

PUBLIC NOTICE

Sullivan County Board of County Commissioners will hold a Public Hearing set for Tuesday, December 14, 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) Gerald Begley Jr. requests his property to be rezoned from R-1 to A-2 which is located at 130 Liberty Church Road, Kingsport for purposes of building his primary dwelling and larger detached residential accessory structure and 2) LAR Properties requests their property to be rezoned from R-1 to PBD/SC at 4510 Bristol Hwy, Piney Flats in order to accommodate expansion of the A & L RV Sales Lot, as the current parcel is split zoned commercial and residential; and 3) Jeff Carrier requests his property to be rezoned from R-1 to R-3B at 106 Belle Avenue, Piney Flats in order to redevelop the site for a 3-Unit Townhouse. 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. A copy of these rezoning requests is filed in the Sullivan County Planning & Codes Department located within the Historic Snow House at 3425 Hwy 126, Blountville, TN.

PUB 1T: 11/23/21

PETITION TO SULLIVAN COUNTY FOR REZONING

Sullivan County
Kingsport City Regional

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

Date: 9-28-21

Property Owner: Gerald W. Begley Jr.

Address: P.O. Box 5288 Kpt. 37663

Phone number: 423-384-3910

Email: 4jerry/begley@gmail.com

Property Identification

Tax Map: 121B Group: A Parcel: 017.00
Zoning Map: ~~100~~ 14 Zoning District: ~~R-1~~ Proposed District: A-2
Property Location: 130 Liberty Church Rd Kingsport 37663
Purpose of Rezoning: Increase size for Accessory Structure

Meetings

Planning Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: November 16, 2021

Time: 6:00 PM

Approved:

Denied:

Civil District
#14

County Commission
District 7th

County Commission:

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

Date: December 16, 2021

Time: 6:00 PM

Approved 17 Yes, 1 Abstain, 1 No, 5 Absent

Approved:

Denied:

DEED RESTRICTIONS

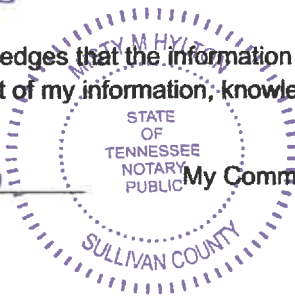
I understand the rezoning does not release my property from the requirements of private deed/Subdivision restrictions.

Owner's Signature: Gerald W. Begley Jr.

Date: 9-28-21

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.

Notary Public: Misty M. Hylton



My Commission Expires: May 22, 2023

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

F1. REZONING REQUEST R-1 TO A-2

FINDINGS OF FACT—

Property Owners: Gerald “Jerry” Begley, Jr.
Applicants: same
Representative: same
Location: 130 Liberty Church Road, Kingsport
Civil district: 14th
Commission District: 7th
Parcel ID: Tax Map 121B, Group a, Parcel 017.00
Subdivision of Record: Division of Buddy & Sue Strickler
PC1101 Growth Boundary: Sullivan County Planned Growth Area
Utility District: Kingsport Public Water
Public Sewer: not available
Lot/Tract Acreage: 3.04
Zoning: R-1
Surrounding Zoning: R-1
Requested Zoning: A-1
Existing Land Use: vacant, wooded
Surrounding Land Uses: residential, vacant,
2006 Land Use Plan: low density residential
Neighborhood Opposition: several calls of inquiry only

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone his property from R-1, Single-family Residential to A-2, Estate Residential/Agricultural to be able to have a large accessory structure.
- The site has 3.04 acres and is part of a small division of property adjacent to another larger tract.
- This area has remained undeveloped while it is surrounded by an established neighborhood.
- In the larger scope, there are still larger tracts in the neighborhood that are zoned A-1.
- The owner plans on relocating to this site and building his primary residence on this property.
- Several neighbors have called expressing concern that the applicant will use the property to store heavy equipment on site. *The owner has stated that his intentions are for his residence only.* His brother owns Begley Development who has a commercial site off Hwy 36, which stores grading equipment. By association he believes are the root of this concern; however, the application is strictly for residential purposes.
- Staff recommends in favor of this request as it suits the property based upon its size and topography while not detracting from the surrounding established neighborhood.

Meeting Notes at Planning Commission:

- *Staff read her report and recommendation.*
- *Mr. Gerald Begley was present and confirmed that he wanted to rezone in order to build his primary residence there and a larger garage than the R-1 zoning allows. He confirmed that while he is a homebuilder, he does not store heavy equipment on his property and confirmed that he has never stored it on his farm in Hawkins County, rather the small bobcat and mini excavator he owns goes from job site to job site. He believes some may be associated with his brother and nephew that run Begley Development along the highway.*
- *Tina Waldo, 116 Liberty Church Road, stated her property adjoins his property. She stated all of the neighborhood was opposed to this rezoning as they did not want it to be commercial of any kind from dog kennels to distilleries.*

- Staff confirmed that the A-2 zoning is indeed still agricultural and estate residential and so dog kennel businesses or distilleries would not be permitted. She explained that the zoning is for his primary dwelling and garage and that no business could be operated out of the garage in this zone. Discussion continued.
- Raeann Duncan, 620 Violet Street, also spoke in opposition, stating that there was a bulldozer on site for a long time already. The board confirmed that as long as he is building his home and garage, the equipment was just part of it as he cleared the wooded lot.
- Cindy Waldo, 116 Liberty Church Road, daughter of Tina Waldo, also spoke. She wanted to confirm that the neighborhood just wanted reassurance that all would be okay.
- Scott Hamilton, 121 Liberty Church Road, stated he was also speaking on behalf of his elderly parents who are 90 and could not attend. Both live near this site. He was also concerned about heavy equipment at this property due to the noise from Begley Development and B&H Equipment owned by Mr. Mullins. These commercial zones near by have ruined the rural character of the neighborhood.
- Angela Adams, 120 Liberty Church Road, stated she was against the rezoning as the property should be left R-1 with limitation of the size of the garage.
- Staff confirmed again the restrictions of A-2 zoning. Mr. Begley confirmed that this was for his primary residence. He currently lives in Hawkins County on 50 acres, and this is downsizing for him. He has stuff that he wants to keep in the dry that are currently in barns and buildings in Hawkins County. He does not like to store his vehicles, and such outside and therefore wanted a bigger garage at his new home.
- Dr. Rouse opined that there is nothing like a good neighbor and hoped that Mr. Begley would hear the comments from his neighbors.
- Linda Brittenham motioned to forward a **favorable recommendation** to the County Commission for this rezoning from R-1 to A-2 as requested. Mary Ann Hager seconded the motion and the vote in favor passed unanimously.

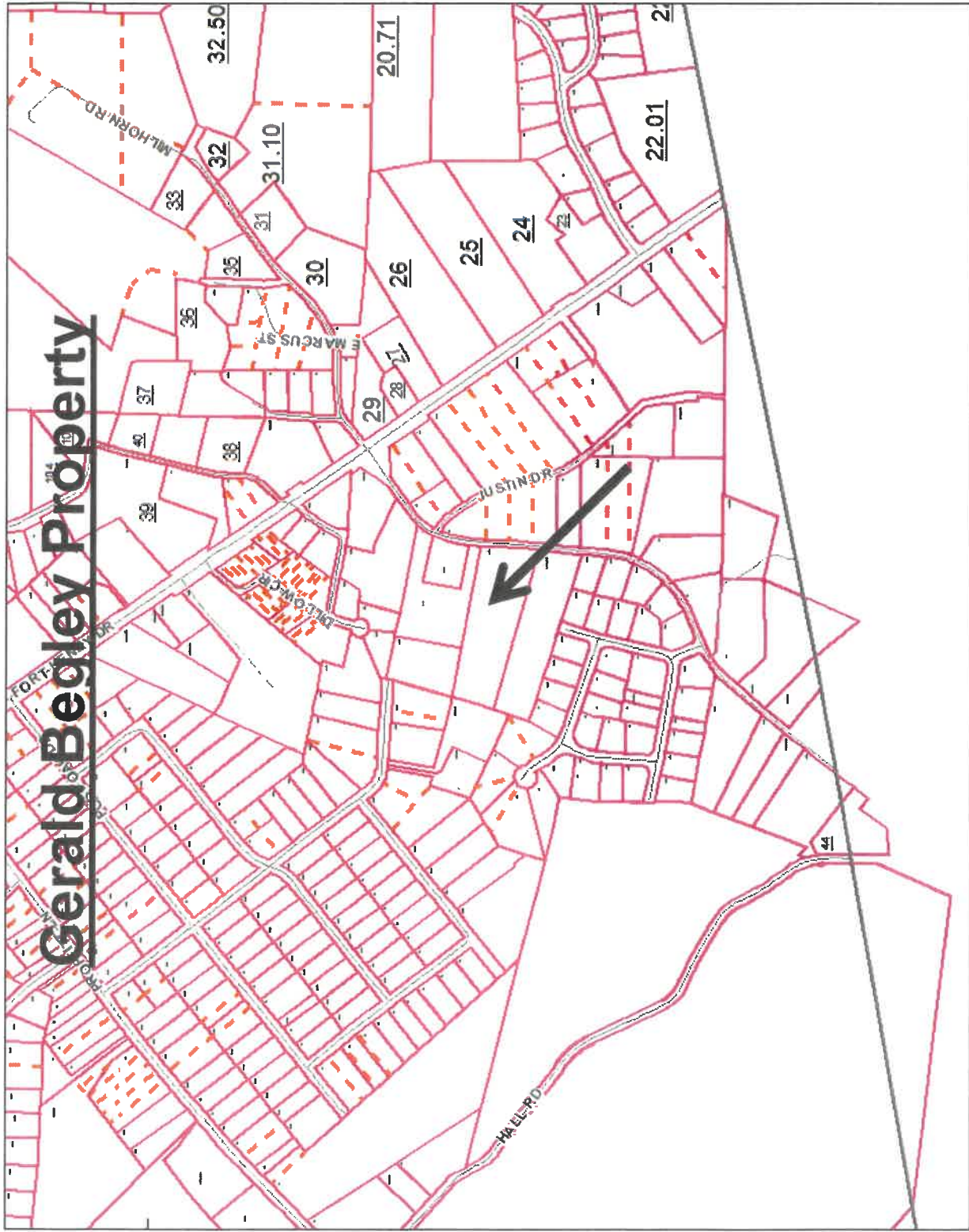
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Sullivan County GIS
Kingsport, TN
Johnson City, TN
Smith, TN

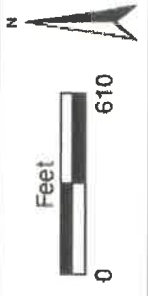
Notice:

This 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 any questions of boundary and/or location of lot lines.

