

REZONING OVERVIEW

SULLIVAN COUNTY COMMISSION MEETING

June 17, 2021

RESOLUTION #1 - To Consider the Waiver of Rules for the following zoning amendments (map or text),
 motion by: _____ 2nd by: _____

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	4/12/2021	Jason Blaire	none	yes	yes	Sullivan County	R-3	A-1	6th	6th
2	04/15/2021	Barnes, Barnes, Cross, Cross, Rash	none	yes	yes	Sullivan County	PMD-2	R-1	18th	7th
3										
4										
5										

Voting Summary:

Name	Case Order	yes	no	pass	absent	Approved (yes or no)
Blaire	1					
Barnes, Cross, Rash	2					
	3					
	4					
	5					

* Date of application begins on when fee was obtained for completed application

PUBLIC NOTICE

Sullivan County Board of County Commissioners will hold a Public Hearing set for Thursday June 17, 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) **Jason Blaire** at 220 Hobbs Hollow Road, Blountville, requests map change from R-3 to A-1 for Tax ID: 034/186.00; 2) **Zetta Barnes, Timothy Barnes, Mary Cross, Robert Cross, and Jeffrey Rash** who individually own adjacent parcels on Hwy 75, Blountville directly across from Tri-Cities Regional Airport, request map changes from PMD-2 to R-1 for Tax ID: 094/Parcels 019.00; 019.00; 025.10; 026.00 and 027.00. 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 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.

F. REZONING REQUEST FROM JASON BLAIR TO REZONE HIS HOME FROM R-3 TO A-1

FINDINGS OF FACT –

Property Owners: Jason Blair
Applicants: same
Representative: same
Location: 220 Hobbs Hollow Road, Blountville
Civil district: 6th
Commissioner District: 6th
Parcel ID: Tax Map 034, Parcel 186.60
Surveyor: n/a (part of the Blair Property Replat, Plat book 56, Page 206)
Engineer: n/a
PC1101 Growth Boundary: Sullivan County Planned Growth Area
Utility District: Bristol
Public Sewer: n/a
Existing Zoning: R-3 (formerly a mobile home park prior to 2006 – all removed)
Surrounding Zoning: R-3 and A-1
Proposed Zoning: A-1
Purpose of Rezoning: to align with current use of single-family/low density residential
SC Long-Range Plan: 2006 Land Use plan reflected existing mobile home park – all removed/plan out of date
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-3 to A-1.
- This site used to have a few mobile homes on it and was originally zoned R-3 to reflect the small mobile home park.
- The land was cleared in 2007 and all single-wide mobile homes have been removed.
- The owner built his home in 2015 and would like to build a garage.
- Staff recommends in favor of this rezoning request as the surrounding area is all zoned A-1, there are no more single-wide mobile homes on the site and the existing land uses are rural low-density residential.

Meeting Notes at Planning Commission:

- Staff read her report and findings. Mr. Blair was present to answer any questions.
- Staff confirmed that this case was originally zoned R-3 when zoning was adopted as it was used as mobile home park. Current use is one single-family residence and Mr. Blair is seeking rezoning to A-1 so he can build a residential garage to A-1 parameters. There was no opposition to this case.
- Linda Brittenham motioned to forward a **favorable recommendation** to the County Commission for this rezoning request. John Moody seconded the motion and the vote in favor passed unanimously.

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 4-9-21

Property Owner: Jason Blair
Address: 220 Hobbs Hollow Rd
Phone number: 423-416-3017 Email: Ralphy 06270 yahoo.com

Property Identification

Tax Map: 034 Group: not listed/nore Parcel: 186.60
Zoning Map: Zoning District: R-3 Proposed District: A-1 Civil District: 6
Property Location: 220 Hobbs Hollow Commission District: 6
Purpose of Rezoning: Build Garage

(plat book 56, pg 206)
needs replat for this new lot } family lot 1 for adjacent lot }

Meetings

Planning Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: May 18, 2021 Time: 6 PM

Approved: _____ Denied: _____

County Commission:

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

Date: June 17, 2021 Time: 6:00 PM

Approved: Approved 23 Yes, 1 Absent
Denied: _____

DEED RESTRICTIONS

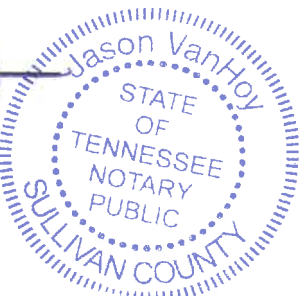
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

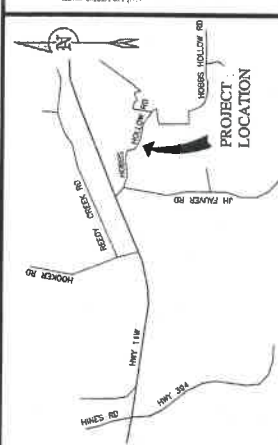
Owner's Signature: Jason Blair

Date: 4-9-21

Notary Public: Jason VanHoy

My Commission Expires: 4/9/21





LOCATION MAP
 NOT TO SCALE
 REGISTER OF DEEDS

Slide A-1255
 04/12/2018 - 01:28:53 PM
 18006246
 LRSAL/PAT BATCH: 157608
 PLAT BOOK: P46
 PAGE: 206-206

REC FEE 15.00
 STATE FEE 2.00
 ASSES FEE 1.00
 TOTAL 18.00

STATE OF TENNESSEE, HILL COUNTY
 SHEENA R. TINSLEY
 HILL COUNTY CLERK

DIVISION OF GROUNDWATER PROTECTION

"Approval is hereby granted for the... RESTRICTIONS defined as Blair Property...
 All (Hobbs Hollow Rd) in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact location of the location must be approved and an SSD system permit issued by the Division of Water Resources. Water lines, water lines, underground utilities and driveways should be located at side property lines approval. Any cutting, filling or alteration of the soil conditions may void this approval.

