

REZONING OVERVIEW

SULLIVAN COUNTY COMMISSION MEETING

October 21, 2021

RESOLUTION #1 - To Consider the Waiver of Rules for the following zoning amendments (map or text).
motion 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 | 7/13/2021 | Paul Harr | none | yes | yes | Sullivan County | R-1 | B-3 | 5th | 4th |
| 2 | July 14, 2021 | Appalachian Properties/CaleSmith | none | yes | yes | Sullivan County | M-1 | B-4 | 9th | 5th |
| 3 | | | | | | | | | | |
| 4 | | | | | | | | | | |
| 5 | | | | | | | | | | |

Voting Summary:

| Name | Case Order | yes | no | pass | absent | Approved (yes or no) |
|------------------------|------------|-----|----|------|--------|----------------------|
| Harr | 1 | | | | | |
| Appalachian Properties | 2 | | | | | |
| | 3 | | | | | |
| | 4 | | | | | |
| | 5 | | | | | |

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

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 13, 2021

Property Owner: Jerry Petzoldt real estate broker representative for Paul Harr land owner

Address: 221 Cumberland Street, Kingsport, TN

Phone number: 423.677.2486

Email: jerrypetzoldt@tcigroup.com

Property Identification

Tax Map: Part Group: Of Parcel: 066H A 002.00 000
Zoning Map: Zoning District: R1 Proposed District: B3 Civil District: 5th
Property Location: 1810 Highway 394 Commission District: 4
Purpose of Rezoning: Hwy 394 divided Parent parcel and now its H & Best use are 2 commercial parcels

Meetings

Planning Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN *7 yes / 2 absent*

Date: *September 21, 2021* Time: *6 PM*

Approved: Denied:

County Commission:

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

Date: *October 21, 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: *Paul Harr*

Date: *8/2/2021*

Notary Public: *Patricia A. Gwin*

My Commission Expires: *01-22-2025*

08-02-2021



E. SITE PLANS: NONE

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

F1. REZONING REQUEST R-1 (SINGLE-FAMILY RESIDENTIAL) TO B-3 (GENERAL BUSINESS DISTRICT)

FINDINGS OF FACT—

Property Owners: Paul Harr
Applicants: same
Representative: Jerry Petzoldt, realtor for TCI Group
Location: 1810 Hwy 394, Blountville – split parcel by highway r-o-w
Civil district: 5th
Commission District: 4th
Parcel ID: Tax Map 066H, Group A, Part of Parcel 002.00 – west side
Subdivision of Record: Pine Hills Subdivision
PC1101 Growth Boundary: Sullivan County Planned Growth Area
Utility District: Blountville Public Water
Public Sewer: not available in this section of the highway currently – Bristol Sewer District
Lot/Tract Acreage: 2.997 acres
Zoning: R-1
Surrounding Zoning: R-1, M-2, PBD/SC
Requested Zoning: B-3 – General Business
Existing Land Use: Single-Family Dwelling
Surrounding Land Uses: residential, vacant, auto salvage yard
2006 Land Use Plan: Future Growth Commercial Corridor
Neighborhood Opposition: no one has called or written prior to meeting

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone a portion of the property from R-1 to B-3 to sell the property for potential commercial redevelopment.
- The original parcel was bisected by the construction of Highway 394 in 1998.
- The property has one existing dwelling and an existing driveway directly off the highway. The home was constructed in 1961.
- Staff recommends in favor of this request for the following reasons:
 - The continuous trend for commercial development and redevelopment along this section of the highway.
 - Existing access to the highway.
 - Proximity to other commercial zones making it unfavorable for residential redevelopment.
 - Compatible with the Land Use Development Plan.
 - B-3 zoning supports existing single-family residential land use as well as general commercial uses.

Meeting Notes at Planning Commission:

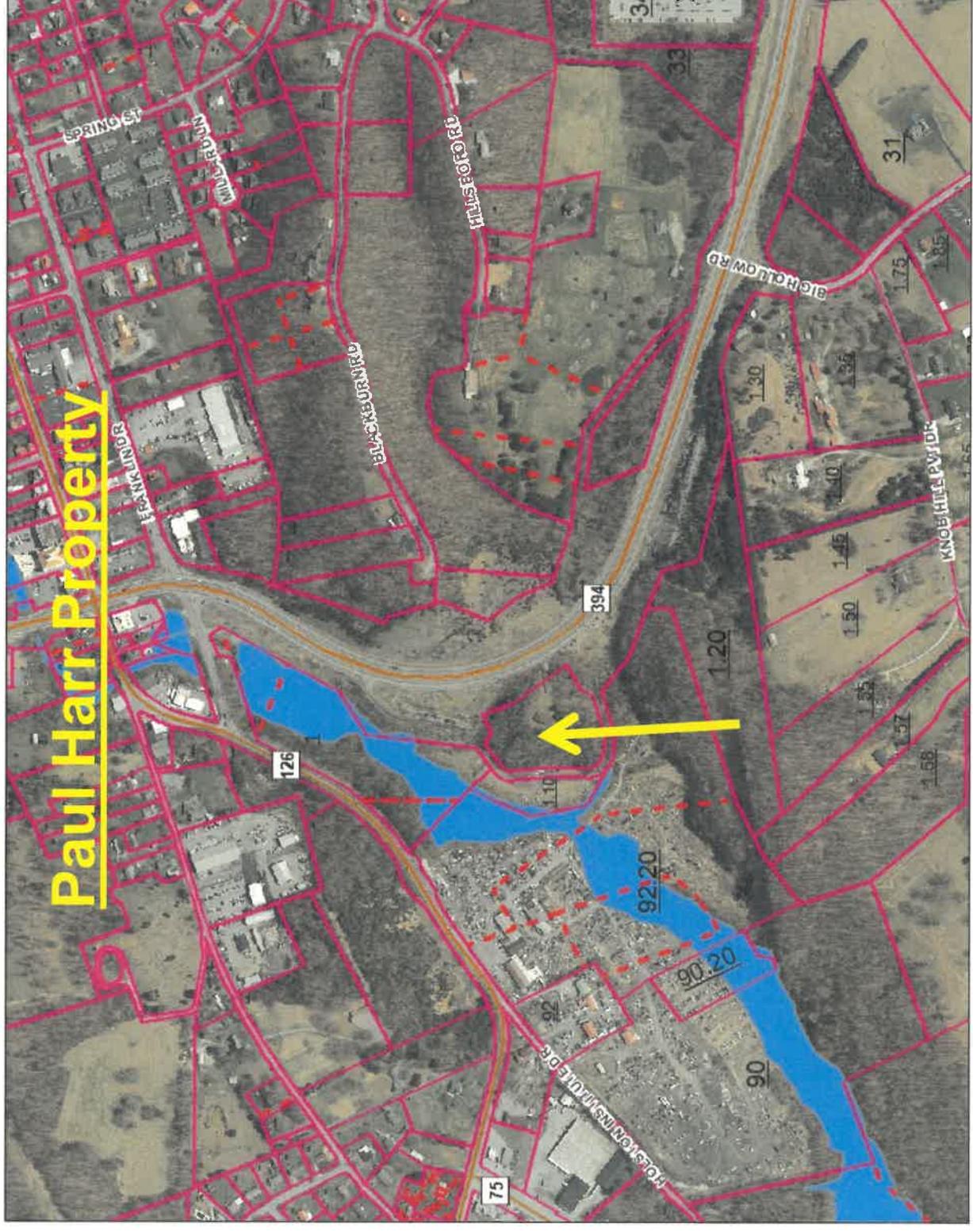
- Staff presented her findings and recommendation.
- The realtor could not attend the meeting due to a conflicting meeting.
- Linda Brittenham motioned to **forward a favorable recommendation** on to the County Commission for this rezoning request. Mary Rouse seconded the motion and the vote in favor passed unanimously.

Address Data Source:
 Sullivan County, Sul Co 811
 Kingsport, Met GIS
 Johnson City, JC GIS
 Bristol, Bristol 911

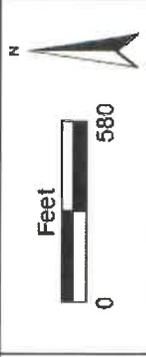
Notice:

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
-  Thoroughfares
-  Arterial
-  Collector
-  2019 - Aerial Image



Paul Harr Property



Flood Insurance Rate Map (FIRM) 2007

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

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



Address Data Source:
 Sullivan County, Su. Co 911
 Georgetown, Kpr GIS
 Johnson City, .C GIS
 Bristol, Bristol 911

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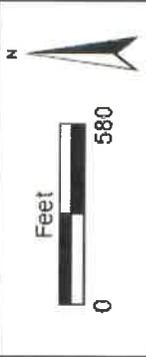
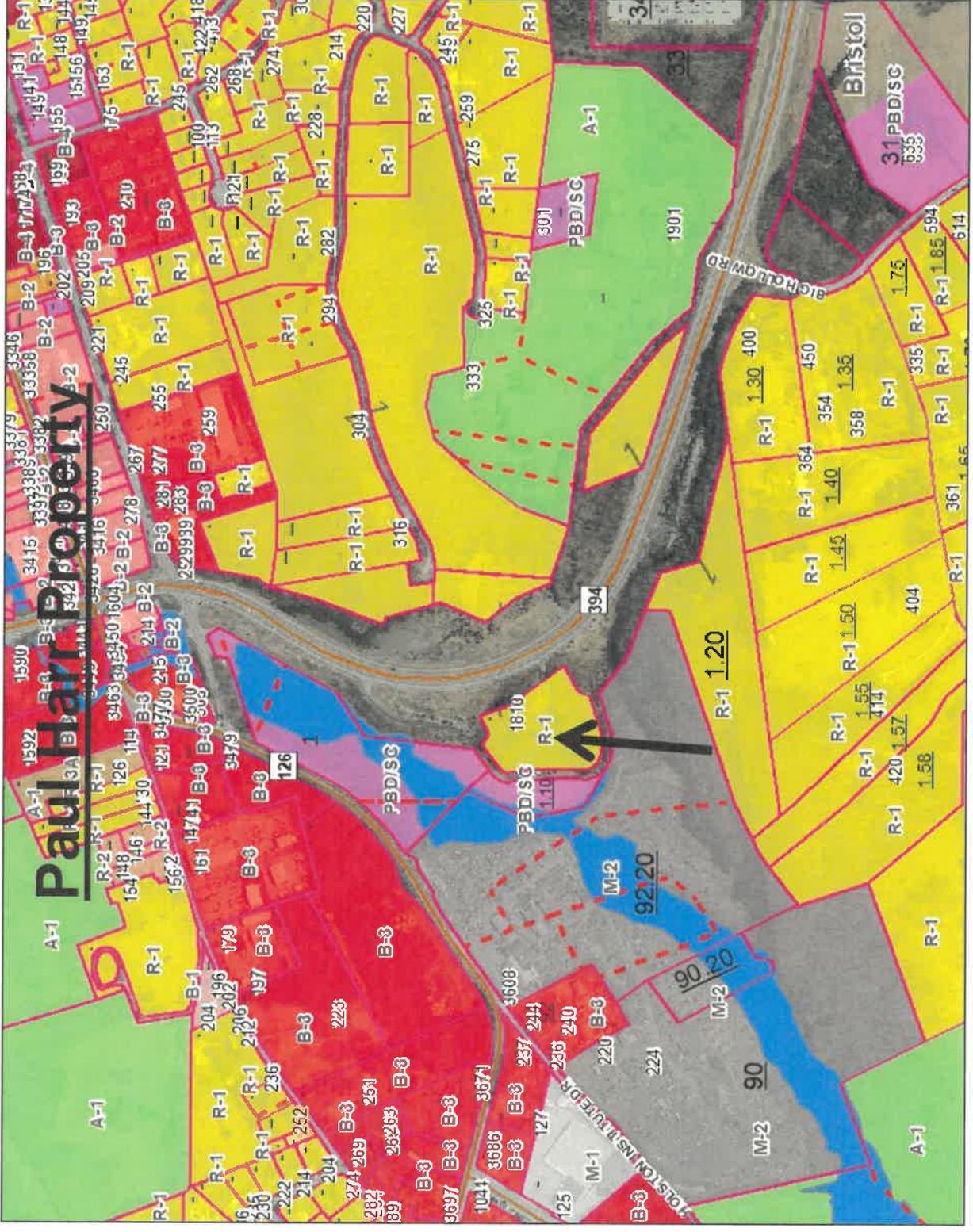
Collector

