

SULLIVAN COUNTY COMMISSION MEETING

<u>Name</u>	<u>Case Order</u>
Blevins	1
Baker	2
Watson	3
Begley	4
Shaw	5

Ad Number Ad Type
0001554043-01 XLegal Liner

External Ad Number

Ad Size Color
2 X 36 li

Order Start Date Order Stop Date
04/29/2021 04/29/2021

PUBLIC NOTICE

Sullivan County Board of County Commissioners will hold a Public Hearing set for Thursday May 20, 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 requests from individual property owners: 1) **Robert & Vickie Blewins** at 438 Old Whitetop Road, Bluff City requests map change from R-1 to A-2 for Tax ID: 082/101.30; 2) **Ricky & Jamie Baker** at 1809 Hwy 11W, Bristol requests map change from B-4 to B-3 for Tax ID: 018/057.00; 3) **Kenny & Ashley Watson** at Hwy 75, Blountville properties requests map change from PMD-2 to A-1 for TAX ID 079/ 094.35 and 094.15; 4) **Ryan Begley** at 235 Cash Avenue, Blountville requests map change from PMD-2 to A-5 for Tax ID: 094/part of parcel 071.00; and 5) **Christopher & Lottie Shaw** at 6990 Hwy 421, Bristol request map change from R-1 to A-1 for Tax ID: 057/039.10. 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 these requests. 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.

PUB1T: 04/29/21

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 2/23/2021

Property Owner: ROBERT AND VICKIE BLEVINS

Address: 438 OLD WHITETOP RD. BLUFF CITY TN 37618

Phone number: 423-538-3244

Email: Robert.o.Blevins@baesystems.com

Property Identification

Tax Map: 082

Group:

Parcel: 101.30

Zoning Map:

Zoning District: R-1

Proposed District: A-2

Civil District: 04

Property Location: same as above

Purpose of Rezoning: R-1 restrictions/need a garage

Commission 4th

Meetings

Planning Commission:

Place: Bristol Planning, Easley Annex Building, 104 8th Street Bristol

Date: *April 19, 2021*

Time: *6 PM*

Approved: ☒

Denied: ☐

County Commission:

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

Date: *MAY 20, 2021*

Time: 6:00 PM

Approved: ☒

Approved 22 Yes, 2 Absent

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: robert o. blevins Digitally signed by robert o. blevins
Date: 2021.02.23 09:02:36 -05'00'

Date: 2/23/2021

Notary Public: *Misty M Hylton*

My Commission Expires: *May 22, 2023*



Ambre Torbett

From: Heather Moore <hmoore@bristoltn.org>
Sent: Tuesday, April 20, 2021 1:05 PM
To: Ambre Torbett
Subject: Bristol Planning Commission recommendation to Sullivan County Commission - Old White Bridge rezoning
Attachments: PC-Rezonig Old White Top Rd.pdf

Hello Ambre. I wanted to share with you that Bristol Municipal Regional Planning Commission met electronically on April 19, 2021. On that date they voted unanimously to send a positive recommendation to Sullivan County Commission on the proposed rezoning of property at 438 Old White Top Road (Tax Map 82, Parcel 101.3). The packet reviewed by Planning Commission is attached. Please let me know if you have any questions.

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

This e-mail is the property of the City of Bristol, TN and may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. The views and opinions expressed in this e-mail are those of the sender and are not necessarily those of the City of Bristol, TN.



REPORT TO THE PLANNING COMMISSION
COUNTY REZONING RECOMMENDATION
Case# RZZ21-590

Request: Rezoning Recommendation within the Urban Growth Boundary from R-1 to A-2

Applicants/Owners: Robert & Vickie Blevins

Location: 438 Old White Top Road (Urban Growth Boundary)

Tax ID: Tax Map 82, Parcel 101.3

Zoning: R-1 (Low Density/Single-Family Residential District) to
A-2 (Rural Agricultural and Open Space District)

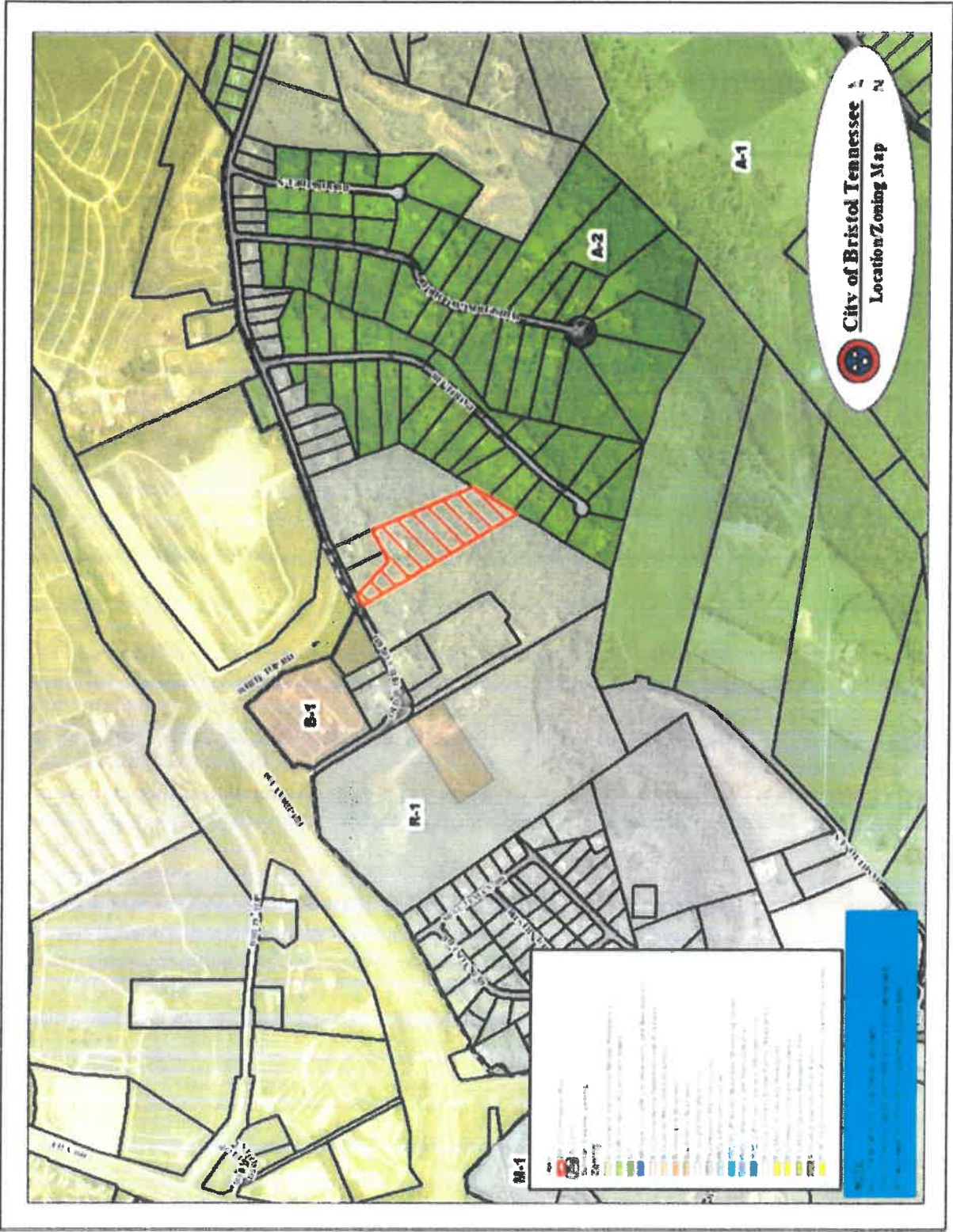
Meeting Date: April 19, 2021

Background

Property owners Robert & Vickie Blevins have requested that their property identified as 438 Old White Top Road and Tax Map 82, Parcel 101.3 in Sullivan County, Tennessee, be rezoned from Sullivan County, R-1 (Low Density/Single-Family Residential District) to Sullivan County, A-2 (Rural Agricultural and Open Space District). The owners wish to have to property rezoned to take advantage of the allowance of larger accessory structures in the A-2 zone. The site's northern property line is the southern edge of Old White Top Road right-of-way as it merges with White Top Road, serving as Bristol city limit here. The subject property is located in Bristol's Urban Growth Boundary.

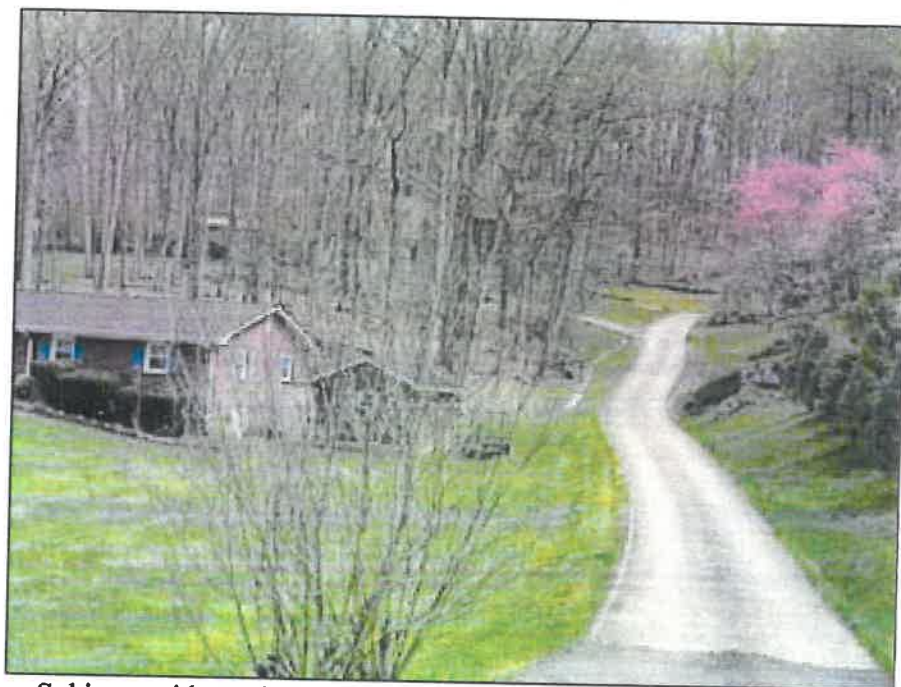
The rezoning application lists a purpose for the rezoning which is R-1 restrictions/need a garage. Ambre Torbett, Director of Sullivan County Department of Planning & Codes, explained by email with Bristol staff that the applicant wants to go to A-2 in order to build a larger garage. The A-2 district was chosen since the Pine Laurel Subdivision behind is zoned A-2. She confirmed that Sullivan County staff had recommended the property owner apply for the rezoning.

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





From Old White Top towards subject driveway and subject to west.
To east of driveway, adjacent residential property.