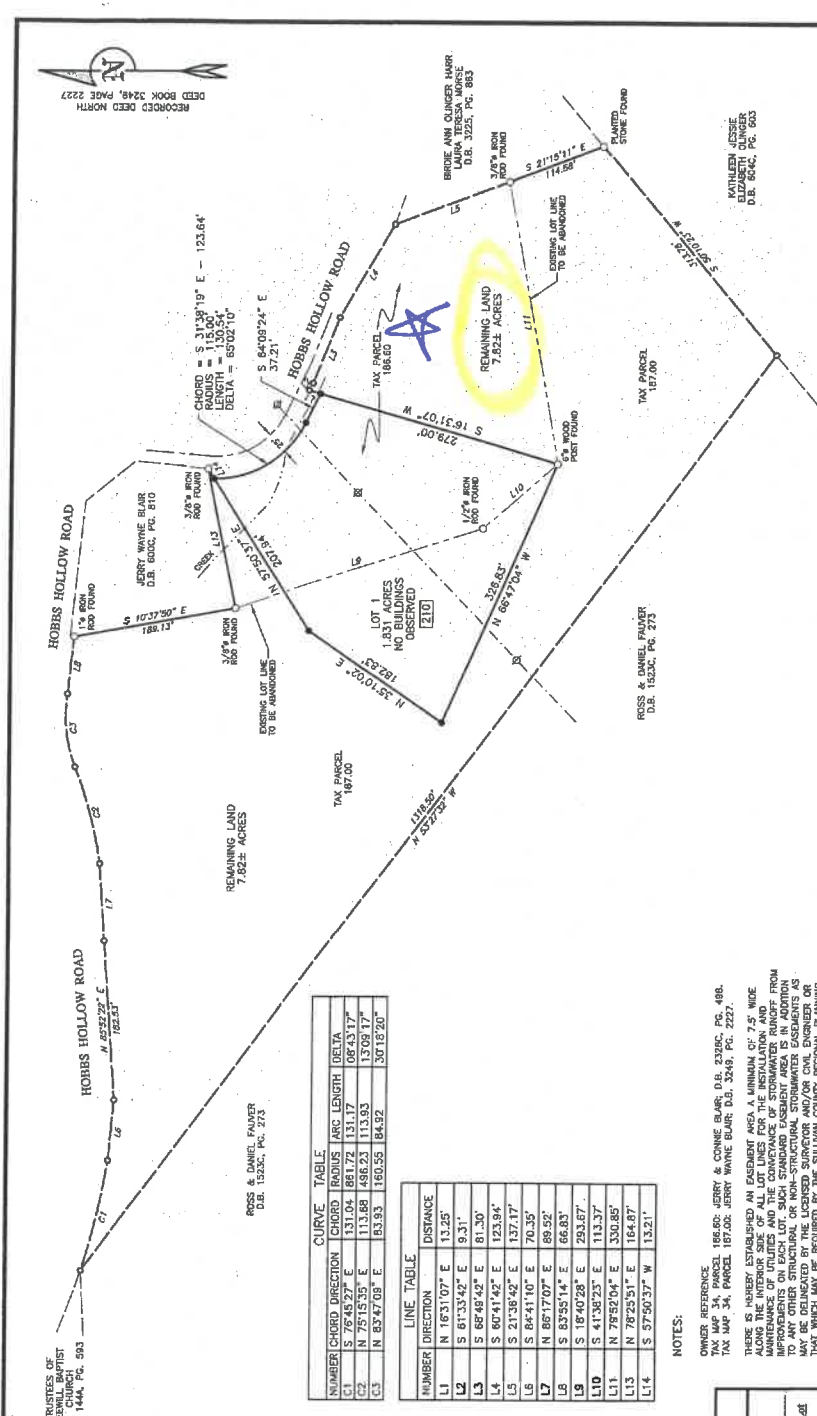
Sheena R. Tinsley
 Environmental Specialist
 Division of Water Resources

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:
 A) A permit for the installation of the subsurface sewage disposal system must be obtained from the Department of Environment and Conservation's Division of Water Resources before any construction begins.
 B) Lot 1 has adequate suitable soil to install and displace a four (4) bedroom conventional subsurface sewage disposal system. A pump system may be required for approval.
 C) Roll-in toilets are not permitted. The house must be built on a concrete foundation with large floor plans, solid stoop configurations, excavated basements, as well as other features that require the reduction of bedrooms and/or bed system requiring to be prepared. Prior to construction the property owner needs to contact this office in order to insure proper locate site location, application area.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ESTABLISH THE PERMANENT RESTRICTIONS LINES AND DEDICATE ALL EASEMENTS AND RIGHTS TO THE PUBLIC AND TO THE STATE OF TENNESSEE FOR THE USE AND ENJOYMENT OF THE PUBLIC OR TRAVEL USE AS NOTED.
Sheena R. Tinsley
 DATE

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SITUATION ON THE GROUND AND THAT THE SURVEYOR HAS BEEN PLACED AS SHOWN HEREON, TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SURVEYOR'S REGULATIONS.
Sheena R. Tinsley
 DATE

CERTIFICATE OF THE APPROVAL OF STREETS
 I HEREBY CERTIFY THAT THE STREETS HAVE BEEN LAYED OUT IN ACCORDANCE WITH THE ACT AND THE REGULATIONS OF THE SURVEYOR'S REGULATIONS AND THAT THE SURVEYOR HAS BEEN PLACED AS SHOWN HEREON, TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SURVEYOR'S REGULATIONS.
Sheena R. Tinsley
 DATE



LEGEND

- PROPERTY CORNER MONUMENT FOUND
- 1/2" CAPPED IRON ROD SET
- POINT
- UTILITY POLE
- E-911 ADDRESS
- LINES PLOTTED FROM DEED AND PLAT DESCRIPTIONS
- CENTERLINE OF PAVEMENT
- OVERHEAD UTILITY LINES

NOTES:

OWNER REFERENCE
 TAX MAP 34, PARCEL 186.60: JERRY & CONNIE BLAIR, D.B. 3238, PG. 488.
 TAX MAP 34, PARCEL 147.00: JERRY WAYNE BLAIR, D.B. 3248, PG. 2227.

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND IMPROVEMENTS OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM LOT 1 TO LOT 2 AND THE CONVEYANCE OF STORMWATER RUNOFF FROM LOT 2 TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR ARCHITECT. ANY SUCH EASEMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE SURVEYOR'S REGULATIONS. ANY SUCH EASEMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE SURVEYOR'S REGULATIONS.