Lot Lines



Gerald Beasley Property



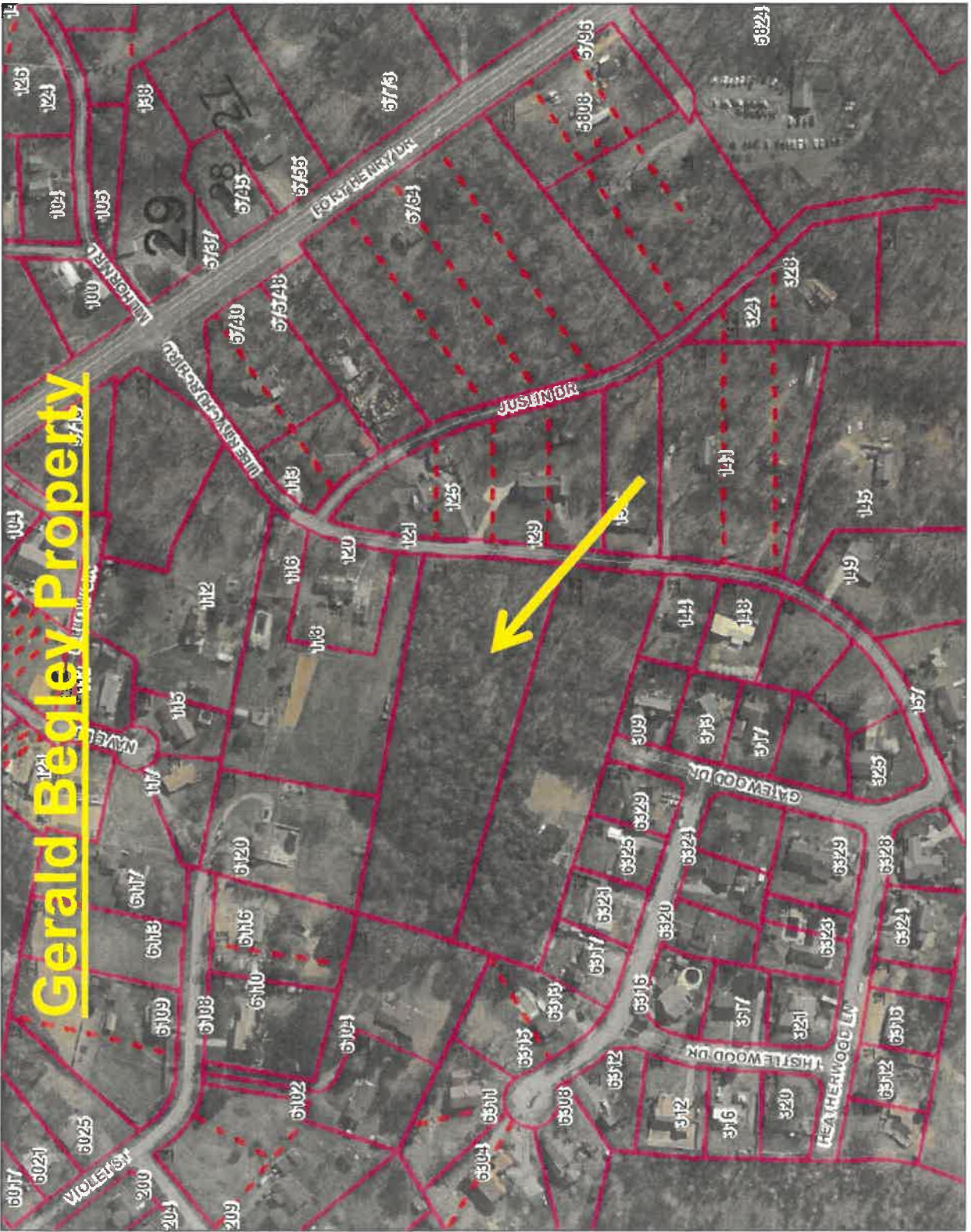
Sullivan County, TN
Planning and Codes Dept.



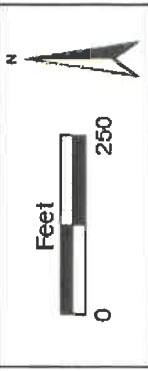
Address Data Source:
 Sullivan County, TN Co 911
 Kingsport, TN GIS
 Johnson City, TN GIS
 Bristol, Bristol 911

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
-  Bristol UGB
-  Kingsport UGB
-  2019 - Aerial Image



Gerald Begley Property



File of Reference R-006 Map (SPRINT) 2007



Sullivan County, TN
 Planning and Codes Dept.

Address Data Source:
 Sullivan County, Sul Co 911
 Engineer, for GIS
 Johnson City, JC GIS
 Bristol, Bristol 911

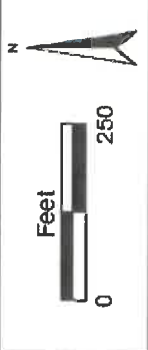
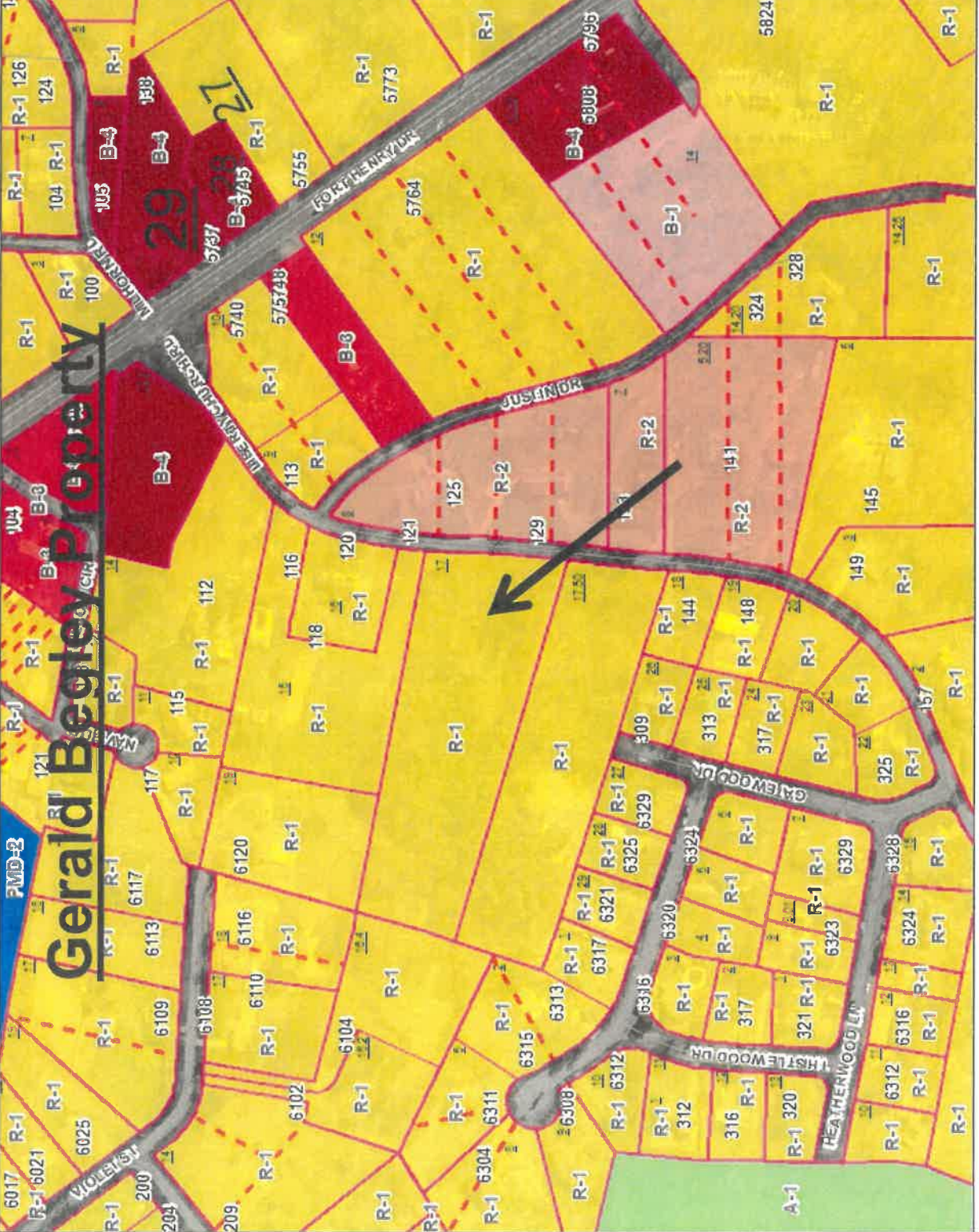
Notice:
 Aerial map has no legal standing
 other than for assessment of
 taxes. It cannot be used to
 establish boundary lines or
 center and corner points.
 A land surveyor licensed to
 practice land surveying in the
 State of Tennessee should be
 retained for all questions of
 boundary lines.
 Kingsport UGB

Kingsport UGB

**Sullivan County
 Zoning**

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

2019 - Aerial Image



Sullivan County, TN
 Planning and Codes Dept.



