

Zoning Plan: Rezoning Requests and/or Zoning Text Amendments										
SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING										
May 19, 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	3/4/2022	Hyder Barnett	yes	yes	yes	Sullivan County	A-1	A-5	20th	5th
2	02/08/2022	Mark Blizard & David Blizard	yes	yes	yes	Sullivan County	PBD/SC & R-1 (split zone)	A-2	5th	4th
3	03/07/2022	Terry & Glenna Kyte	no	yes	yes	Sullivan County	R-1	A-1	19th	1st
4	03/14/2022	Dennis & Bessie McCracken & Ricky & Sherry Fleenor	no	yes	yes	Bristol	B-3	R-1	1st	1st
5	03/15/2022	Planning Commissions	no	yes	yes	All three				
Voting Summary:										
Name	Case Order	yes	no	pass	absent	Approved (yes or no)				
Barnett	1									
Blizard	2									
Kyte	3									
McCracken & Fleenor	4									
ZTA:	5									
	103.4 (d)									
	9-100.4 & 9-101.7									
9-105 & 9-111.4										
	10-104.1									
11-103.5										
Appendix B (F)										
* Date of application begins when fee was obtained for completed application - not when submitted										

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[illegible]

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PUBLIC NOTICE

Sullivan County Board of County Commissioners will hold a Public Hearing on **Thursday, May 19, 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 request from individual property owners: **1) Terry & Glenna Kyte** request their property to be rezoned from R-1 (single-family residential) to A-1 (General Agricultural) located at 306 Laura Land, Bristol; **2) Dennis & Bessie McCracken and Ricky & Sherry Fleenor** requests their properties to be rezoned from B-3 (General Business) back to R-1 (Single Family Residential) located at 375 and 383 Old Beidleman Road, Bristol; **3) Hyder Barnett** requests his property to be rezoned from A-1 to A-5 (General Agricultural/Estate Residential) located at 1241 Allison Road, Piney Flats; **4) Mark Blizard and David Blizard** requests their properties to be rezoned from PBD-3/SC (Planned Business Shopping Center District) to A-2 (General Agricultural/Rural Residential) at 1084 Hwy 394 and along Red Bud Lane, Blountville . The Zoning Map Amendment 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. In addition, the Commission will hear and consider for approval several minor **Zoning Text Amendments** that have been unanimously recommended by the Sullivan County, Bristol, and Kingsport Regional Planning Commissions. The amendments shall update the following sections of the Sullivan County Zoning Resolution, Articles: 103.4 (d); 9-100.4; 9-101.7; 9-105; 9-111.4; 10-104.1; 11-103.5; and Appendix B (F). 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: March 4, 2022

Property Owner: Hyder Barnett

Address: 184 Russell Hill Road Elizabethton TN 37643

Phone number: 423-646-6554

Email: hyderbarnett@embarqmail.com

Property Identification

Tax Map: 123

Group:

Parcel: 040.00

Zoning Map: 26

Zoning District: A-1

Proposed District: A-5

Civil District: 20

Property Location: 1241 Allison Road Piney Flats TN 37686

Commission District: 5

Purpose of Rezoning: For a larger accessory structure

Meetings

Planning Commission:

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

Date: April 19, 2022

Time: 6 PM

Approved: _____

Denied: _____

County Commission:

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

Date: May 19, 2022

Time: 6:00 PM

Approved: ☒ Approved 21 Yes, 3 Absent

Denied: _____

DEED RESTRICTIONS

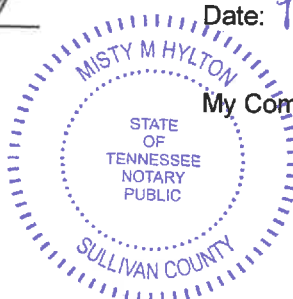
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Hyder Barnett