Subject residence in trees is visible to south down subject driveway



View across Old White Top/White Top Road,
Bristol, open space campground use

Specifications

General:

The subject property fronts on Old White Top Road and has approximately 75 feet of road frontage. Low density single-family residential use surrounds the subject property to the east, west, and south, per Tennessee Controller of the Treasury Data. The adjoining lot to the west crosses Old White Top Road. That portion of the adjoining lot is vacant, so open space residential use lies across Old White Top Road to the west. Across Old White Top Road to the east and inside Bristol city limits is property owned by Bristol Motor Speedway which is used as a campground. Stonebrook Estates adjoins the subject property to the south, fronting on Pine Laurel Circle. Low density residential and open space uses surround 438 Old White Top Road.

The subject property is not served by the City of Bristol for water or sewer services. Water service is provided by Bristol Bluff City Utility District.

Zoning and Land Use:

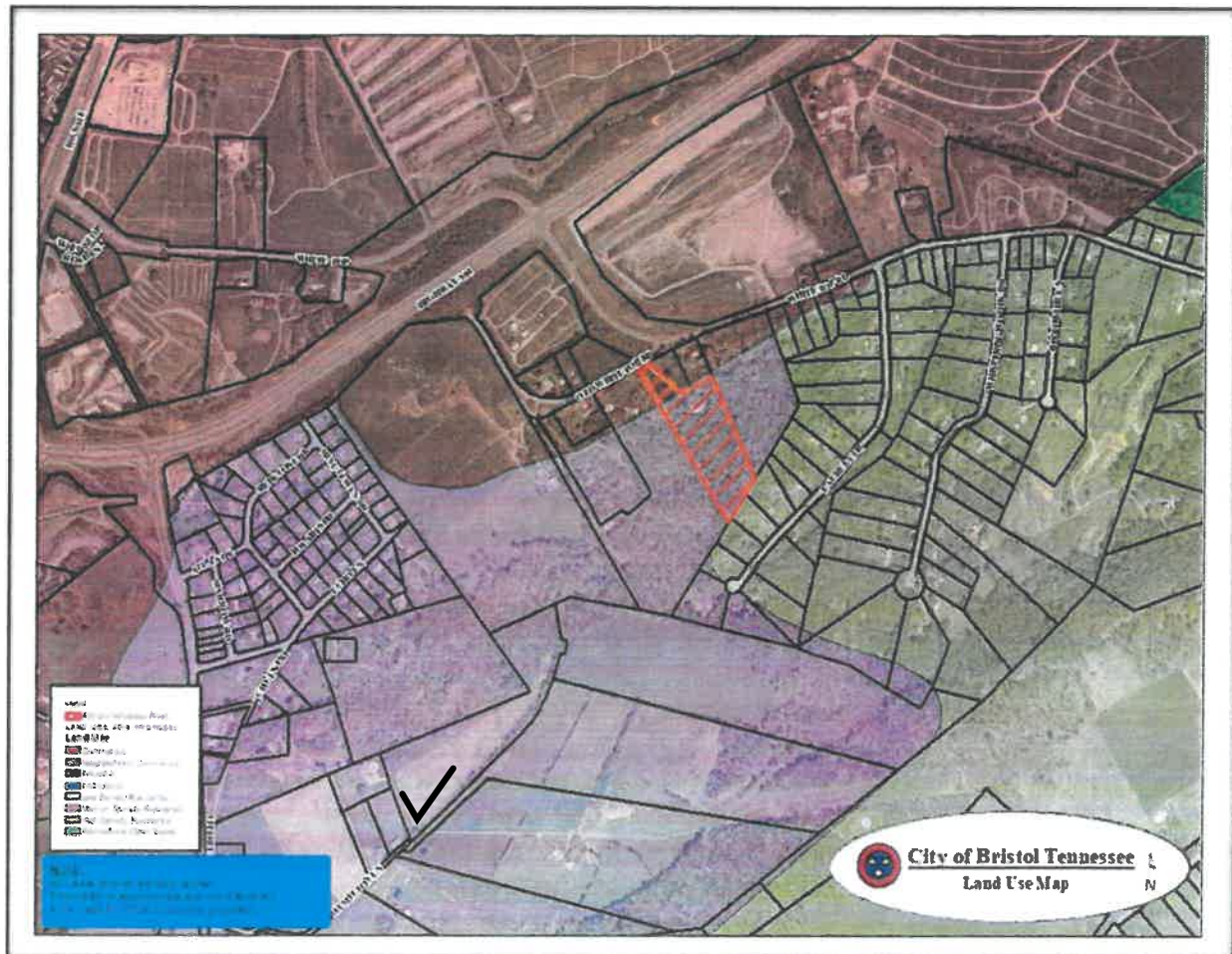
	Existing Zoning	Existing Land Use
Subject Properties	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Single family residence
North	City of Bristol & Sullivan County, B-1 (Convenience Neighborhood Business District)	Old White Top Road, & open space in Bristol city limits (Bristol Motor Speedway campground), and portion of adjacent parcel, vacant
South	Sullivan County, A-2 (Rural Agricultural and Open Space District)	Single family residential
East	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Single family residential
West	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Single family residential

As shown in the table above, the subject is surrounded by residential and open space land use. The R-1 district adjoins the property to the east and west, and A-2 district properties are adjacent to the south. The A-2 district is described by Sullivan County Zoning Resolution as designed to provide suitable areas for the growing of crops, animal husbandry, dairying, forestry, and other similar intensive agricultural activities. It is designed, furthermore, to provide for very low-density residential development generally on unsubdivided tracts of land. The current residential land use on the subject property is in line with most uses allowed in A-2 zoning. The uses allowed in both districts are similar, with intensive agriculture an additional allowed use in the A-2 District. Staff analysis determined that the narrow northern portion, the wooded nature, and the topography limit the potential for intensive agricultural activity on this lot.

This rezoning is generally considered an act of “downzoning”. The dimensional requirements for development in the A-2 district are more restrictive than R-1 (Table 3-103A, attached), requiring more space and less density. The property’s 6 acres is in line with the A-2 minimum size requirement of 2 acres. The standards for accessory structures (Table 3-103C) allow for larger accessory structures in the A-2 zone (2,600 sf) versus the R-1 zone (1,200 sf). Moving from R-1 to A-2 zoning protects the existing and future rural and open space nature of the residential property, and neighborhood.

Land Use Plan and Policy:

The Land Use Map indicates that the north portion of the site will be developed commercially and the southern portion will develop as medium density residential, as shown below. In areas of transition (areas where land use categories meet), all of the converging land uses should be given due consideration in context with the policies of the plan. The Land Use Plan and Policy is to be utilized in a way that contributes to community health, safety, and quality of life. It 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. The A-2 district is adjacent to the south. The property once rezoned is designed to preserve its residential and open space nature, to contribute to Bristol's quality of life. Staff feels that the requested rezoning agrees with the intent of the Land Use Plan and Policy.



Staff Recommendation:

Staff recommends the Bristol Tennessee Municipal Regional Planning Commission send a favorable recommendation to the Sullivan County Commission for this request due to the adjacent A-2 district and because the subject property aligns with the intent of City of Bristol Land Use Plan and Policy.

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

Heather Moore, AICP
Land Use Planner

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Email: Robert.o.Blevins@baesystems.com

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Group:

Parcel: 101.30

Zoning Map:

Zoning District: R-1

Proposed District: A-2

Civil District: 04

Property Location: same as above

Purpose of Rezoning: R-1 restrictions/need a garage

Meetings

Planning Commission:

Place: Bristol Planning, Easley Annex Building, 104 8th Street Bristol

Date: April 19, 2021

Time: 6 PM

Approved: _____

Denied: _____

County Commission:

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

Date: May 20, 2021

Time: 6:00 PM

Approved: _____



Approved 22 Yes, 2 Absent

Denied: _____

DEED RESTRICTIONS

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Owner's Signature: robert o. blevins Digitally signed by robert o. blevins
Date: 2021.02.23 09:02:36 -05'00'

Date: 2/23/2021

Notary Public: Misty M Hylton

My Commission Expires: May 22, 2023



Robert & Vickie Blevins Property

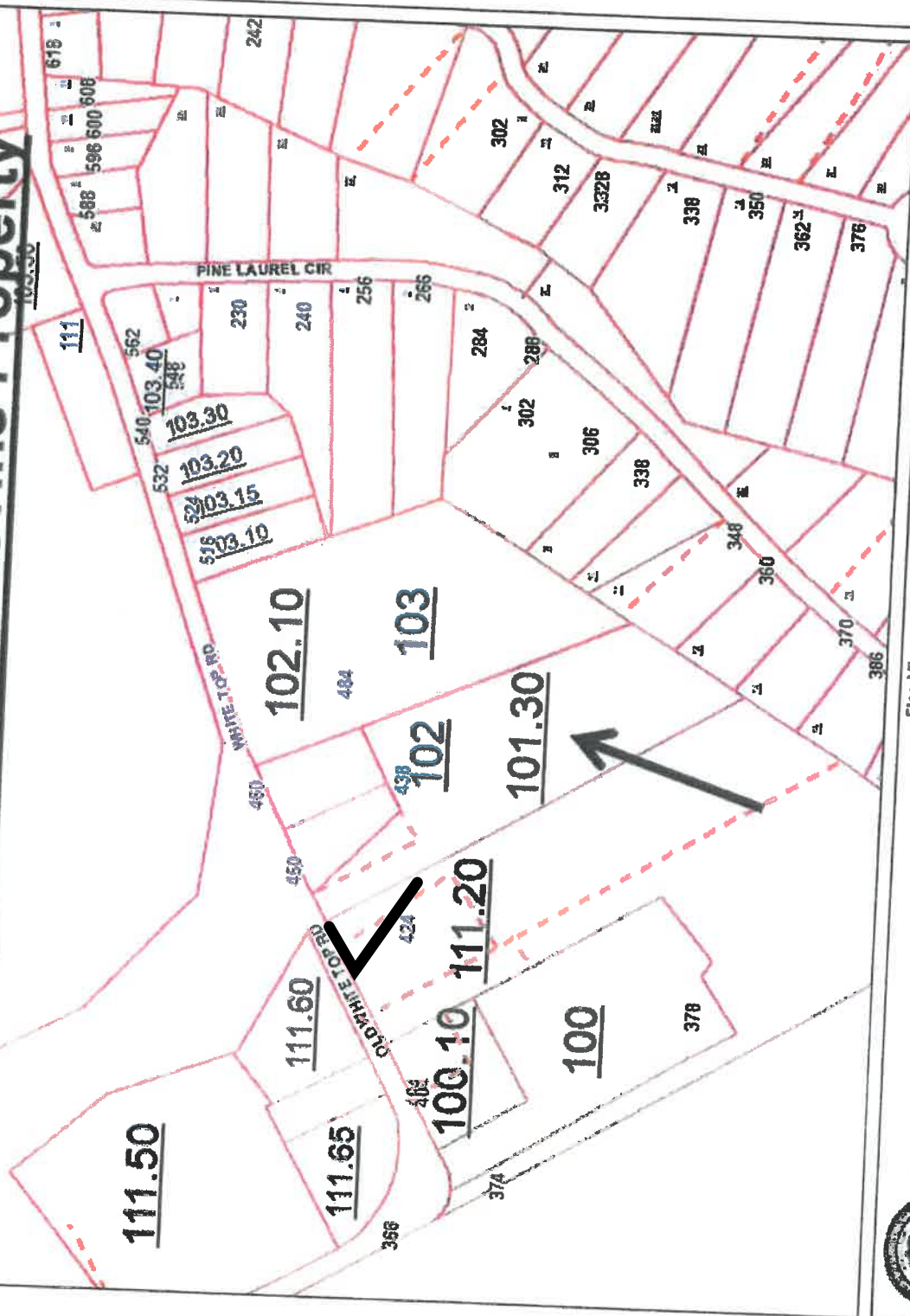
111.10

109

Address Data Source:
Sullivan County, Tenn Co 611
Fogarty Rd 419
Johnson City, TN 37601
Reliable: 6/16/15

Notice:

ALTA map has no legal standing other than the information of record. It cannot be used to establish boundary lines or (easements) and convey property. All land surveyors are bound to practice their surveying in the State of Tennessee and to maintain their records of all surveys and of lot lines.



