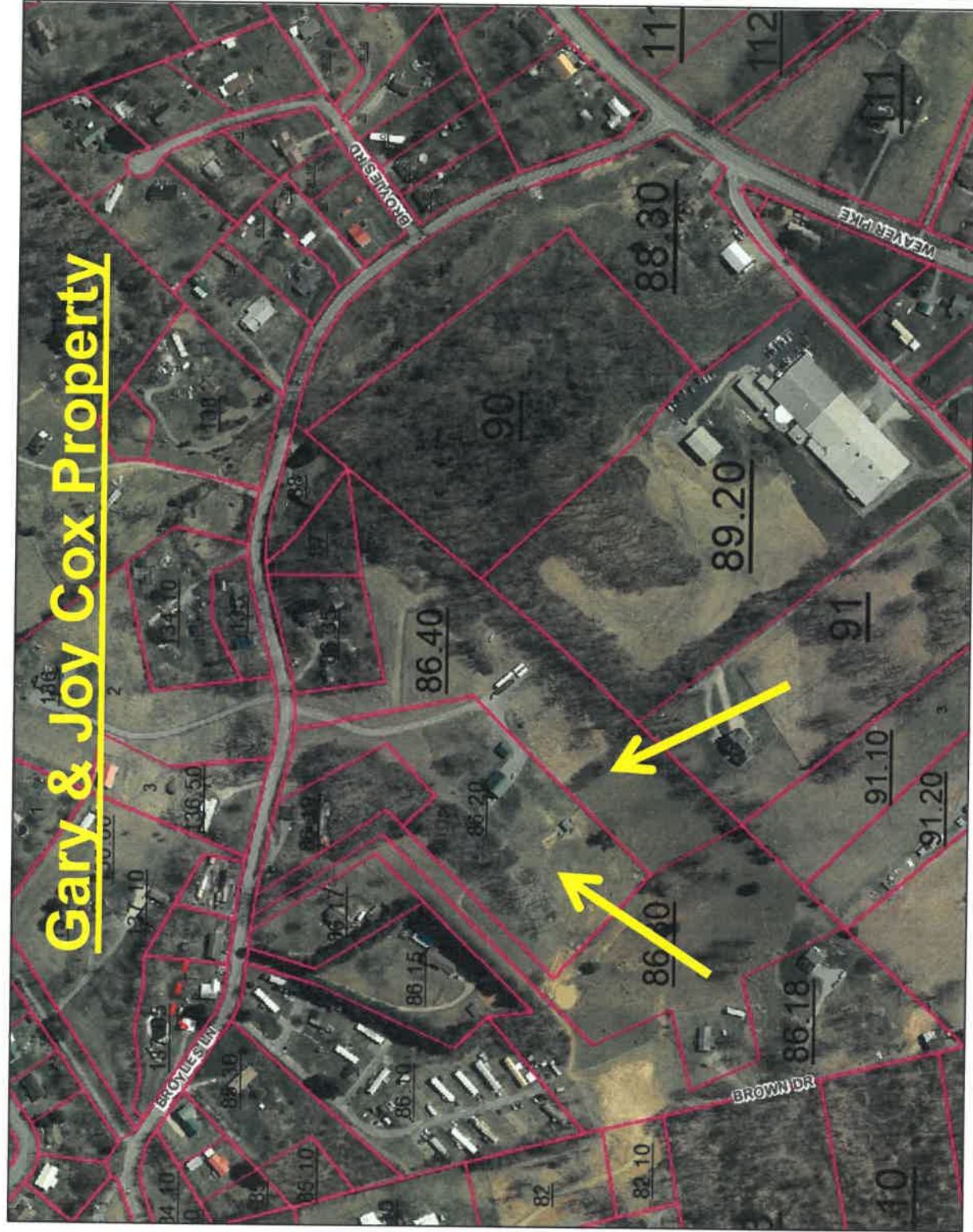
- Lot Lines
- Streams

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Lot Lines
 Streams



Sullivan County, TN
Planning and Codes Dept.



Ambre Torbett

From: Heather Moore <hmoore@bristoltn.org>
Sent: Tuesday, February 16, 2021 2:53 PM
To: Ambre Torbett
Subject: Bristol Planning Commission positive recommendations for property on Brown Drive and property on Broyles Drive
Attachments: Broyles final staff review.pdf; Cox Property Staff Report.pdf

Good afternoon Ambre. I hope your week is going well. Bristol Municipal Regional Planning Commission met electronically on February 15, 2021. On that date they voted unanimously to send positive recommendations to Sullivan County Commission on the proposed rezonings of property on 261 Broyles Lane and the property at 227 & 229 Brown Drive. The packets reviewed by Planning Commission are attached. Please let me know if you have any questions. Thank you!

Regards,

Heather Moore

Heather Moore, AICP
Planner, City of Bristol, Tennessee
104 8th Street, Bristol, TN 37620
hmoore@bristoltn.org <mailto:hmoore@bristoltn.org>
423-989-5549

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REPORT TO THE PLANNING COMMISSION
COUNTY REZONING RECOMMENDATION
Case# RZZ21-587



Request: Rezoning Recommendation within the Urban Growth Boundary from R-1 to A-1

Applicants/Owners: Gary & Joy Cox

Location: 261 Broyles Lane
(Urban Growth Boundary)

Tax ID: Tax Map 68, Parcels 86.40 & 86.20

Acreage: Approximately 10.9 acres (2 parcels)

Zoning: R-1 (Low Density/Single-Family Residential District) to
A-1 (General Agricultural/Estate Residential District)

Background

Property owners Gary & Joy Cox have requested that their property, located on Broyles Lane in Sullivan County, Tennessee, be rezoned from R-1 (Low Density/Single-Family Residential District) to A-1 (General Agricultural/Estate Residential District). Two adjacent parcels are included in the request. Tax Map 68, Parcel 86.20 includes a single family residence and Parcel 86.40 is vacant. The application does not include a purpose for the rezoning. Mr. Cox explained in conversation with Bristol staff that he wants to build an accessory building. The dimensional standards of Sullivan County's A-1 district for accessory structures align with his intended building size. The discussed purpose of this building is agricultural, to store hay and tractors. Director of Sullivan County Department of Planning & Codes Ambre Torbett agreed that Sullivan County staff is in favor of this rezoning request. Sullivan County dimensional standards for accessory structures were updated recently. Table 3-103C, Regulations for Detached Residential Accessory Structures by District, is attached, with the text in yellow highlight showing the updated information.

