

REZONING OVERVIEW

SULLIVAN COUNTY COMMISSION MEETING

September 16, 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 | 6/16/2021 | Richard D. Rouse | none | yes | yes | Kingsport | R-1 | M-2 | 13 | 8 |
| 2 | July 12, 2021 | Rena Ward, ETAL - Joey Dye | none | yes | yes | Sullivan County | R-1 | PBD/SC | 9 | 5 |
| 3 | | | | | | | | | | |
| 4 | | | | | | | | | | |
| 5 | | | | | | | | | | |

Voting Summary:

| Name | Case Order | yes | no | pass | absent | Approved (yes or no) |
|-------|------------|-----|----|------|--------|----------------------|
| Rouse | 1 | | | | | |
| Ward | 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, September 16, 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) Richard Rouse** requests his property to be rezoned from **R-1 to M-2** at 1001 South Eastman Road, Kingsport for purpose of converting home to commercial office for industrial site across the road; and **2) Rena Ward, ETAL for buyer Joey Dye** requests her property to be rezoned from **R-1 to PBD/SC** at 548 Jonesboro Road, Piney Flats for future commercial redevelopment. 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 filed in the record.

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 6-16-21

Property Owner: Richard D. Rouse
Address: 19569 Stone Mountain Road Abingdon VA 24210-1711
Phone number: 276-356-1510 Email: richrouse@yahoo.com

Property Identification

Tax Map: 076B-A 039.00 Group: _____ Parcel: _____
Zoning Map: 15 Zoning District: R-1 Proposed District: M-2 Civil District: 13
Property Location: 1001 South Eastman Road Kingsport TN 37660 Commission District: 8
Purpose of Rezoning: Interested in selling to corporation across the road

Rezone to M2 request for administrative offices

Meetings

sign, yes ✓ + no

Planning Commission:

Place: Kingsport City, City Hall 2nd Floor

Date: August 19, 2021 Time: 5:30 pm

Approved: _____ Denied: _____

County Commission:

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

Date: September 16, 2021 Time: 6:00 PM

Approved: 17 Yes, 7 Absent Denied: _____

DEED RESTRICTIONS

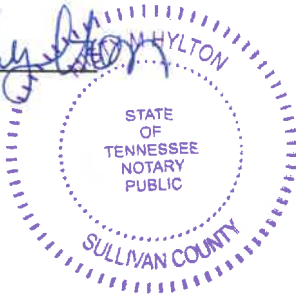
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Richard D. Rouse

Date: 6-16-21

Notary Public: Misty M Hylton

My Commission Expires: May 22, 2023



Ambre Torbett

From: Garland, Savannah <SavannahGarland@KingsportTN.gov>
Sent: Friday, August 20, 2021 10:18 AM
To: Ambre Torbett; Misty
Subject: RE: 1001 S Eastman Rd rezoning

Good morning,

After last night's meeting the Kingsport Planning Commission sends a positive recommendation to the Sullivan County Commission to rezone the 1001 S Eastman Road property from R-1 to M-2. The applicant was also in attendance last night so he is aware.

Thank you,

Savannah

Savannah Garland
Planner
City of Kingsport
P: 423-343-9783
SavannahGarland@KingsportTN.gov



415 Broad Street, 2nd Floor
Kingsport, TN 37660

From: Garland, Savannah
Sent: Thursday, August 05, 2021 9:05 AM
To: 'Ambre Torbett' <planning@sullivancountytn.gov>; 'Misty' <permits@sullivancountytn.gov>
Subject: 1001 S Eastman Rd rezoning

Good morning,

I've attached the County rezoning report for you. I will email you the results the day after Planning Commission meets.