SUBJECT PROPERTY IS CURRENTLY ZONED A-1 AND R-3.
 CURRENT BUILDING SETBACKS:
 FRONT: 30'
 SIDE: 12'
 REAR: 30'

ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
 LOT 1 RESERVES EASEMENT TO UTILIZE ADJACENT REMAINING LAND FOR SURFACE WATER SEWER USE IF NECESSARY.
 DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY PROPERTY ASSessor'S OFFICE.
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 UTILITIES AND UNDERGROUND FEATURES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY, AND NO CERTIFICATION IS MADE OR IMPLIED TO THE EXISTENCE OR NONEXISTENCE THEREOF.
 THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ON THE LATEST NATIONAL FLOOD INSURANCE RATE MAP'S RECEIVED BY THE SURVEYOR'S OFFICE.
 MAP NUMBER: 4718320000
 EFFECTIVE DATE: SEPTEMBER 29, 2006

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBMISSION HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE SUBMISSION REGULATIONS AND STANDARDS OF PRECISION AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:25,000. TN RLS #2155.

JOHNSON SURVEYING & ENGINEERING, P.C.
 1000 S. JOHNSON
 JOHNSON CITY, TN 37602
 DANA JOHNSON, SURVEYOR
 EMAIL: TJOHNSON@JOHNSONCAST.NET

APRIL 5, 2018

CERTIFICATE OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE PLAT, HAVE BEEN APPROVED AS ASSIGNED.

BLAIR PROPERTY REPLAT
 SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES: 9.65 TOTAL LOTS: 2
 ACRES NEW ROAD: 0 MILES NEW ROAD: 0
 OWNER: JERRY & CONNIE BLAIR CIVIL DISTRICT: 5TH
 SURVEYOR: TODD JOHNSON CLOSURE ENDORSE: 115/GDD

SCALE 1" = 100'

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SCALE 1" = 100'

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS FOR THE SUBJECT PROPERTY ARE:
 WATER: SEWER: GAS: ELECTRIC: TELEPHONE: CABLE: SLOPE: 1:80
 DATE: 4/12/18
 AUTHORIZED SIGNATURE: *Sheena R. Tinsley*
 TITLE: ENVIRONMENTAL SPECIALIST
 DIVISION OF WATER RESOURCES

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 TITLE: ENVIRONMENTAL SPECIALIST
 DIVISION OF WATER RESOURCES

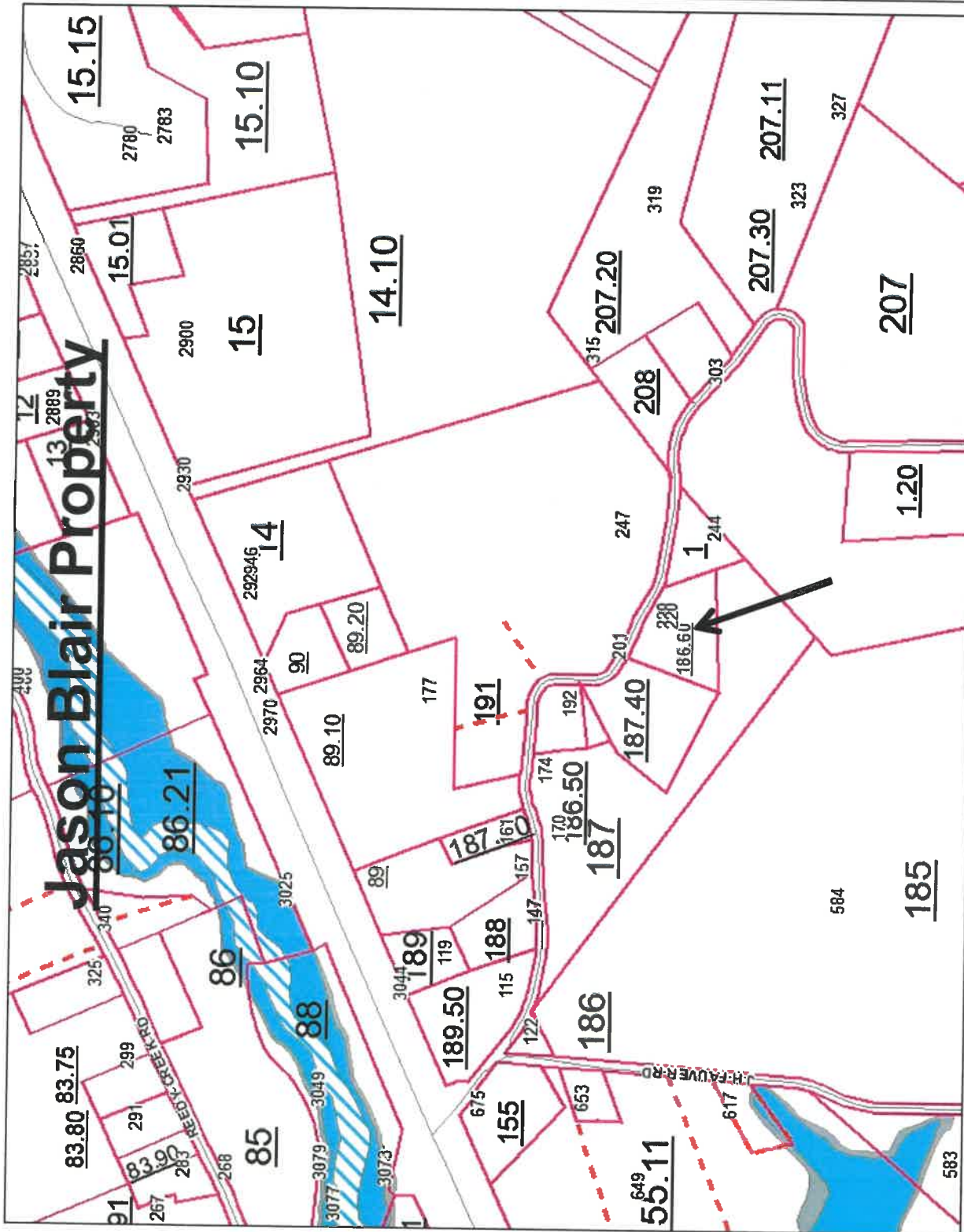
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 WATER: SEWER: GAS: ELECTRIC: TELEPHONE: CABLE: SLOPE: 1:80
 DATE: 4/12/18
 AUTHORIZED SIGNATURE: *Sheena R. Tinsley*
 TITLE: ENVIRONMENTAL SPECIALIST
 DIVISION OF WATER RESOURCES

Address Data Source:
 Sullivan County, TN
 Ferguson, Matt, GIS
 Johnson, City, JC, GIS
 Braubach, Bristol, 911

Notice:

A tax assessor 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 practice of land surveying in the State of Tennessee should be retained for all questions of boundary and/or location of lot lines.