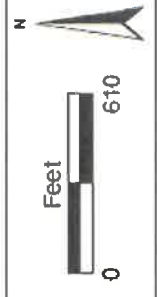
Address Data Source:
 Sullivan County, Sur Co 911
 Kingsport, TN 37615
 Johnson City, TN 37616
 Bristol, TN 37620

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

Lot Lines
 2019 - Aerial Image



Gerald Beasley Property



Sullivan County, TN
 Planning and Codes Dept.



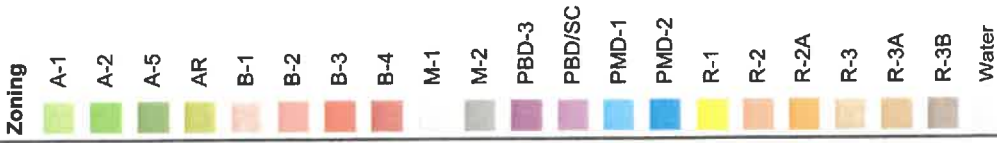


Address Data Source
 Sullivan County, Sull Co 911
 Kingsport: Kpl GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

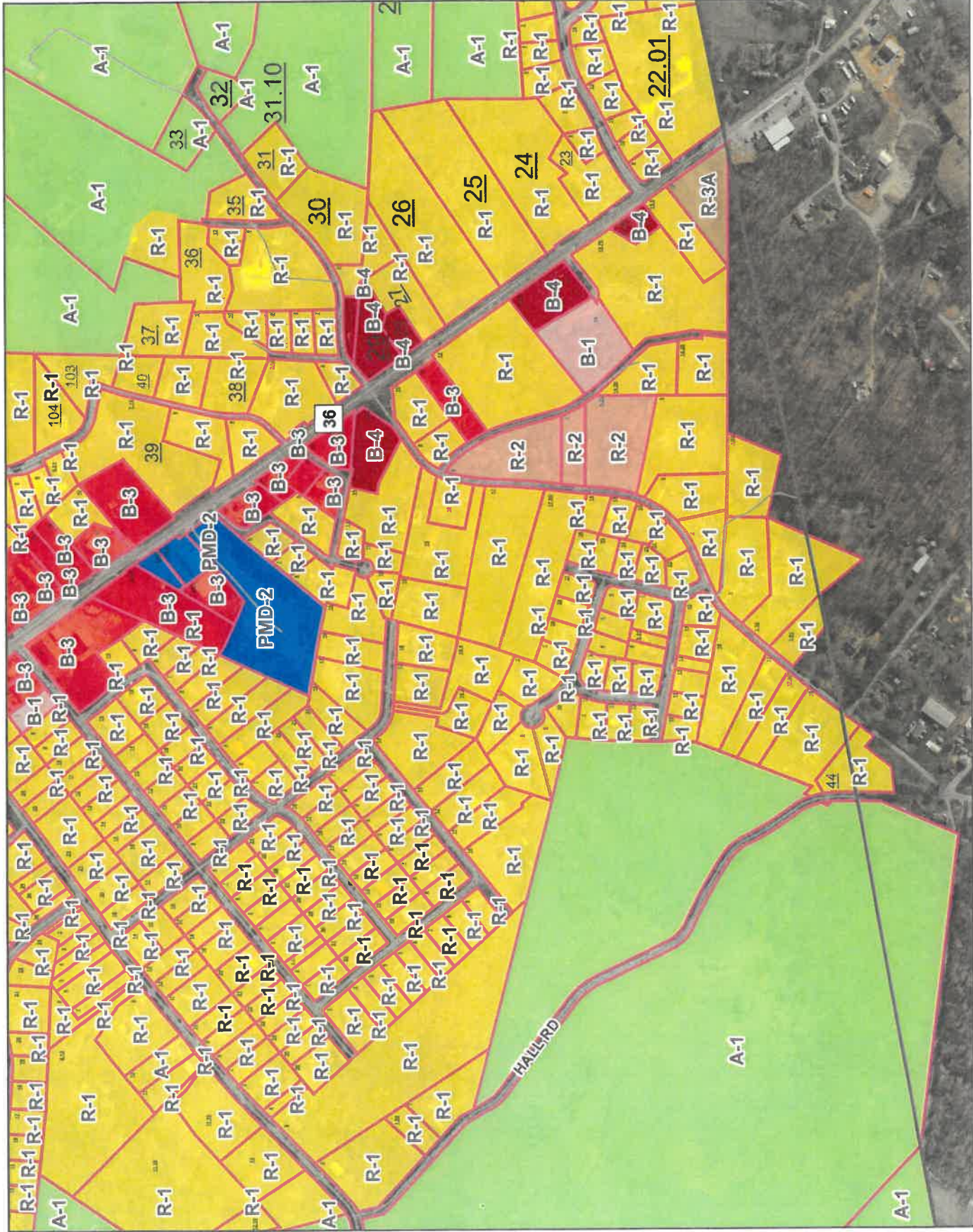
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Sullivan County Zoning



2019 - Aerial Image



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 DATE CHANGE

November 23, 2021

Dear Property Owner:

Please be advised Mr. Gerald Begley has applied to Sullivan County to rezone property located 130 Liberty Church Road from R-1 (Low Density/Single Family Residential District) to A-2 (Rural Agricultural and Open Space District) for the purpose of residential use with a larger accessory structure.

County Commission – 6 PM on December 14, 2021

The meeting will 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 cursive script, appearing to read "A. Torbett".

Ambre M. Torbett, AICP
Director Planning & Codes

mh

Ambre Torbett

From: golddust@chartertn.net
Sent: Tuesday, December 14, 2021 1:43 PM
To: Ambre Torbett
Subject: Rezoning Issues and Concerns for Liberty Church Road
Attachments: image001.jpg; Petiton.jpg; Petiton (2).jpg; Snow Plow 1.jpg; Snow Plow 2.jpg; Snow Plow 3.jpg; Before JTB Development.jpg; IMG_8557.jpg; IMG_8556.jpg; IMG_8429.jpg; IMG_8556.jpg; IMG_8429.jpg; IMG_8424.jpg; Driving Hazzaerd hwy36.jpg; Driving Hazzaerd hwy36.jpg; more hazardous concerns.jpg; Hazard.jpg; IMG_3387.MOV

We are writing to you on behalf of our **residential** community located on Liberty Church Road. Most of the residents have lived here over 25 years and have lived within the zoning laws that have been passed to protect the owners. We have lived here, obeyed our laws, paid property taxes for this property, and deserve first consideration. When we needed a decision based off that, we have had no impact.

I am emailing you pictures of the rezoning approvals that have been made near our property. At the last commission meeting, we were not listened to regarding the changes that were approved in the last two years. These businesses have lowered our property values and have had terrible consequences for our neighborhood. They break every noise ordinance and are environmentally damaging.

- The residents of this community do not want our neighborhood opened to **Spot zoning**.
- A petition signed by every property owner surrounding the property that has been submitted for rezoning was ignored.
- We are all **AGAINST** this rezoning for numerous reasons that were not even considered during the meeting.

We feel that we were not listened to at the last meeting. You should not take the word of the new property owner alone. I was surprised to learn that discussions had taken place with commissioners and these commissioners seem like they were persuaded before we had a chance to speak. We are also concerned of what another owner would be allowed to do if the property were to be sold later. We are your residents, property owners, taxpayers, and voters. The new property owner, Gerald Begley, knew full well that the property he was purchasing was zoned **Residential**. PLEASE do the **right thing** and vote **NO** to rezoning at this meeting.

*Tina Waldo - neighbor
- wants assurances
no businesses*

Brian Waldo

Human Resources Manager

REZONING PROTEST PETITION

We, the undersigned property owners, on this date _____, do hereby protest the rezoning by the Board of County Commissioners of Sullivan County, TN of Residential (existing zoning) to Agriculture A-2 on the following described property:

130 Liberty Church Rd, Kingsport, TN 37663

We, the undersigned, have personally signed this Petition and are owners of real property located within the statutory area of notification related to the area for which the rezoning is sought. This rezoning creates an inconsistency with current zoning ordinance, will result in special damages to the existing area property owners, and negatively affect our property, our solitude, and our families.

Our residence addresses are correctly written after our names.

Note: Print name legible below or beside signature. All owners of the property must sign.

**PRINTED NAME/
SIGNATURE**

**ADDRESS / PROPERTY
DESCRIPTION**

**OWNER ADDRESS
IF DIFFERENT**

<i>John Waldo</i>	116 Liberty Church Rd Kingsport, TN	
<i>Brian Waldo</i>	116 Liberty Church Road Kpt, TN	
<i>Sydney Waldo</i>	116 Liberty Church Road Kpt, TN	
<i>Scott Hamilton</i>	121 Liberty Church Road Kpt, TN	
<i>Mary Ann Hamilton</i>	125 Liberty Ch Rd Kingsport, TN	
<i>Garland Hamilton</i>	125 Liberty Ch Rd. Kingsport, TN	
<i>Kim Thomas</i>	129 Liberty Ch Rd Kpt, TN 37663	
<i>Summer Hamilton</i>	113 Liberty ch rd Kpt, TN 37663	
<i>Rodney Duncanson</i>	113 Liberty Church rd Kpt, TN 37663	
<i>John Duncanson</i>	10120 Violet St Kpt, TN 37663	
<i>Andy Duncanson</i>	10120 Violet St Kpt, TN 37663	
<i>Karissa Duncanson</i>	10120 Violet St. Kpt, TN 37663	
<i>Cassidy Duncanson</i>	6117 Violet St. Kpt, TN 37663	
<i>John Duncanson</i>	6117 Violet St Kpt, TN 37663	

PRINTED NAME/
SIGNATURE

ADDRESS / PROPERTY
DESCRIPTION

OWNER ADDRESS
IF DIFFERENT

Anthony Rolland	1102 Violet St. Kingsport, TN 37603	
Jordan Staked	6102 Violet St. Kingsport, TN 37603	
Rachel & Stephen	121 D. How Circle 37663	
Charlton Spivey	121 Dellen Circle 37663	
Angelica Adams	120 Liberty Church Rd Kingsport TN 37603	
Cathy Parker	279 Beech Park Kpt. TN 37603	
Spivey Spivey	279 Beech Park Kpt. TN -	