Thanks,

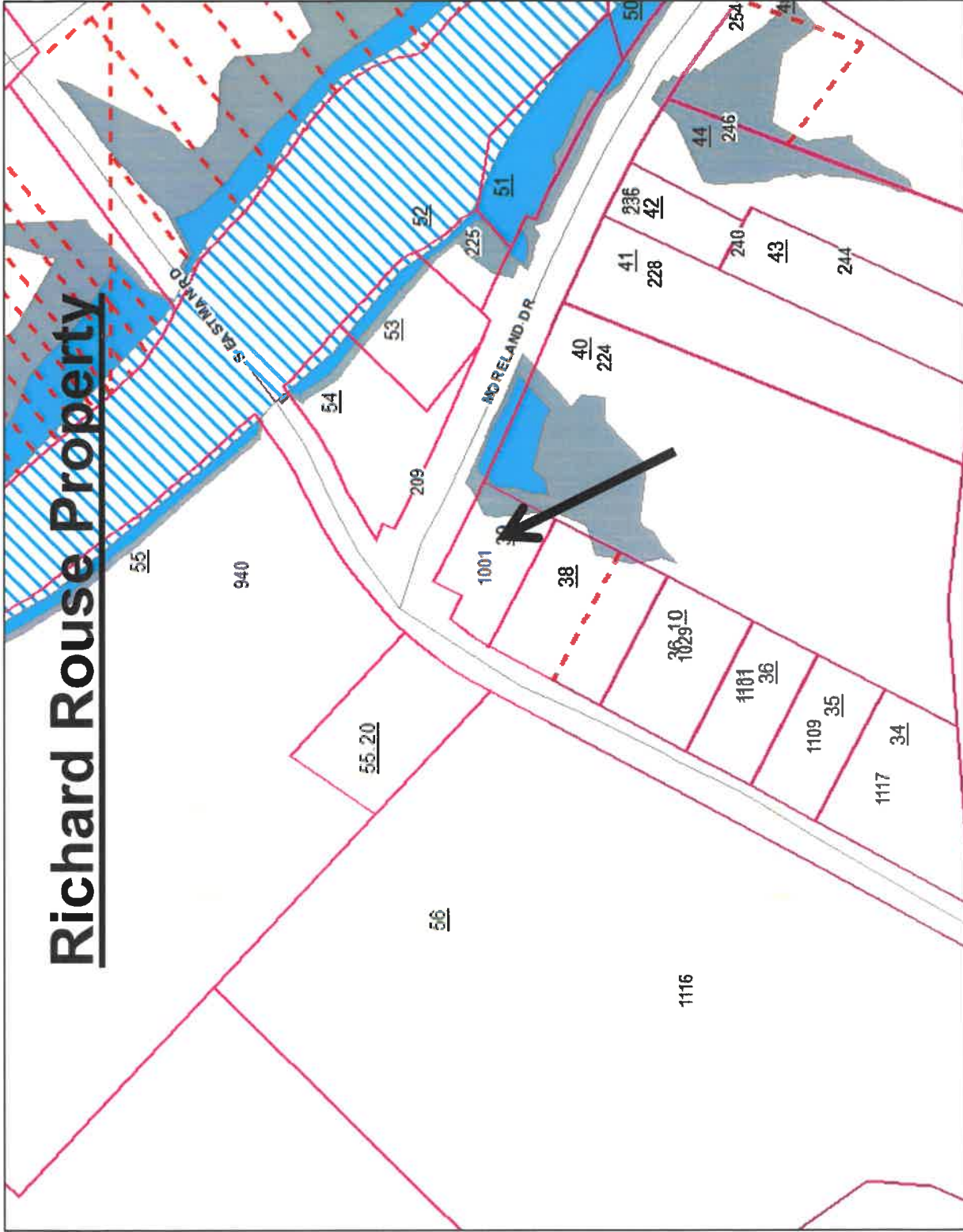
Savannah

Savannah Garland
Planner
City of Kingsport
P: 423-343-9783
SavannahGarland@KingsportTN.gov



415 Broad Street, 2nd Floor

Richard Rouse Property



Address Data Source:
 Sullivan County, Bill Co 911
 Kingsport, TN GIS
 Johnson City, AC GIS
 Bristol, Bristol 911

Notice:

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

- Lot Lines
- Thoroughfares
- Arterial
- Collector



- 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
 - Flood Way Areas in Zone AE

Sullivan County, TN
 Planning and Codes Dept.

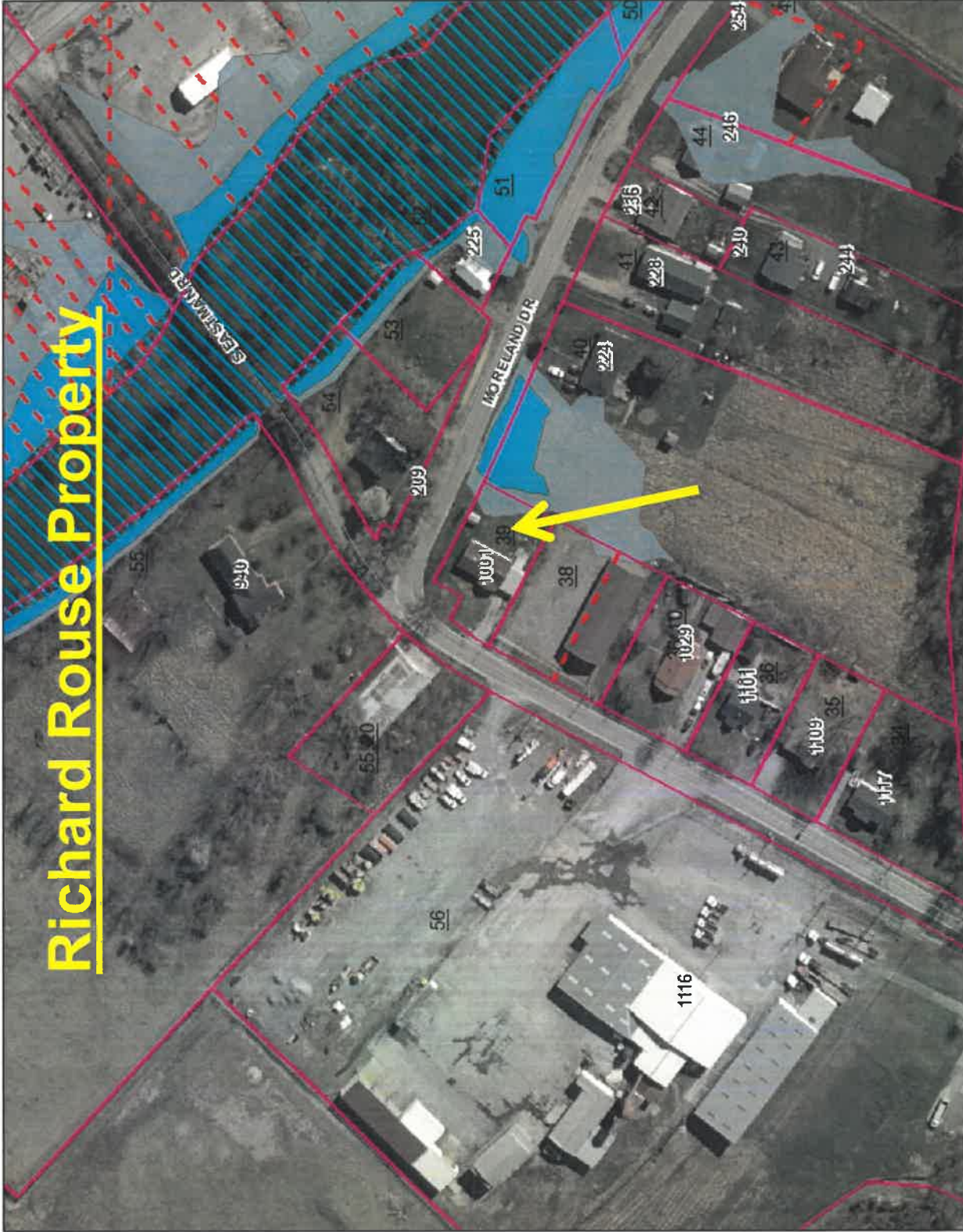


Address Data Source:
 Sullivan County, Suit Co 911
 Kingsport, Kpt GIS
 Johnson City, JC GIS
 Bristol, Brist GIS

