

Zoning Plan: Rezoning Requests and/or Zoning Text Amendments

SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

March 17, 2022

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	12/17/2021	Larry Puckett	yes	yes	yes	Sullivan County	R-1	A-1	5th	4th
2	1/4/2022	Matthew & Jessica Means	none	yes	yes	Sullivan County	R-1	B-3	18th	7th
		Extensive Impact Facilities amendment to require comprehensive site plan review by Planning Commission (see packet)								
Voting Summary:										
Name	Case Order	yes	no	pass	absent	Approved (yes or no)				
Puckett	1									
Means	2									

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

PUBLIC NOTICE

Sullivan County Board of County Commissioners will hold a Public Hearing on **Thursday, March 17, 2022 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) Larry Puckett** request his property at 512 Pleasant Hill Road, Blountville to be rezoned from R-1 (single-family residential) to A-1 (General Agricultural/Residential) for a larger proposed garage (Parcel ID: 080B/B/027.00); **2) Matthew and Jessica Means** request their property at 2122 Hwy 75, Blountville to be rezoned from R-1 to B-3 (General Business) for purpose of renovating the house and converting it to a commercial office building (Parcel ID: 079/090.00). These Zoning Map Amendments have been reviewed by the appropriate regional planning commission and shall be considered for final 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 . Copies of these amendments are filed in the Sullivan County Planning & Codes Department located within the Historic Snow House at 3425 Hwy 126, Blountville, 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: 12/17/2021

Property Owner: Larry Puckett

Address: 1557 Riverside Road Bluff City TN 37618

Phone number: 228-697-1654

Email: thehillbilly55@bellsouth.net

Property Identification

Tax Map: 080B Group: B Parcel: 027.00
Zoning Map: 17 Zoning District: R-1 Proposed District: A-1 Civil District: 05
Property Location: 512 Pleasant Hill Rd Commission District: 4
Purpose of Rezoning: For a bigger accessory structure

Meetings

Planning Commission:

Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN

Date: February 15, 2022 Time: 6 PM
7 yes / 2 absent

Approved: Denied:

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers!3411 Highway 126!Blountville, TN

Date: March 17, 2022 Time: 6:00 PM
APPROVED 23 YES, 1 ABSENT

Approved: Denied:

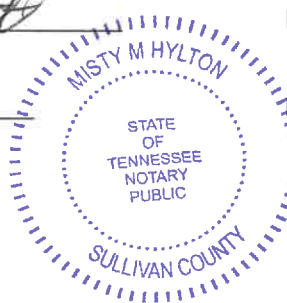
DEED RESTRICTIONS

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: *Larry Puckett*

Date: *12-17-2021*

Notary Public: *Misty M Hylton*



My Commission Expires: *May 22, 2023*

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

Dr. Webb, chair, read the opening rezoning hearing statement regarding the procedures when hearing rezoning requests:

F1. REZONING REQUEST R-1 TO A-1 (SINGLE-FAMILY RESIDENTIAL TO GENERAL AGRICULTURAL/RESIDENTIAL)

FINDINGS OF FACT—

Property Owners:	Larry Puckett
Applicants:	same
Representative:	same
Location:	512 Pleasant Hill Road, Blountville
Mailing Address of Owners:	1557 Riverside Road, Bluff City
Civil district of rezoning:	5 th
Commission District:	4 th
Parcel ID:	Tax Map 080B, Group B, Parcel 027.00
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Blountville Utility
Public Sewer:	not available
Lot/Tract Acreage:	approximately 4 acres
Zoning:	R-1
Surrounding Zoning:	R-1
Requested Zoning:	A-1
Existing Land Use:	vacant
Surrounding Land Uses:	residential
2006 Land Use Plan:	Low Density Residential
Neighborhood Opposition:	a few phone calls prior to meeting

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone the vacant triangular lot from R-1 to A-1 in order to allow for a larger residential accessory structure.
- Staff received a few phone calls from neighbors that received their letter or saw the posted rezoning sign. The main issue was to confirm that it was not planned for a commercial land use.
- The owner has placed a shipping container on site, which must be removed as they are not permitted in residential or agricultural zones.
- The surrounding land uses, and zoning are:
 - Residential neighborhood/single family dwelling along Pleasant Hill Road all zoned R-1;
 - Some A-1 zoning off Hawley Road nearby used as farmland.
- Staff recommends in favor of this request for the following reasons:
 - Conformance with adopted 2006-2026 Land Use Plan to maintain low-density residential;
 - Larger tract of land to support request and not within a planned subdivision.