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



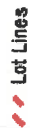
Lot Lines

Address Data Source:

Sullivan County: Staff Co 911
Kingsport: KOT GIS
Johnson City: JC GIS
Blair: Blair 911

Notice:

Alexmar 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



Jason Blair Property



- 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: Sull Co 911
 Kingsport: Kori GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

Notice:

Axiomarc 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.



Thoroughfares

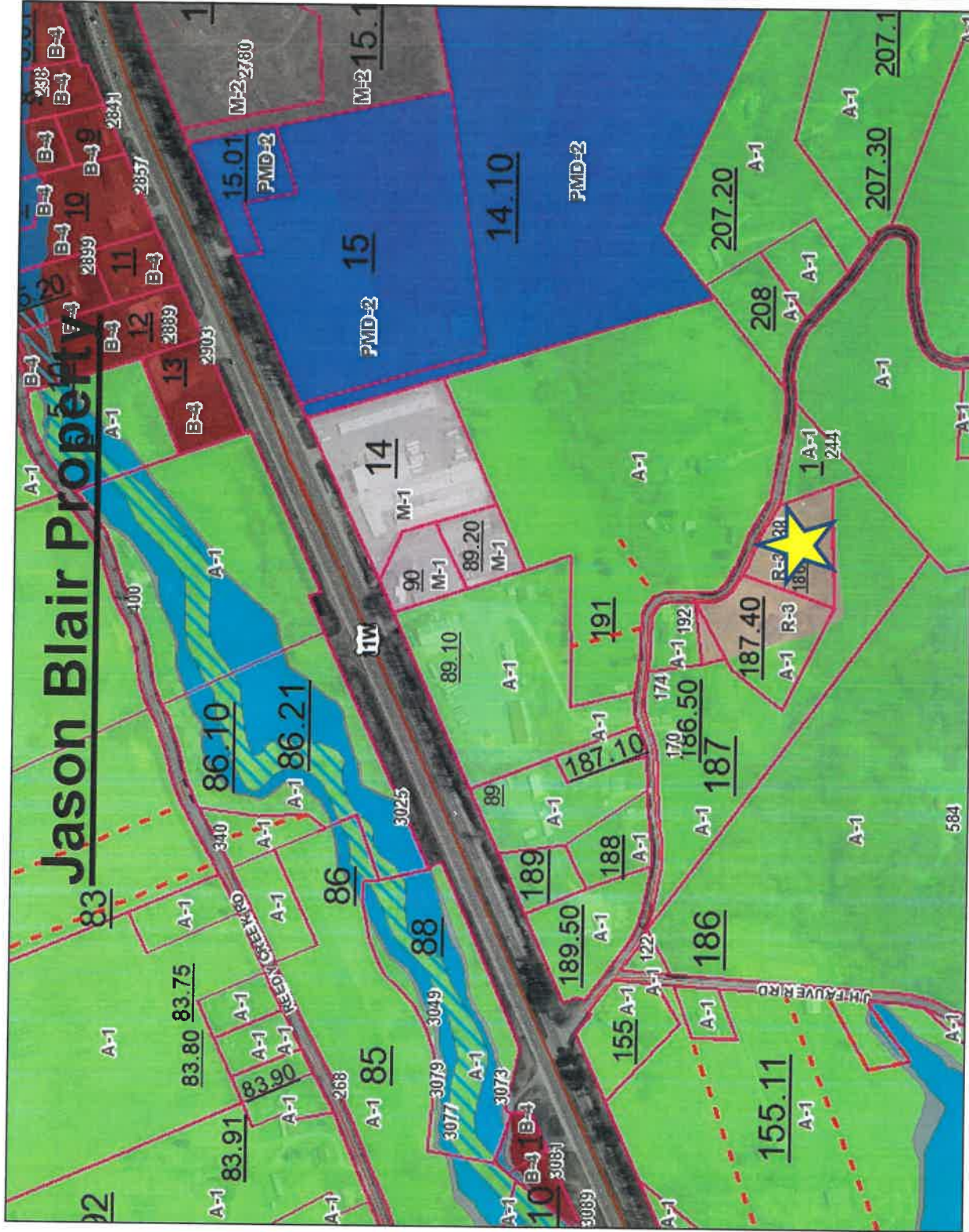


Collector



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 Insurance Rate Map (FIRM) 2011

- 0.2 PCT Annual Chance Flood Hazard
- Zone A - 1% Base Flood Elevation Determined
- Zone AE - 1% Base Flood Elevation Determined
- Floodway Areas in Zone AE

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





05/04/2021



SULLIVAN COUNTY

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

April 26, 2021

Dear Property Owner:

Please be advised Mr. Jason Blair has applied to Sullivan County to rezone a parcel of property located 220 Hobbs Hollow Road from R-3 (Manufactured Residential Dwelling Park) to A-1 (General Agricultural/Estate Residential District) for the purpose of a propose garage.

Sullivan County Regional Planning Commission – 6:00 PM on May 18, 2021

County Commission – 6:00 PM on June 17, 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

mh

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

F2. REZONING REQUEST FROM MULTIPLE LANDOWNERS ON HWY 75 AND DUNLAP ROAD FROM PMD-2 TO R-1

FINDINGS OF FACT –

Property Owners: Zetta Barnes, Timothy Barnes, Mary Cross, Robert Cross (Trustee), Jeffrey Rash,
Applicants: same
Representative: Allen Cross and all
Location: five tracts along Hwy 75 and one tract on corner of Dunlap Rd. and Hwy 75
Civil district: 18th
Commissioner District: 7th
Parcel ID: Tax Map 094, Parcels 019.10; 019.00; 025.10; 026.00; and 027.00
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
Existing Zoning: PMD-2
Surrounding Zoning: PMD-2, B-3 and A-1
Proposed Zoning: R-1
Purpose of Rezoning: future development as residential
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 owners have petitioned these properties to be rezoned from planned manufacturing to single-family residential.
- The owners have expressed that there has no interest from buyers for manufacturing developments on these farms; however, have had some interest in residential development.
- The existing land uses are low density residential, farmland and undeveloped.
- This site is adjacent to the Southern Building Supply Factory, (parcel 24 and 22.20), which is for sale, and the large East TN Funeral Home and cemetery (parcel 16.00). See map.
- These tracts are directly across from the Tri-Cities Regional Airport.
- **Staff recommends in favor of this request as there has no history of commercial or industrial development proposals in this corridor. Several other requests from landowners have been approved for the same rezoning within this Hwy 75 corridor.**