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-  Lot Lines
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-  Collector

Richard Rouse Property



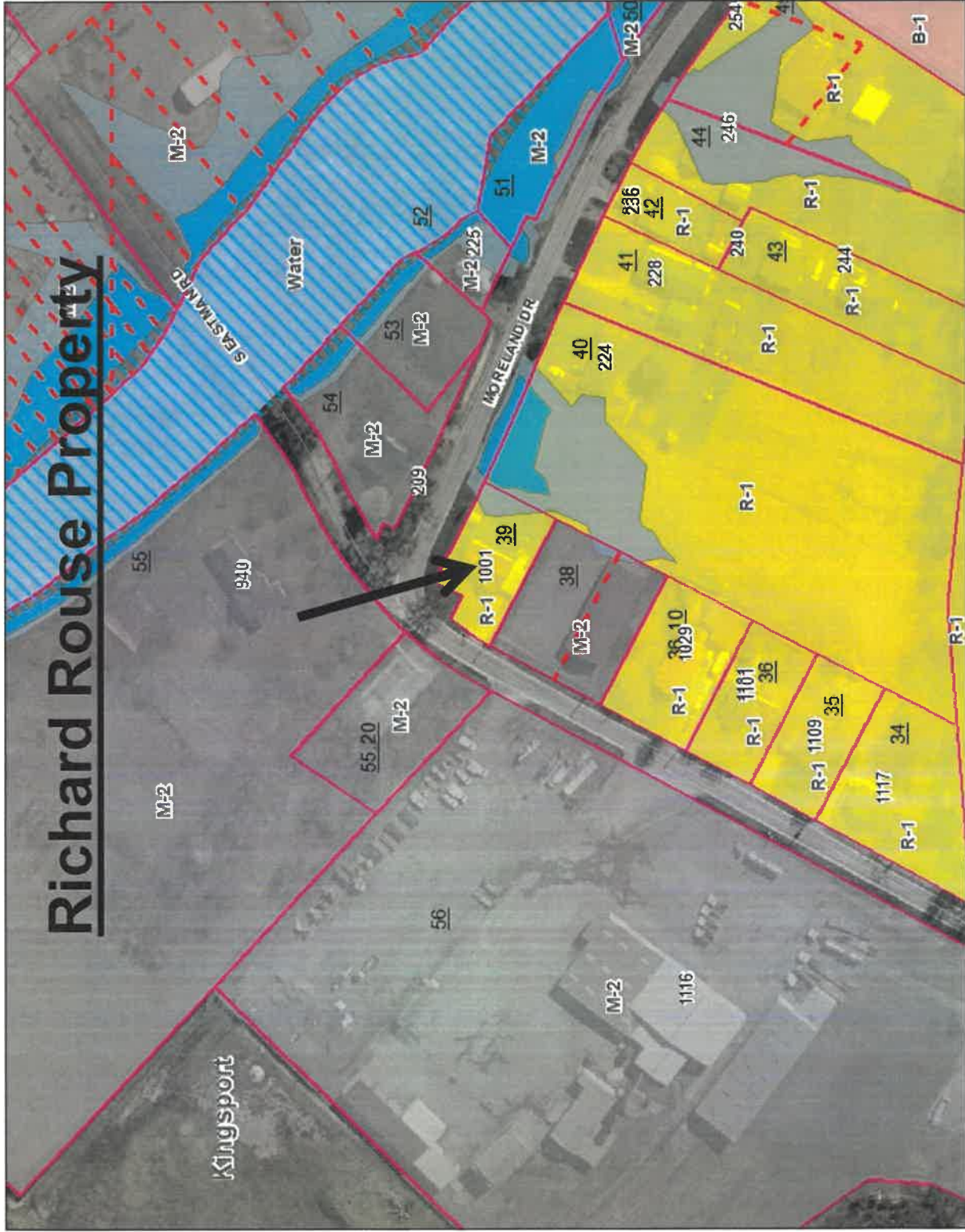
Flood Insurance Rate Map (FIRM) 2011

-  0.2 PCT Annual Chance Flood Hazard
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Sullivan County, TN
 Planning and Codes Dept.

Richard Rouse Property



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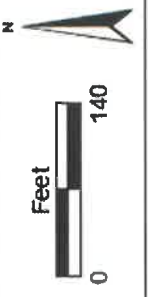
- Thoroughfares**
- Arterial
 - Collector

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
- 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

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Sullivan County, TN
 Planning and Codes Dept.



Address Data Source:
 Sullivan County: Stull Co #11
 Kingsport: L Map GIS
 Johnson City: J.C. GIS
 Bristol: Bristol #11

Notice:

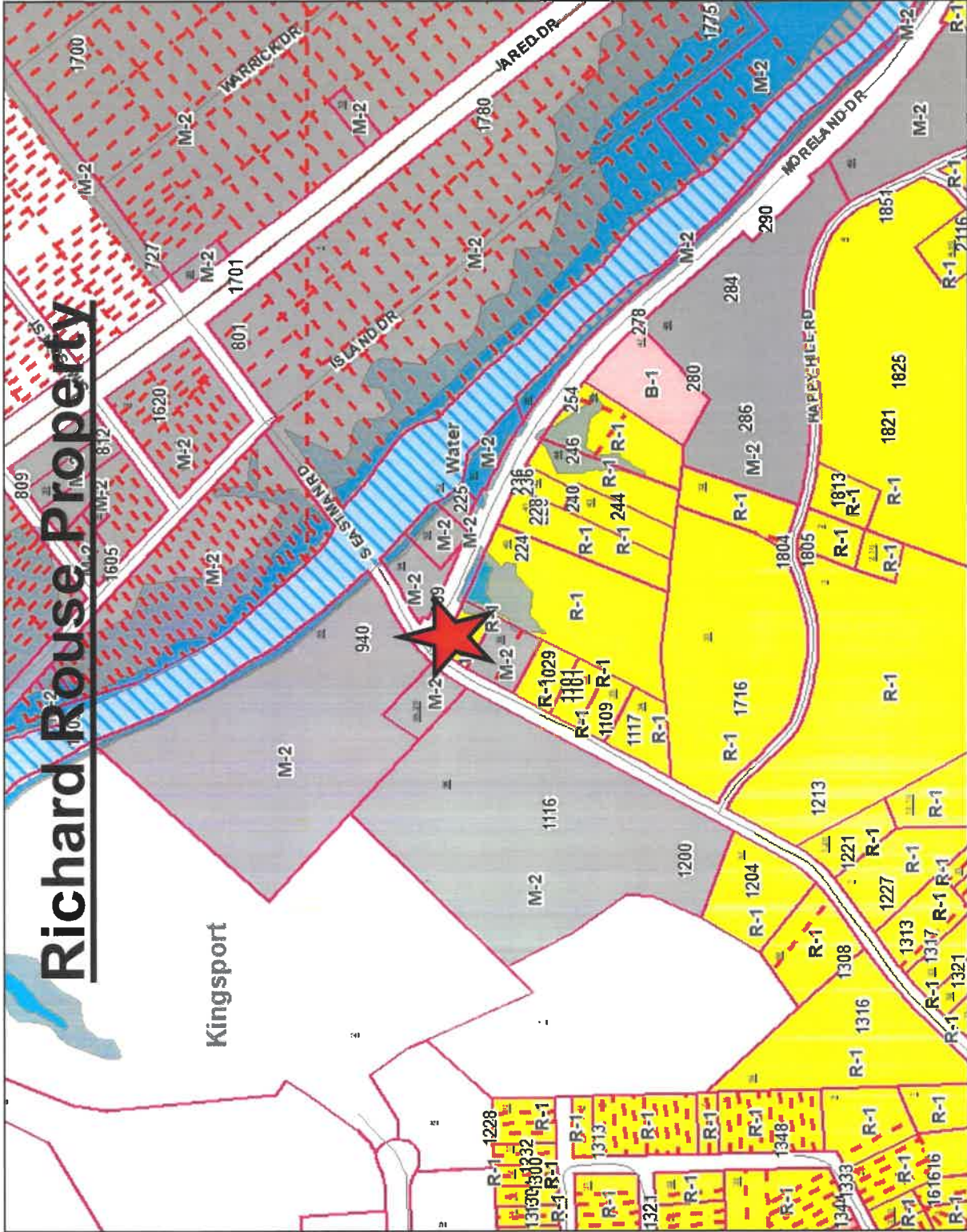
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Thoroughfares

- Thoroughfare
- Arterial
- Collector

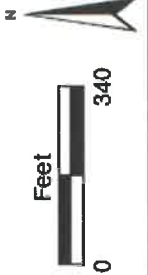
Sullivan County Zoning

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



Richard Rouse Property

Kingsport



Flood Insurance Rate Map (FIRM) 2011

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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

July 26, 2021

Dear Property Owner:

Please be advised Mr. Richard Rouse has applied to Sullivan County to rezone property located 1001 South Eastman Road from R-1 (Low Density/Single-Family Residential District) to M-2 (Heavy Manufacturing District) for the purpose of administrative offices.

Kingsport Regional Planning Commission – 5:30PM on August 19, 2021 (Thursday night)

County Commission Public Hearing – 6:00PM on September 16, 2021 (Thursday night)

The Kingsport Planning Commission will meet on the 3rd Floor of City Hall 415 Broad Street, Kingsport 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 Kingsport Planner know if you need any special assistance for these public meetings at 423-224-9485.

Regards,

Ambre M. Torbett, AICP
Director Planning & Codes

mh

Rezoning Report

Kingsport Regional Planning Commission

File Number 21-101-00002

South Eastman Road (County Rezoning)

| | | | |
|--|----------------------------|---|------------------------|
| Property Information | | | |
| Address | 1001 South Eastman Road | | |
| Tax Map, Group, Parcel | Map 076B, A, Parcel 039.00 | | |
| Civil District | 13 | | |
| Overlay District | n/a | | |
| Land Use Designation | Industrial | | |
| Acres | .24 +/- | | |
| Existing Use | Residential | Existing Zoning | R-1 (County) |
| Proposed Use | Administration offices | Proposed Zoning | M-2 (County) |
| Owner /Applicant Information | | | |
| Name: Richard Rouse Address: 19569 Stone Mountain Road City: Abingdon State: VA Zip Code: 24210 Phone: (276)-356-1510 | | Intent: <i>To rezone from R-1 to M-2 for the purpose of selling to the corporation across the road for administration offices.</i> | |
| Planning Department Recommendation | | | |
| <p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • <i>The zoning change is compatible with the surrounding M-2 zoning</i> • <i>The zoning change will provide appropriate transition following the Future Land Use Plan</i> <p>Staff Field Notes and General Comments:</p> <p><i>The zoning area consists of a .24 acre lot. A rezoning to M-2, in staff's opinion, is the most appropriate use for the property.</i></p> | | | |
| Planner: | Savannah Garland | Date: | July 20, 2021 |
| Planning Commission Action | | Meeting Date: | August 19, 2021 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

PROPERTY INFORMATION

| | |
|-------------------------|-------------------------|
| ADDRESS | 1001 South Eastman Road |
| DISTRICT | 13 |
| OVERLAY DISTRICT | n/a |
| EXISTING ZONING | R-1 (County) |
| PROPOSED ZONING | M-2 (County) |
| ACRES | .24 +/- |
| EXISTING USE | Residential |
| PROPOSED USE | Administration Offices |

INTENT

To rezone from R-1 to M-2 for the purpose of selling to the Corporation across the road to use for administration offices.