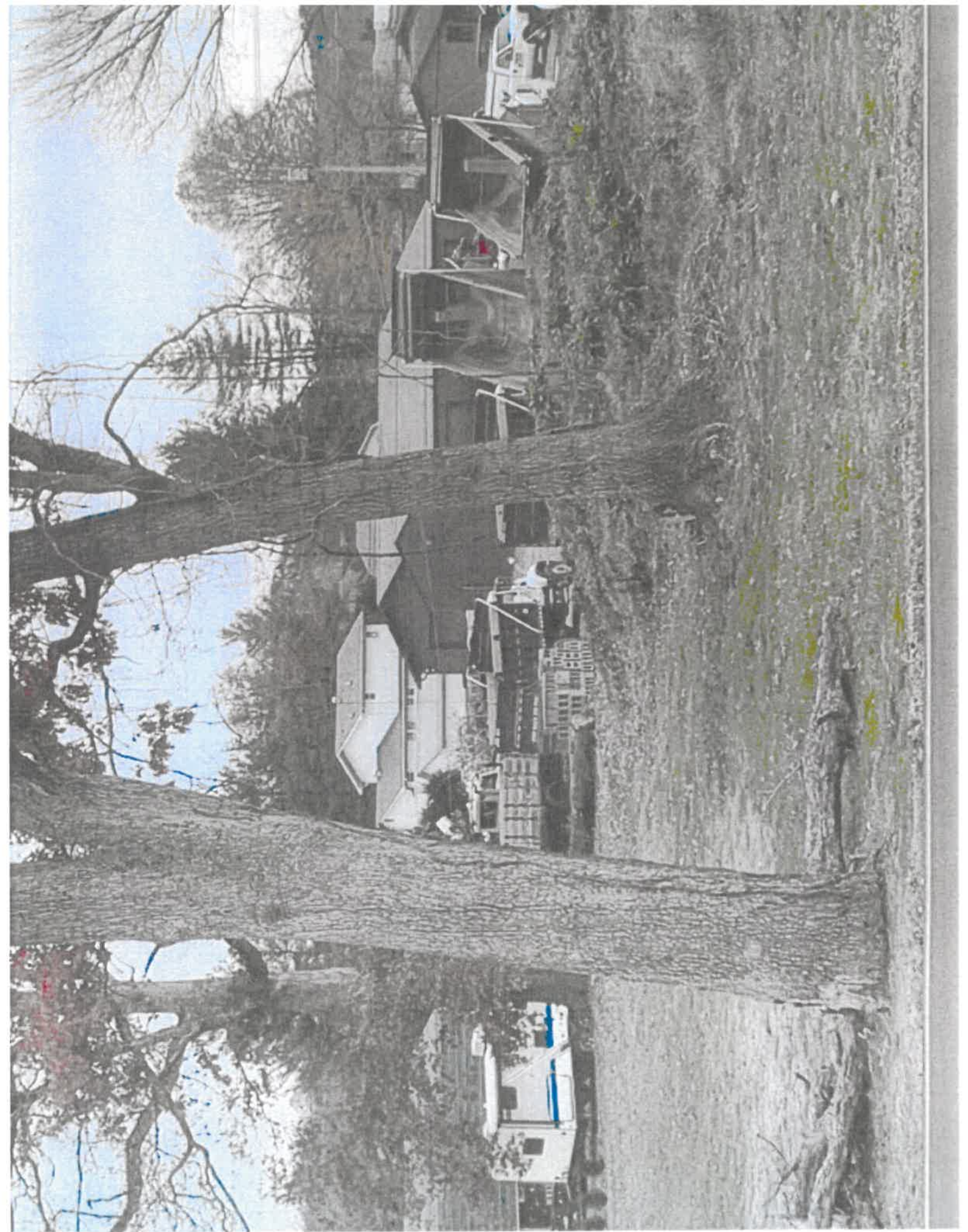




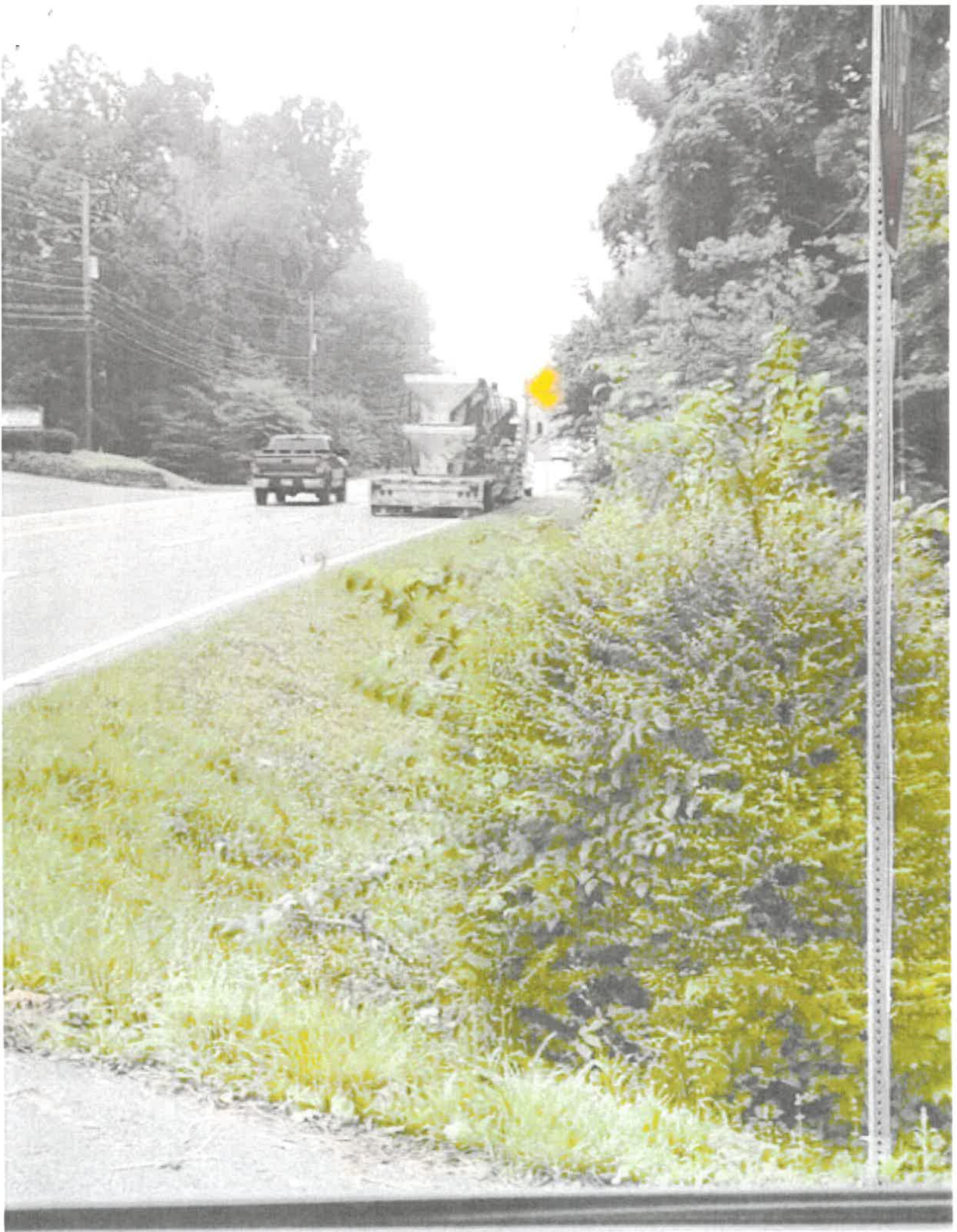














PETITION TO SULLIVAN COUNTY FOR REZONING

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: 9/23/2021

Property Owner: LAR Properties

Address: 4503 Bristol Hwy Johnson City, TN 37601

Phone number: 423-791-2319

Email: rustys@alrvsales.com

Property Identification

Tax Map: 140D Group: C Parcel: 140D C 001.00 001.00
Zoning Map: 31 Zoning District: R-1 Proposed District: PBD/SC Civil District: 9
Property Location: 4510 Bristol Hwy Commission District 5
Purpose of Rezoning: RV Sales location

Meetings

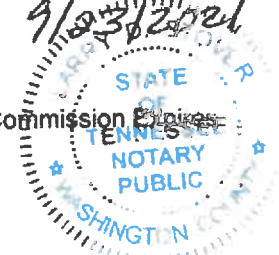
Planning Commission:
Place: Blountville Court house
~~Kingsport City Hall, 415 Broad Street 3rd Floor Kingsport TN~~
Date: November 16, 2021 Time: 6pm
Approved: Denied:

County Commission:
Place: Historic Courthouse 2nd Floor Commission Chambers Blountville, TN
Date: December 16, 2021 Time 6.00 PM
Failed 10 Yes, 2 Abstain, 7 No, 5 Absent
Approved: Denied:

DEED RESTRICTIONS

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

Owner's Signature [Signature]
Notary Public [Signature]

Date 9/23/2021
My Commission Expires 3-2-2022


F2. REZONING REQUEST R-1 TO PBD/SC

FINDINGS OF FACT –

Property Owners: LAR Properties
Applicants: Larry and/or Rusty Stover
Representative: same
Location: 4510 Bristol Hwy, Piney Flats
Civil district: 9th
Commission District: 5th
Parcel ID: Tax Map 140D, Group C, parcel 001.00
Subdivision of Record: Sandra Merkle Property, Lots 6 & 7
PC1101 Growth Boundary: Johnson City Urban Growth Boundary
Utility District: Johnson City Public Water
Public Sewer: Johnson City Public Sewer on the other side of the highway
Lot/Tract Acreage: approximately 4 acres total – R-1 acreage ~ 3 acres
Zoning: R-1 and PBD/SC – currently parcel is split zoned
Surrounding Zoning: R-1, PBD/SC
Requested Zoning: PBD/SC
Existing Land Use: vacant
Surrounding Land Uses: commercial, office, residential, vacant
2006 Land Use Plan: Commercial
Neighborhood Opposition: no one has called or written prior to meeting