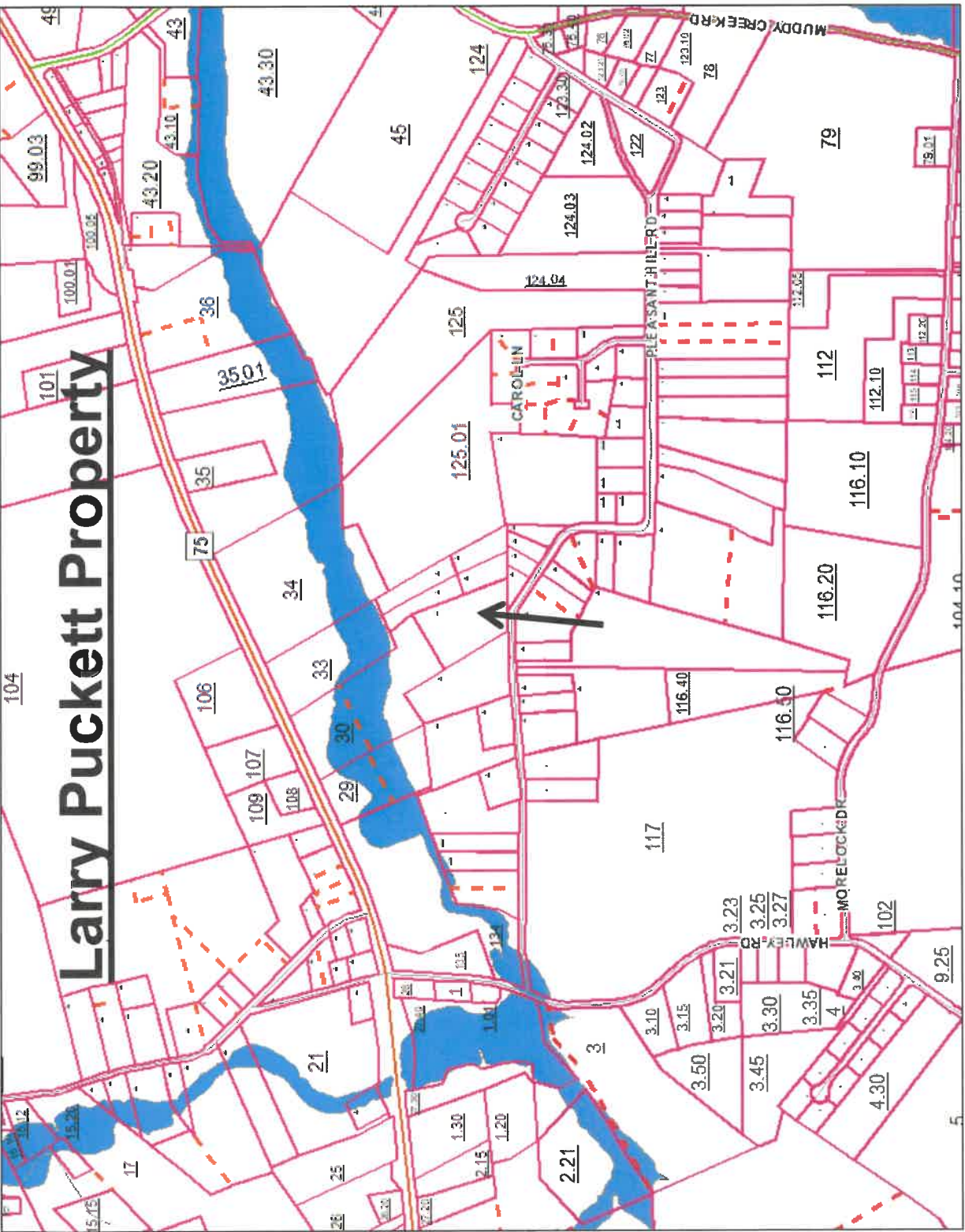
Meeting Notes at Planning Commission:

- *The chairman asked staff to provide an overview of the request. She read her report.*
- *Staff stated that when inspecting the site, she installed the temporary rezoning sign. Upon returning to office, she fielded several calls from neighbors and explained the purpose of the rezoning as requested.*
- *Several neighbors were present at the hearing.*
- *Mr. Puckett addressed the board. He stated that he bought the 4-acre parcel to build a home and then build a 4-bay garage. He stated he had several trucks and an antique 1939 Chevrolet that he wanted to store in an 1800 square foot garage. He confirmed he understood that he had to build his home first. He asked to keep the shipping container for a longer period until he built his home and garaged.*

- Staff confirmed that the shipping container was in violation with the zoning code; however, that would be a matter of Code Enforcement. The purpose of pointing this out in the staff report was to communicate with the owner and the public as he did not respond to her email on the matter. Staff confirmed the minor differences between the R-1 zoning district and the A-1 zoning district.
- Mr. Puckett further explained his plans.
- Ernest Stephy, who resides at 3832 Highway 126, was present as he and his wife are adjoining landowners. He also stated he was representing Mrs. Hicks who could not attend. He read a deed indicating there is a 12-foot non-exclusive r-o-w easement on Mr. Puckett's property for access to creek. He was against the zoning change as Mrs. Hicks wanted the land left undeveloped.
- Larry Hicks, who lived on this road, provided a history of the land being in the Hicks family for several generations. He expressed concerns about the rezoning and was against any commercial use.
- Vice Chair, Linda Brittenham, confirmed that the request would not allow a commercial use. Staff also reiterated the zoning limitations.
- Quentin Williams, who lives off Highway 75, stated his land adjoins Mr. Puckett's from the rear yard. He was concerned about clearing of the woods for the owner to build his proposed 4-bay garage. He asked Mr. Puckett what his plans would be.
- The chairman called the meeting to order and explained that the neighbors could address the board directly. Discussion continued.
- Commissioner Calton motioned to forward a favorable recommendation on to the County Commission for the rezoning request from R-1 to A-1. Calvin Clifton seconded the motion as well as other members. The motion was approved unanimously with 7 yes, 2 absent. Laura McMillian reaffirmed that the shipping container would need to be removed and that he should work with Codes Enforcement for that issue.