Site Map



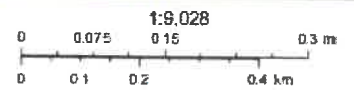
7/22/2021, 9:53:44 AM

Washington County Parcels
 Lake_Pond
 Parcel_Conflict
 Parcels

Railroad_ROW
 River
 Street_ROW

Sullivan County Parcels
 Lake_Pond
 Parcel_Conflict
 Parcels

Railroad_ROW
 River
 Street_ROW



Map: AppBuilder for ArcGIS

Rezoning Area



Rear of property



Across the street from the rezoning area



Rezoning area is on the corner of Moreland Dr. and S. Eastman Rd.



Abutting property on the right side



Kingsport Regional Planning Commission Meeting on August 19, 2021

Standards of Review

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

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal is already surrounded by M-2 zoning and it will permit a use that is suitable for the Future Land Use development.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will not impact adjacent property adversely.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** ? Both the City and County land use plans address the rezoning site as appropriate for M-2 (general manufacturing).

Proposed use: General manufacturing - Administrative building

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

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, as the majority of the surrounding parcels are already zoned M-2.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically for a general manufacture use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed M-2 zone will exist in harmony with the abutting/ existing R-1 zone.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from R-1 to M-2. The rationale for this recommendation is based upon conformance with adjacent existing land uses and the proposal following the Future Land Use Plans.

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: July 12, 2021

Property Owner: Rena Ward, ETAL -- Joey Dye

Address: 277 Carlton Lane Piney Flats TN 37686

Phone number: 423-943-2266

Email: rachnjoey19@gmail.com

Property Identification

Tax Map: 124O

Group: A

Parcel: 008.10

Zoning Map: 26

Zoning District: R-1

Proposed District: PBD/SC

Civil District: 9

Property Location: 548 Jonesboro Road Piney Flats TN 37686

Commission District: 5

Purpose of Rezoning: Storage Units

Meetings

Planning Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: August 17, 2021

Time: 6 PM

unanimously

19

Approved:

Denied:

County Commission:

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

Date: September 16, 2021

Time: 6:00 PM

Approved: 17 Yes, 7 Absent

Denied:

DEED RESTRICTIONS

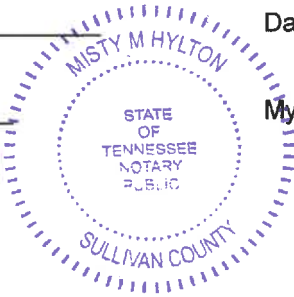
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: _____

Date: *7-12-01*

Notary Public: **Misty M Hylton**

Misty M Hylton



My Commission Expires: May 22, 2023

- Draft Minutes
- scheduled for approval at PC 9/21/21

F. REZONING REQUESTS: ZONING PLAN AMENDMENT: ZONING MAP CHANGE

F1. REZONING REQUEST R-1 TO PBD/SC

FINDINGS OF FACT –

Property Owners: Rena Ward and Daniel Stewart (ETAL)
Applicants: Joey Dye
Representative: Joey Dye
Location: 548 Jonesboro Road, Piney Flats at Allison Road
Civil district: 9th
Commission District: 5th
Parcel ID: Tax Map 1240 Group A, Parcel 008.10
Subdivision of Record: Golden Gates Subdivision, Block B, Lot 74
PC1101 Growth Boundary: Johnson City Urban Growth Boundary
Utility District: Johnson City Public Water
Public Sewer: Johnson City Public Sewer across the road
Lot/Tract Acreage: 1.3 acres
Zoning: R-1
Surrounding Zoning: R-1, B-3 and PBD/SC – city of Johnson City across Allison Road (B-4)
Requested Zoning: Planned Business District/Shopping Center
Existing Land Use: Single family residential – singlewide mobile home – vacant and for sale
Surrounding Land Uses: Single Family, insurance office and Food City Shopping Center across the road
2006 Land Use Plan: Low Density Residential (subsequent commercial development since plan adoption)
Commissioner District: 5th
Neighborhood Opposition: no one has called or written prior to meeting

Staff Field Notes and Findings of Facts:





- The owner is requesting to rezone this 1-acre tract from residential to commercial for the purpose of redeveloping it for a self-storage facility.
- A few other residential subdivision lots have been rezoned to PBD/SC over the past decade as well. The adjacent lot was also rezoned to PBD/SC; however, are still being used as residential. The lot across Jonesboro Road was rezoned to business; however, is also being rented for residential. The corner lot on Belle Avenue was converted to an insurance office. Across the road is the Food City Shopping Center, which was annexed into the city of Johnson City.
- Staff recommends in favor of this request due to the recent trend in rezonings along this section of Allison Road at Pickens Bridge. The adopted Land Use Plan was prepared in 2006 and does not reflect the recent rezonings and development as well as sewer line upgrades to immediate area.