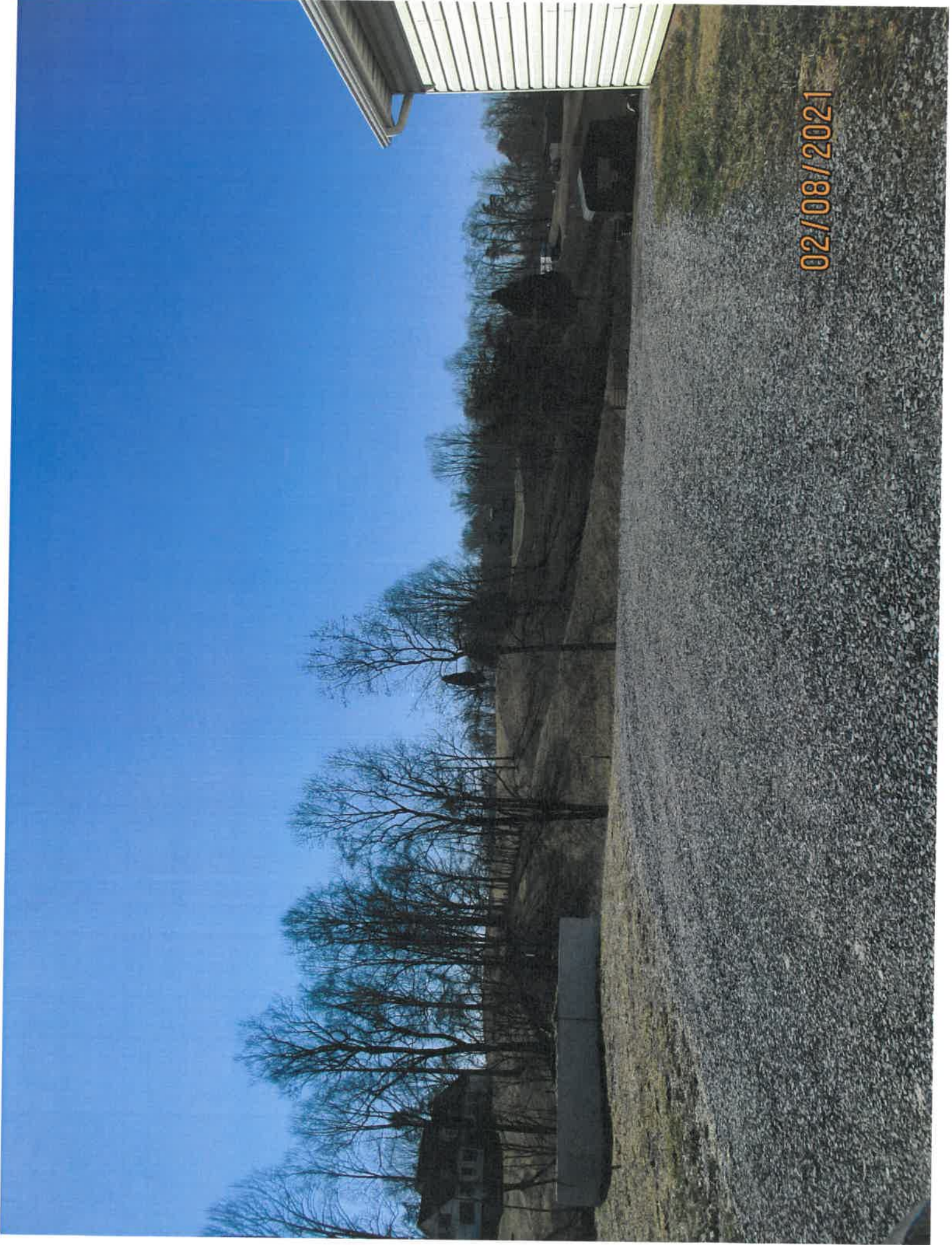
On the next pages you will find a location map of the subject parcels along with images of the property.