Sullivan County, TN
Planning and Codes Dept.

Flood Zone, ZONE SUBTY
0.2 PCT Annual Chances Flood Hazard
Zone A- (dark blue)
Zone AE (medium blue)
Floodway Areas in Zone AC (dashed blue)



~ KPT Sewer Lines
--- Lot Lines

[illegible]

A taxpayer has no legal standing other than the assessment of taxes. It cannot be used to establish boundaries, 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.

Flood Zone, ZONE_SUBTY 02 PCTATION/ Charcoal Food Hazard



02 PCTA/01/Chernobyl Food Hazard

Zurich A.C. - 22.5m Cloud Elevation Deflection

[illegible]

KPT Sewer Lines
Lot Lines

Address Data Source:

Sullivan County, Sub Co 911
 Kingsport, TN 37660
 Johnson City, TN 37601
 Bristol, TN 37620

Notice:

Address data 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.

KPT Sewer Lines

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

Robert & Vickie Blevins Property

111.10

Bristol

111.50

B-1

111.60

111.65

100.10

111.20

100.10

101.30

102.10

103

102.10

103.20

103.15

103.10

103.40

103.30

103.20

103.15

103.10

103.40

103.30

103.20

103.15

103.10

103.40

N

Feet

0 360

Flood Zone, ZONE_SUBTY

- 02 PCT Annual Chance Flood Hazard
- Zone A - No Data Flood Elevation Determined
- Zone AE - Special Flood Elevation Determined
- Threshold Areas in Zone AE



Sullivan County, TN
 Planning and Codes Dept.



SULLIVAN COUNTY
Planning & Codes Department
3425 Highway 126
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

NOTICE OF REZONING REQUEST

March 29, 2021

Dear Property Owner:

Please be advised Robert & Vickie Blevins have applied to Sullivan County to rezone six acres of property located at 438 Old White Top Road from R-1 (Low Density/Single Family Residential District) to A-2 (Rural Agricultural and Open Space District) for the purpose of a larger garage.

Bristol Planning Commission – 6:00 PM on April 19, 2021 (Monday night)

County Commission Public Hearing – 6:00 PM on May 20, 2021 (Thursday night)

The Bristol Planning Commission will meet in the Easley Annex Building at 104 8th Street Bristol Tennessee. The Sullivan County Commission meeting is held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Bristol Planner know if you need any special assistance for these public meetings at 423-989-5549.

Regards,

Ambre M. Torbett, AICP
Director Planning & Codes

mh

**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).

R-1 and A-2 Descriptions from Sullivan County Resolution

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.

3-101.2 District Purposes

A-2, Rural Agricultural and Open Space District - These districts are designed to provide suitable areas for the growing of crops, animal husbandry, dairying, forestry, and other similar intensive agricultural activities, which generally occur and characterize rural rather than urban areas. These districts are designed, furthermore, to provide for very low-density residential development generally on unsubdivided tracts of land. In addition, these districts may include areas and lands not suited by reason of soil, geologic, topographic, or other limitations for development. 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 environment without creating objectionable or undesirable influences that are incompatible with a rural environment. These districts shall also provide for single-family residential detached dwellings, residential accessory structures, customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix).

From Appendix –

A-103.5 Agricultural and Extractive Activities

- 1. Agricultural, General** - This term is intended to include farms (and farm residences) that involve orchards, raising of livestock, dairy cattle, horses or poultry, and truck farming.
- 2. Agriculture, Intensive** - These agricultural uses include operations where animals are tightly confined in buildings or outdoor pens including operation of one or more of the following:
 - a. **Dairy Farm** - This term means any place or premises where cows are kept and from which a part or all of the milk or milk products is provided, sold or offered for sale to milk plant, transfer station or receiving station.
 - b. **Egg Production House** - Means any place or premises where chickens are kept for production of eggs for resale to processors, wholesalers or retailers.
 - c. **Feedlot** - Means a lot, yard, corral or other area in which livestock are confined primarily for the purposes of feeding, growing, raising, or birthing prior to slaughter. Feedlot does not include areas that are used for the raising of crops or other vegetation upon which livestock are allowed to graze or feed.
- 3. Agricultural Services** - This term is intended to encompass a wide variety of service activities that directly support production of crops and animals but are not in and of themselves agricultural activities.
- 4. Mining, Quarrying and Soil Extraction** - This term is intended to include all operations engaged in the removal by excavation, stripping, dredging or otherwise taking of soil, gravel and sand for off-site use.
- 5. Plant and Forest Nursery** - This category includes nurseries with or without retail sales or accessory greenhouses. A minimum of fifty-one (51) percent of all materials sold by a nursery must be grown on-site. Landscaping and hardscaping businesses associated with plant nursery operations shall be considered incidental

and subordinate to the nursery operation. Hardscaping materials and display areas shall not include concrete or asphaltic paving operations, but shall be limited to wood, plastic and masonry materials associated with landscaping techniques. Landscaping involving ponds, wetlands and other features shall be included in this category; however swimming pool construction shall be considered a type of commercial operation.

TABLE 3-103A
MINIMUM LOT SIZES FOR
AGRICULTURAL AND RESIDENTIAL DISTRICTS

ZONE DISTRICT	MINIMUM LOT SIZE
I. A-2, Rural Agricultural/Residential - Open Space Districts	
A. All Lots (1 dwelling unit per 2 acres)	2 acres
II. A-1, General Agricultural - Estate Residential Districts	
A. All Lots Served by Public Water Supply (1 dwelling unit per 20,000)	20,000 sq. ft.
B. All Lots Served by Private Water Supply - min. per dwelling	1 acre
III. AR - Agricultural/Residential/Light Recreation Districts - Amended 09 17 07	
A. Rural Residential/Recreational Lots Served by Public Water (1 dwelling unit/20,000)	20,000 sq. ft.
B. Residential Lots on Private Water Supply	1 acre
IV. R-1, Low Density Residential District (1 dwelling unit per lot size)	
A. Lots Served by Public Water Supply and Public Sewer	15,000 sq. ft.
B. Lots Served by Public Water Supply and Private Sewer (SSDS/septic)	20,000 sq. ft.
C. Lots Served by Private Water Supply and Private Sewer (SSDS/septic system)	1 acre per unit
V. R-2/R-2A, Medium Density Residential (1 dwelling unit per lot size)	
A. Lots Served by Public Water / Public Sewer (minimum size for first unit on sewer)	10,000 sq. ft.
B. Lots Served by Public Water Supply / Private Sewer (SSDS/septic) / (per unit)	20,000 sq. ft.
C. Lots Served by Private Water Supply/Private Sewer (SSDS/Septic (min. for each unit)	1 acre per unit
D. Additional Required Area for Multi-Family Served by Public Water Supply and Public Sewer (2 nd and each additional unit)	7,500 sq. ft. per unit

BULK REGULATIONS FOR AGRICULTURAL AND RESIDENTIAL DISTRICTS
(Item # Amended August 15, 2005 to delete lot coverage for principal building/dwelling)

[illegible]

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

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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	600 for single-family and only one accessory storage building for apartment complex at 1000 max	10%
R-3B	High Density/Condos	600 for single-family detached or 1000 max for HOA - one only	10%
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(Table 3-103C was added on February 20, 2020)

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 03/02/2021

Property Owner: Ricky & Jamie Baker

Address: 1825 Hwy 11W Bristol TN 37620

Phone number: 423-306-0309

Email: calland1998@gmail.com

Property Identification

Tax Map: 018

Group:

Parcel: 057.00

Zoning Map: 8

Zoning District: B-4

Proposed District: B-3

Civil District: 6

Property Location: 1809 Hwy 11W Bristol TN 37620

Commission District: 6

Purpose of Rezoning: For Auto Sales and Repair

Meetings

Planning Commission:

Place: Bristol Planning, Easley Annex Building, 104 8th Street Bristol

Date: 04-19-2021

Time: 6 PM

Approved: _____

Denied: _____

County Commission:

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

Date: 05-20-2021

Time: 6:00 PM

Approved: ☒

Approved 22 Yes, 2 Absent

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. Baker

Notary Public: _____

Misty M. Hyblton

Date: 3-2-2021

My Commission Expires: _____

May 22, 2023





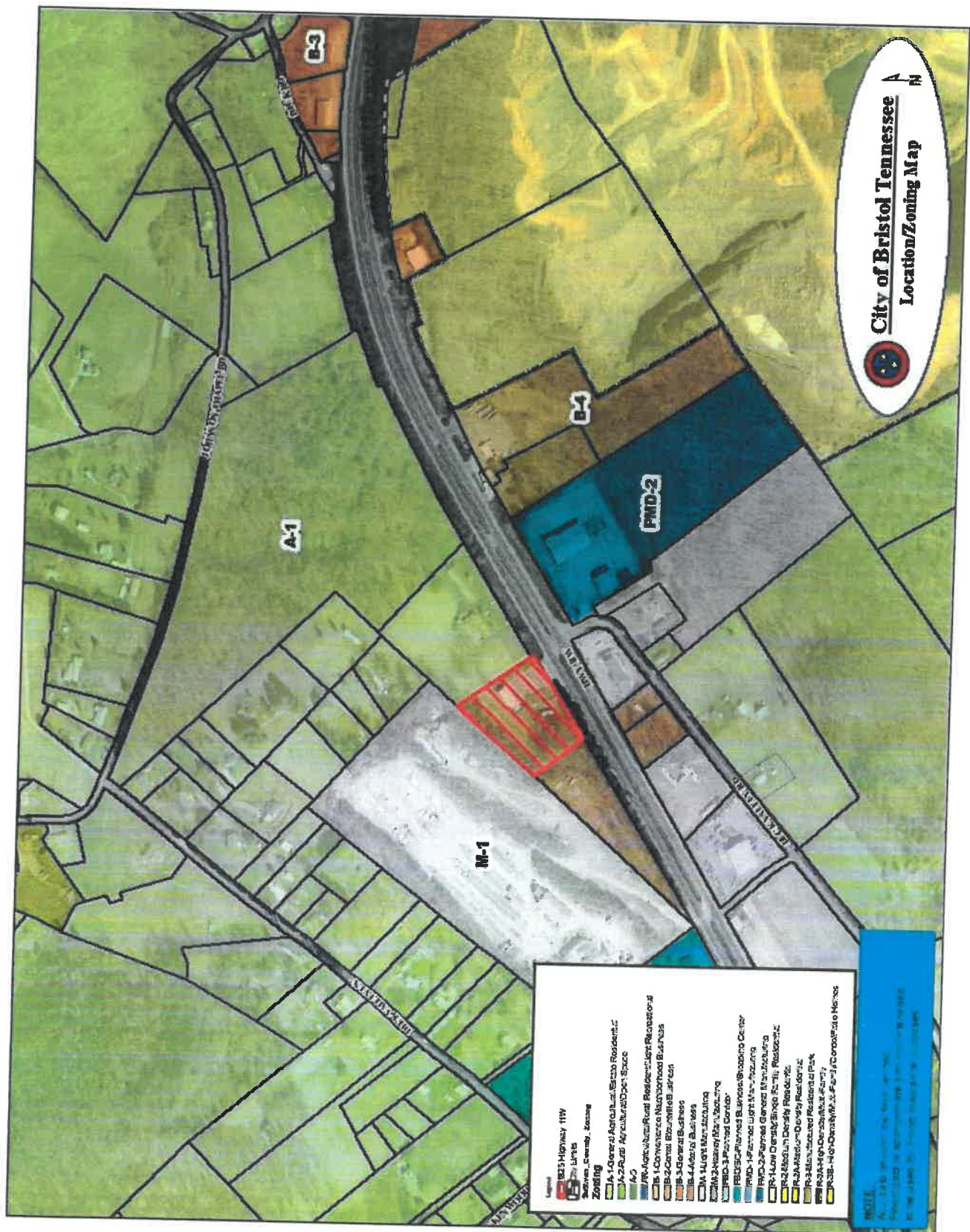
REPORT TO THE PLANNING COMMISSION
COUNTY REZONING RECOMMENDATION
Case# RZZ21-591

Request:	Rezoning Recommendation within the Urban Growth Boundary from B-4 to B-3
Applicant/Owner:	Ricky & Jamey Baker
Location:	1809 Highway 11W, Bristol, TN
Tax ID:	Sullivan County Tax Map 018, Parcel 05.00
Zoning:	B-4 (Arterial Business Service District) to B-3 (General Business Service District)
Acreage:	2.6 Acres (Approximate)
Existing Land Use:	Auto Sales
Water Service:	City of Bristol
Sanitary Sewer Service:	Subsurface Septic System
Meeting Date:	April 19, 2021

Background

The property owner has requested that his property, located at 1809 Highway 11W in Bristol, Tennessee, be rezoned from B-4 (Arterial Business Service District) to B-3 (General Business Service District). The property has most recently been used as an auto sales business. If approved, the applicant intends to utilize the existing building as an auto sales business which includes auto repair. As Sullivan County's B-4 district does not allow for auto repair shops, they are petitioning for the designation of B-3 zoning.

On the following pages you will find a location and zoning map of the subject property along with multiple images of the property.







Specifications

General:

The subject parcel has roughly 376 feet of road frontage along Highway 11 W and it covers 2.6 acres of land. The parcel holds one commercial structure for the purpose of auto sales and has graveled areas for the holding of vehicle stock. The uses and zoning districts surrounding the parcel are varied. The parcel to the north is zoned, per the Sullivan County Zoning Resolution, M-1 (Light Manufacturing District) and its current use is concrete manufacturing. The two parcels located to the south, across Highway 11 W, are zoned B-4 (Arterial Business Service District) and M-1, with respective uses being a freight delivery service and heavy duty truck sales. The parcel to the east is zoned A-1 (General Agricultural/Estate Residential District), and its current use is as a church and a cemetery. The parcel to the west is zoned B-4 and is currently vacant.

The property is served by the City of Bristol for water services, and the property has a private sanitary septic system for sewage.

Zoning and Land Use:

	Existing Zoning	Existing Land Use
Subject Property	Sullivan County, B-4 (Arterial Business Service District)	Commercial – Auto Sales
North	Sullivan County, M-1 (Light Manufacturing District)	Industrial – Concrete Manufacturing
South	Sullivan County, M-1 (Light Manufacturing District) Sullivan County B-4 (Arterial Business Service District)	Industrial – Freight Delivery & Services Commercial – Heavy Duty Truck Sales
East	Sullivan County, A-1 (General Agricultural/Estate Residential District)	Community Use – Religious Organization, Cemetery
West	Sullivan County, B-4 (Arterial Business Service District)	Vacant Parcel

As shown in the location and zoning map, the subject property is surrounded by a varied mixture of zoning districts including B-4, M-1, A-1, and PMD-2 (Planned General Manufacturing District). No current B-3 zones exist within the surrounding area in the county. The property is within 1000 feet of the City of Bristol city limits to the northeast, where the closest parcel along Highway 11 W (1722 Highway 11 W) is zoned as B-3. The difference between B-3 and B-4 districts within the Sullivan County Zoning Resolution only offer a few differences, with auto repair being one of them. A full usage chart has been attached to this report for review. Considering the little difference between B-3 and B-4 districts along with the multitude of uses allowed within the various surrounding zoning districts, the uses allowed in B-3 are agreeable with its environment.

Staff considered whether this request should be considered a spot zoning due to the lack of B-3 zoning in the immediate area. The criteria staff uses to determine spot zoning is –

- Would the use classification be different from the majority of the surrounding area?
- Would the rezoning be consistent with the Future Land Use Plan?
- Is the reason for the rezoning request is for the sole benefit of the property owner?

As discussed above a variety of zoning districts exist in the area. This existing situation and the introduction of a B-3 parcel will not create a more intense impact on surrounding parcels than the B-4 zone does, due to the subtle differences between the permitted uses. The Future Land Use Map also supports the rezoning by showing the area as commercial. Furthermore, if the City were to ever annex the property, the appropriate zoning district the City would assign would be the B-3 (General Business District). Approval of the rezoning does benefit the property owner because it allows a particular use they are desiring (auto repair), but given the similarity of the B-3 and B-4 zones, it does not subject the surrounding property owners to a more intense list of permitted uses or uses which generate large volumes of truck traffic to the owner's benefit. A comparison of the purposes of each district is below:

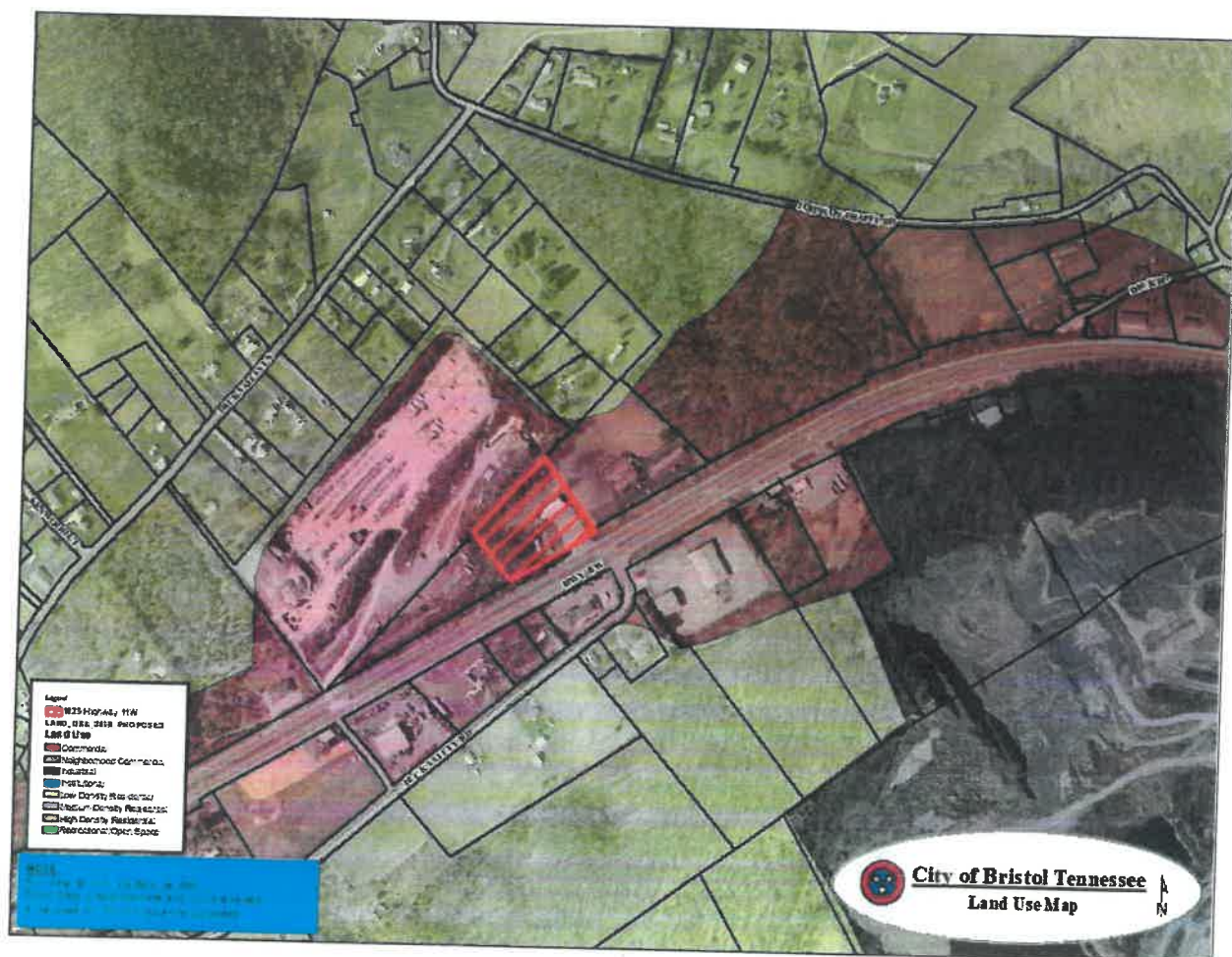
3. B-4, Arterial Business Service District - This district is designed to provide adequate space in appropriate locations for uses, which serve the needs of the motoring public, as well as, the local community. Transient sleeping accommodations, entertainment and amusement, retail and wholesale trade, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts, or uses necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize building in proximate residential districts. It is the express purpose of this zoning classification to ensure that adequate infrastructure, accessibility and buffering between residential and agricultural land uses are in place to promote the highest and best use of the district while protecting the existing abutting land uses. This district is designed to serve the larger commuting area while providing a limited but compatible scope of services. New B-4 districts should be a continuation of existing commercial centers along arterial routes.