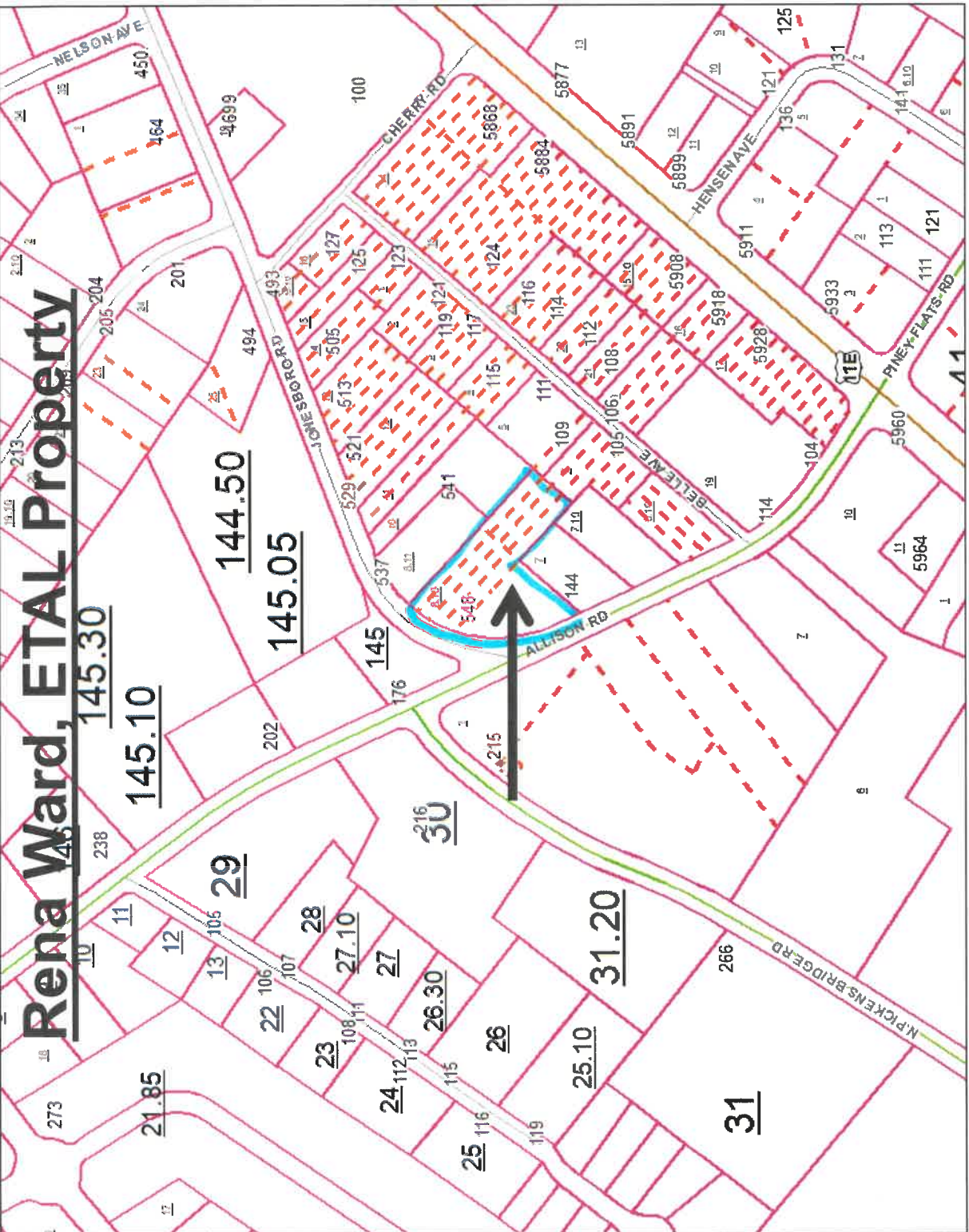
Meeting Notes at Planning Commission:

- Staff read her report and findings.
- Mr. Joey Dye, applicant/buyer, was also present. He stated that he was hoping to redevelop the site for either climate controlled self-storage units or something else. He was not sure yet but wanted to remove the singlewide mobile home and clean up the property. Discussion followed.
- Calvin Clifton motioned to forward a favorable recommendation onto the County Commission for the rezoning request.
- Commissioner Darlene Calton seconded the motion and the vote in favor passed unanimously.

Address Data Source:
 Sullivan County, Soil Co 847
 Krippeck, Kel GIS
 Johnson, Chris JC GIS
 Bristol, Brian 311

Notice:
 A list maker has no legal standing
 other than the assessment of
 taxes. It cannot be used to
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 transfer and convey property.
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 boundary and/or location
 of lot lines.

-  Lot Lines
-  Thoroughfares
-  Arterial
-  Collector



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
-  FloodWay Areas in Zone AE

Sullivan County, TN
 Planning and Codes Dept.



Rena Ward, ETAL Property

145.30
145.10

144.50
145.05

29

30

31.20

31

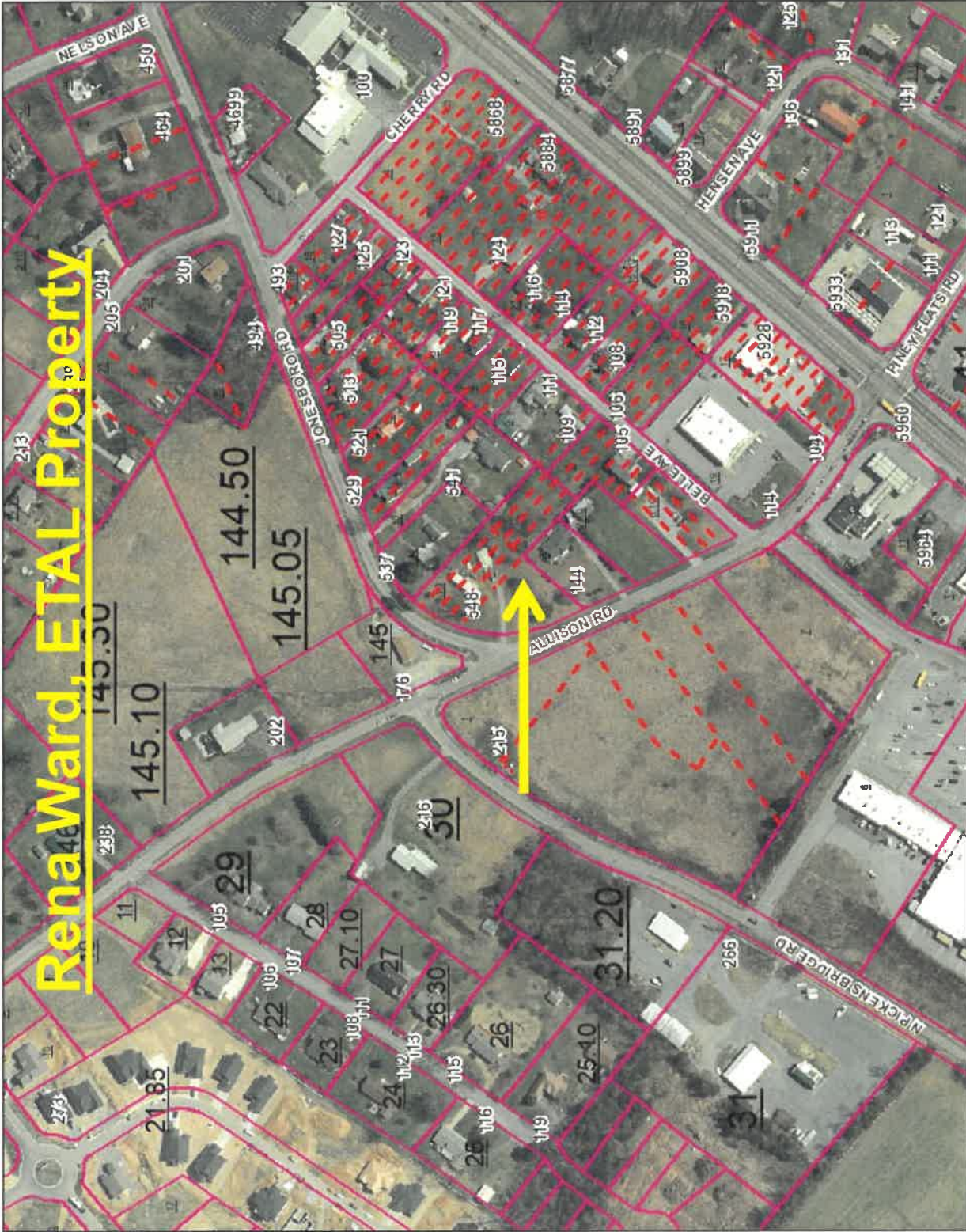
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Sullivan County, Tenn. Co 911
Kingsport, Kps GIS
Johnson City, Jc GIS
Bristol, Bristol 911