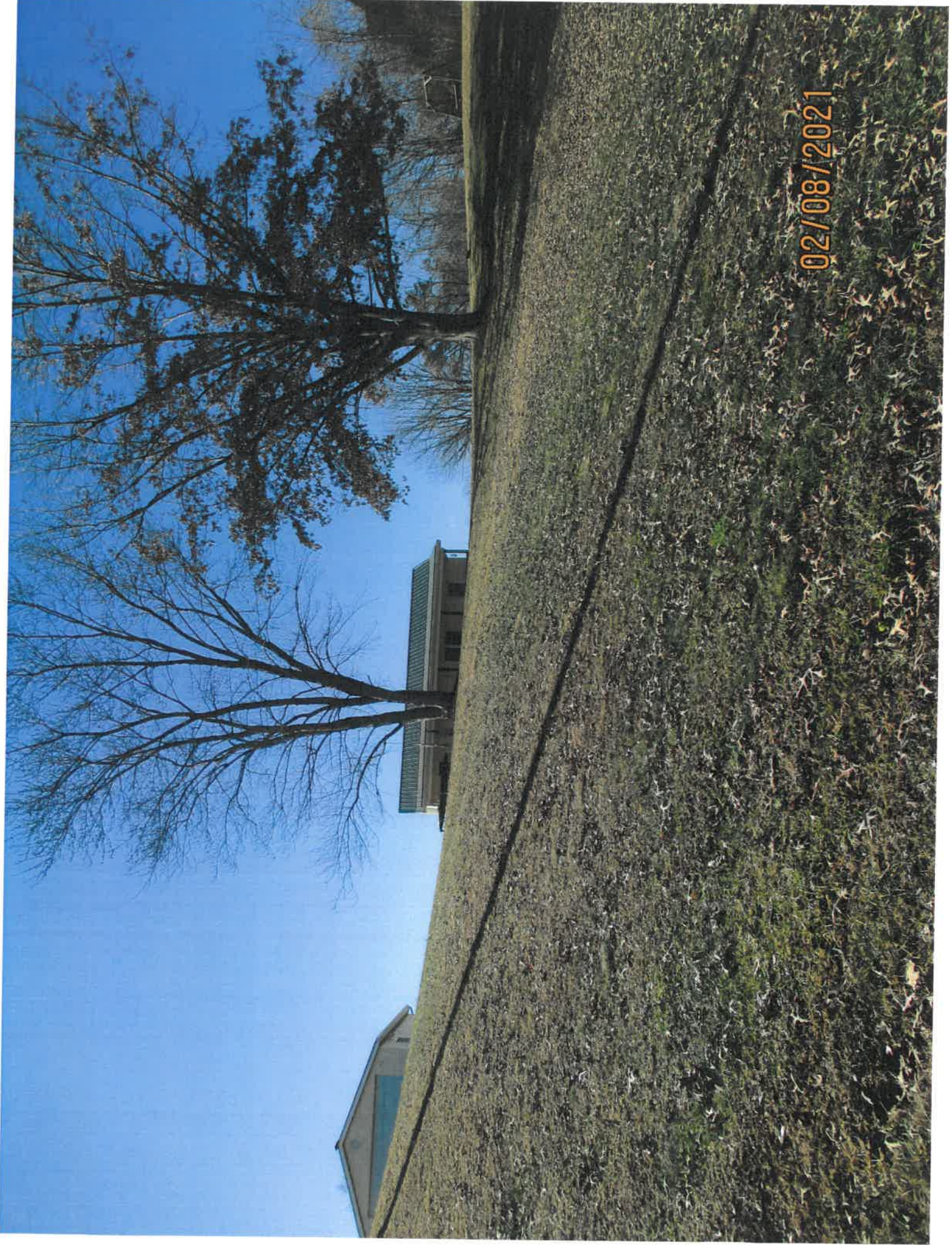




Driveway to 261 Broyles Lane

02/08/2021





02/08/2021

Specifications

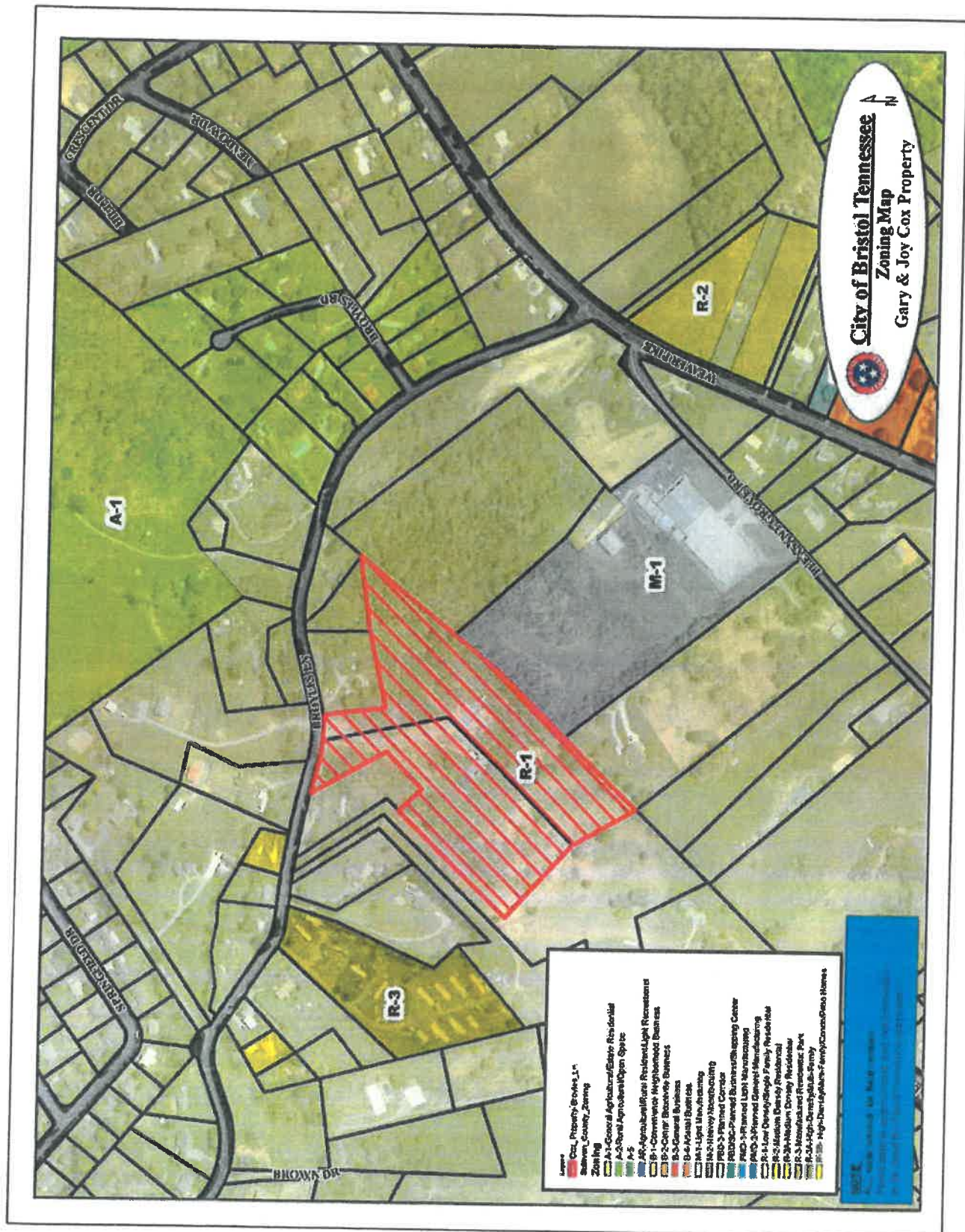
General:

The subject property fronts on Broyles Lane. The southern property line of Parcel 86.20 adjoins the northern property line of Parcel 84.40. Per Tennessee Controller of the Treasury Data, Parcel 82.20 is 4.81 acres in size and holds a single family residence. Parcel 86.40 is vacant, with 6.06 acres. The neighborhood surrounding the subject lots and the farm is mainly low density single family residential and agricultural in nature. Per Mr. Cox, his family farm with property owned by his brother continues to the west and south of his property. Vacant property, or properties with open space, adjoin his and his brother's property to the west and the south. A mobile home is nearby to the north, fronting on Broyles Lane. A business is located to the south, on a parcel fronting on Pleasant Grove Road. In general, the surrounding neighborhood is rural in character, with both a low density residential and an agricultural uses.

The subject properties are not served by the City of Bristol for water or sewer services.

Zoning and Land Use:

	Existing Zoning	Existing Land Use
Subject Properties	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Single family residences and Vacant
North	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Vacant
South	Sullivan County, R-1 (Low Density/Single-Family Residential District) & M-1 (Light Manufacturing)	Residential – Single Family, Vacant, & Business – Kintronic Inv. Co.
East	Across Broyles Lane - Sullivan County, R-1 (Low Density/Single-Family Residential District)	Residential – Single Family
West	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Residential – Single Family