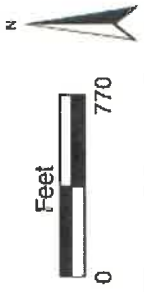
Address Data Source:
 Sullivan County GIS Co 911
 Kingsport GIS Co
 Johnson City GIS
 Bristol GIS 911

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 consulted for all questions of boundary and / or location of lot lines.



Larry Puckett Property

Thoroughfares
 Arterial
 Collector
 Lot Lines



Flood Insurance Rate Map (FIRM) 2507
 Date: 11/11/2025 10:00:00 AM
 Author: GIS/Map Services
 Project: 2507

Sullivan County, TN
 Planning and Codes Dept.






Address Data Source:

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

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Thoroughfares

-  Arterial
-  Collector
-  Lot Lines



Larry Puckett Property



7500 International Blvd. Map of TN 3207

-  Street (Road) with 1:50,000 Scale
-  Water
-  Other Water
-  Other

Sullivan County, TN
Planning and Codes Dept.



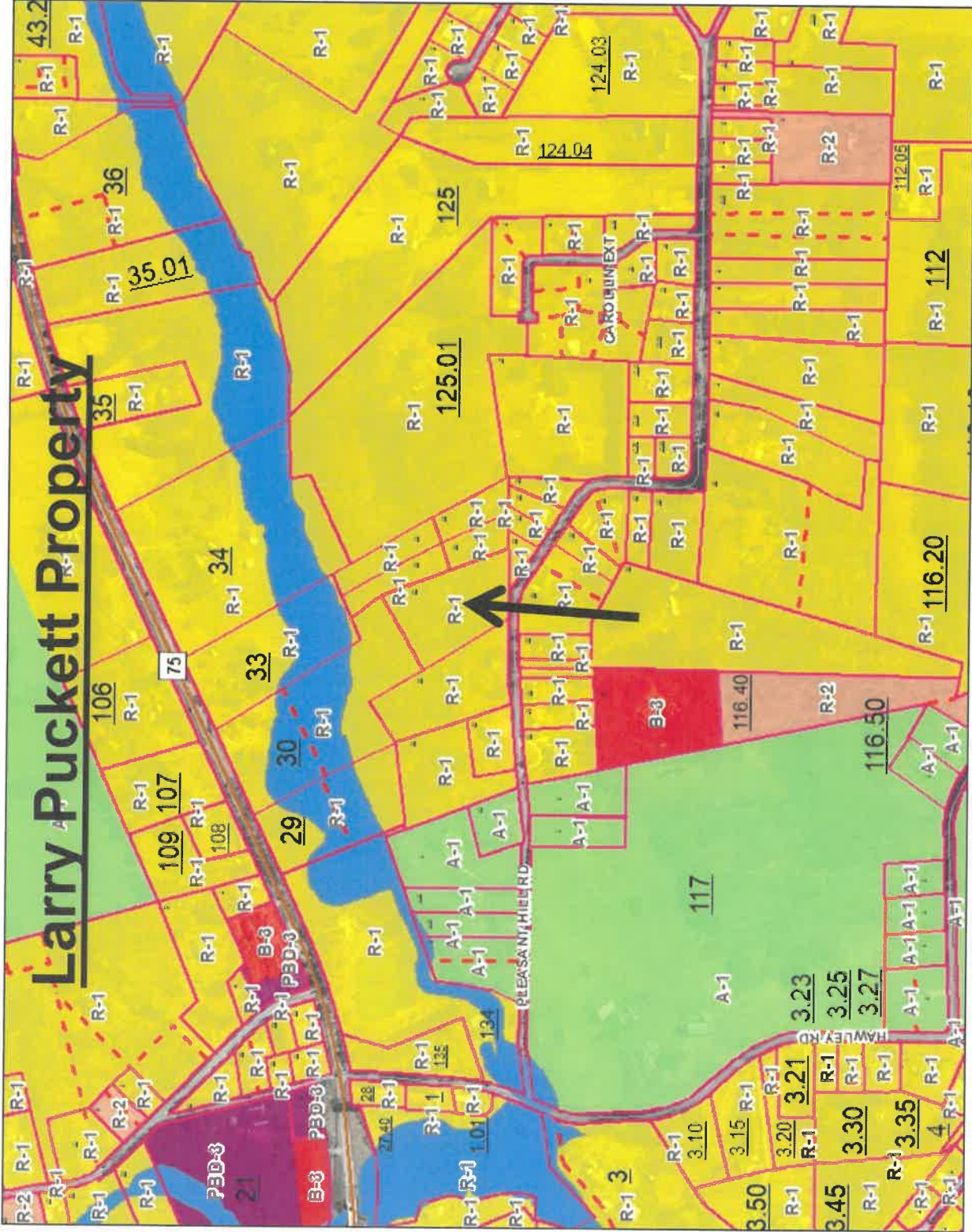
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 Sullivan County: Sul Co 911
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 Bristol, Bristol 911

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-  Arterial
-  Collector
-  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



Flood Inundation Risk Map (FIRM) 2607
 1. 100 Year Flood Hazard
 2. 500 Year Flood Hazard
 3. Special Flood Hazard Area (SFHA) - Other
 4. Water

Sullivan County, TN
 Planning and Codes Dept.