4. B-3, General Business Service District - This district is designed to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; drive-in stores; eating and drinking places, financial institutions; and offices. The uses in this district service a broad market spectrum and, therefore, ease of automotive access is a requirement. However, it is not intended that this district permit uses, which generate large volumes of truck traffic. Community facilities and utilities necessary to serve these districts, or uses necessary for the general community welfare are also permitted. Appropriate open space between commercial and agricultural or residential areas is required. New B-3 districts should be located near or be contiguous with existing commercial districts along arterial or major collector routes.

For these reasons, staff does not believe this request constitutes a spot zoning.

Future Land Use Plan and Policy:

In consideration for rezoning, it is important to look at how the proposal would fit in with the Future Land Use Plan and Policy and its accompanying map. The City of Bristol Future Land Use Map indicates that the property will be developed as commercial, as shown below. There are key policies that are germane for the consideration of this rezoning. Policy 3 states that existing commercial areas should be sustained while providing for adequate and compatible growth and expansion. Policy 6 encourages the redevelopment of underutilized land and buildings to capitalize on existing infrastructure and services. Considering these two policies along with the future land use map, zoning the property from B-4 to B-3 is compatible with Bristol's Future Land Use Plan and Policy.



Staff Recommendation:

The planned use of the subject parcel aligns with the commercial character of the surrounding properties and compliments the City of Bristol's Future Land Use Plan and Policy's forecasted use and policies 3 and 6 for consideration. Therefore, staff recommends the Bristol Tennessee Municipal Regional Planning Commission send a favorable recommendation to the Sullivan County Commission for this request.



Steven Mott
Planner

Ambre Torbett

From: Steven Mott <smott@bristoltn.org>
Sent: Wednesday, April 28, 2021 2:26 PM
To: Ambre Torbett
Subject: RE: Rezoning Request for Baker on Hwy 11W

There was no public comment submitted to our office regarding this rezoning. PC voted to send a favorable recommendation for the rezoning. Two commissioners voted against, citing spot zoning concerns.

-----Original Message-----

From: Ambre Torbett [mailto:planning@sullivancountytn.gov]
Sent: Wednesday, April 28, 2021 2:22 PM
To: Steven Mott <smott@bristoltn.org>
Subject: RE: Rezoning Request for Baker on Hwy 11W

Thanks Steven,
Was there any neighborhood opposition? How did your PC vote?

Ambre M. Torbett, AICP
Director of Planning & Codes
Sullivan County Government
3425 Hwy. 126 | Historic Snow House
Blountville, TN 37617
423 | 279.2603 (desk)
423 | 323.6440 (main)
www.sullivancountytn.gov

-----Original Message-----

From: Steven Mott <smott@bristoltn.org>
Sent: Wednesday, April 28, 2021 1:09 PM
To: Ambre Torbett <planning@sullivancountytn.gov>; Ross Peters <rpeters@bristoltn.org>; Heather Moore <hmoore@bristoltn.org>
Subject: RE: Rezoning Request for Baker on Hwy 11W

Hey Ambre,

So sorry that I didn't get that forwarded to you. It is attached here. Please let me know if you need any additional documents.

Best,

Steven

-----Original Message-----

From: Ambre Torbett [mailto:planning@sullivancountytn.gov]
Sent: Wednesday, April 28, 2021 12:45 PM
To: Ross Peters <rpeters@bristoltn.org>; Heather Moore <hmoore@bristoltn.org>; Steven Mott <smott@bristoltn.org>
Subject: Rezoning Request for Baker on Hwy 11W

A surveyor has no legal standing other than the consent of the landowner. It cannot be used to establish boundary lines or resolve boundary and survey disputes. 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 land lines.

55



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.



Free!

200

Address Data Source:

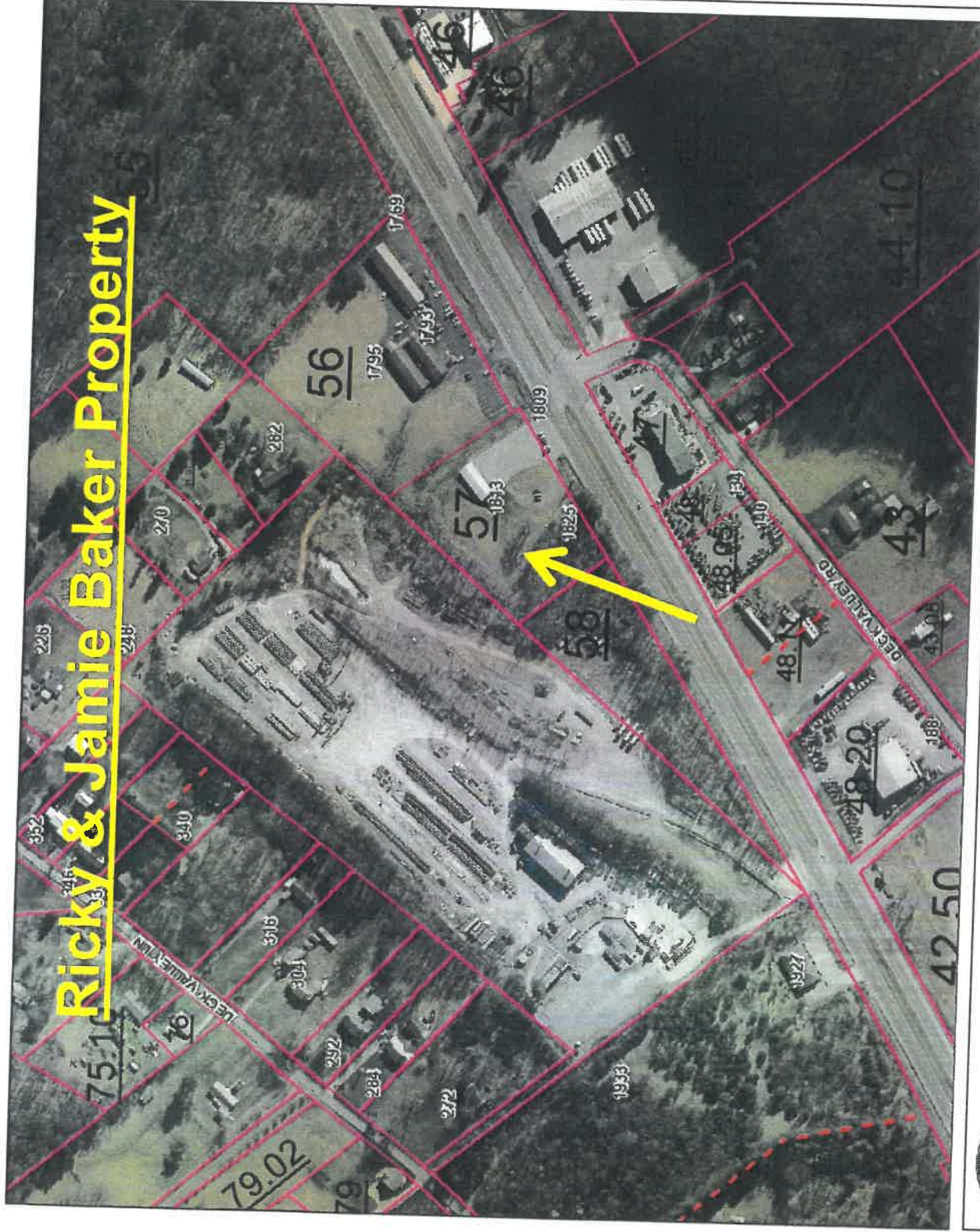
Sullivan County, TN GIS
 Johnson City, TN GIS
 Bristol, Bristol 911

Notice:

A taxmap 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

Ricky & Jamie Baker Property

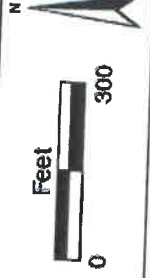


Flood Zone, ZONE, SUBTY

- 0.2 eCT 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.



Address Data Source:

Sullivan County Soil Co 911
 Kingsport: lot 99
 Johnson City: JC GIS
 Bristol: Bristol 911

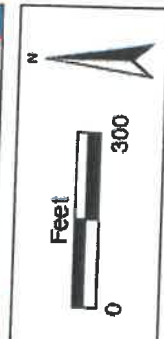
Notice:

Atlas map has no legal standing other than the assessment of areas. It cannot be used to establish boundary lines or easements 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.



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



- Flood Zone, ZONE_SUBTY**
- 02 PCT Annual Chance Flood Hazard
 - Zone A - No Dam Flood Elevation Determined
 - Zone AC - Same Flood Elevation Determined
 - Flood Way Area in Zone AC

Sullivan County, TN
 Planning and Codes Dept.



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: 03/04/2021

Property Owner: Kenny & Ashley Watson

Address: 301 Centenary Road Blountville TN 37617

Phone number: 423-782-8302

Email: krw198@yahoo.com

Property Identification

Tax Map: 079

Group:

Parcel: 094.35 and 094.15

Zoning Map: 16

Zoning District: PMD-2

Proposed District: A-1

Civil District: 18

Property Location: Hwy 75

Commission District: 7

Purpose of Rezoning: For residential use

Meetings

Planning Commission:

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

Date: 04/20/2021

Time: 6 PM

Approved: ☒

Denied: ☐

County Commission:

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

Date: 05/20/2021

Time: 6:00 PM

Approved: ☒

Approved 22 Yes, 2 Absent

Denied: ☐

DEED RESTRICTIONS

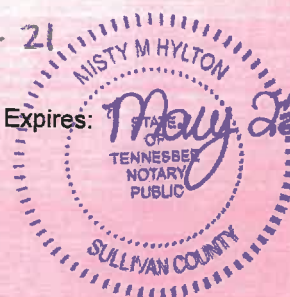
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: _____

Notary Public: _____

Date: 3-4-21

My Commission Expires: _____



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

F3. REZONING REQUEST FROM WATSON PROPERTIES ON HWY 75 FROM PMD-2 TO A-1

FINDINGS OF FACT –

Property Owners:	Kenny & Ashley Watson
Applicants:	same
Representative:	same
Location:	off Hwy 75 across from old FedEx office, Blountville
Civil district:	18th
Commissioner District:	7th
Parcel ID:	Tax Map 035, Parcels 094.35 and 094.15
Surveyor:	n/a
Engineer:	n/a
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Johnson City public water
Public Sewer:	Johnson City public sewer along highway – opposite side of the highway
Existing Zoning:	PMD-2
Surrounding Zoning:	PMD-2, B-3 and A-1
Proposed Zoning:	A-1
Purpose of Rezoning:	To farm and build a home
SC Long-Range Plan:	future development near airport parkway (Hwy 75 Corridor)
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 planned manufacturing back to A-1 to build a dwelling. He has no plans on developing the site into a manufacturing plant.
- This request is adjacent to the Dodson rezoning, which was approved at County Commission on April 15, 2021.
- The Watsons own two parcels – Parcel 094.15 is 25+ acres and Parcel 094.35 is about 9+ acres.
- Staff recommends in favor of this request to support the landowner's desire to build a home on the property.
- The adjacent parcels are opens space, residential and farmland. There has been a trend from adjacent landowners to rezone the land back to agricultural/residential.