Meeting Notes at Planning Commission:

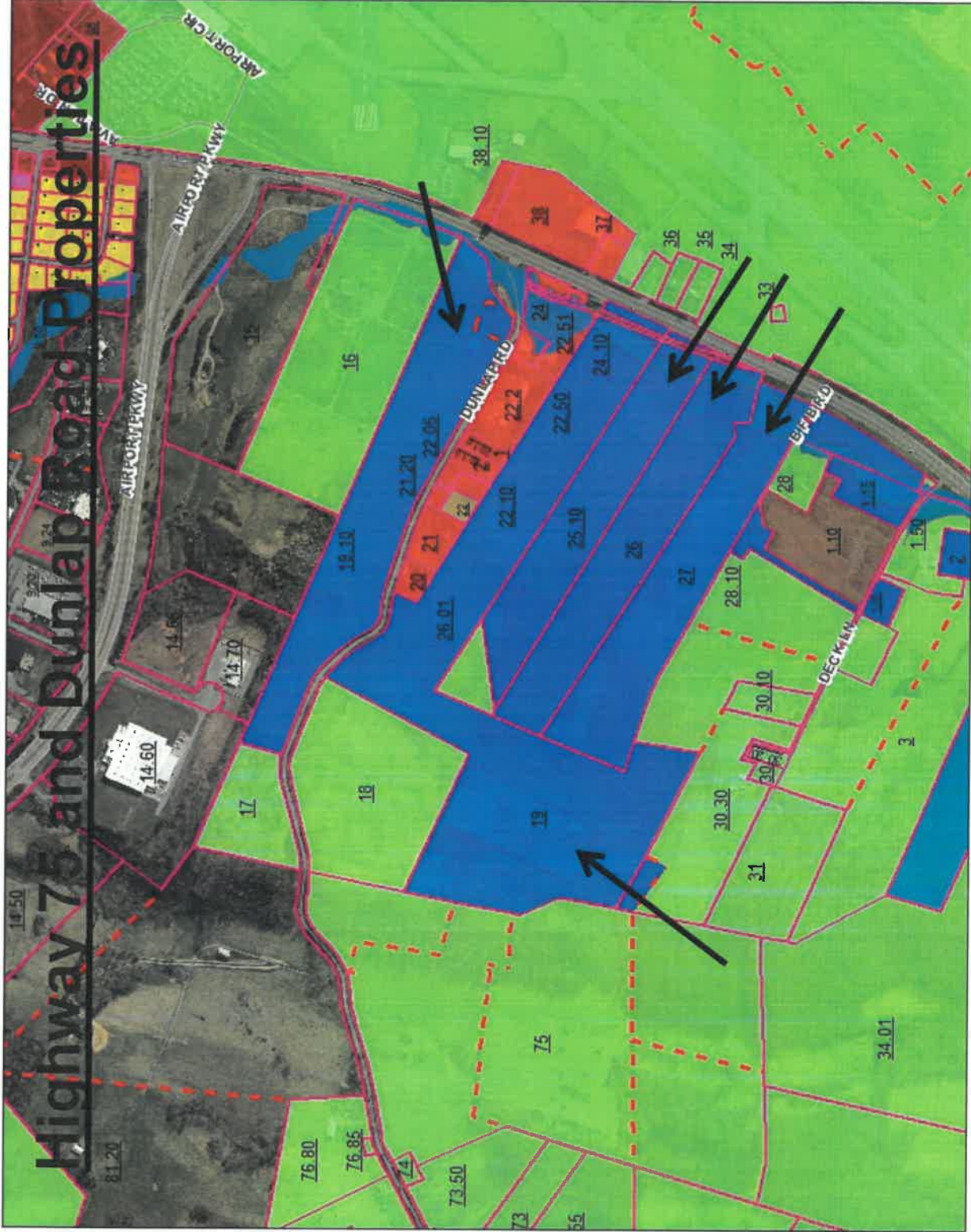
- *Staff read her report and recommendation. No one was in attendance to represent the properties; however, she explained that most of the applicants lived out of town. Members confirmed. Discussion continued.*
- *Staff stated that there was no calls or correspondence from anyone objecting to this rezoning. She stated Ron Ramsey, property owner in the area, called in favor of this request.*
- *Mary Ann Hager motioned to send a **favorable recommendation** on to the County Commission for this rezoning request. Lauran McMillian seconded the motion and the vote in favor passed unanimously.*

Address Data Source:
 Sullivan County, Sull Co 911
 Kingsport, Kpt 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 equations 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
- PM D-1
- PM D-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



Highway 75 and Dunlap Road Properties



- 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.



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: 4/14/2021

Property Owner: Cross, Robert A (Trustee)

Address: 761 Happy Hollow Rd
Goodlettsville, TN 37082

Phone number: 423-341-0570 Email: allencross761@gmail.com

Property Identification

Tax Map: 094 Group: Parcel: 026.00
Zoning Map: 16 Zoning District: PMD-2 Proposed District: R-1 Civil District: 18
Property Location: Hwy 75 2816 Blountville, TN 37617 Commission District:
Purpose of Rezoning: see attached statement: 7

Meetings

Planning Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: 5-18-2021 Time: _____

Approved: _____ Denied: _____

County Commission:

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

Date: 6-17-2021 Time: 6:00 PM

Approved: Approved 23 Yes, 1 Absent Denied: _____

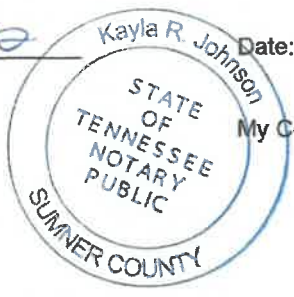
DEED RESTRICTIONS

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 A Cross

Date: 4/14/2021

Notary Public: Kayla R Johnson



My Commission Expires: 11-21-22

Reason for Rezoning Request

Over the course of the last decade or so the real estate market along Hwy 75 near Tri-Cities Airport has experienced a lack of or no commercial, manufacturing and industrial development. Several parcels of land, primarily zoned PMD, have been on the market for years with no interest for development. However, there are interest from individuals and residential developers to pursue single family and multi-family developments. Especially with the near completion of the Aerospace Business Park forecasted to provide possibly as many as 2,000 good paying jobs, there is a real need for nearby housing in the area.