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone his property from split zoning of R-1 and PBD/SC to just PBD/SC, Planned Business District/Shopping Center.
- When Sandra Merkle subdivided her land along Hwy 11E and Austin Springs Road, she used the natural ridge line as a point in the field to propose her rezoning request from residential to split zoning. Most of the lots that front along Austin Springs Road have been developed as single-family homes, while most of the lots fronting along Hwy 11E/Bristol Hwy have been developed commercially. This parcel is split zoned, which makes it difficult to develop either way. The access to this parcel is on the highway and thus lends itself to commercial development rather than one dwelling. The applicants purchased this property in 2004 and have not been able to develop it. They own A & L RV across the highway and would like to expand their RV storage lot to this property.
- The site has recently been graded and stabilized, which included an engineered detention pond and buffering.
- The engineer secured plans approval and TDEC approval for the stormwater management plan as installed.
- Staff recommends in favor of this rezoning request as it conforms to the surrounding highway zoning, Land Use Plan and Policies, and has the public infrastructure and highway frontage to support the intended land use. This property, while vacant for decades, does not appear to be suitable for a single-family dwelling or future residential development given the surrounding commercial land uses.
- The owner sought rezoning of this property several years ago and was approved by the Planning Commission but denied by the County Commission due to the concerns of the residents along Austin Springs Road. Staff opines that those concerns have been remedied through the improved stormwater management system and buffering plan in place.

Meeting Notes at Planning Commission:

- *Staff read her report and findings.*
- *Russel Stover was present and stated that he would like to use the rest of the property for a future RV Sales lot, but not storage. He has another line of RVs his sells and the manufacturer required them to be on a separate lot from his existing business across the highway. He stated that he already constructed the engineered detention basin and berm to ensure run-off does not run onto the residential properties to the rear. He stated there are substantial*

evergreen trees in place, but he would be willing to add more buffering and fencing as well. He stated he would do anything the county required in order to be a good neighbor; he just needs to be able to use his property. He does not want to be annexed by the city.

- Sharon Tomlinson, 1284 N. Austin Springs Road, was present and spoke against this rezoning request. She submitted three letters from her fellow neighbors who were also in opposition to the commercial rezoning.
- She stated that their homes ranged from \$500,000 to \$2 million and they wanted to protect their investment and enjoy their backyards. She was concerned over maintenance of the grounds and impact to the families.
- Lisa Berrigi (not signed in) 1264 N. Austin Springs Road, spoke in opposition. She stated she directly adjoins this property on the corner and has a clear shot of the gravel lot. She stated that since her cleared the lot, took down the high point of the lot to create the detention pond, she can hear the noise from the highway.
- Alan Steven, 1264 N. Austin Springs Road, stated that he too wanted more trees planted back to diffuse the noise from the highway.
- Discussion followed. Staff approached the podium (well) and showed the grading plan to Mrs. Tomlinson.
- Dr. Rouse stated that there was a lot of discussion on hypothetical scenarios without the benefit of the future buffering and fencing as required if rezoned. She recommended more trees to be planted along the rear behind the pond.
- Dr. Rouse motioned to forward a **favorable recommendation** onto the County Commission for this rezoning request. Laura McMillan seconded the motion and the vote in favor passed 7 yes, 1 no, 1 absent. Chairman Webb asked Commissioner Calton to relay the buffering concerns to the Commission.

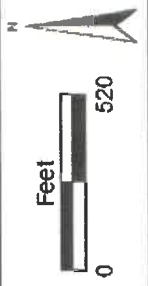
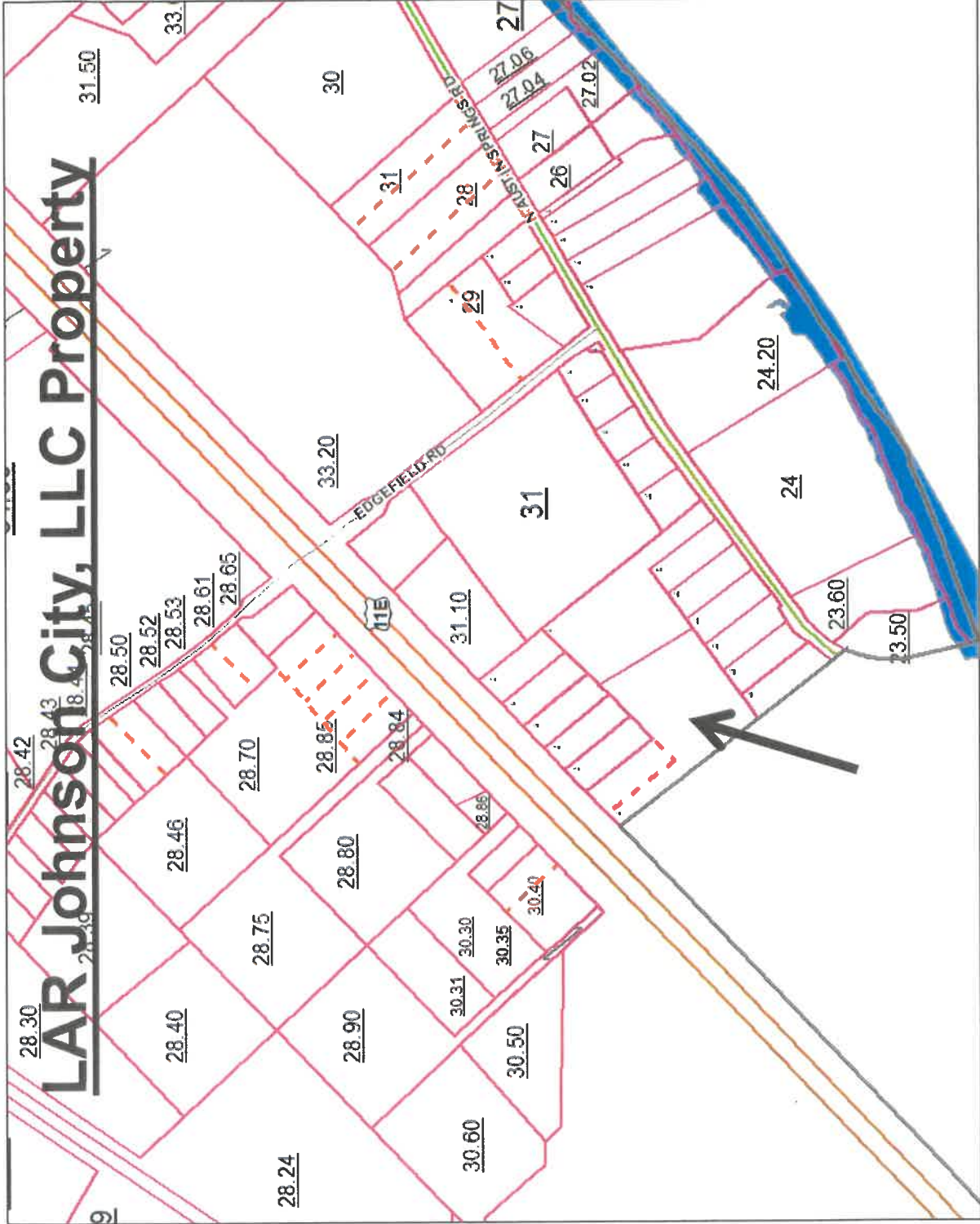
Address Data Source:

Sullivan County, Sul Co 911
Kingsport, TN GIS
Johnson City, JC GIS
Blount, Blount 911

Notices:

A taxpayer 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 and 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



Sullivan County, TN
Planning and Codes Dept.



Address Data Source:
 Sullivan County, Sul Co 911
 Ferguson, NC GIS
 Johnson City, NC GIS
 Brasel, Brasel 911

Notice:

A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or convey and conveyance, or to determine the location of easements and conveyances. The information should be used for informational purposes only. If you have any questions or need more information, please contact the Planning and Codes Department at (813) 241-1111 or visit our website at www.sullivancounty.com.