Meeting Notes at Planning Commission:

- *Staff read her report and findings.*
- *There was no one in the audience present to represent the case.*
- *Discussion followed.*
- *Mary Ann Hager motioned to forward a favorable recommendation on to the County Commission for this rezoning request. Laura McMillan seconded the motion and the vote in favor passed unanimously.*



Alex may use no legal standing other than the assessment of value. It can be used to establish boundary line 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.



Flood Zone, ZONE_SUBTY	
	G2 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.**



Lot Lines

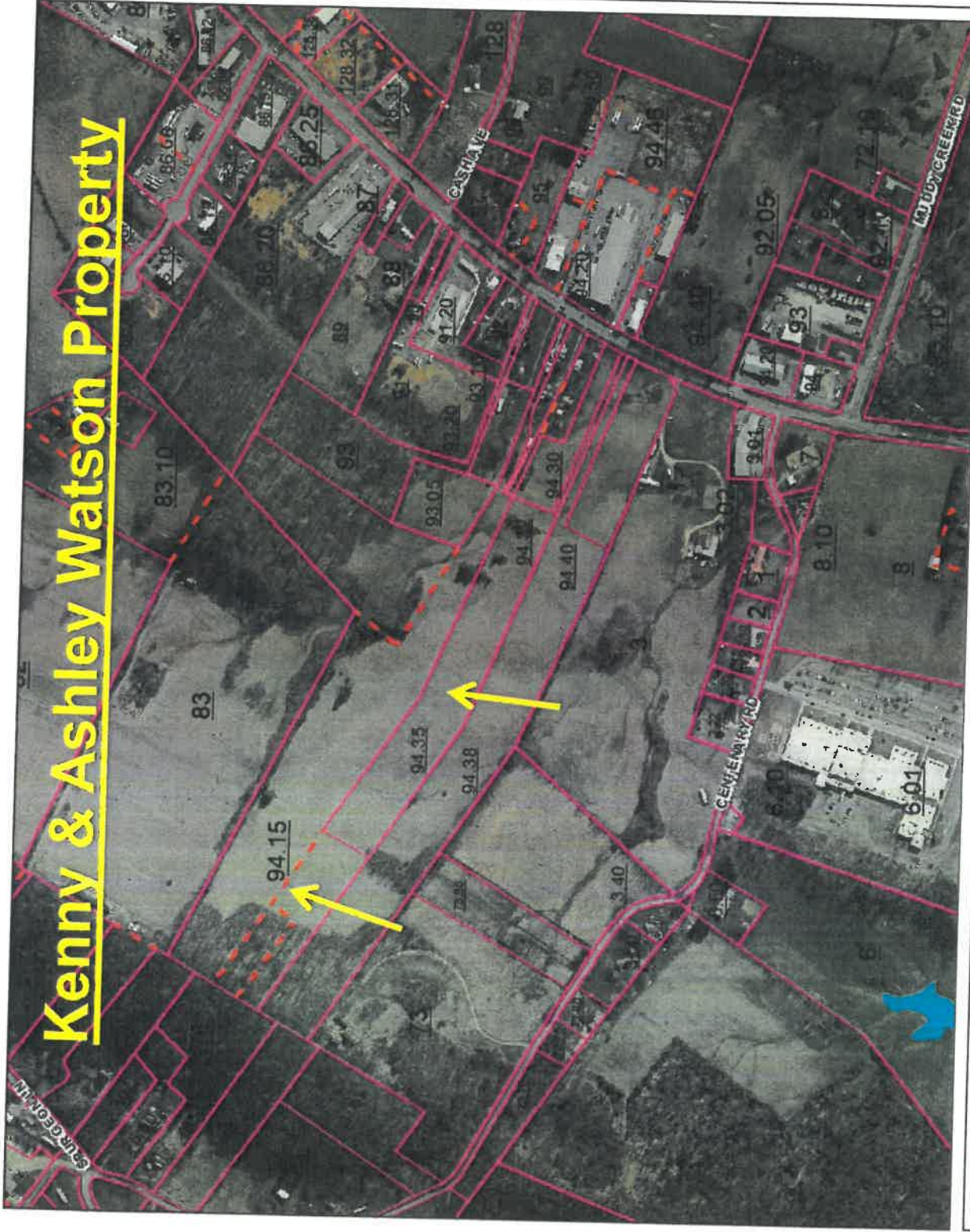
Kenny & Ashley Watson Property

Address Data Source:
Sullivan County, Tenn Co 911
Birmingham Met GIS
Johnson City, NC GIS
Bristol, Bristol 911

Notice:

Atlas 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



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 GIS
Kingsport, TN GIS
Johnson City, TN GIS
Bristol, TN GIS

Notice:

Atax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. All surveyors licensed to practice land surveying in the State of Tennessee should be retained for all operations of boundary and/or location of 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
- PHD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



Flood Zone, ZONE_SUBTY

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

Sullivan County, TN
Planning and Codes Dept.





SULLIVAN COUNTY
Planning & Codes Department
3425 Highway 126 | Historic Snow House
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

NOTICE OF REZONING REQUEST

March 29, 2021

Dear Property Owner:

Please be advised Kenny & Ashley Watson have applied to Sullivan County to rezone two parcels of property located on Highway 75 from PMD-2(Planned General Manufacturing District) to A-1 (General Agricultural/Estate Residential District) for the purpose of residential use.

Sullivan County Regional Planning Commission – 6:00 PM on April 20, 2021

County Commission – 6:00 PM on May 20, 2021

Both meetings are held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at 423-279-2603.

Regards,

A handwritten signature in blue ink, appearing to read "A. Torbett".

Ambre M. Torbett, AICP
Director Planning & Codes

Approved 22 Yes, 2 Absent

mh

4

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: 3-11-21

Property Owner: RYAN BEGLEY

Address: P.O. Box 8411

Phone number: 423-292-4465 Email: zsr624@icloud.com

Property Identification

formerly part of parcel #1.00

Tax Map: 094

Group:

Parcel:

Zoning Map:

Zoning District: PM02

Proposed District: A-5

Civil District: 18th

Property Location: 235 CASH AVENUE Blountville TN 37617

Commission District: 7th

Purpose of Rezoning: House

Meetings

Planning Commission:

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

Date: April 20, 2021

Time: 6PM

Approved: ☒

Denied: ☐

County Commission:

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

Date: MAY 20, 2021

Time: 6:00 PM

Approved: ☒

Approved 22 Yes, 2 Absent

Denied: ☐

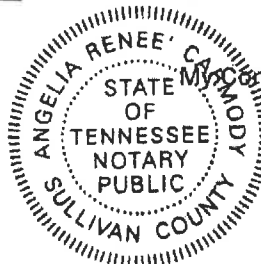
DEED RESTRICTIONS

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: Ryan Begley

Date: 03-11-21

Notary Public: Angelia Renee Cammody



My Commission Expires: 10-31-23

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

F4. REZONING REQUEST FROM RYAN BEGLEY FOR PMD-2 TO A-5

FINDINGS OF FACT—

Property Owners:	Ryan Begley
Applicants:	same
Representative:	same
Location:	235 Cash Avenue, Blountville
Civil district:	18th
Commissioner District:	7th
Parcel ID:	Tax Map 094 Part of Parcel 071.00
Surveyor:	Alley & Associates
Engineer:	n/a
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Johnson City public water
Public Sewer:	Johnson City public sewer
Existing Zoning:	PMD-2
Surrounding Zoning:	PMD-2, B-3 and A-1
Proposed Zoning:	A-5
Purpose of Rezoning:	To build a house on a 5- acre tract
SC Long-Range Plan:	future development corridor
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 planned manufacturing back to agricultural as he has no plans to develop it or sell it for a manufacturing or business park.
- Many of these farms were rezoned to PMD-2 as they are near the airport corridor.
- Staff recommends in favor of this request as Cash Avenue has remained rural and agricultural.
- The County Commission approved a rezoning on the corner of this road from PMD-2 to R-1 on April 15, 2021.

Meeting Notes at Planning Commission:

- *Staff read her notes and recommendation. Discussion followed.*
- *Jeff Begley, father of the applicant, was present to represent the request.*
- *Commissioner Darlene Calton motioned to forward a favorable recommendation on to the County Commission for this rezoning request as presented. Dr. Mary Rouse seconded the motion and the vote in favor passed unanimously.*

THIS MAP CANNOT BE USED FOR ANY OTHER PURPOSE THAN IS INTENDED ON THIS DATE.



LEGEND

IRON ROD (NEW)
IRON ROD (OLD)
DEED BOOK
PAGE
W.B. WILL BOOK
DEED BOOK
D.B. CENTERLINE

NOTES:

- 1) NORTH BASED ON N86°10'E AS SHOWN IN REFERENCED DEED.
- 2) PROPERTY IS ZONED PHD-2
SETBACKS: FRONT 50'
REAR 50'
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD
INSURANCE ADMINISTRATION BOUNDARY MAP 4716SC002D EFFECTIVE DATE
DATE SEPTEMBER 28, 2006 AND FOUND THAT THE ABOVE PROPERTY IS
LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
ACAD FILE 21-12138 BEGLEY.DWG
- 4) FIELD INFORMATION ELECTRONICALLY COLLECTED
- 5) DEED REFERENCE: DEED BOOK 3362, PAGE 1201
- 6) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE ABSTRACT TITLE AND
MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE
PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 7) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT
TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 8) PROPERTY IS PART OF THE MRS. C.J. MOONEY SUBDIVISION WHICH
IS NOT RECORDED.
- 9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS,
RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED
AND UNRECORDED.