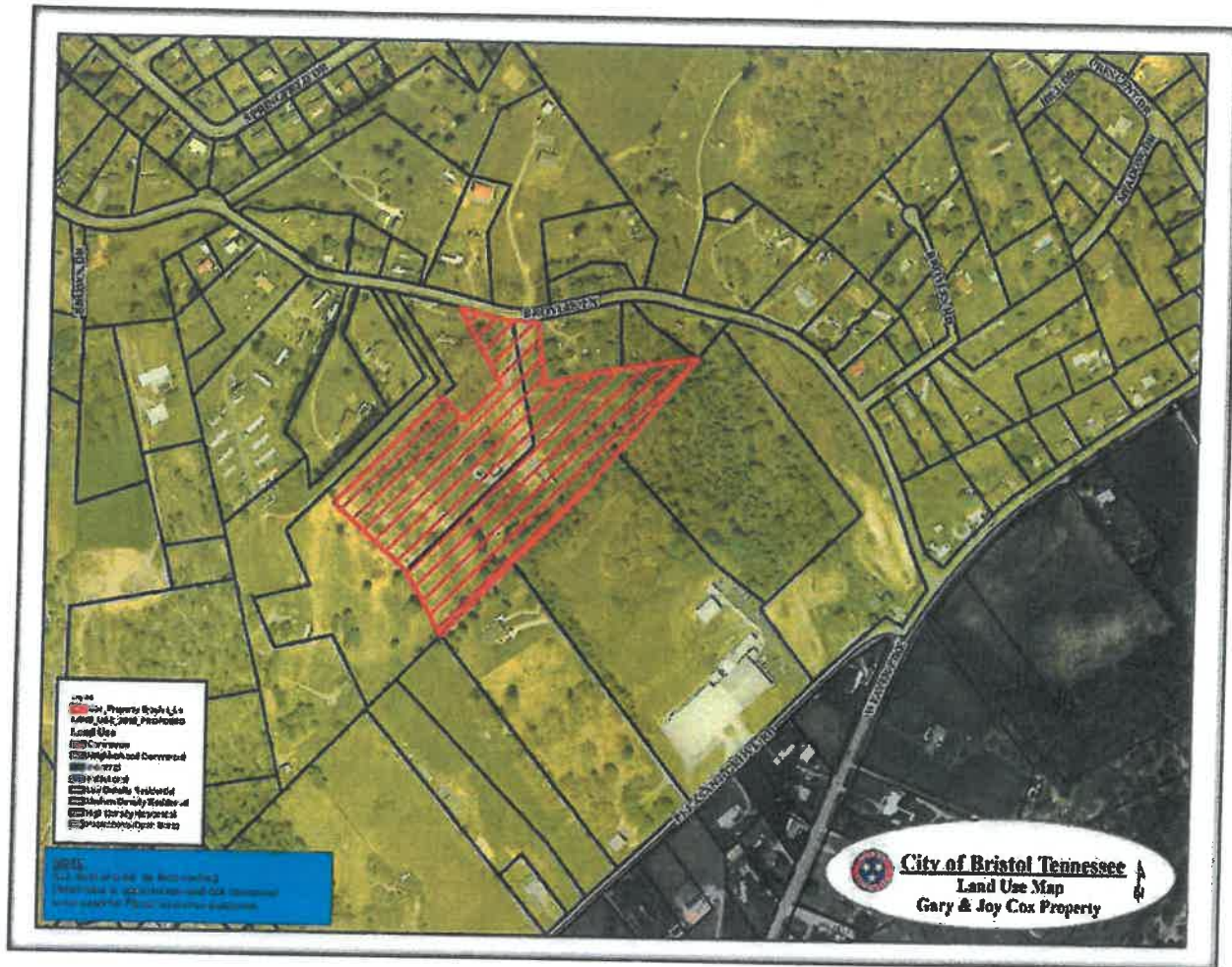
As shown on the previous page, the subject property is surrounded by a mixture of land uses and zoning districts. The neighborhood includes property that is zoned R-1 and M-1, with R-3, R-2, and A-1 zonings nearby as well. The current and continuation of agricultural land use as described by Sullivan County is in line with uses allowed in A-1 zoning.

In general terms this is considered an act of "downzoning". The dimensional requirements for general development in the A-1 district are more restrictive than the R-1, requiring more space and less density in development. While the uses allowed in the districts and the minimum lot size requirements due to no public sewer service are similar (Table 3-103A, attached), the standards for accessory structures (Table 3-103C) allow larger accessory buildings for agricultural use. Rezoning from R-1 to A-1 zoning works to provide for the rural and agriculture nature of the property.

In fact, analysis concluded that the A-1 district description seems to be a more appropriate district for the subject property than the R-1 district. Either zone is seen as acceptable; the A-1 district would better allow for the existing and continued use of the land to be described by its zoning district.

Land Use Plan and Policy:

The City of Bristol Future Land Use Map indicates that the area will be developed primarily as low-density residential, as shown on the following page. The Future Land Use Map is not intended to be a parcel-by-parcel directive for the specific use of each property in the City and its surrounding grown area, but to serve as a general policy guide for the future development of that area. Staff feels that the requested rezoning agrees with the Land Use Plan and Policy as the Sullivan County A-1 zone supports low-density single-family development.



Staff Recommendation:

Staff recommends the Bristol Tennessee Municipal Regional Planning Commission send a favorable recommendation to the Sullivan County Commission for this request.

Heather Moore

Heather Moore, AICP
Land Use Planner

Summary of Permitted Uses

R-1

- Single-Family Detached Dwelling
- Administrative Services
- Libraries
- Essential Public
- Transport/Utility/Communication
- Electrical/Gas Substations
- Water Storage Tanks and Facilities
- Commercial Golf Courses
- Agriculture - General

A-1

- Single-Family Detached Dwelling
- Duplex Dwelling
- Libraries
- Essential Public
- Transport/Utility/Communication
- Electric/Gas Substations
- Pumping Facilities for Water and Sewer Systems
- Commercial Golf Courses
- Agriculture – General
- Agriculture - Intensive

**TABLE 3-103C
REGULATIONS FOR DETACHED RESIDENTIAL ACCESSORY STRUCTURES BY DISTRICT**

District	Zoning District Name	Maximum Total Square Footage for Detached Accessory Buildings	% Area
A-5	Agricultural/Large Tract Residential	3000	10%
A-2	Rural Estate Residential	2600	10%
A-1	Rural Residential	2400 if on lots 1 acre or larger and 1500 if less than an acre	10%
AR	Rural Single Family / Outdoor recreational	2000 if for individual, single-family lot 1 acre or larger or SUP regs for campground developments subject to PC approval	10%
R-1	Low Density/Single Family Subdivision	1200	10%
R-2	Medium Density/Singlewide	1000	10%
R-2A	Medium Density/Duplex/Single Family	1000	10%
R-3	High Density/Mobile Home Park	1000 for single-family * See Mobile Home Park Standards	10%
R-3A	High Density/Apartments	800 for single-family and only one accessory storage building for apartment complex at 1000 max	10%
R-3B	High Density/Condos	800 for single-family detached or 1000 max for HOA – one only	10%
PRBD	Planned Development	800 for single-family detached or 1000 max for HOA – one only	10%

(Table 3-103C was added on February 20, 2020)

3. Obstructions Prohibited at Street Intersections - On a corner lot, no fence, wall, parking, sign, hedge, or other planting or structure that will materially obstruct vision between a height of three (3) feet and ten (10) feet above the center line grades of the intersecting streets shall be erected, placed, or maintained within the triangular area formed by the street lines at such corner lots and a straight line joining such street lines at points which are thirty-five (35) feet distance from the intersection of the street lines and measured along said street lines (see illustration in Appendix C). In case of rounded street lines at the intersecting streets, such measurement shall be made from the point of intersection of the tangents of the curve constituting the rounding. The purpose of this clear vision of the corner is for vehicular traffic approaching the intersection.