Therefore, please give serious consideration to rezoning this property(s) from PMD to R-1. All of the properties in this area currently pay Greenbelt property tax and with rezoning and development this tax base could increase substantially. One house on a 0.5 acre lot would offset the greenbelt tax collected on a 40 acre parcel.

Thank You

Robert A. Coon

PETITION TO SULLIVAN COUNTY FOR REZONING

2

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: 3/28/2021

Property Owner: Zetta R. Barnes
Address: 150 Dunlap Road Blountville, TN 37617

Phone number: 423-323-4898 Email:

Property Identification

Tax Map: 094 Group: Parcel: 094 019, 10
Zoning Map: 16 Zoning District: PMD-2 Proposed District: R-1 Civil District: 18
Property Location: 150 Dunlap Road Blountville, TN 37617 Commission District: 7
Purpose of Rezoning: Refer to attached statement.

Meetings

Planning Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: 5-19-2021 Time:

Approved: _____ Denied: _____

County Commission:

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

Date: 6-17-2021 Time: 6:00 PM

Approved: _____ Denied: _____

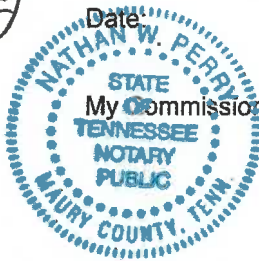
DEED RESTRICTIONS

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

Owner's Signature: Zetta R. Barnes
by Jim Barnes / Power of Attorney

Date: 3/28/2021

Notary Public: _____



My Commission Expires: 4/19/21

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: 3/28/2021

Property Owner: Timothy F. Barnes

Address: 3625 StoneCreek Drive Spring Hill, TN 37174

Phone number: 615-714-9919

Email: tbarnes@premierselect.com

Property Identification

Tax Map: 094

Group:

Parcel: 094 019.00

Zoning Map: 16

Zoning District: PMD-2

Proposed District: R-1

Civil District: 18

Property Location: Dunlap Road Blountville, TN 37617

Commission District:

Purpose of Rezoning: Refer to attached statement.

7

Meetings

Planning Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: 5-18-2021

Time:

Approved: _____

Denied: _____

County Commission:

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

Date: 6-17-2021

Time: 6:00 PM

Approved: _____

Denied: _____

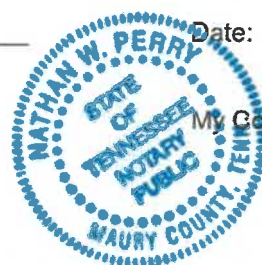
DEED RESTRICTIONS

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

Owner's Signature: Tim Barnes

Date: 3/28/2021

Notary Public: [Signature]



My Commission Expires: 4/19/21

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: 4/14/2021

Property Owner: Cross, Mary A

Address: 761 Happy Hollow Rd.
Goodlettsville, TN 37072

Phone number: 423-341-0570 Email: allencross761@gmail.com

Property Identification

Tax Map: 094 Group: _____ Parcel: 025.10
Zoning Map: 16 Zoning District: PMD2 Proposed District: R-1 Civil District: 1B
Property Location: _____ Commission District: _____
Purpose of Rezoning: see attached statement; 7

Meetings

Planning Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: 5-18-2021

Time: _____

Approved: _____ Denied: _____

County Commission:

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

Date: 6-17-2021

Time: 6:00 PM

Approved: _____ Denied: _____

DEED RESTRICTIONS

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

Owner's Signature: Mary A Cross by Robert A Cross, POA Date: 4/14/2021

Notary Public: Kayla R Johnson My Commission Expires: 11-21-22



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 4/1/2021

Property Owner Jeffrey R RASH

Address 1344 Hickory Tree Rd

Phone number 423-366-3227 Email RASHFARMS@BTE.S.TV

Property Identification			
Tax Map <u>094</u>	Group	Parcel: <u>02700</u>	
Zoning Map	Zoning District <u>PMO</u>	Proposed District <u>R-1</u>	Civil District <u>18</u>
Property Location: <u>BFB Rd 2862</u>		<u>Blountville TN</u>	Commission District
Purpose of Rezoning: <u>See attached statement</u>			

Meetings	
Planning Commission:	
Place <u>Historic Courthouse 2nd Floor Commission Chambers Blountville TN</u>	
Date <u>5-18-2021</u>	Time
Approved _____	Denied _____
County Commission:	
Place <u>Historic Courthouse 2nd Floor Commission Chambers Blountville TN</u>	
Date <u>6-17-2021</u>	Time <u>6:00 PM</u>
Approved _____	Denied _____

DEED RESTRICTIONS

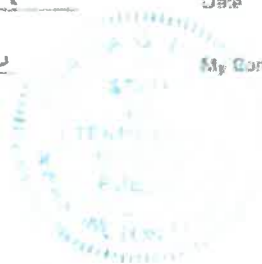
I understand that rezoning does not release my property from the requirements of private deed/subdivision restrictions. The undersigned, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature Jeffrey R Rosh