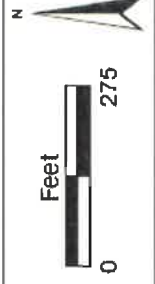
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Lot Lines
2019 - Aerial Image



Rena Ward, ETAL Property



Sullivan County, TN
Planning and Codes Dept.



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 Kingsport, Kpi GIS
 Johnson City, JC GIS
 Bristol, Bristol 911

Notice:

A user of this no legal standing
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 transfer and convey property.
 A kind of survey is referred to
 as a "survey" and should be
 retained for all questions of
 title, location or location

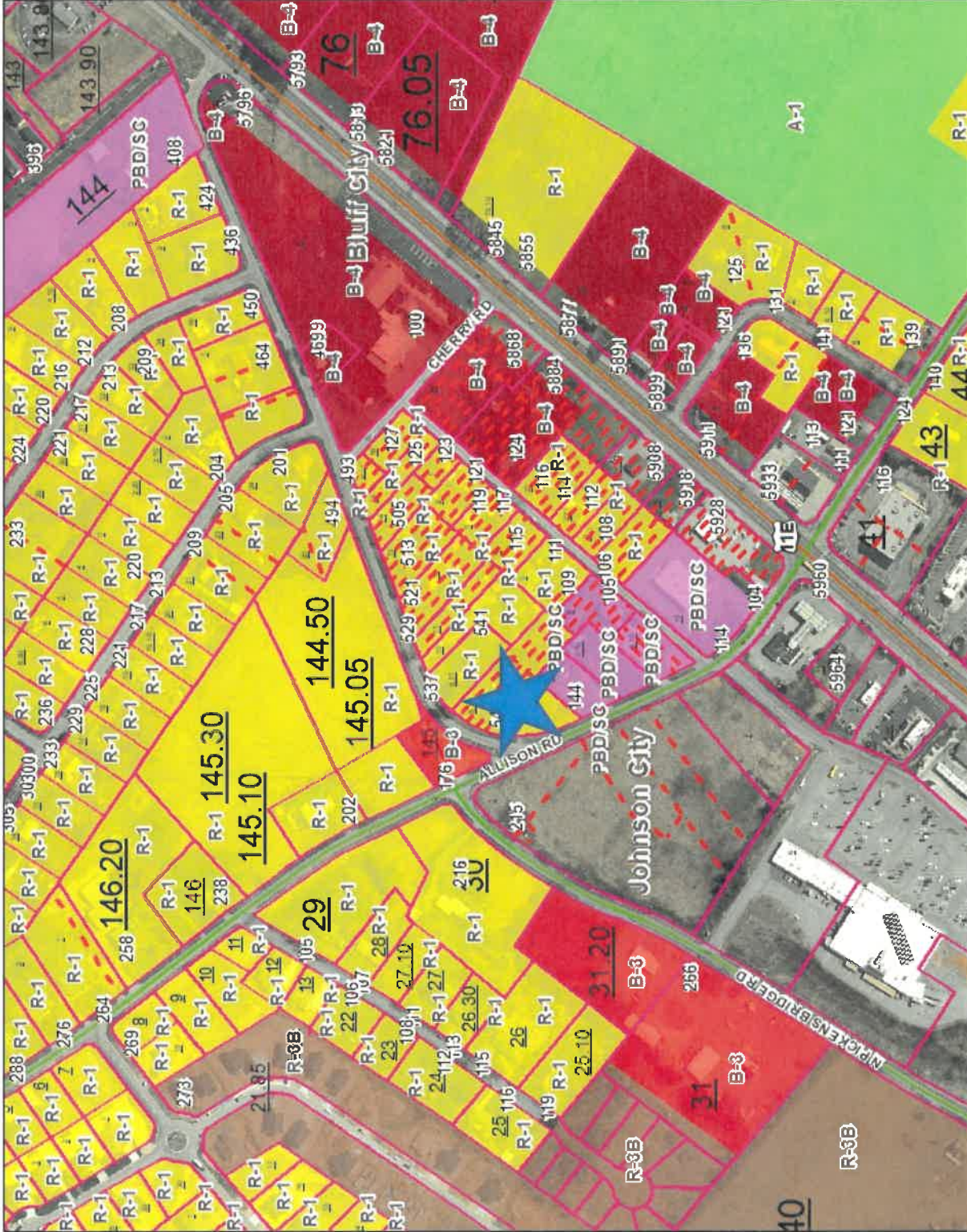


Sullivan County

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

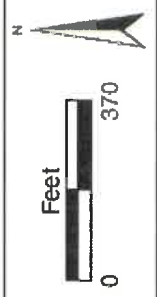
2019 - Aerial Image



Flood Insurance Rate Map (FIRM) 2011

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

Sullivan County, TN
 Planning and Codes Dept.