4. Special Conditions Affecting Yards
 - a. Front Yards to be Measured from Street Rights-Of-Way - For the purposes of providing adequate space for the future widening of streets, safety for occupants of structures, vehicular glare and noise reduction and sight visibility for vehicular traffic, required front yards shall be determined by the rights-of-way as shown on the latest official major thoroughfare plan. For clarification, please consult with the Sullivan County Highway Commissioner and/or a representative from the Tennessee Department of Transportation (TDOT).
 - b. Rear Yard Setback for Double-Frontage Lots -The minimum required width of a rear yard abutting a street shall be the same as the front yard setback.
 - c. Special Yard Requirements for Corner Lots - The minimum required width of a side yard abutting a street shall be the same as the front yard requirements.
 - d. Special Provisions for Yard Setbacks on Lots-of-Record With Legal but Non-Conforming Dwelling -
 - As approved by the Building Commissioner, any alteration, addition or construction of a dwelling on a lot-of-record ("Grandfathered In") shall extend no closer to the street which abuts the designated front yard than the average of the distances of the dwellings located within one hundred (100) feet on each side of the lot-of-record whereon the alteration, addition or construction is to occur.
 - The average yard requirement shall not prohibit alterations or additions to an existing dwelling, which has irregular walls provided said alteration or addition extends no closer to the street or other property line than the existing closest wall to the street, side or rear property line.
 - The BZA shall have jurisdiction to vary from this strict application upon property where such provision would create an undue hardship. (See Article XII, variance application).

5. One Principal Building - There shall be no more than one principal structure and its customary and incidental accessory structures on any lot or parcel of land, unless otherwise specifically permitted in this chapter or unless a development plan is approved by the Planning Commission as provided in this chapter. (amended July 21, 2008). Accessory Dwelling Units may be permitted- see Supplemental Regulations in Appendix B for Accessory Dwelling Units (amended October 18, 2018).

3-101.2 District Purposes

R-1, Low Density/Single-Family Residential District - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

A-1, General Agricultural/Estate Residential District - These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings and such other structures as are customary and accessory, thereto. The intensity of development permitted within these districts is directly related to the availability of public water service. These districts also include community facilities, public utilities, and open uses, which serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. These districts provide for large tracts and open space on the fringe of higher densities of residential development and may transition into other districts as development evolves. These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix) and singlewide mobile homes on individual parcels.

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: January 14, 2021

Property Owner: Heritage Manufacturing

Address: 5848 Onebank Rd. Kingsport TN. 37664

Phone number: 423-288-7141

Email: Hertrmg@gmail.com

Property Identification

Tax Map: 48A

Group: A

Parcel: 005.00

Zoning Map:

Zoning District: M-1

Proposed District: R-1

Civil District: 10th

Property Location: Same

Commission District 6th

Purpose of Rezoning: Current zoning M-1 Requesting Rezoning to R-1

Meetings

Planning Commission:

Kingsport City Hall 2nd Floor

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

Date: 2-18-2021

Time: 5:30pm

Approved: _____

Denied: _____

County Commission:

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

Date: 3-18-2021

Time: 6:00 PM

23 Yes, 1 Absent

Approved: ☒ _____

Denied: _____

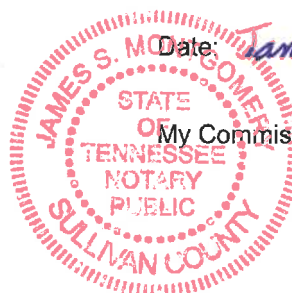
DEED RESTRICTIONS

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: T. Eric Kerney

Date: January 14, 2021

Notary Public: James S. [Signature]



My Commission Expires: June 29, 2022

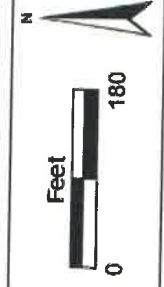
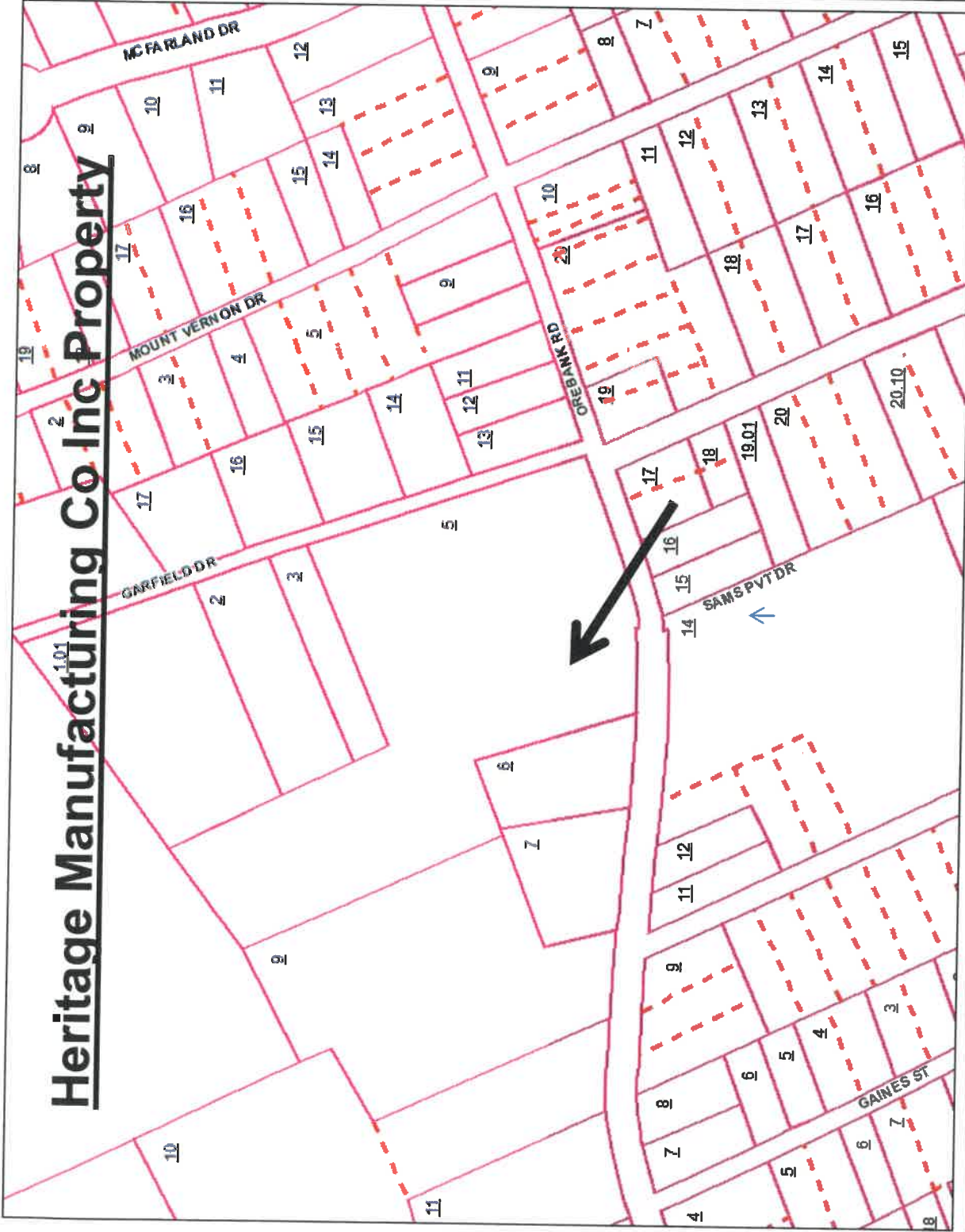
Heritage Manufacturing Co Inc Property