Address Data Source:





















Sullivan County, Sul Co 911
 Kingzort, Kai GIS
 Johnson City, JC GIS
 Bristol, Bristol 911

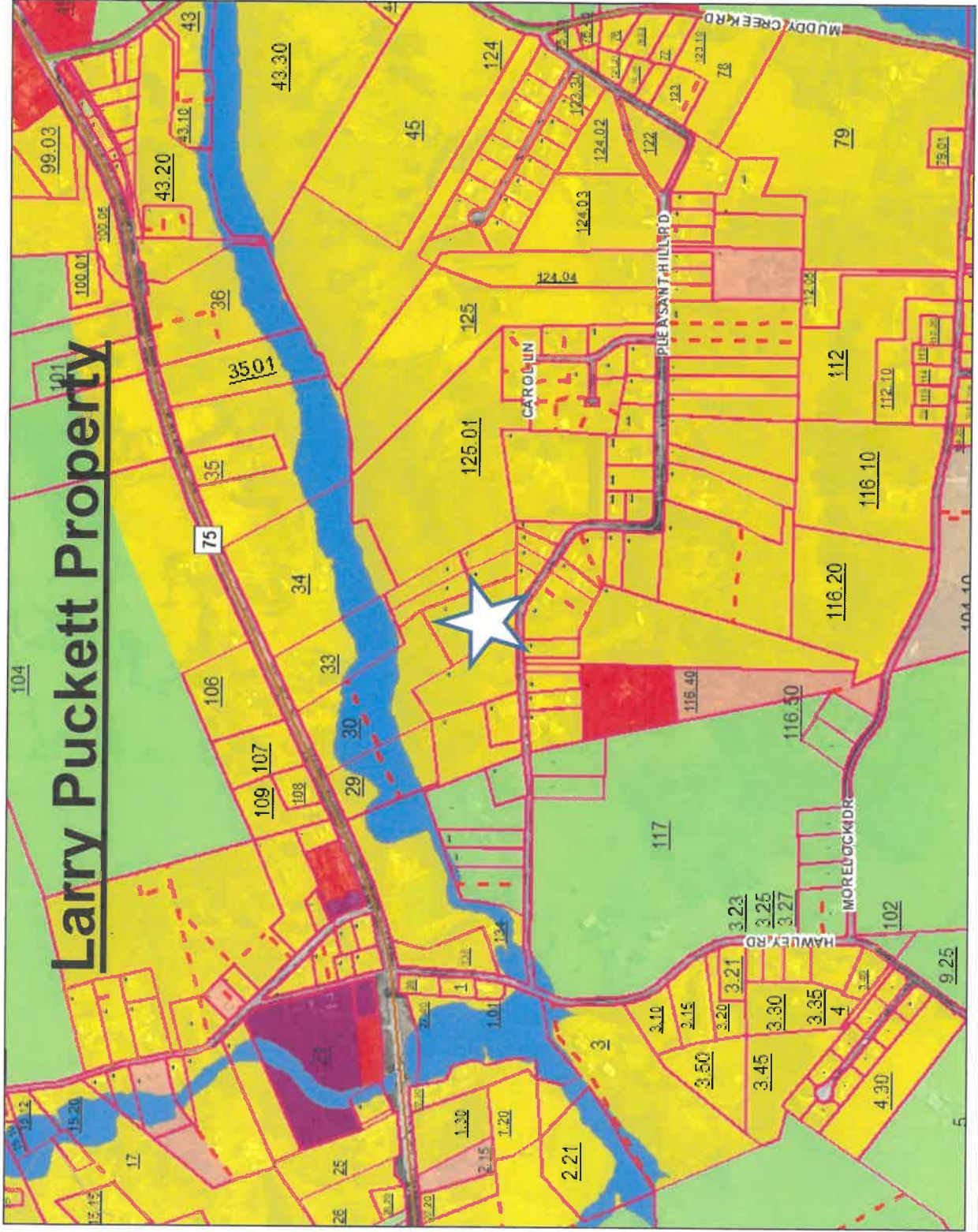
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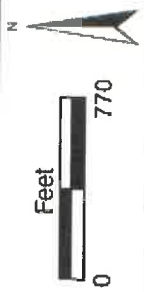
-  Arterial
-  Collector
-  Lot Lines

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



Larry Puckett Property



Flood Insurance Rate Map (FIRM) 2607
 100 Year Flood Hazard Area
 500 Year Flood Hazard Area
 Date of Revision: 06/15/2010
 Project No: 10000000000000000000

Sullivan County, TN
 Planning and Codes Dept.





SULLIVAN COUNTY

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

NOTICE OF REZONING REQUEST

January 24, 2022

Dear Property Owner:

Please be advised Mr. Larry Puckett has applied to Sullivan County to rezone property located 512 Pleasant Hill Road from R-1 (Low Density/Single Family Residential District) to A-1 (General Agricultural/Estate Residential District) for the purpose of residential use with a larger accessory structure.

Sullivan County Regional Planning Commission – 6:00 PM on February 15, 2022

County Commission – 6:00 PM on March 17, 2022

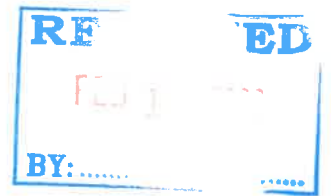
Both meetings are held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at 423-279-2603.

Regards,

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

Ambre M. Torbett, AICP
Director Planning & Codes

mh



February 7th, 2022

Attn: Zoning Committee Ambre M. Torbett, AICT

I am writing this letter in response to the rezoning hearing scheduled for February 15th, 2022 for the property on Pleasant Hill Road. The request is from Larry Puckett 512 Pleasant Hill Rd.

My father, Larry W. Hicks, is a also property owner adjacent to Mr. Puckett. He is unable to attend due to hospitalization.