Date 4/1/2021

Notary Public Patricia D. Brooks

My Commission Expires 8/31/22

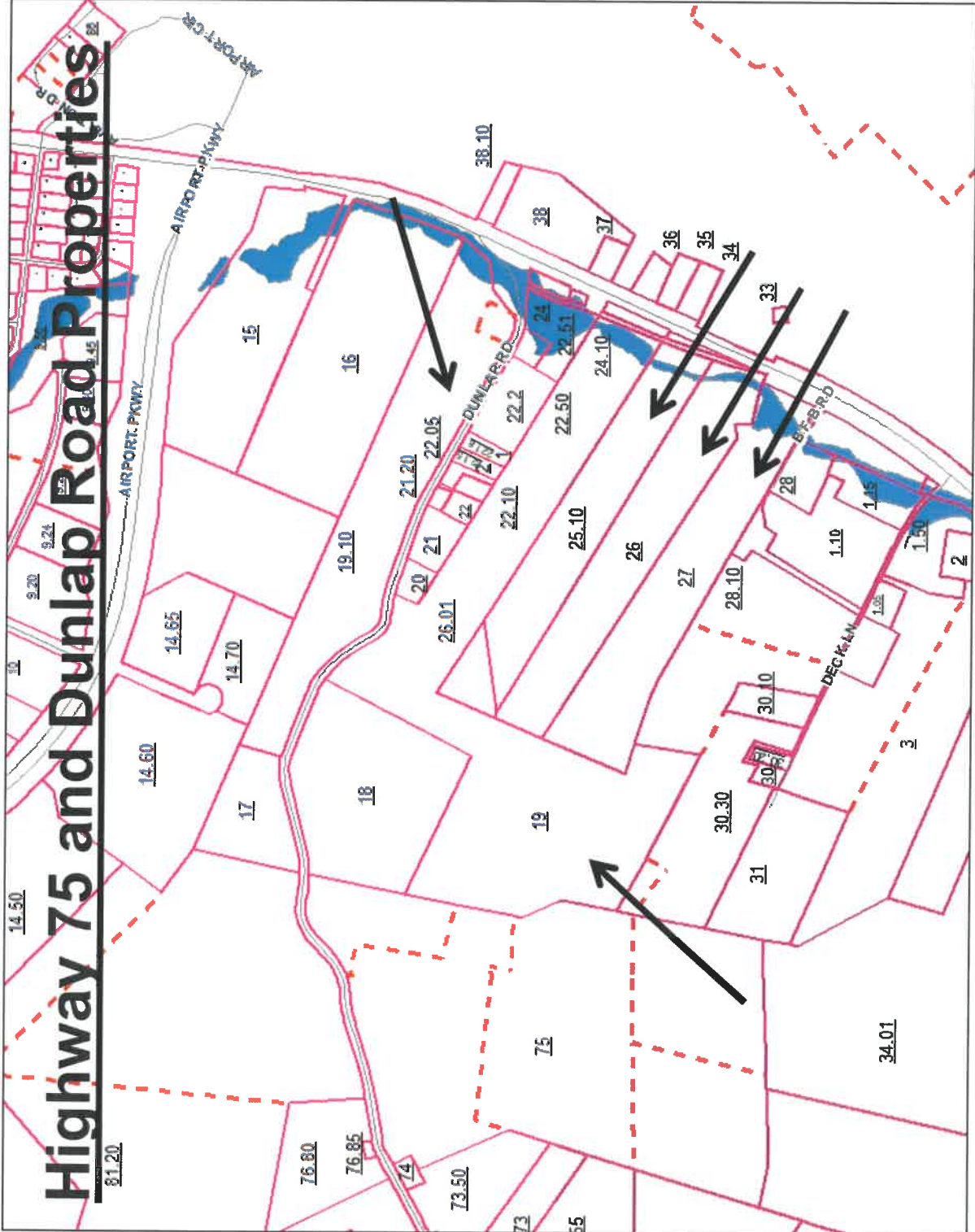


Address Data Source:

Sullivan County Soil Co 911
 Kingsport Kpl GIS
 Johnson City, JC GIS
 Bristol Bristol GIS

Notice:

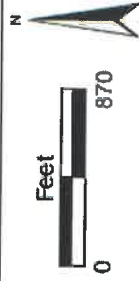
All maps have no legal standing other than the assessment of values. It cannot be used to establish boundary lines or transfer and convey property. All land surveys intended to practice land surveying in the State of Tennessee should be obtained for all questions of boundary and location of lot lines.