Address Data Source:
Sullivan County: GIS
Kingsport: KGI GIS
Johnson City: JC GIS
Bristol: Bristol GIS

Notice:

A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land survey or 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
Streams



Flood Zone, ZONE, SUBTY

- 0.2 PCT Annual Chance Flood/Hazard
- Zone A - No Base Flood Elevation Determined
- Zone AE - Base Flood Elevation Determined
- Flood Way Areas in Zone AE

Sullivan County, TN
Planning and Codes Dept.



Heritage Manufacturing Co Inc Property

Address Data Source:
Sullivan County, Sul Co 911
Kingsport, Kri GIS
Johnson City, JC GIS
Bristol, Bristol 911

Notice:

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

Lot Lines
Streams



Flood Zone, ZONE_SUBTY

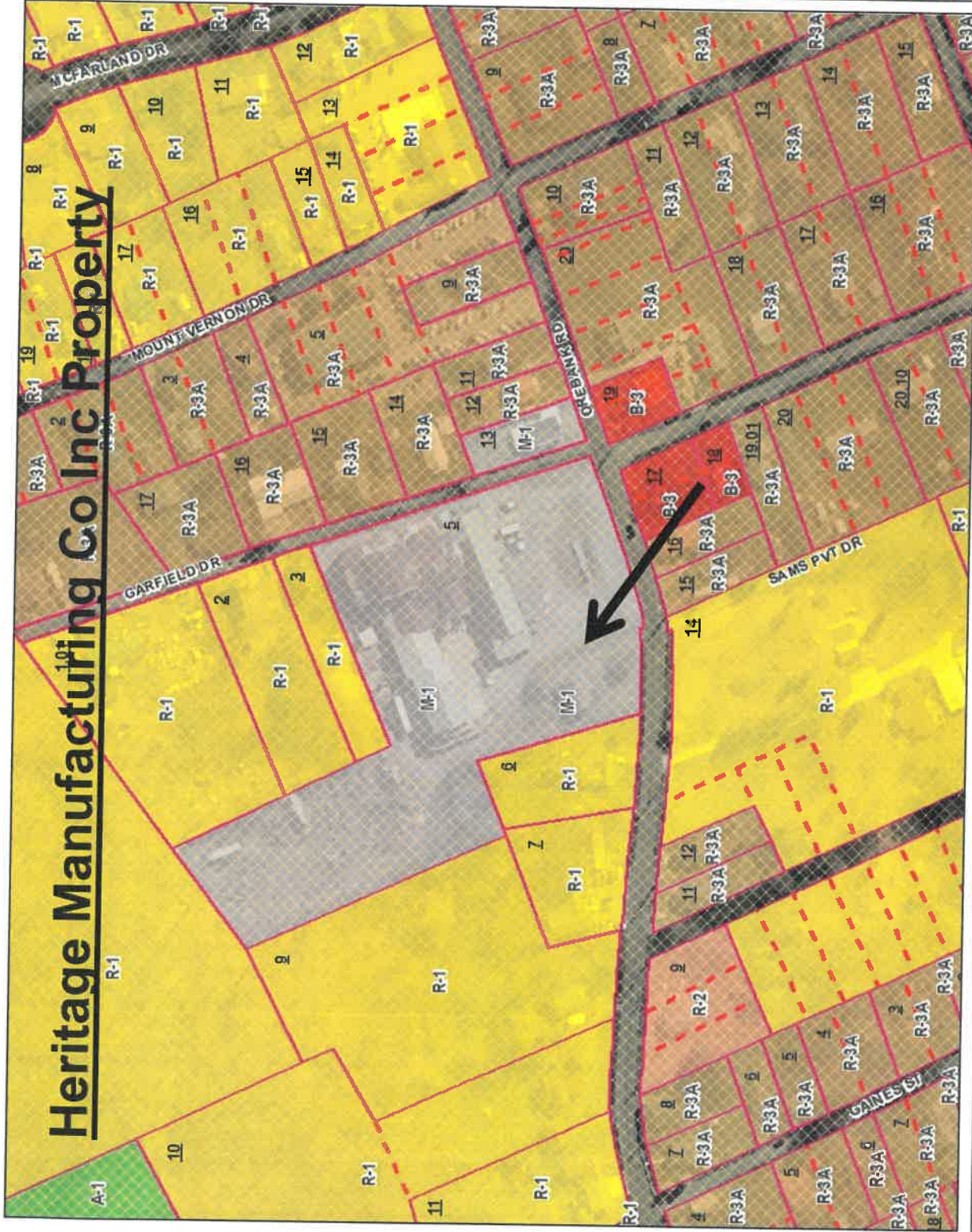
02 PCT Annual Chance Flood Hazard	Zone A - No Base Flood Elevation Determined	Zone AE - Base Flood Elevation Determined	FloodWay Areas in Zone AE
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Sullivan County, TN
Planning and Codes Dept.



Heritage Manufacturing Co Inc Property



Address Data Source:
Sullivan County, TN GIS
Kingsport, TN GIS
Jefferson City, MO GIS
Bristol, TN GIS

Notice:

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

Lot Lines

Kingsport UGB

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

PWD-1

PWD-2

R-1

R-2

R-2A

R-3

R-3A

R-3B

Water

Streams

Flood Zone, ZONE_SUBTY

0.2 PCT Annual Chances Flood Hazard

Zone A - No Base Flood Elevation Determined

Zone AE - Base Flood Elevation Determined

FloodWay Areas in Zone AE



Sullivan County, TN
Planning and Codes Dept.



I certify that lot 1 contains a separate property functioning septic system and that the septic tank, field lines and duplication area are within this lot.

date _____

OWNER _____

CERTIFICATE OF OWNERSHIP AND DESIGNATION

(OWNER CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY DESIGNATE THIS PLANT SUBDIVISION.