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

2019 - Aerial Image

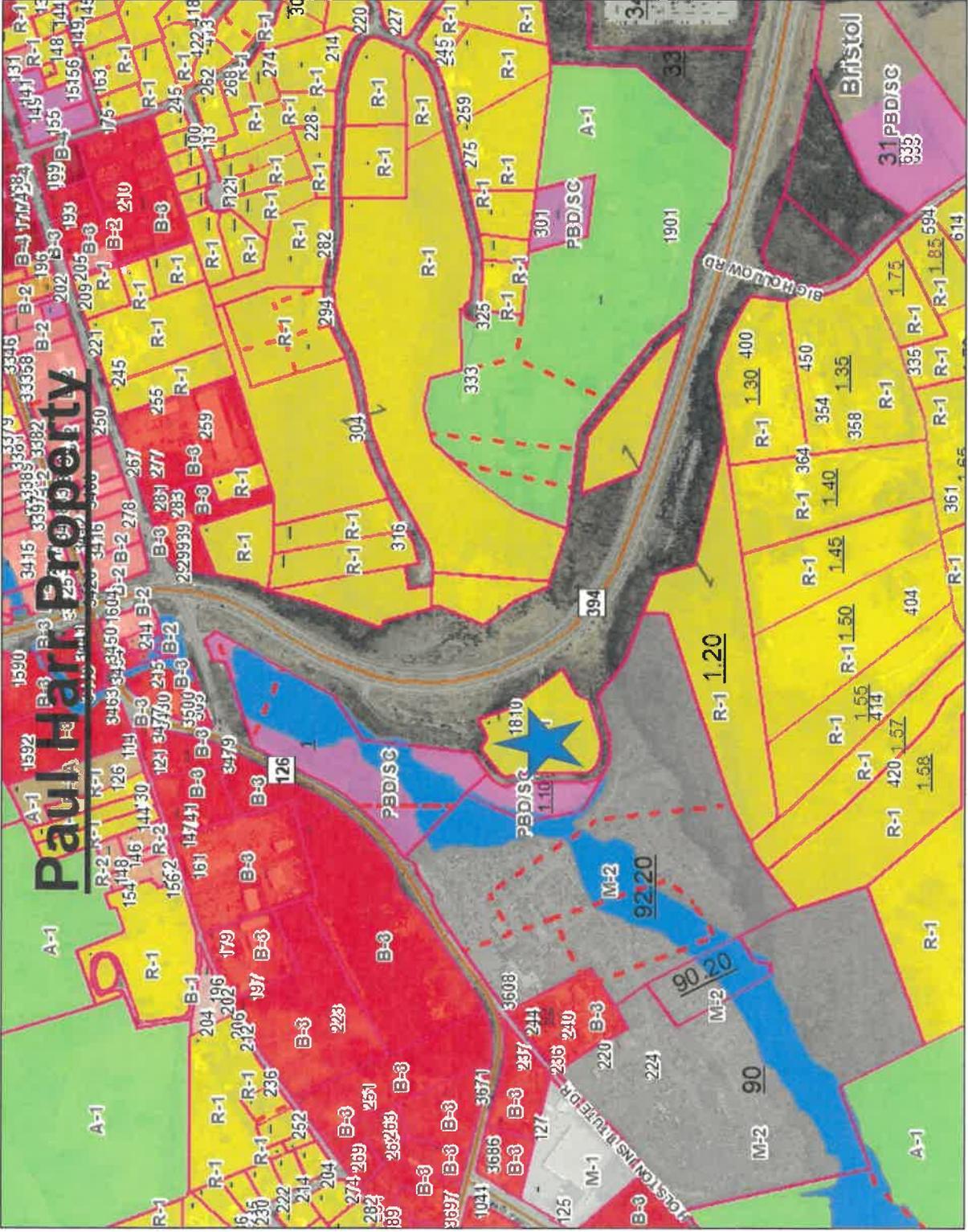


Flood Insurance Rate Map (FIRM) 2007

- 0.2% Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone A-C - Base Flood Elevations Determined
- Flood Hazard Areas in Zone A-C

Sullivan County, TN
 Planning and Codes Dept.