Date: March 4, 2022

Notary Public: Misty M Hyleton

My Commission Expires: May 22, 2023



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

F1. REZONING REQUEST A-1 TO A-5, BARNETT PROPERTY

FINDINGS OF FACT –

Property Owners:	Hyder Barnett
Applicants:	same
Representative:	same
Location:	1241 Allison Road, Piney Flats
Mailing Address of Owners:	184 Russel Hill Road, Elizabethton, TN
Civil district of rezoning:	20th
Commission District:	5th
Parcel ID:	Tax Map 123, Parcel 040
Subdivision of Record:	Hyder Barnett Survey – Plat Book 55, Page 520
PC1101 Growth Boundary:	Sullivan County Rural Area
Utility District:	Johnson City Utility District
Public Sewer:	n/a
Lot/Tract Acreage:	Hyder Barnett Survey
Zoning:	A-1
Surrounding Zoning:	A-1
Requested Zoning:	A-5
Existing Land Use:	large accessory structure – 4 bay garage
Surrounding Land Uses:	farmland and low density single-family residential
2006 Land Use Plan:	Low Density Residential/General Agricultural
Neighborhood Opposition:	Staff received several calls of concerns from neighbors who did not want a business run out of this new garage

Staff Field Notes and Findings of Facts:

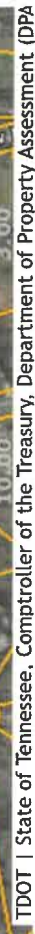
- The owner is requesting to rezone his large tract from A-1 to A-5 so that he can keep his newly constructed 4-bay cinder block garage that is almost completed.
- The owner secured a building permit for a principal dwelling; however, built it as a 4-bay garage with a bathroom.
- The inspector advised him on how to build the structure to conform with the residential building code as a dwelling to remedy this mistake; however, the owner decided he would build a primary residence up the driveway on the hill instead.
- Staff received several calls from the community concerned that he is planning on relocating his business to this new 4-bay garage.
- The A-5 zoning district allows for a maximum square footage of all detached residential accessory structures of up to 3000 square feet, which is what this building is currently. No other accessory buildings could be built on this property.
- The A-5 zoning does not permit any commercial land uses.
- If the rezoning is approved, then this garage would be in the front yard with the future dwelling in the rear yard, thereby making this structure non-conforming to the zoning code.
- The parcel of land is 27+ acres. The 9-acre tract was divided out by survey and combined with Buckles farm across the road.






Meeting Notes at Planning Commission:

- Staff presented her staff report.
- Mr. Hyder Barnett was present and addressed the board. He stated that he applied for a building permit for the dwelling with the garage part of the building; however, the inspector informed him that the building could satisfy the IRC for a single-family dwelling per the construction as progressed if retrofitted per code. Mr. Barnett decided to forego his plans of a dwelling and just make it a garage; however, it exceeds the square footage for detached residential accessory structures for A-1 zoning. Mr. Barnett stated that he wanted that building as a temporary dwelling at first.

Staff clarified that the department only had a permit for a dwelling. A secondary dwelling would have to be much smaller than the primary and be within the limitations per zoning.

- Discussion ensued regarding the options. Mr. Barnett stated that he had already run the water and electric up the hill for his primary dwelling. He confirmed he already purchased the septic system permit and installed that as well for both the garage and his primary home up the hill. The Planning Director asked the landowner what would be stored in the garage that he had started. He stated he plans on storing a boat, personal stuff, a skid steer and mower. He confirmed it would not be used for his business.
- Mr. Barnett did not realize he was limited to 2,400 square feet of garage space nor that it would be considered the front yard of his proposed house on the hill.
- Mr. VanHoy, Building Commissioner, stated that this garage could be finished out but is contingent upon the rezoning.
- Ms. Brittenham expressed her concerns regarding how his plans have transpired.
- After considerable discussion, the chair called for a motion. There was no one in the audience who expressed any opposition.
- Mr. Moody motioned to forward a favorable recommendation to the County Commission for the rezoning request.
- Commissioner Calton and others seconded the motion and the vote in favor passed 7 yes, 2 no.