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 Sullivan County, Soil Co. 811
 Kingsport, Kai GIS
 Johnson City, JC GIS
 Bristol, Bristol 911

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 theoretical sense. It should be
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 boundary lines or location
 to a professional surveyor.

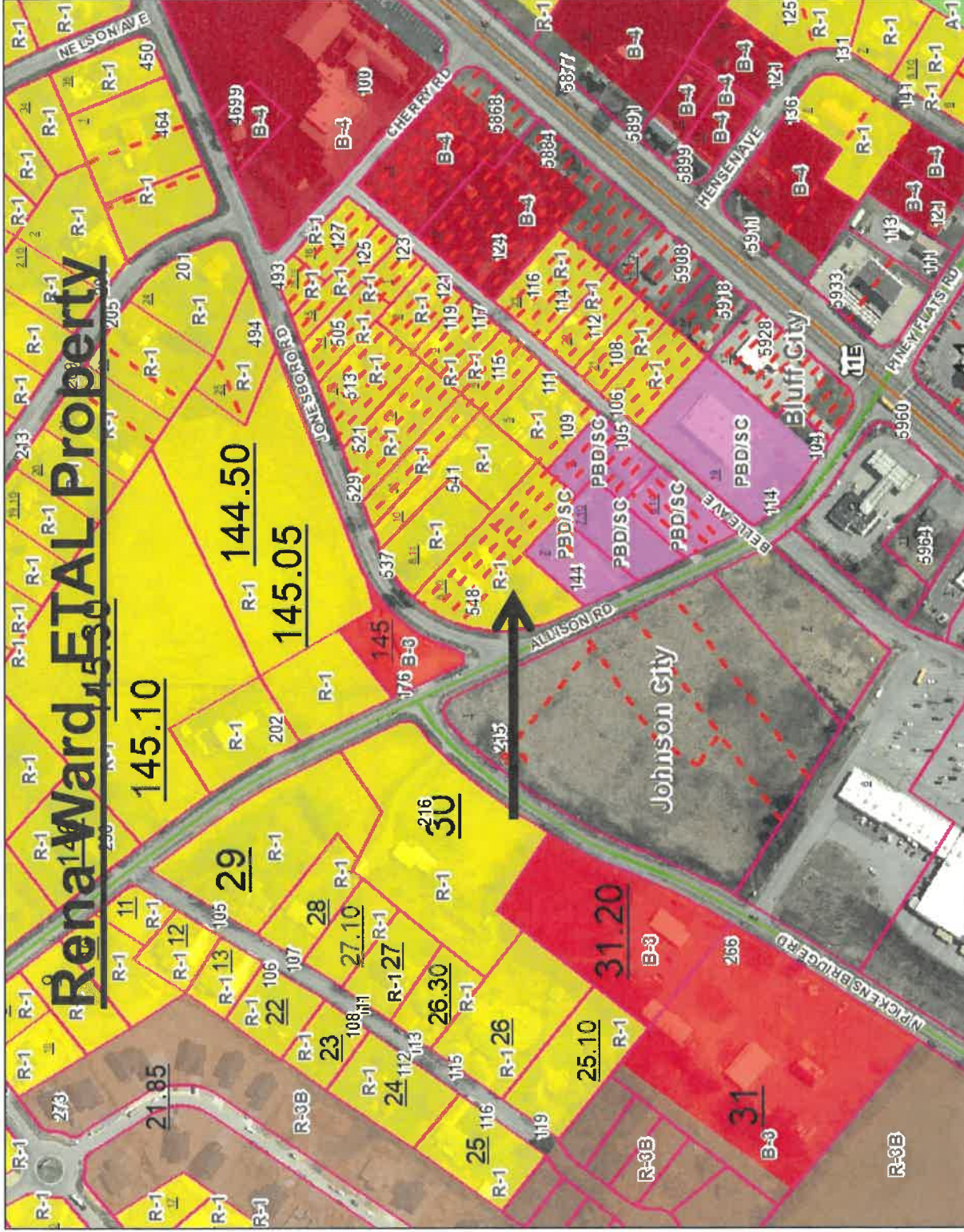
Collector

Sullivan County

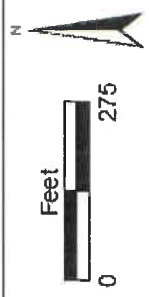
Zoning

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

2019 - Aerial Image



Rena Ward, ETAL Property



Flood Insurance Rate Map (FIRM) 2011




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

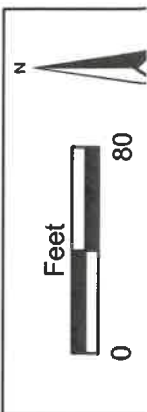
Sullivan County, TN
 Planning and Codes Dept.



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 JC Water Lines
 JC Sewer Lines
 Lot Lines
 2019 - Aerial Image







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

Dear Property Owner:

Please be advised Mr. Joey Dye on the behalf of Rena Ward, has applied to Sullivan County to rezone property located at 548 Jonesboro Road from R-1 (Low Density/Single Family Residential District) to PBD/SC (Planned Business and/or Shopping Center District) for the purpose of proposed storage units

Sullivan County Regional Planning Commission – 6:00 PM on August 19, 2021

County Commission – 6:00 PM on September 16, 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

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