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



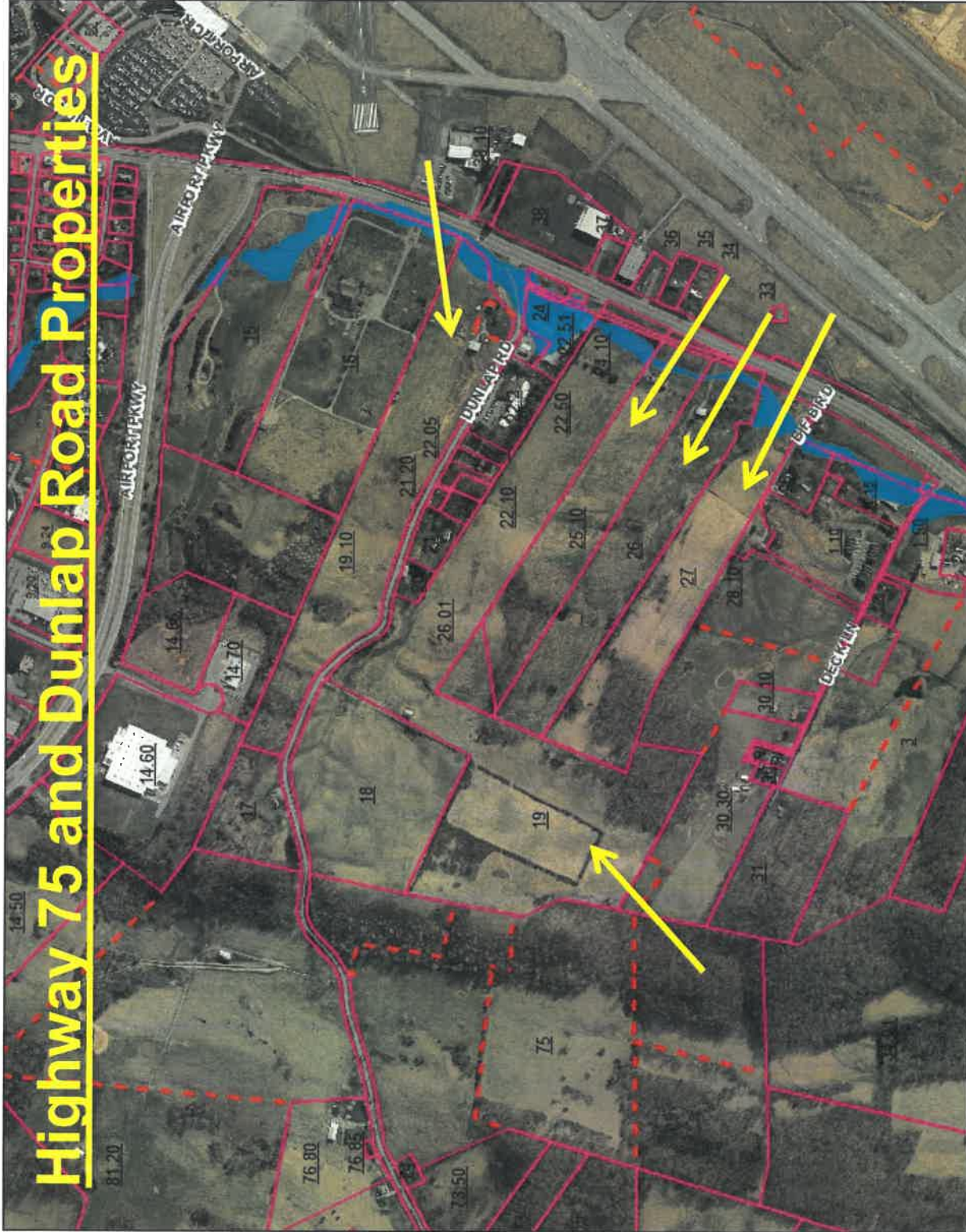
Lot Lines

Address Data Source:
 Sullivan County, Sul Co 911
 Kingport, TN GIS
 Johnson City, JC GIS
 Bristol, Bristol 911

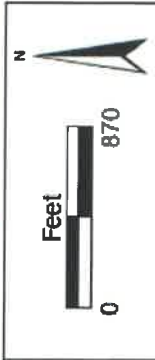
Notice:

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 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



Highway 75 and Dunlap Road Properties



Sullivan County, TN
 Planning and Codes Dept.

Address Data Source:
 Sullivan County: Soil Co 811
 Kingsport: KGI GIS
 Johnson City: JC GIS
 Bristol: Bristol 811







Notice:

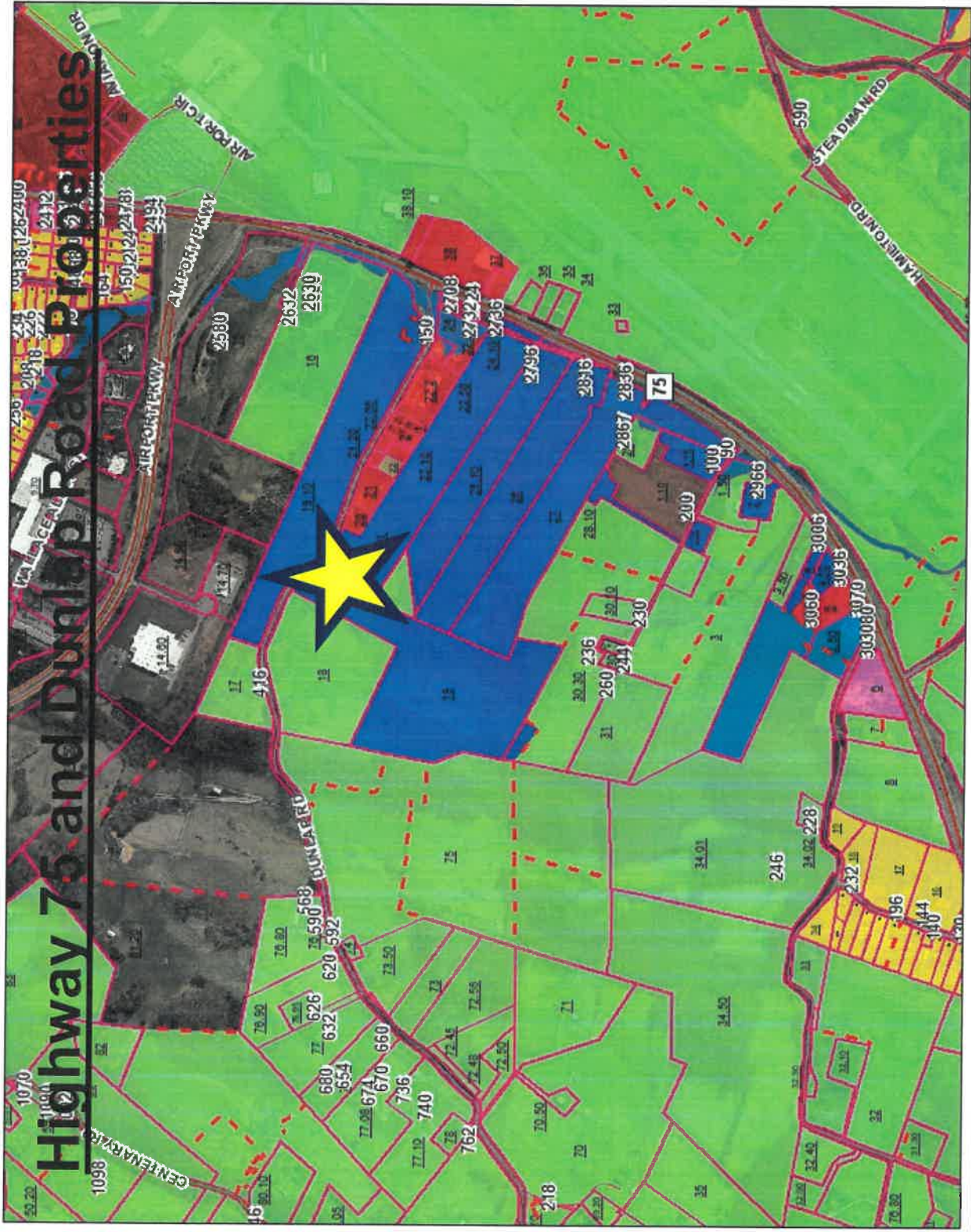
A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location.

Thoroughfares

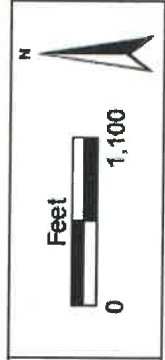
-  Arterial
-  Collector


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



Highway 75 and Dunlap Road Properties



- Flood Insurance Rate Map (FIRM) 2011**
-  0.2 PCT Annual Chance Flood Hazard
 -  Zone A - No Base Flood Elevation Determined
 -  Zone AE - Base Flood Elevation Determined
 -  FloodWise 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

April 26, 2021

Dear Property Owner:

Please be advised the property owners of parcels 019.10, 019.00, 025.10, 026.00, 027.00 have applied to Sullivan County to rezone properties located on Highway 75 and Dunlap Road from PMD-2 (Planned General Manufacturing District) to R-1 (Low Density/Single-Family Residential District) for the purpose of residential use.

Sullivan County Regional Planning Commission – 6:00 PM on May 18, 2021

County Commission – 6:00 PM on June 17, 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

mh