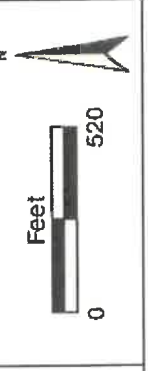
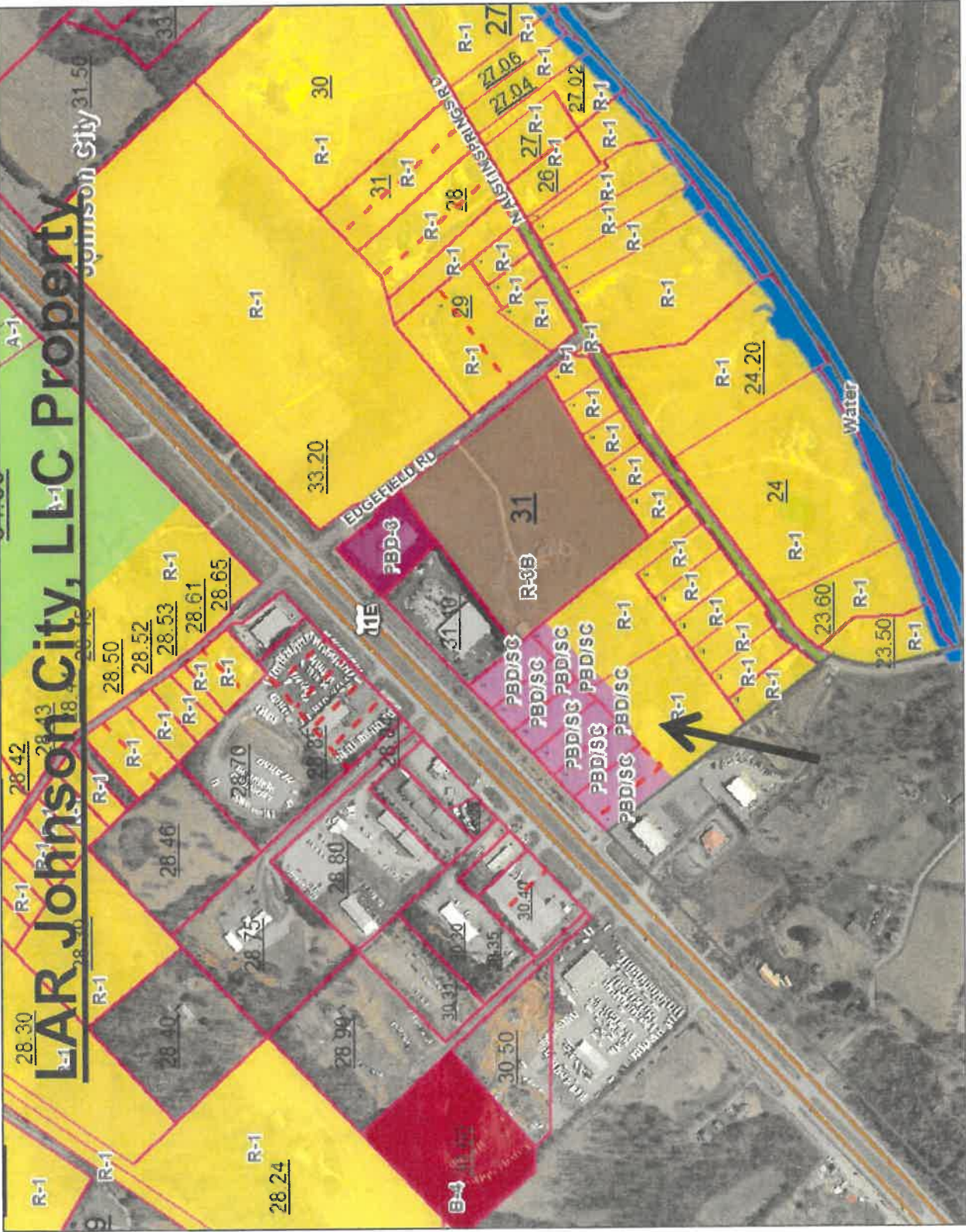


Sullivan County

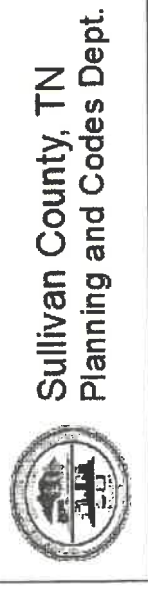
Zoning

- 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



Sullivan County, TN
 Planning and Codes Dept.



Food Incentives Rule Map (FIRM) 2007

- 1.0000 - 1.9999
- 2.0000 - 2.9999
- 3.0000 - 3.9999
- 4.0000 - 4.9999
- 5.0000 - 5.9999

Address Data Source:
 Sullivan County Sur. Co 911
 Englehart, Gar GIS
 Johnson City, TN GIS
 Bristol, Bristol 911

Notice:

Always use the legal standing
 over their no assurance of
 data. Cannot be used to
 establish boundary lines or
 easements.
 Aerial imagery is provided to
 assist in land surveying in the
 field. Aerial imagery should be
 obtained for all queries and/or
 planning purposes.

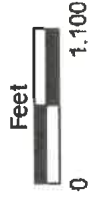
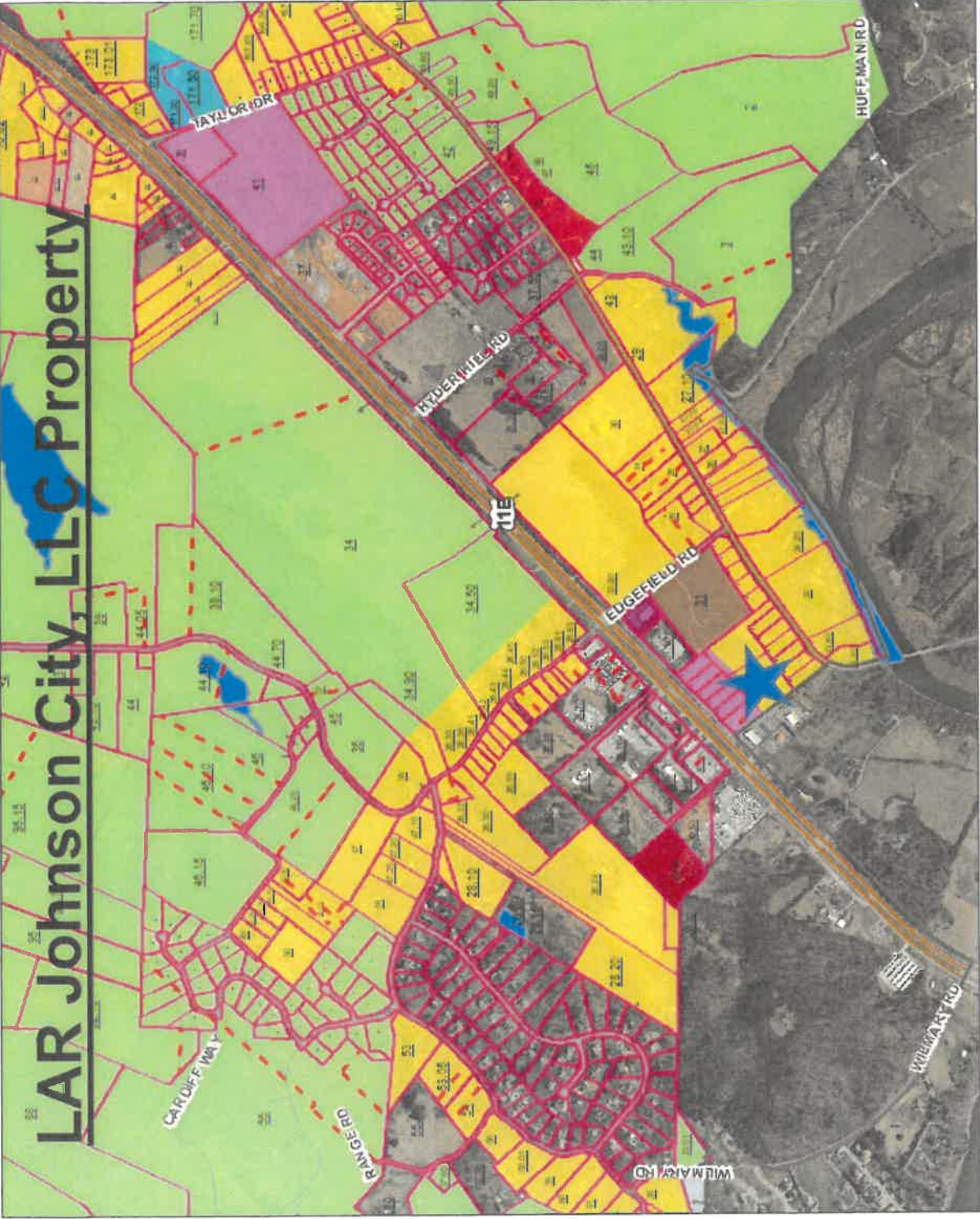
Collector

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

2019 - Aerial Image



Flood in 100-year Flood Map (FIRM) 2007



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 DATE CHANGE

November 23, 2021

Dear Property Owner:

Please be advised LAR Johnson City, LLC has applied to Sullivan County to rezone property located at 4510 Bristol Highway from R-1 (Low Density/Single Family Residential District) to PBD/SC (Planned Business District/Shopping Center) for the purpose of recreational vehicle sales.

County Commission – 6:00 PM on December 14, 2021

The meeting will be 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 cursive script, appearing to read "A. Torbett".

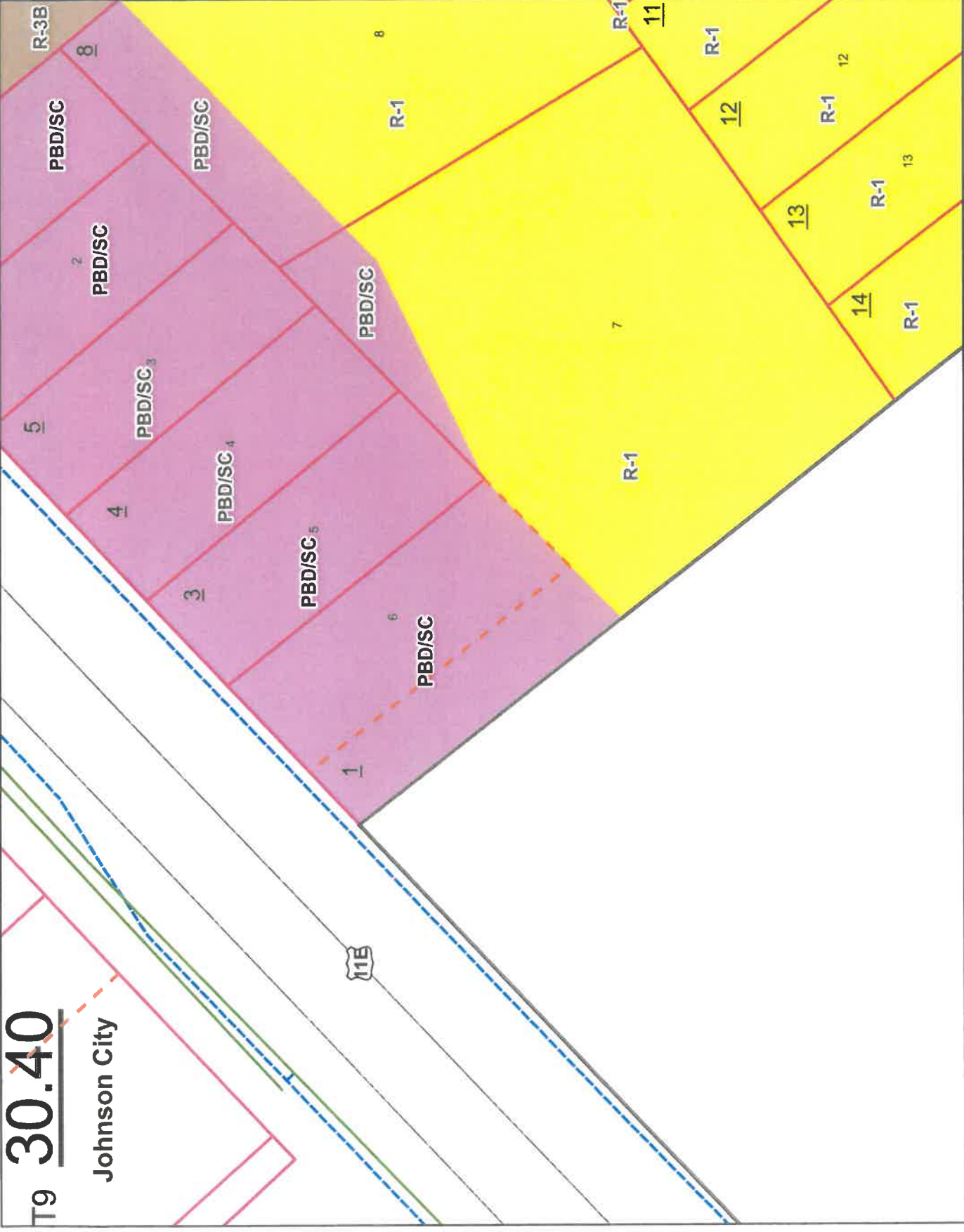
Ambre M. Torbett, AICP
Director Planning & Codes