I have his power of attorney, and he would like to express his opposition to the request to amend zoning from residential to agricultural. The building of a large barn to store farming equipment will be not only an eye sore, but also block the view and devalue the property.

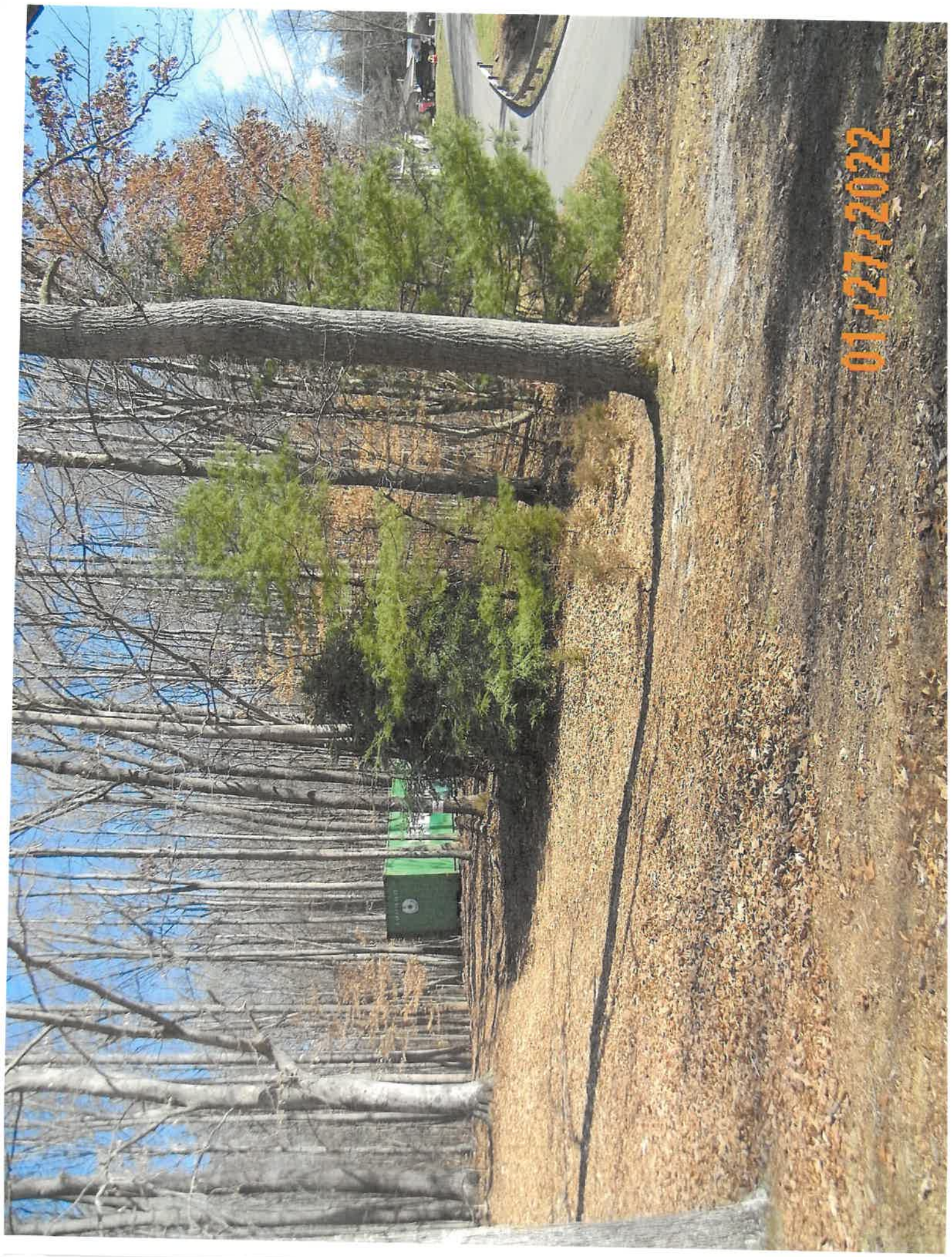
This property has been in the family for many years and should remain residential.

Thank you for your consideration on the matter.

Sincerely,

Sherry Crawford POA for Larry W. Hicks

01/27/2022



2021/12/10



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

F2. REZONING REQUEST R-1 TO B-3 (SINGLE-FAMILY RESIDENTIAL TO GENERAL BUSINESS)

FINDINGS OF FACT –

Property Owners:	Matthew & Jessica Means
Applicants:	Matthew Means
Representative:	same
Location:	2122 Hwy 75, Blountville
Mailing Address of Owners:	277 Spurgeon Lane, Blountville
Civil district of rezoning:	18 th
Commission District:	7 th
Parcel ID:	Tax Map 0079, Parcel 090.00
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Johnson City Public Water
Public Sewer:	Johnson City Public Sewer along Hwy 75
Lot/Tract Acreage:	n/a
Zoning:	A-1
Surrounding Zoning:	A-1, PMD-2, R-1
Requested Zoning:	B-3
Existing Land Use:	small home close to the highway
Surrounding Land Uses:	farmland, residential, Self-Storage,
2006 Land Use Plan:	Corridor Commercial for future land use
Neighborhood Opposition:	none received prior to meeting

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone the small house to General Business in order to convert the brick home into an office. He owns and operates M2 Renovations.
- The surrounding land uses: farmland, residential, Gateway Self-Storage, Commercial Businesses
- Staff recommends in favor of this request for the following reasons:
 - Conformance with adopted 2006-2026 Land Use Plan for commercial land uses;
 - Public water to meet the requested land use change.
 - Adjacent to existing business.
 - Small lot with home close to the highway, not as ideal for continued residential along the highway.