DORTHY HAWK
P.B. 57, PG. 11

JONES
W.B. 136, PG. 186

CATE COMMUNICATIONS, LLC.
D.B. 3392, PG. 1201

CASH AVENUE - N76°16'57"W
532.34'

S89°58'13"E
600 NAIL
IN BASE OF
TRIPLE HICKORY
SET STONE
4"X8" S11°31'39"E
28.27'

1/2" IR(N)

N86°10'00"E
496.44'

5/8" IR(O)

5/8" IR(O)

5/8" IR(O)

5/8" IR(O)

5/8" IR(O)

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5/8" IR(O)

18

19

20

21

22

23

24

25

N13°48'59"E
378.53'

5.000 AC.

489.50'

S10°01'41"W

Slide A-1462

03/04/2021 - 02:25:07 PM

21004739

1/2" IR(N) SURVEY MATCH: 24555

PLAT BOOK: P47

PAGE: 433-433

DEED REF: 13.00

DEED REF: 2.00

DEED REF: 0.00

TOTAL: 17.00

DATE OF SURVEY: 03/04/2021

SURVEYOR: SHREYA R. TINSLEY

REGISTERED PROFESSIONAL SURVEYOR

BOUNDARY SURVEY

5.000 ACRES

LOTS 19-23 AND PART OF LOT 24

MRS. C.J. MOONEY SUBDIVISION

18TH CIVIL DISTRICT

SULLIVAN COUNTY, TENNESSEE

DATE: JANUARY 5, 2021

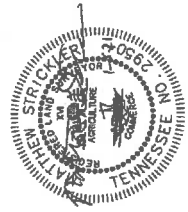
SCALE: 1"=80'



PURSUANT TO C.A. 13-1-101 PART 1B, DIVISION OF LAND OVER
FIVE ACRES EXEMPTED FROM SUBDIVISION REGULATORY
REQUIREMENTS, THE FOLLOWING SETBACKS SHALL CONFORM TO THE
APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME
OF CONSTRUCTION.

CONFIRMATION BY PLANNING DIRECTOR: *[Signature]*

DATE: 03/04/2021



RYAN BEGLEY

ALLEY & ASSOCIATES, INC.
SURVEYORS
245 E. MARKET STREET, KEMPER, TENNESSEE 37083

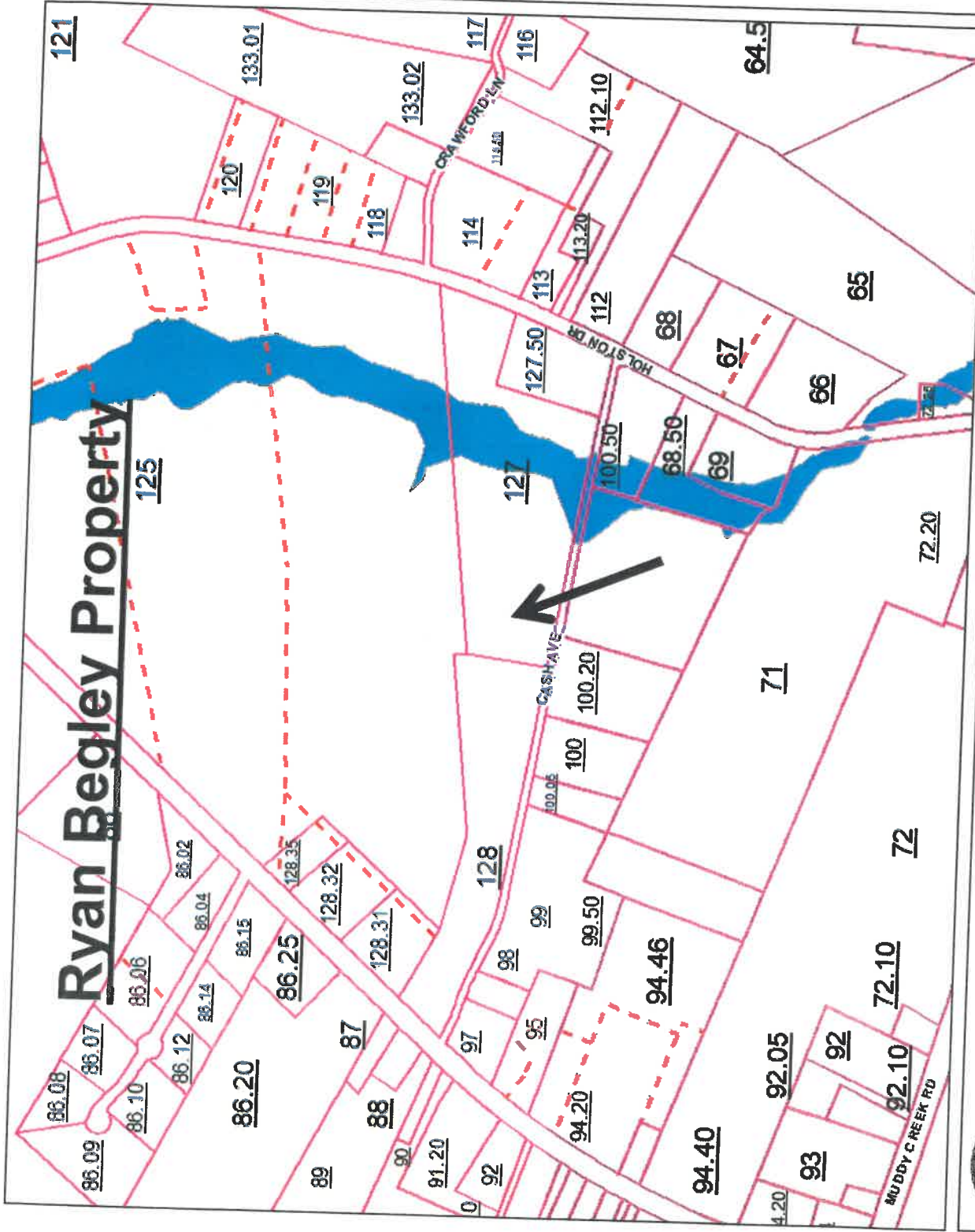
Address Data Source:

Sullivan County, Tenn. Co 911
Kingsport, Tenn. 37603
Johnson City, TN 37604
Bristol, Bristol 37620

Notice:

Address map has no legal standing
other than the assignment of
addresses. It cannot be used to
establish boundary lines or
convey and survey property.
A land surveyor licensed to
practice and surveying in the
State of Tennessee should be
consulted for all questions of
boundary and/or location
of lot lines.

Lot Lines



Flood Zone, ZONE, SUBTY

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

Sullivan County, TN
Planning and Codes Dept.



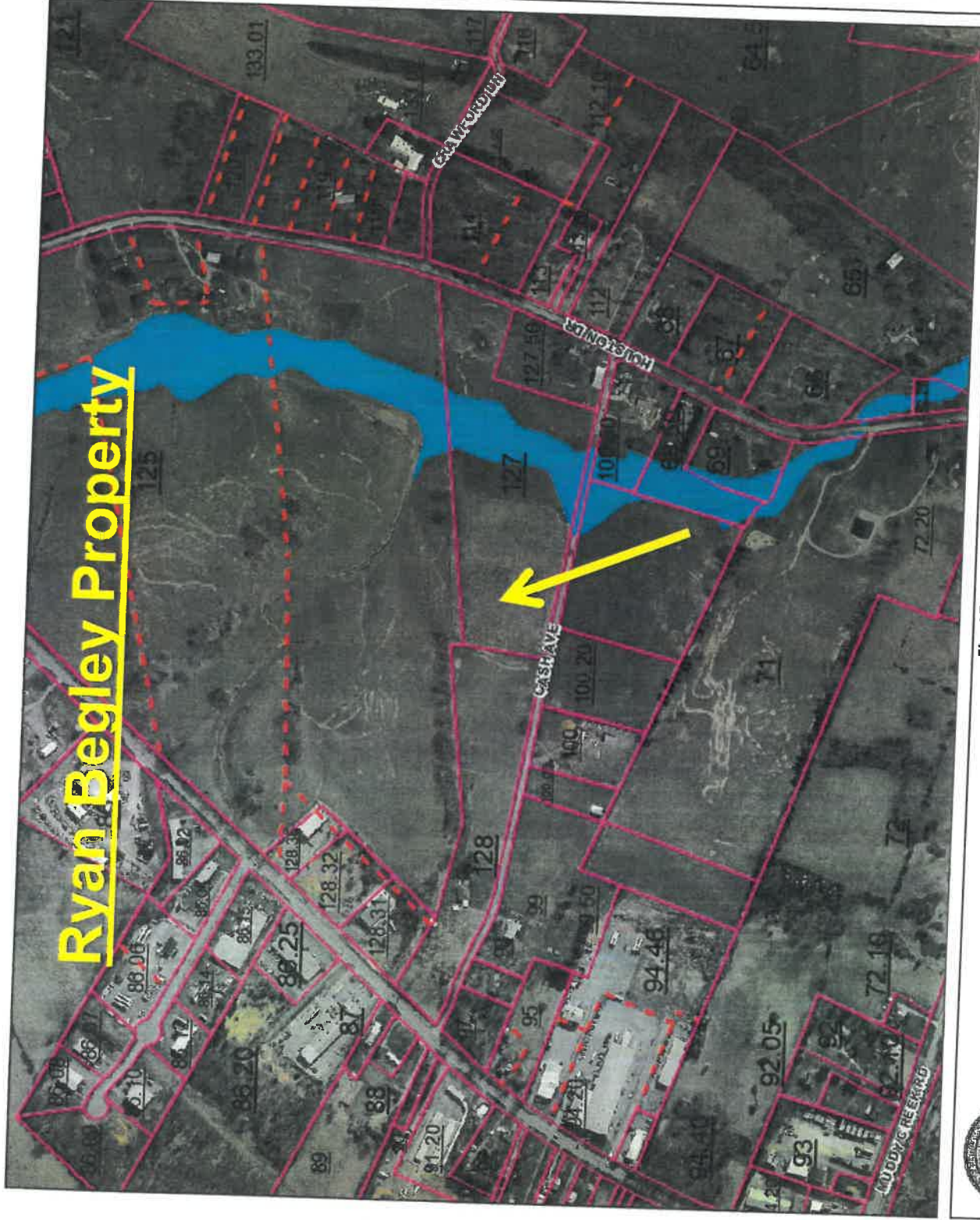
Address Data Source:
 Sullivan County: Soil Co 911
 Kingsport: Map GIS
 Johnson City: SC GIS
 Bristol: Bristol 911

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 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

Ryan Begley Property



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

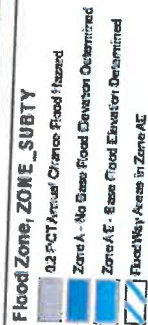


Sullivan County, TN
 Planning and Codes Dept.

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.