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

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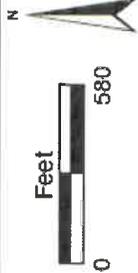
Sullivan County
 Zoning

- 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) 2007

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



Sullivan County, TN
 Planning and Codes Dept.

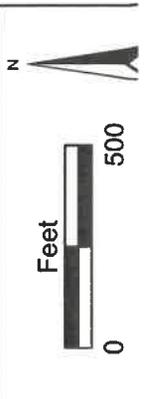


Existing Utilities

Address Data Source:
Sullivan County: Sull Co 911
Kingsport: Kpt GIS
Johnson City: JC GIS
Bristol: Bristol 911

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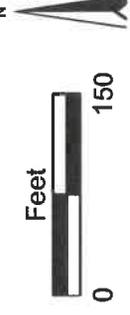
- Blountville Pump Stations
- Blountville Water Lines
- Bristol Sewer Lines
- Buildings
- 1 inch



Address Data Source
Sullivan County: Sull Co 911
Kingsport: Kpt GIS
Johnson City: JC GIS
Bristol: Bristol 911

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Buildings

2019 - Aerial Image

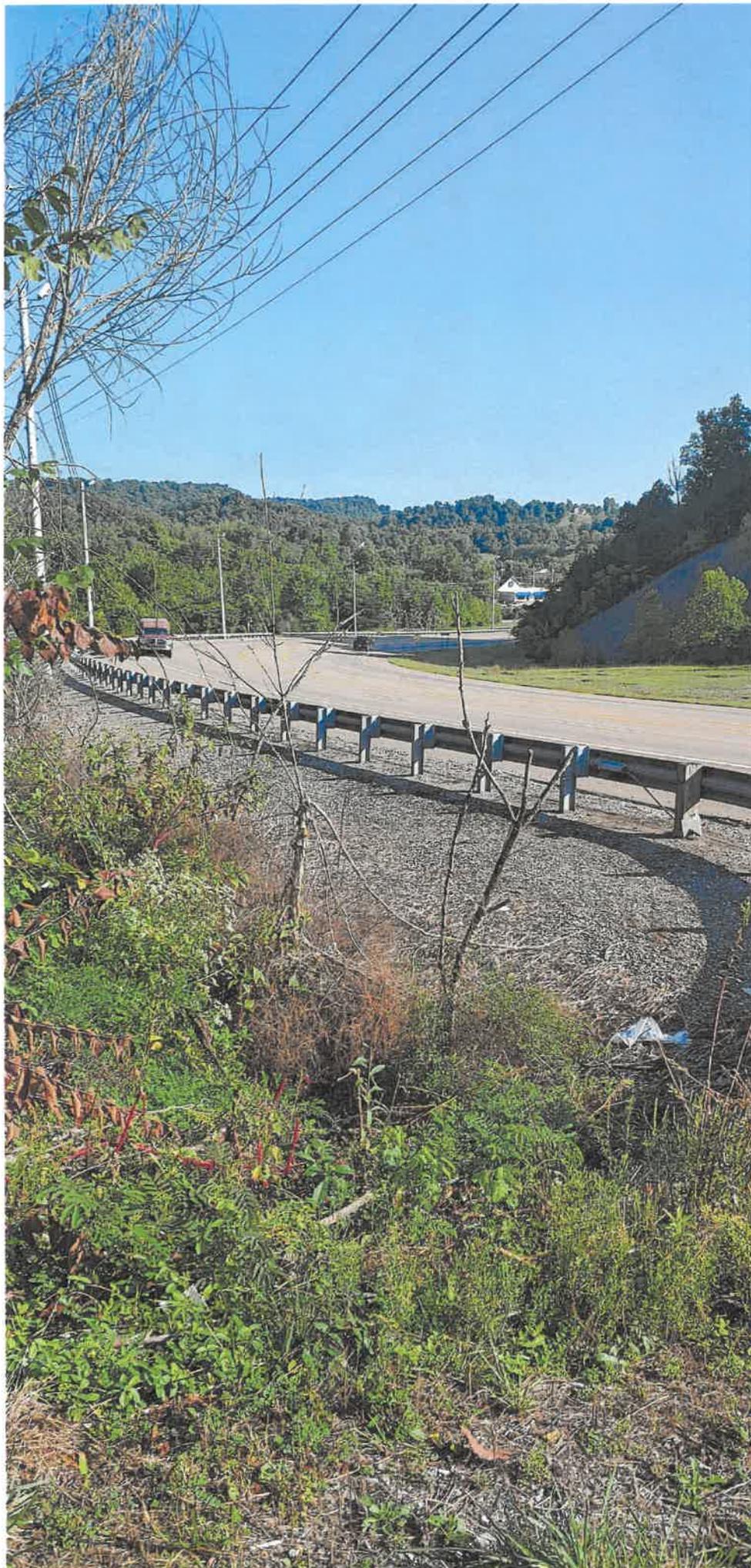


Sullivan County, TN
Planning and Codes Dept.