Meeting Notes at Planning Commission:

- *The chair introduced the rezoning request and asked staff for her report and recommendation.*
- *Staff confirmed that the owners were present. She read her report and findings. Upon inspection and placement of the rezoning sign, she took pictures of the surrounding land uses. Discussion followed.*
- *Matt Means addressed the board. He stated that he had replaced the roof with a new metal roof, upgraded the electrical and plumbing to bring it up to code. He owns M Squared Renovations and would like to make this structure his commercial office. There was no opposition present, nor anyone left in the audience to address the commission.*
- *Linda Brittenham motioned to forward a favorable recommendation to the County Commission for this rezoning request. Laura McMillian seconded the motion and the vote in favor passed unanimously with 7 voting yes, and 2 absent.*

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: 1/4/2022

Property Owner: Matthew Means

Address: 2122 State Rt. Hwy 75, Blountville 37617

Phone number: 423-833-3322

Email: msquaredrenos@gmail.com

Property Identification

Tax Map: 079

Group:

Parcel: 090.00

Zoning Map:

Zoning District: A-1

Proposed District: B-3

Civil District: 18

Property Location: 2122 State Rt. Hwy 75, Blountville

Commission District: 7

Purpose of Rezoning: Use current house as an office space

Meetings

Planning Commission:

Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN

Date: February 15, 2022
7 yes / 2 absent

Time: 6 PM

Approved:

Denied:

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers!3411 Highway 126!Blountville, TN

Date: March 17, 2022

Time: 6:00 PM

Approved: APPROVED 23 YES, 1 ABSENT

Denied:

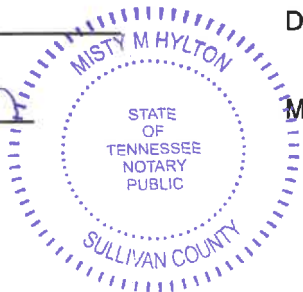
DEED RESTRICTIONS

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: Matthew Means

Date: 01/13/22

Notary Public: Misty M Hylton






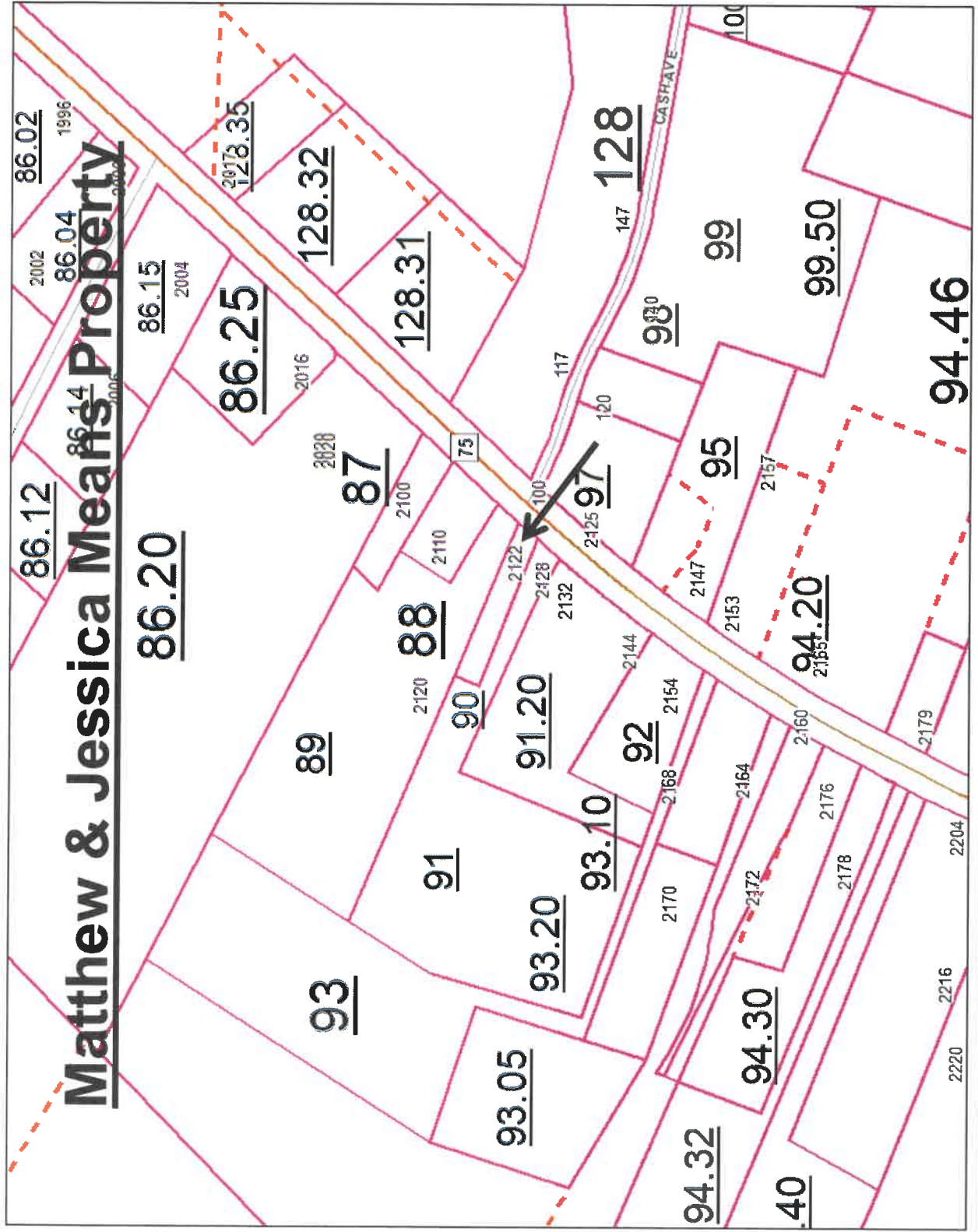
My Commission Expires: May 23, 2023

Address Data Source:
 Sullivan County, Staff Co 911
 Vantage, Xd 6 B
 Johnson City, JC GIS
 Street: 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 easels and convey property. A land survey or licensed to practice land surveying in the State of Tennessee should be obtained for all questions of boundary and/or location of lot lines.

- Thoroughfares**
-  Arterial
 -  Collector
 -  Lot Lines





Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map of 2011








Feet



Address Data Source:
 Sullivan County, Sul Co 911
 Longport, Kbr 013
 Johnson City, JC 013
 Bristol, Brrsh 911

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Thoroughfares
 Arterial
 Collector
 Lot Lines

Matthew & Jessica Means Property



Sullivan County, TN
 Planning and Codes Dept.



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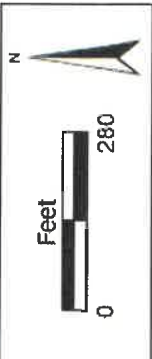
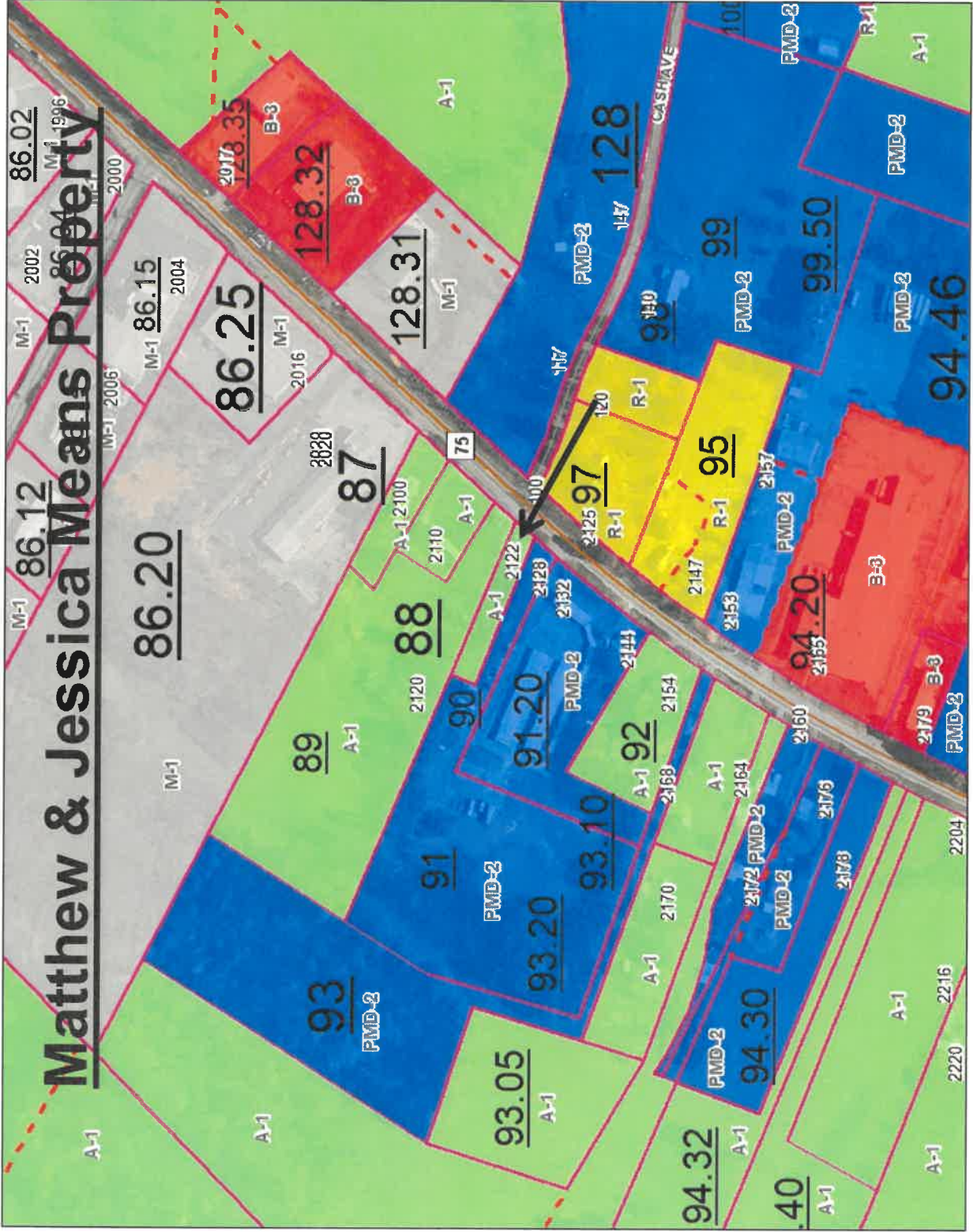
Abbreviations

- Arterial
- Collector
- 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



Flood Insurance Rate Map (FIRM), 2011
 FEMA Flood Data
 Flood Insurance Rate Map (FIRM), 2011
 FEMA Flood Data
 Flood Insurance Rate Map (FIRM), 2011
 FEMA Flood Data



Sullivan County, TN
 Planning and Codes Dept.