mh



T9 **30.40**

Johnson City



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

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





Planning and Codes Department
3425 Highway 126
Blountville, TN 37617

November 16, 2021

To Whom it May Concern:

My wife and I have resided at 1260 N Austin Springs Rd for over 20 years. Ours is a quiet neighborhood with extremely well-kept homes. I write regarding the rezoning request of 10/25/21 re. property at 4510 Bristol Hwy.

We object to this request, feeling the rezoning would be detrimental to the appearance of the neighborhood and could result in the devaluation of our property. We also find it peculiar that preparation of the property preceded this request.

We believe that should the applicant's request be granted, serious steps should be taken to mitigate sound and light emanating from the property toward our neighborhood.

I regret that we will not be able to attend this evening. Please pass this letter to the commissioners.

Sincerely,

Wendell and Andrea Gates

1260 N Austin Springs Rd

Piney Flats, TN 37686

(423) 915-0855

received
11/16/2021

Planning and Codes Department
3425 Highway 126
Blountville, TN 37617

November 16, 2021

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Sincerely,



Wendell and Andrea Gates

1260 N Austin Springs Rd

Piney Flats, TN 37686

(423) 915-0855

Received
11/14/2021

Planning & Codes Department,
3425 Highway 126,
Blountville, TN 37617

November 8, 2021.

Dear Sir/Madam,

I currently reside at 1280 N. Austin Springs road, Piney Flats, TN 37686, and am writing in regard to the Notice of Rezoning Request dated 10/25/2021 which pertains to property at 4510 Bristol Highway. This property adjoins my land at the rear of my home, and those homes of several neighbors.

I wish to record my objection to the rezoning request as I feel that it is not only detrimental to the appearance of the area, but also will have a negative impact on the value of not only my home, but also those of my neighbors. Frankly, it was surprising to me that the applicant had prepared the land well in advance of the application.

Should the applicant be prepared to *document his intention* to completely screen his business from our view, and also take steps, as far as reasonably practical, to ensure that lighting is directed away from our residential area, my objections may be withdrawn. I therefore ask that fast growing trees suitable for this purpose be planted at the boundary between our homes and this business, on or near the top of the hill.

My family will be unable to attend the meetings scheduled in Blountville, and we request that this letter be passed to the Commissioners as needed.

Thank you for your attention to this matter.

Sincerely,

Roger Conway
423 946 5480
Captrogerc@aol.com

Received
11/16/2021

Planning & Codes Department

3425 Highway 126

Blountville, TN 37617

November 16, 2021

Dear Sir/Madam,

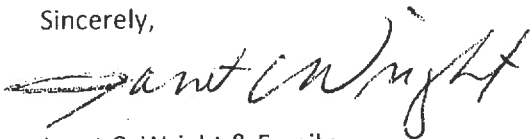
I currently reside at 1263 N. Austin Springs Road, Piney Flats, TN 37686. I am writing this letter in regards to the Notice of Rezoning Request dated 10/25/2021 which pertains to property 4510 Bristol Highway. This property is across the road from my property.

I would submit this letter as record of my objection to the rezoning request. The rezoning of this property is detrimental to the many homeowners on our portion of North Austin Springs Road. It would not only devalue our property but negatively impact quality of life for the residents of this area. The homeowners affected pay large property tax assessments to Sullivan County and I feel our concerns should be given careful consideration.

I am unable to attend tonight's meeting and request this letter be given to the Commissioners/ Board Members.

Thank you for your consideration of my family's objection to this rezoning request.

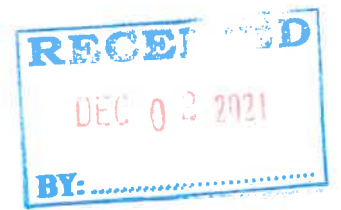
Sincerely,



Janet C. Wright & Family

423-956-2570

Jwright3@hotmail.com



Planning & Codes Department,
3425 Highway 126,
Blountville, TN 37617

November 8, 2021.

Dear Sir/Madam,

I currently reside at 1280 N. Austin Springs road, Piney Flats, TN 37686, and am writing in regard to the Notice of Rezoning Request dated 10/25/2021 which pertains to property at 4510 Bristol Highway. This property adjoins my land at the rear of my home, and those homes of several neighbors.

I wish to record my objection to the rezoning request as I feel that it is not only detrimental to the appearance of the area, but also will have a negative impact on the value of not only my home, but also those of my neighbors. Frankly, it was surprising to me that the applicant had prepared the land well in advance of the application.

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Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "R. Conway".

Roger Conway
423 946 5480
Captrogerc@aol.com













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: 10/8/2021

Property Owner: Jeff Carrier

Address: 106 Belle Ave Piney Flats TN 37686

Phone number: 423-791-0441

Email: jcarrier1200@gmail.com

Property Identification

Tax Map: 1240	Group: B	Parcel: 020.00	
Zoning Map: 26	Zoning District: R-1	Proposed District: R-3B	Civil District: 09
Property Location: 106 Belle Ave Piney Flats TN 37686			Commission District: 5
Purpose of Rezoning: Convert to multi family			

Meetings

Planning Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: November 16, 2021

Time: 6 PM

Approved:

Denied:

County Commission:

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

Date: December 16, 2021

Time: 6:00 PM

Approved 19 Yes, 5 Absent

Approved:

Denied:

DEED RESTRICTIONS

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

Owner's Signature: 

Date: 10-8-2021

Notary Public: _____

My Commission Expires: _____



Received
12/14/2021
@ hearing
PETITION:

This is a petition **against** the rezoning of property located at 4510
Bristol Highway from R-1 (residential) to PBD/SC (Commerical).

This rezoning would have a determinable effect on our neighborhood.

- (1) View
- (2) Noise
- (3) Lights
- (4) Lower the value of residential property

If you agree with this petition please sign below:

<u>Date</u>	<u>Name</u>	<u>Address</u>
12/4/21	Sharon & Richard Tomlinson	1284 N Austin Springs Piney Flats, TN 37686
(1)		
(2)	Roger & Beverly Conway	1280 N. AUSTIN SPRINGS RD PINEY FLATS 37686.
(3)	Jerry & Michael Fagan	1288 N AUSTIN SPRING PINEY FLATS 37686
(4)	Liana Joler	1276 N. Austin Springs Rd. Piney Flats, TN 37686

(5) Pat & Jerry Davis

1301 Austin Spgs Rd
Piney Flats, TN

(6) Matthew & Eunbi Wilson

1297 N Austin Springs Rd
Piney Flats TN

(7) Wendell & Andrea Gates

1260 N. Austin Springs Rd
Piney Flats, TN 37686

(8) Alan ~~Jensen~~ ^{DS} & Lisa Hubing

1264 N. Austin Spring Rd.
Piney Flats, TN 37686

(9) Janet & Dwight
W. Dennis Wright

1263 N. Austin Springs Rd
Piney Flats TN 37686

(10) Chelsea Wright
Megan Wright

1263 N. Austin Springs Rd
Piney Flats, TN 37686

F3. REZONING REQUEST R-1 TO R-3B

FINDINGS OF FACT –

Property Owners: Jeff Carrier
Applicants: same
Representative: same
Location: 106 Belle Avenue, Piney Flats
Civil district: 9th
Commission District: 5th
Parcel ID: Tax Map 124O, Group B, Parcel 020.00
Subdivision of Record: Golden Gates Subdivision
PC1101 Growth Boundary: Johnson City Urban Growth Boundary
Utility District: Johnson City Public Water
Public Sewer: Johnson City Public Sewer
Lot/Tract Acreage: 66, 67, 68 and 69 of the Golden Gates Subdivision
Zoning: R-1
Surrounding Zoning: R-1, PBD and Bluff City B-4
Requested Zoning: R-3B
Existing Land Use: vacant
Surrounding Land Uses: residential, insurance office and Dollar Tree in county, Century Link and Pharmacy
2006 Land Use Plan: Residential and within Future Redevelopment 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 his property from R-1/Single-Family Residential to R-3B/High Density/Single Family to redevelop the site for 3 residential units.
- Staff recommends in favor of this rezoning request as it would serve as a good transitional zoning between the existing surrounding commercial land uses and zoning districts and the single-family land uses. This site has public utilities to support the increased density of units and in keeping with the recent trend of multi-family developments within this neighborhood.