Sullivan County
Zoning

Water



Flood Zone, Zone SUBTY

0.2 PCT Actual Clearance Field Hazard

Zone A - No Base Flood Elevation Determined

Zone A-E - Base Flood Elevation Determined

Fixed-Wing Access in Zone A2

**Sullivan County, TN
Planning and Codes Dept.**





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: 03/15/2021

Property Owner: Christopher & Lottie Shaw

Address: 1501 Hillside Drive Franklinton NC 27525

Phone number: 9194184653

Email: harleyshaw13@aol.com

Property Identification

Tax Map: 057

Group:

Parcel: 039.10

Zoning Map: 11

Zoning District: R-1

Proposed District: A-1

Civil District: 19

Property Location: 6990 Hwy 421 Bristol TN 37620

Commission District: 1

Purpose of Rezoning: Larger Accessory Structure

Meetings

Planning Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: 4-20-2021

Time: 6 PM

Approved: ☒

Denied: ☐

County Commission:

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

Date: 5-20-2021

Time: 6:00 PM

Approved: ☒

Approved 22 Yes, 2 Absent

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: X Chris A Shaw

Notary Public: Misty M Hylton

Date: March 15, 2021

My Commission Expires: May 22, 2023



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

F5. REZONING REQUEST FROM R-1 TO A-1 FOR CHRISTOPHER & LOTTIE SHAW

FINDINGS OF FACT –

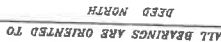
Property Owners:	Christopher & Lottie Shaw
Applicants:	same
Representative:	same
Location:	6990 Hwy 41, Bristol
Civil district:	19th
Commissioner District:	1st
Parcel ID:	Tax Map 057, Parcel 039.10
Subdivision:	recently combined plat of two lots they own
Surveyor:	n/a
Engineer:	n/a
PC1101 Growth Boundary:	Sullivan County Rural Area
Utility District:	n/a
Public Sewer:	n/a – all existing SSDS with TDEC permits on file
Existing Zoning:	R-1
Surrounding Zoning:	R-1 and A-1 with a small R-2 district
Proposed Zoning:	A-1
Purpose of Rezoning:	for a large residential garage building
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 to A-1 in order to build a large garage.
- He owns two lots that were recently combined – totaling 1.37 acres.
- The surrounding land uses are farmland, open space, and low density residential.
- Staff recommends in favor of this request to support the low-density residential in this area.
- This area is in our rural area near the foothills of the Holston Mountains and backs up to the Cherokee National Forest.
- Urban Services are not present to afford redevelopment of traditional R-1 subdivisions along this corridor.

Meeting Notes at Planning Commission:

- *Staff read her report and recommendations. Discussion followed.*
- *Members studied the pictures.*
- *the owners were present to speak on the request.*
- *They stated they had cleaned up the site considerably since they purchased the land and would like to build a garage below (see pictures).*
- *Dr. Mary Rouse motioned to forward a favorable recommendation onto the County Commission for this rezoning request as presented. Don Mumpower and others seconded the motion and the vote in favor passed unanimously.*



ADDRESS: 990 HIGHWAY 42
BRISTOL TN 37620

SITE

HWY. 42

09-06-2017 08:00

Wustropen A. Shaw
Wustropen A. Shaw

$\frac{1}{2} \log \frac{1}{2} = -0.5$

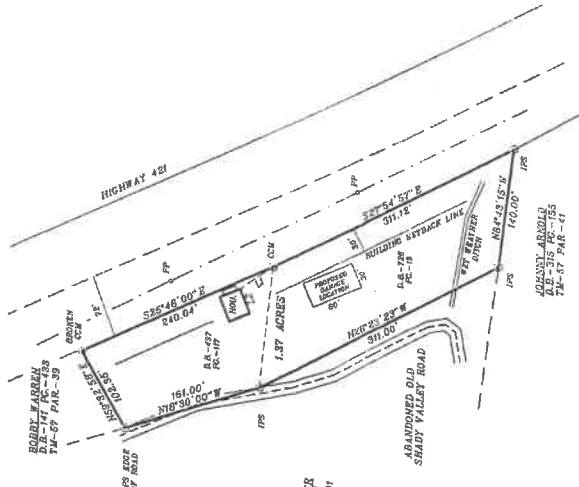
Oct 25 20

MAF: D14-03 ACAD: 20-372B D/C: 20-372
THOMAS TODD GRAYSON, RLS 1346
THOMAS J. KERLEY, RLS 1823
APPALACHIAN LAND SURVEY CO.
P. O. BOX 410
MTN CITY, TN 37683

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1. HIGHEST CREDIT RATING FOR PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SUCH.

Small Group: 147125 77207



BRONZELL FOWLER
D.R.-270 PG.-104
TM-57 PAR.-43.01

GR-AL PLAT	BATCH: 24765
PLAT BOOK: P57	
PAGE: 438-438	
CFEE	15.00
FEF	2.00
CFEE	0.00
TOTAL	17.00

CITY OF YEMMES, SULLY COUNTY
SHEENA R. TINSLEY

[illegible]

1. MECHANICAL DEVICES (CHECKED AND)
(1) FIRE ALARMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER
AND ACCORDING TO THE SPECIFICATION OR

A

[illegible]

REPLAT ON

[illegible]

CHRISTOPHER SHAW

SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES:	1.37	TOTAL LOTS	1
ACRES NEW ROAD:	0	MILES NEW ROAD:	0

1

Book P57 Page 138

Christoper & Lottie Shaw Property

43

38

39

39.10

43.01

40

41

29.5

33

32

31

30

34

34.10

35

3

4.2

DENTON VALLEY RD

SHARPS CREEK RD

WALKERS PVT DR



Sullivan County, TN
Planning and Codes Dept.

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

Feet



Lot Lines

Address Data Source:
Sullivan County Soil Co 911
Kingston KGI GIS
Johnson City, JC GIS
Bristol Bristol 911

Notice:

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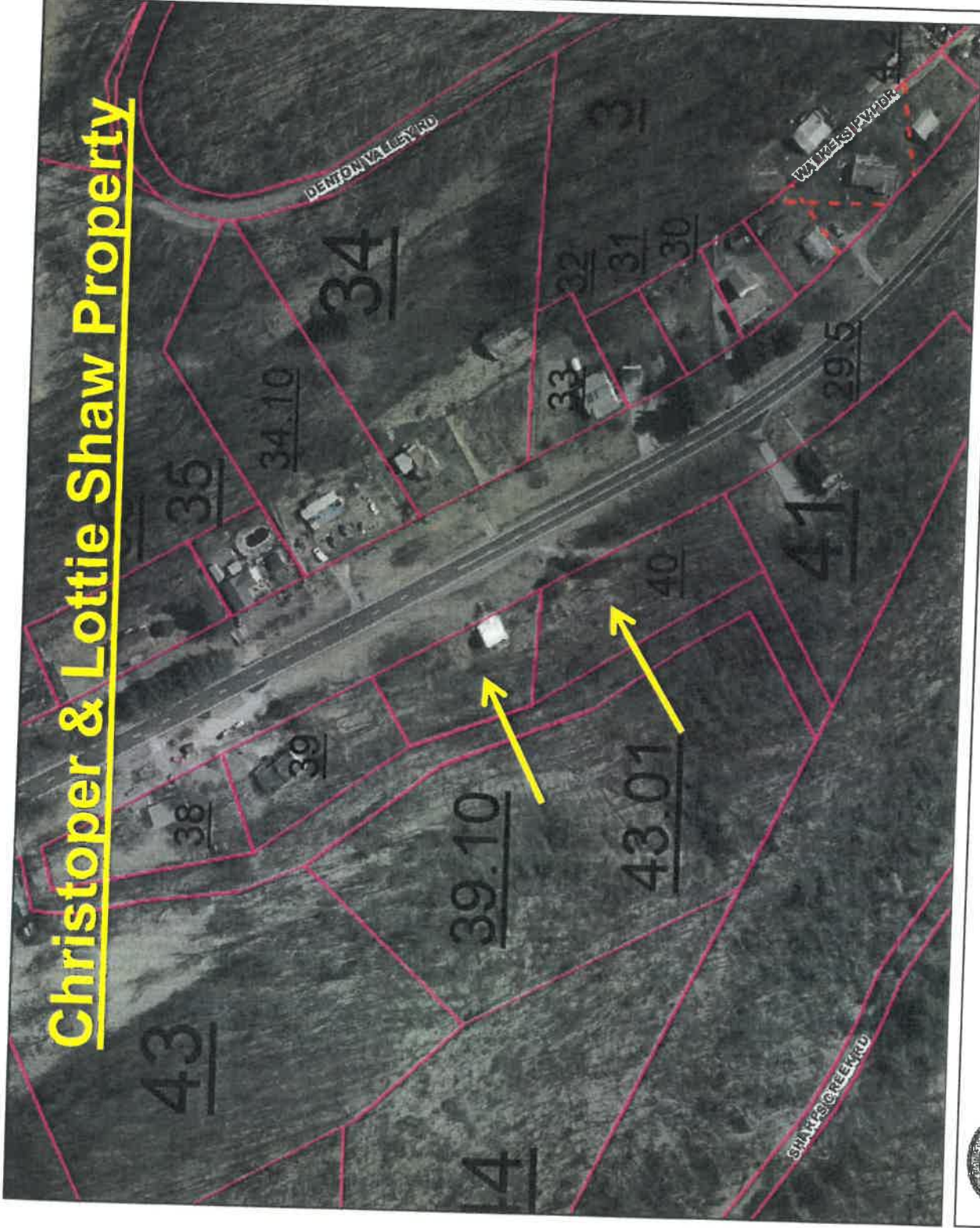
Christoper & Lottie Shaw Property

Address Data Source:
Sullivan County GIS
Sullivan County GIS
Sullivan County, TN
Sullivan County, TN

Notice:

Aerialmap has no legal standing other than the assessment of areas. 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



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



Sullivan County, TN
Planning and Codes Dept.

Address Data Source:

Sullivan County: Sult Co 911
 Kingsport: Kpt GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

Notice:

Atlas 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

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
- PHD-1
- PHD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



- 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.





SULLIVAN COUNTY
Planning & Codes Department
3425 Highway 126
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

NOTICE OF REZONING REQUEST

March 29, 2021

Dear Property Owner:

Please be advised Christopher & Lottie Shaw have applied to Sullivan County to rezone a parcel of property located 6690 Hwy 421 from R-1(Low Density/Single Family Residential District) to A-1 (General Agricultural/Estate Residential District) for the purpose of a propose garage.

Sullivan County Regional Planning Commission – 6:00 PM on April 20, 2021

County Commission – 6:00 PM on May 20, 2021

Both meetings are held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at 423-279-2603.

Regards,

Ambre M. Torbett, AICP
Director Planning & Codes

mh