NAME _____
OWNER _____
DATE _____

CERTIFICATE OF ADOPTION

I HEREBY CERTIFY THAT THE PLANT SHOWN HEREON IS THE PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY CERTIFY THAT THE PLANT SHOWN HEREON IS THE PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY CERTIFY THAT THE PLANT SHOWN HEREON IS THE PROPERTY SHOWN AND DESCRIBED HEREON.

DATE _____

TENNESSEE REGISTERED LAND BUREAU

CERTIFICATE OF APPROVAL OF STREETS

AUGUSTE NORTH OF ANY DESIGNATION UPOON AN EXISTING PUBLIC ROAD SHALL BE THE LOT.

DATE _____

BUILDING COUNTY COMMISSIONERS OF HIGHWAYS

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE KINGSPORT PLANNING COMMISSION.

CONFIRMED BY PLANNING DIRECTOR _____

SECRETARY OF PLANNING COMMISSION _____



LOCATION MAP N.T.S.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN...

THERE IS HEREBY ESTABLISHED AN EASEMENT A MINIMUM OF 7.5' WIDE ALONG ALL INTERIOR LOT LINES AND 15' ALONG FRONT LOT LINE FOR THE INSTALLATION OF UTILITIES AND THE CONVEYANCE OF STORM WATER

THE PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD ZONE.

DEED LOT 1=PART OF 2388C PAGE 621

PART OF 2001C PAGE 618
SEC PLAT BOOK 052 PAGE 0861
PART OF TAX MAP 48A-A-05.00

IRON PINS FOUND OR SET ON CORNERS AS NOTED.

ZONED M-1

Garfield Drive

HERITAGE MANUFACTURING COMPANY, INC.

3.25 Acres remaining

5852

20003 Sq. Feet

0.4592 Acres

James S. Montgomery RLS 1351
420 Royal Circle
Kingsport, Tennessee 37664
423-349-4006

Orebank **PRELIMINARY**

PART OF HERITAGE MANUFACTURING COMPANY, INC. PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES= 0.459 TOTAL LOTS= 1

ACRES NEW ROADS= 0 MILES NEW ROADS= 0

OWNER= HERITAGE MANUFACTURING COMPANY, INC

CIVIL DISTRICT=10TH SCALE=1"=50

SURVEYOR= J.S. MONTGOMERY CLOSURE ERROR= 1:10,000

CURRENT ZONING M-1 REQUESTING REZONING TO R-1

Rezoning Report

Kingsport Regional Planning Commission

File Number 20-101-00008

5848 Orebank Road (County Rezoning)

Property Information			
Address		5848 Orebank Rd	
Tax Map, Group, Parcel		48A, A, 5	
Civil District		10	
Overlay District		n/a	
Land Use Designation		County: Medium Density Residential; City: Industrial	
Acres		0.489 +/-	
Existing Use	Single family home	Existing Zoning	M-1
Proposed Use	Single family home	Proposed Zoning	R-1
Owner /Applicant Information			
Name: T. Eric Kerney Address: 5848 Orebank Rd City: Kingsport State: TN Phone: (423) 288-7141		Zip Code: 37664 Intent: <i>To rezone from M-1 to R-1 for the purpose of restarting the legal zoning use of a single family home on the property.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons:</p> <p><i>The proposal is consistent with the County's future land use plan designation of the site (medium density residential).</i></p> <p><i>The R-1 zone supports land use consistent with the surrounding residential uses and zones.</i></p> <p><i>No new buildings or changes to the built environment are proposed. The purpose of the rezoning is to provide a conforming residential zone to the existing single family home in the rezoning site.</i></p> <p>Staff Field Notes and General Comments:</p> <p><i>The rezoning site is located on a parcel that currently contains Heritage Manufacturing. The property owner needs the rezoning to restart the legal land use of a single family home.</i></p>			
Planner:	Ken Weems	Date:	February 10, 2021
Planning Commission Action		Meeting Date:	February 18, 2021
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

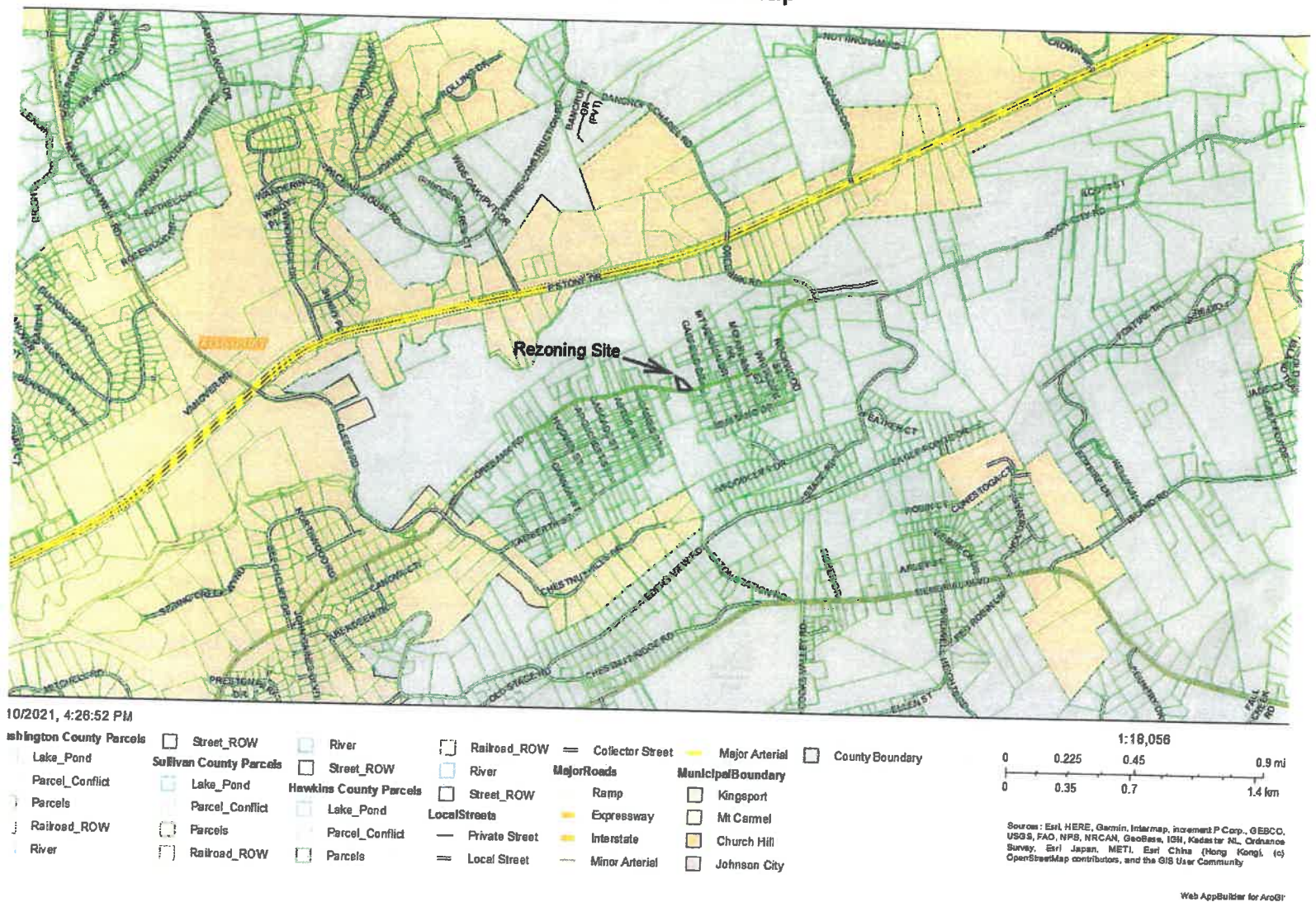
ADDRESS	5848 Orebank Road
DISTRICT	10
OVERLAY DISTRICT	n/a
EXISTING ZONING	M-1 (County)
PROPOSED ZONING	R-1 (County)
ACRES	0.489 +/-
EXISTING USE	single family home (nonconforming to zoning)
PROPOSED USE	single family home (conforming to zoning)