Meeting Notes at Planning Commission:

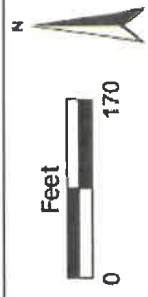
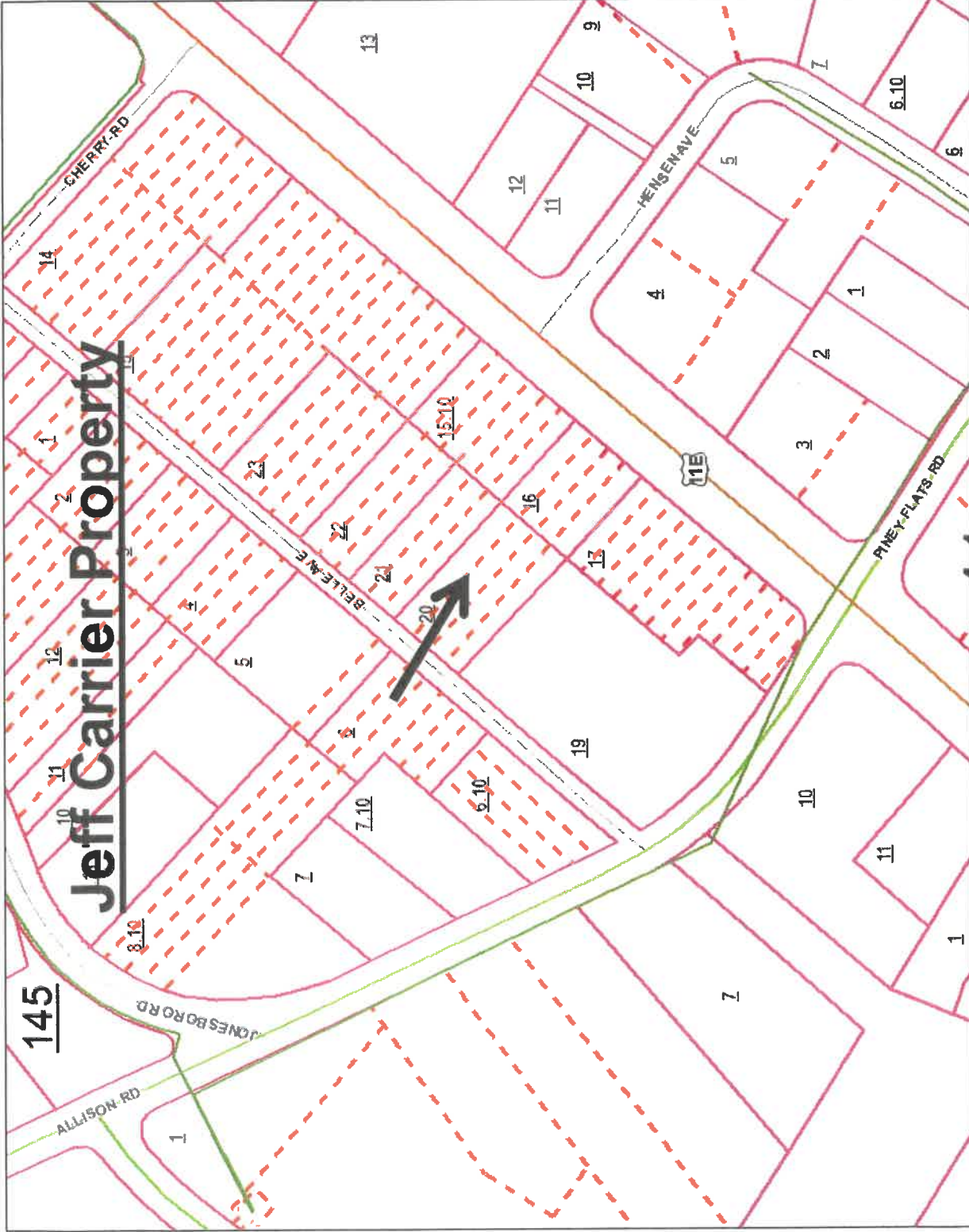
- *Staff read her report and recommendation. Mr. Carrier was present to answer any questions.*
- *Staff confirmed that public sewer was available to achieve the density of 3 units and this would be a good transitional zoning between existing businesses and residential.*
- *Mary Ann Hager motioned to forward a favorable recommendation on to the County Commission for this rezoning request.*
- *Don Mumpower and others seconded the motion and the vote in favor passed unanimously.*

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


Notice:

This map has no legal standing other than the appointment of lots. 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.

-  Bristol Water Lines
-  Bristol Sewer Lines
-  Lot Lines
-  Thoroughfares
-  Arterial
-  Collector



Revised to reflect State Map (PDR) 2007









Sullivan County, TN
 Planning and Codes Dept.

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

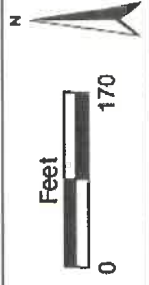
Notice:

As a map user, you are not legal, sending other than the assessment of users. 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 a "question of boundary and/or location of lot lines".

-  Bristol Water Lines
 -  Bristol Sewer Lines
 -  Lot Lines
 -  Thoroughfares
 -  Arterial
 -  Collector
- 2019 - Aerial Image



Jeff Carrier Property



Sullivan County, TN
 Planning and Codes Dept.



Address Data Source:
 Sullivan County, TN
 Knight: Kat GS
 Johnson City, TN
 Best: D-201911

Notice:

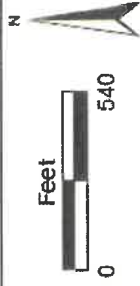
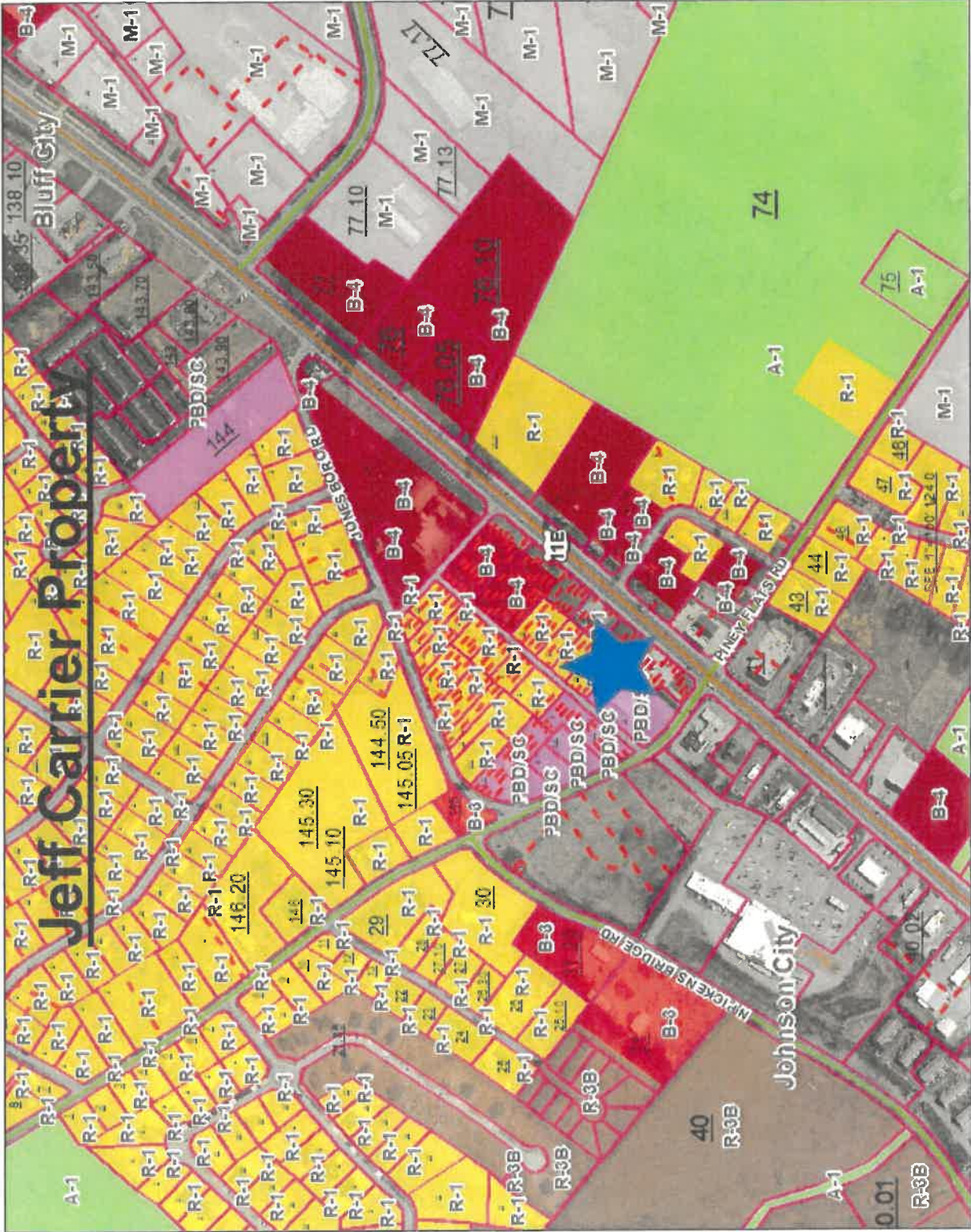
Atkins has no legal standing over the assessment of a parcel. It cannot be used to establish boundary lines or resolve any property. A final plat will be prepared as practice and surveying in the field. The information should be retained for all situations of a parcel.

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



Parcel Information Map (PIM) 2007

Sullivan County, TN
 Planning and Codes Dept.



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

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Lot Lines

Sullivan County Zoning

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

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 DATE CHANGE

November 23, 2021

Dear Property Owner:

Please be advised Mr. Jeff Carrier has applied to Sullivan County to rezone property located at 106 Belle Ave from R-1 (Low Density/Single Family Residential District) to R-3B (High-Density/Single-Family Homes) for the purpose of building a triplex.

County Commission – 6 PM on Tuesday, December 14, 2021

The meeting will be 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