NOTICE
THIS PROPERTY IS
BEING PREPARED
FOR RE-CROWNING
233-2416

CALL FOR A
FREE QUOTE





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: 07/14/21

Property Owner: APPALACHIAN PROPERTIES OF CRANBERRY, LLC

Address: PO BOX 686, ELK PARK, NC 28622

Phone number: 828-733-3174

Email: gstrees@att.net

Property Identification

Tax Map: 124K

Group: D

Parcel: 012.00

Zoning Map:

Zoning District: M-1

Proposed District: B-4

Civil District: 9th

Property Location: 5725 HWY 11E STE 3, PINEY FLATS, TN 37686

Commission District: 5

Purpose of Rezoning: B4

Meetings

Planning Commission:

Place: 3411 Hwy 126 Blountville TN 37617
~~Kingsport City Hall, 415 Broad Street 3rd Floor Kingsport TN~~

7 yes / 2 absent

Date: 9-21-2021

Time: 6PM

Approved: ✓

Denied: _____

County Commission:

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

Date: 10-21-2021

Time: 6:00 PM

Approved: ✓ **Approved 22 Yes, 2 Absent**

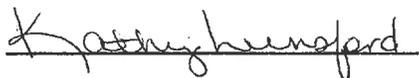
Denied: _____

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: 

Date: 7/14/21

Notary Public: 

My Commission Expires: 9/12/2024

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

F2. REZONING REQUEST M-1 (GENERAL MANUFACTURING DISTRICT) TO B-4 (ARTERIAL BUSINESS DISTRICT)

FINDINGS OF FACT –

Property Owners: Appalachian Properties of Cranberry, LLC (formerly East TN Movers Inc.)
Applicants: Cale Smith
Representative: same
Location: 5725 Hwy 11E, Piney Flats
Civil district: 9th
Commission District: 5th
Parcel ID: Tax Map 124K, Group D, Parcel 012.00
Subdivision of Record: Elliott Bullock ROW, Plat Book 52, Page 935
PC1101 Growth Boundary: Bluff City Urban Growth Boundary
Utility District: Johnson City Public Water
Public Sewer: Johnson City Public Sewer
Lot/Tract Acreage: .72 acres
Zoning: M-1 County and first 50-feet B-3 in Bluff City
Surrounding Zoning: M-1 in County and B-3 in Bluff City
Requested Zoning: B-4/Arterial Business
Existing Land Use: two-story office building
Surrounding Land Uses: bus storage yard, commercial corridor, Post Office, Piney Flats Fire Hall, and Tri-County Industrial Park to the rear
2006 Land Use Plan: Future Growth Commercial Corridor
Neighborhood Opposition: no one has called or written prior to meeting

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone an existing 2-story office building from M-1 to B-4 to bring the property into conformance with office and retail land uses.
- The existing building was constructed in 1980, prior to adoption of zoning.
- Staff recommends in favor of this request for the following reasons:
 - Conformance with Land Use Plan
 - Compatibility with commercial development and redevelopment trend along this corridor.
 - Brings existing land use into conformance with proper zoning district as this site has never been used for industrial purposes; however, property backs up to the edges of the developed Tri-County Industrial Park.

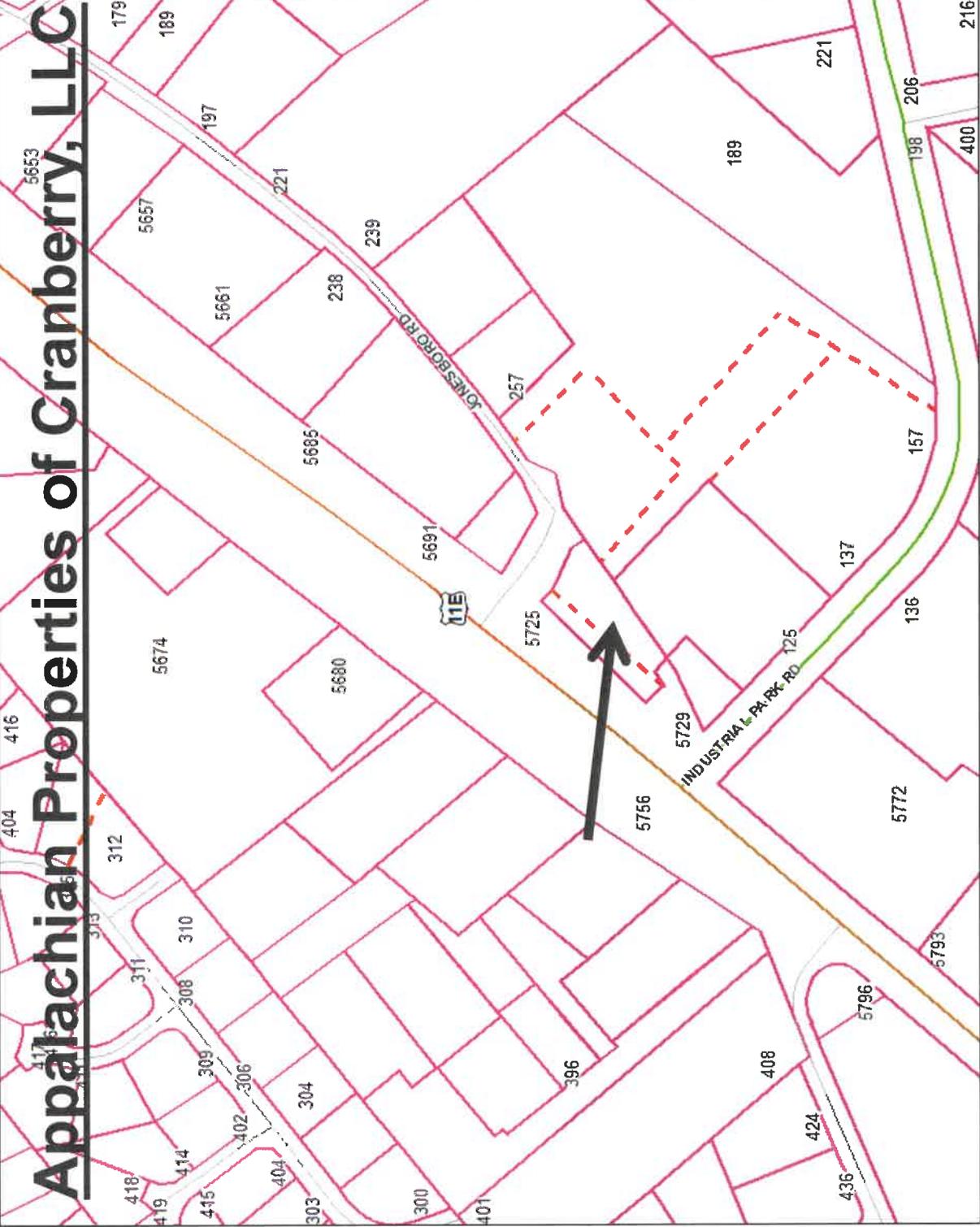
Meeting Notes at Planning Commission:

- *Staff read her report and recommendation. She stated that this property was originally zoned M-1 due to the proximity to the Tri-County Industrial Park; however, it has always been used for business and offices, not industrial of any kind. This rezoning will align the uses with the proper zoning district.*
- *Mr. Smith was present. Laura McMillan motioned to **forward a favorable recommendation** on to the County Commission. Darlene Calton seconded the motion and the vote in favor passed unanimously.*

Address Data Source:
 Sullivan County, Sull Co 911
 Kingsport, Kof GIS
 Johnson City, JC GIS
 Bristol, Bristol 911

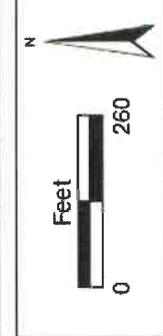
Notice

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Appalachian Properties of Cranberry, LLC

- 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.

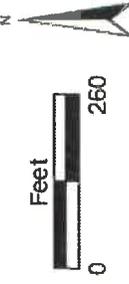
Appalachian Properties of Cranberry, LLC



Address Data Source:
 Sullivan County, Suit Co #11
 Kingsport, TN GIS
 Johnson City, NC GIS
 Bristol, Bristol #11

Notice:
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 other than the assessment of
 areas. It cannot be used to
 establish boundary lines or
 transfer and convey property.
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 practice of land surveying in the
 State of Tennessee should be
 retained for all questions of
 boundary and / or location
 of lot lines.

- Lot Lines
- Thoroughfares
- Arterial
- Collector
- 2019 - Aerial Image



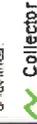
Sullivan County, TN
 Planning and Codes Dept.



Address Data Source:
 Sullivan County, SuCo Co 811
 EngageSoft, K9i GIS
 Johnson City, NC GIS
 Brassi, Bracket 911

Notice:

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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 AE - Base Flood Elevation Determined
- FloodWay Areas in Zone AE

Sullivan County, TN
 Planning and Codes Dept.



Appalachian Properties of Cranberry, LLC

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Notice:

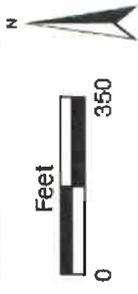
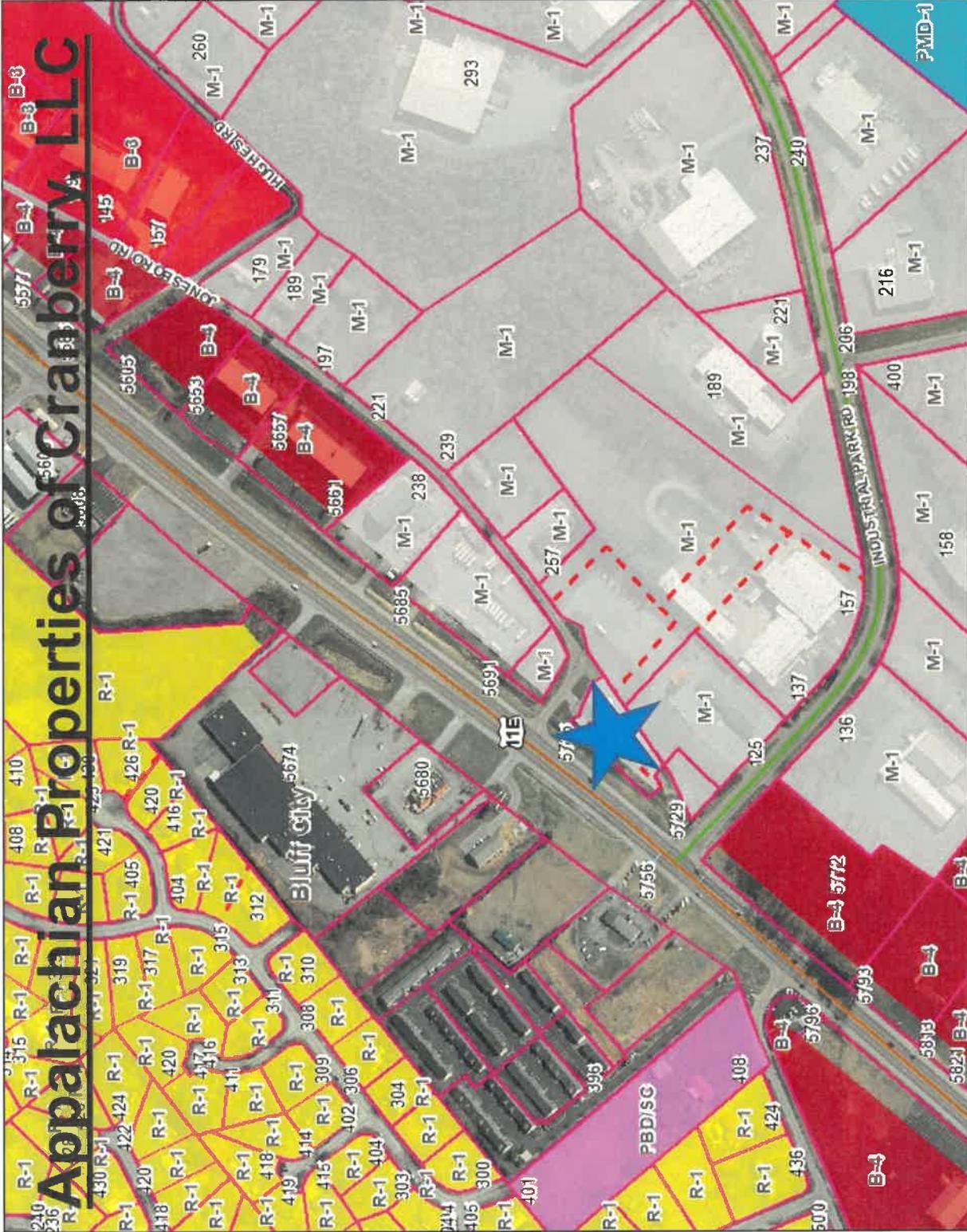
A tax map has no legal standing other than the assessment of areas. It cannot be used to establish boundary lines or transfer and convey property. Aerial imagery is placed to provide a visual context to the zoning. Theoretical lines should be retained for all questions of boundary, title, or location of lots.



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

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- Zone A - No Base Flood Elevation Determined
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- FloodWay Areas in Zone AE

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



Appalachian Properties of Cranberry LLC

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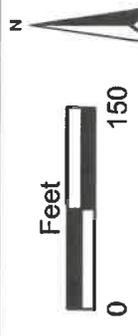
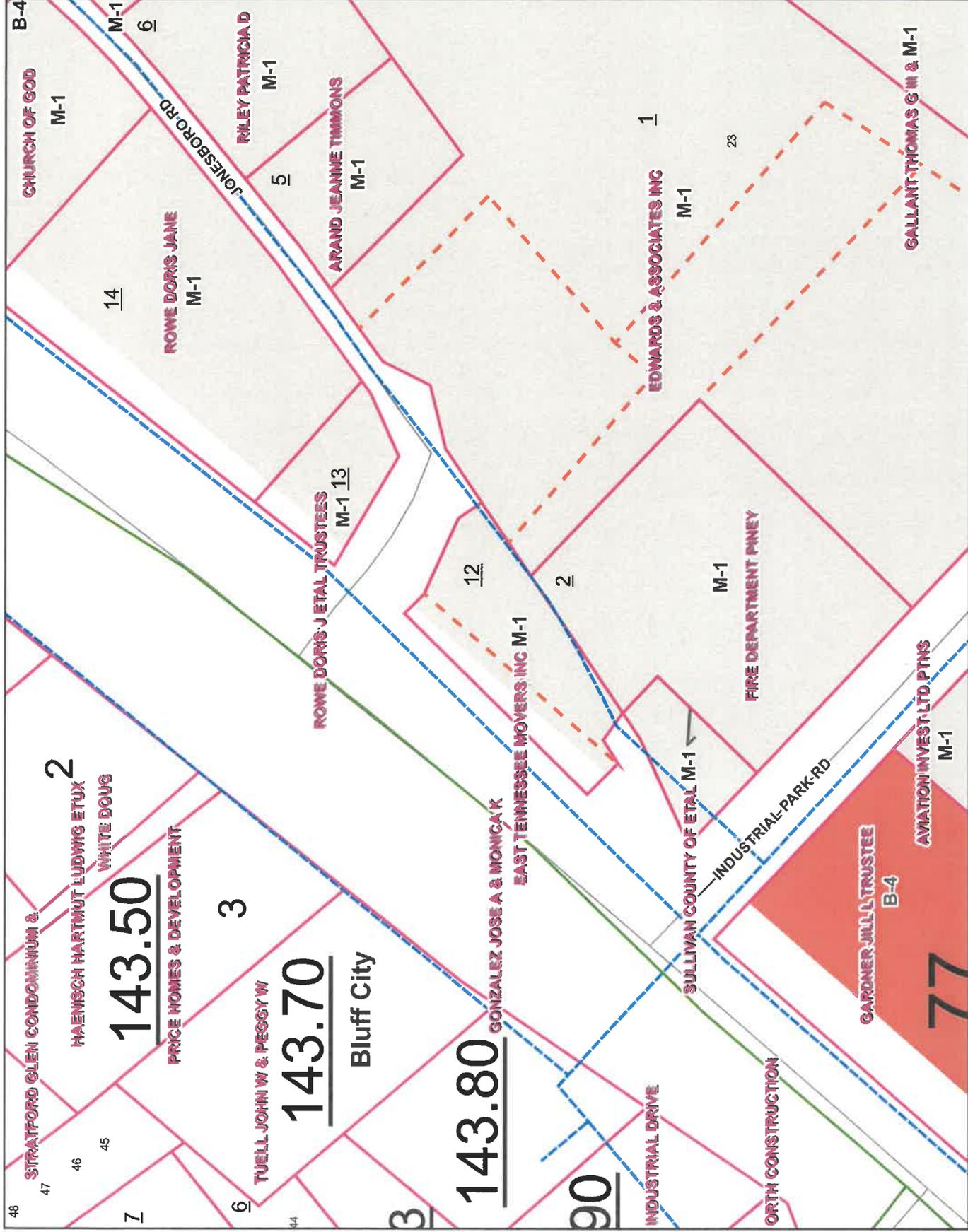
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-  JC Water Lines
-  JC Sewer Lines
-  Lot Lines