INTENT

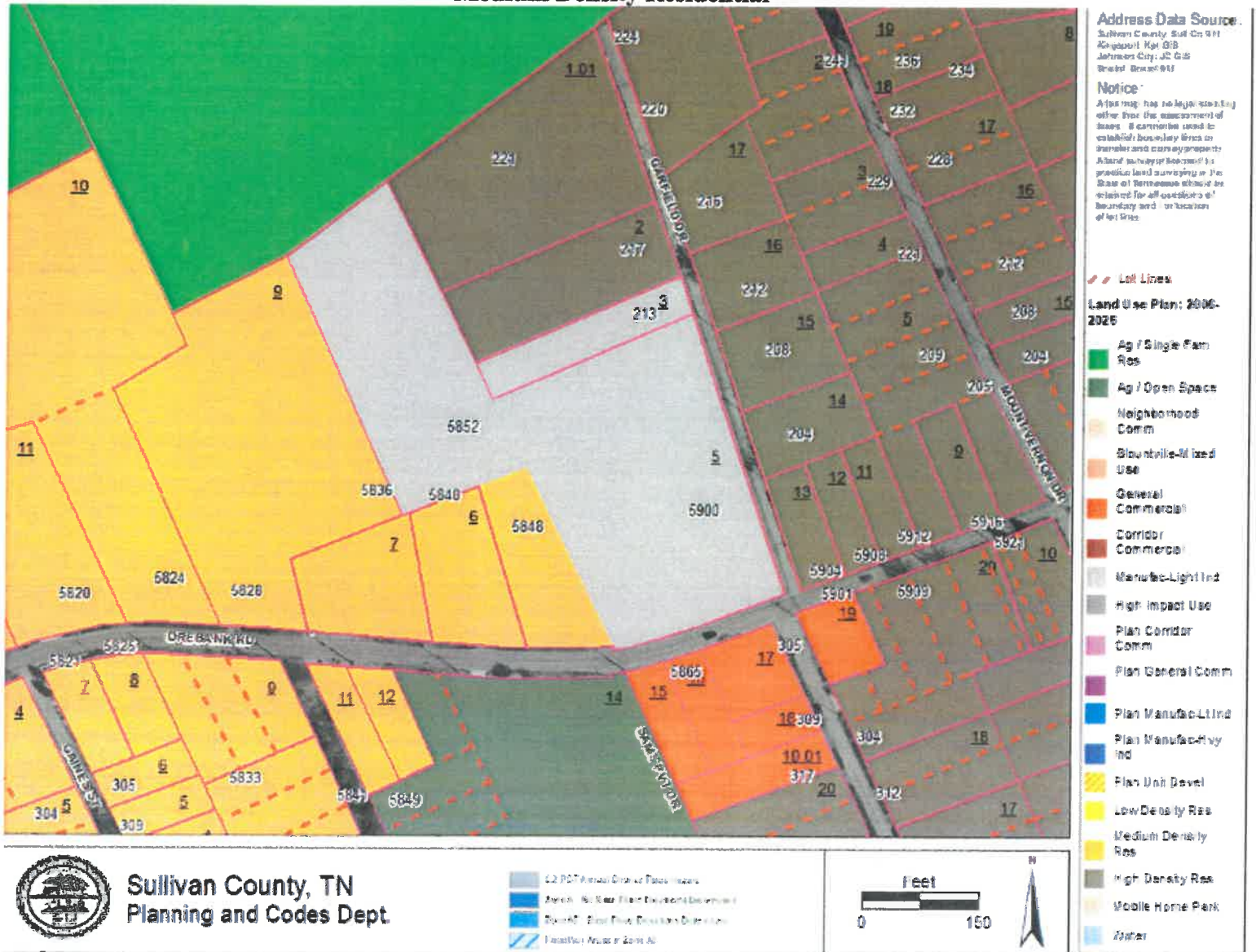
To rezone from M-1 to R-1 for the purpose of restarting the legal zoning use of a single family home on the property.

Vicinity Map

ArcGIS Web Map



Surrounding Zoning Map

Land Use Plan Designation:
Medium Density Residential

Rezoning Report

Kingsport Regional Planning Commission

File Number 20-101-00008

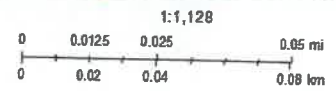
Aerial

ArcGIS Web Map



10/2021, 4:43:40 PM

- Kpt 911 Address
- Washington County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Sullivan County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Hawkins County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Sewer Manholes
- Water Lines
- Sewer Mains
- LocalStreets
- MajorRoads
- Sullivan_2019_Gen3.sld
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasis, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

Rezoning Area



Adjacent Manufacturing Site



Southeastern View (Across Orebank Rd from the Rezoning Site)



Southwestern View (Across Orebank Rd from the Rezoning Site)



Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a use that is in harmony with adjacent development and nearby property. No change to the built environment is proposed.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will not impact adjacent property adversely.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for

the subject property. It is staff's opinion that the existing built environment is best geared toward R-1 uses, which match all the surrounding R-1 uses.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed R-1 zone conforms with the county's land use plan designation of medium density residential use.

Proposed use: single family to match the existing single family home on the site.

The Future Land Use Plan Map recommends county: medium density residential; city: industrial.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property along with the existing single family home is best held in the R-1 zone.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in regard to the abutting industrial use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-1 zone will exist in harmony with the abutting/ existing R-1 zones.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from M-1 to R-1. The proposed R-1 zone conforms with the land use plan designation for the parcel.



02/08/2021



02/08/2021



02/08/2021