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

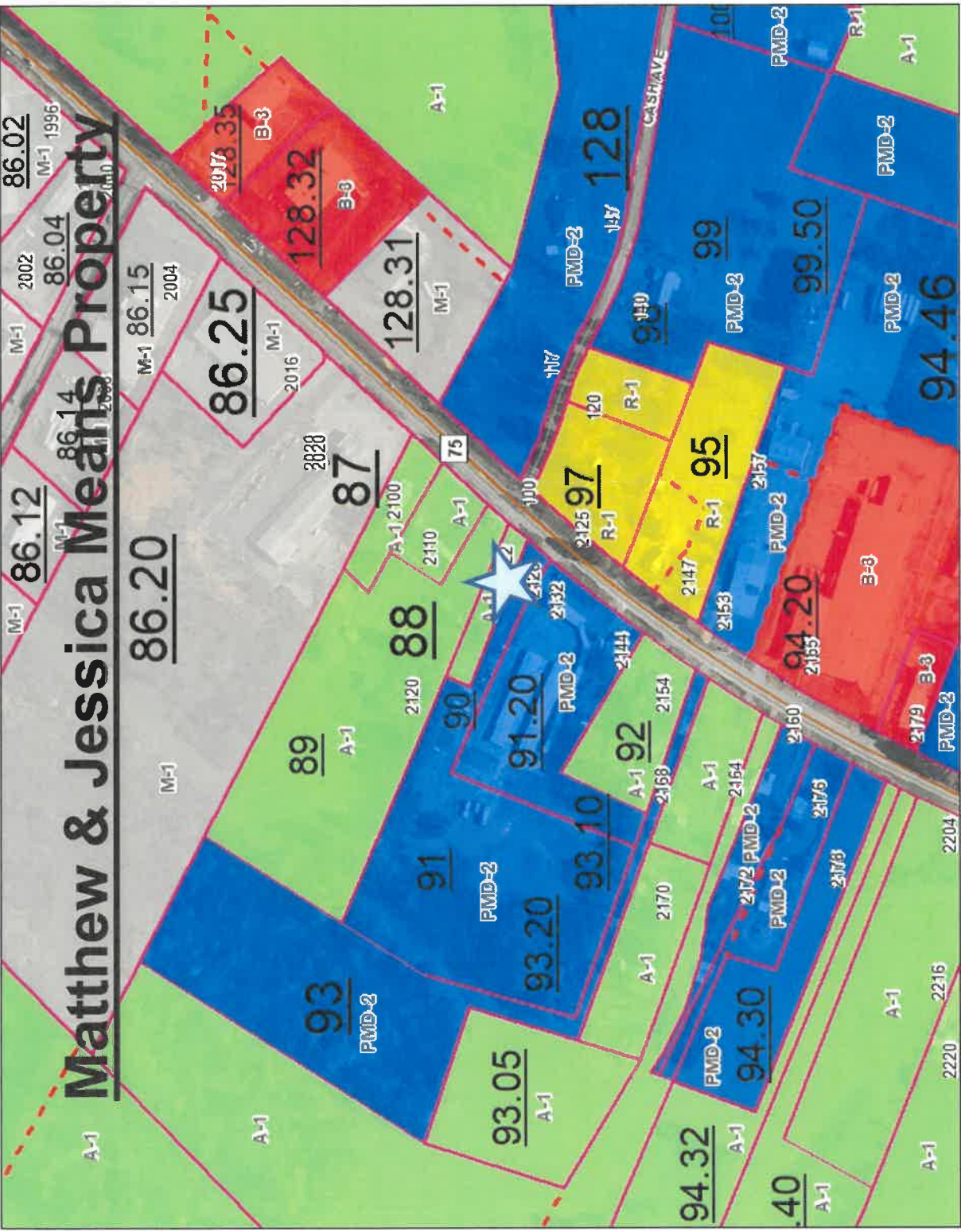
Notice:

As a map user, you are not a legal landowner. This map is for informational purposes only and should not 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.

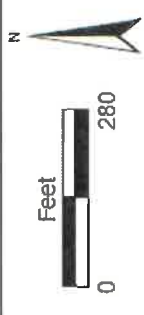
- Arterial
- Collector
- Lot Lines

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



Matthew & Jessica Means Property



Sullivan County, TN
 Planning and Codes Dept.





SULLIVAN COUNTY

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

NOTICE OF REZONING REQUEST

January 24, 2022

Dear Property Owner:

Please be advised Matthew & Jessica Means have applied to Sullivan County to rezone property located 2122 Highway 75 from A-1 (General Agricultural /Estate District) to B-3 (General Business Service District) for the purpose of an office.

Sullivan County Regional Planning Commission – 6:00 PM on February 15, 2022

County Commission – 6:00 PM on March 17, 2022

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



NOTICE
COURT ORDERED
FOR REMOVAL
BY 1/27/2022

01/27/2022





01/27/2022