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



PMD-1

PMD-2
Address Data Source
Sullivan County: Sul Co 911
Kingsport: Kpt GIS
Johnson City: JC GIS
Bristol: Bristol 911

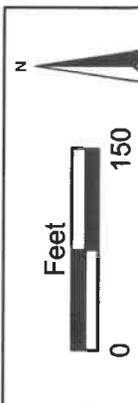
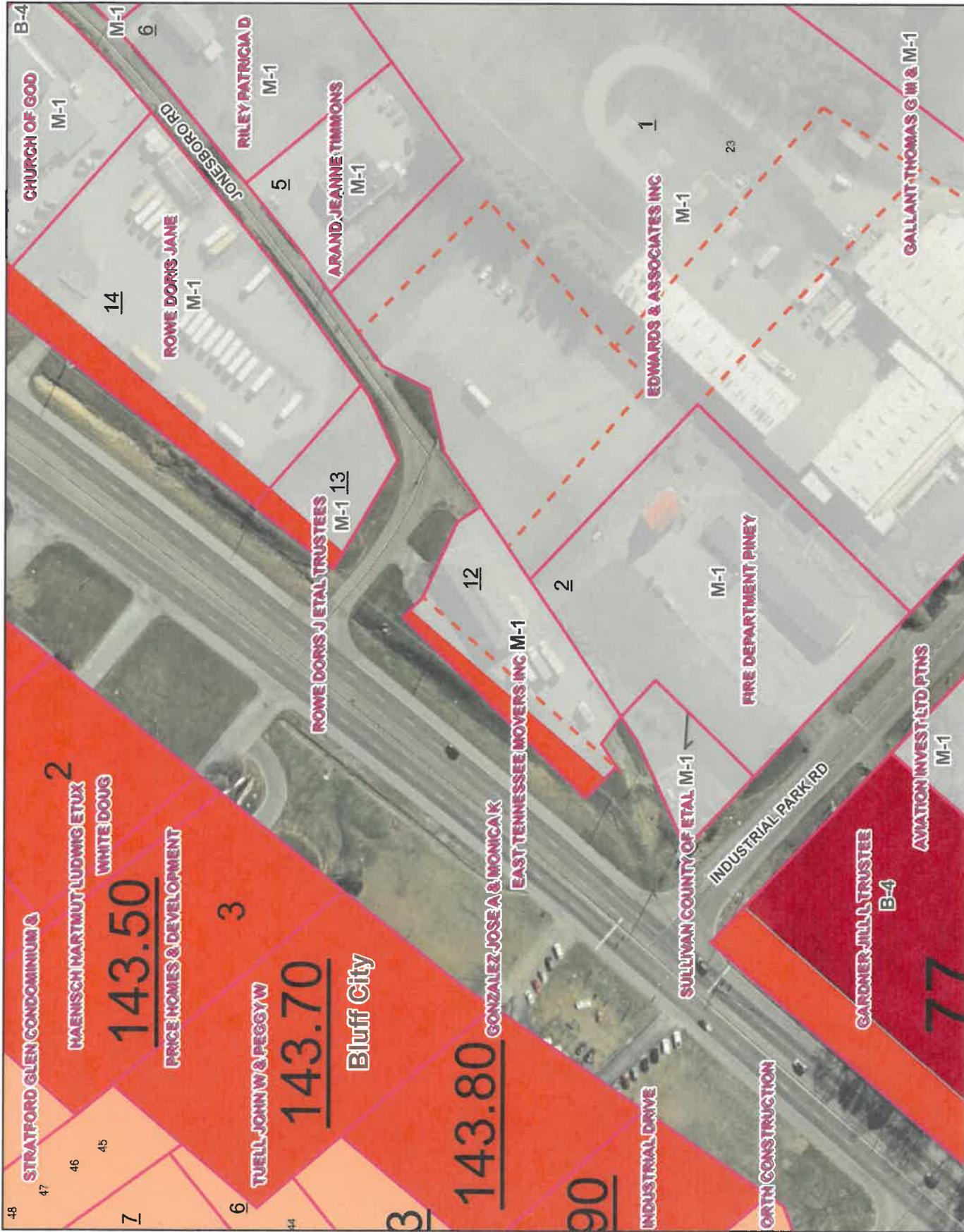
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Water

Sullivan County Zoning

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

2019 - Aerial Image







NOTICE
This property is
under surveillance
24 hours