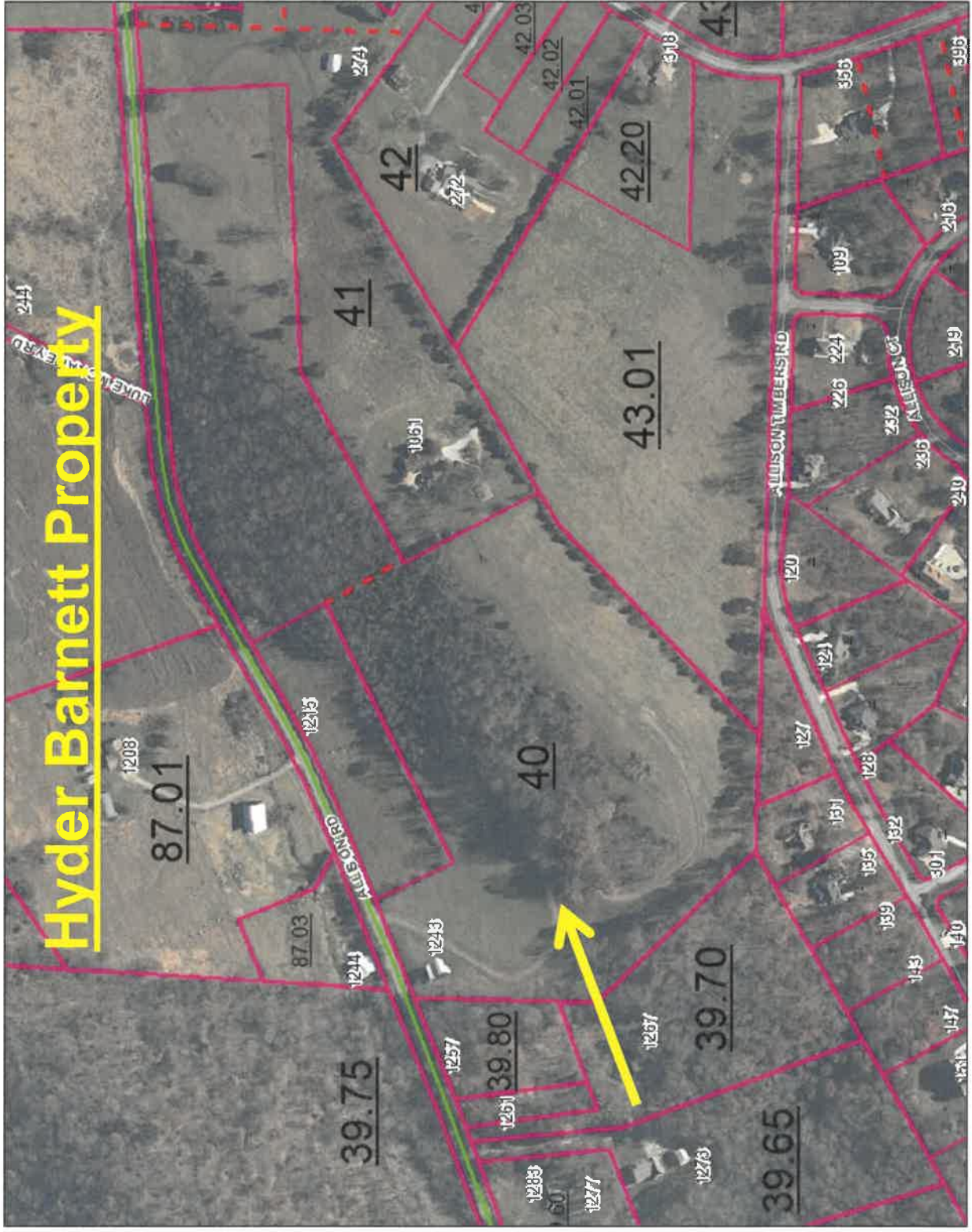
-  KPT Sewer Lines
-  KPT Water Lines
- Thoroughfares**
-  Arterial
-  Collector
-  Lot Lines



Sullivan County, TN
Planning and Codes Dept.



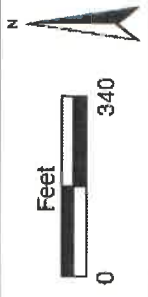
Hyder Barnett Property



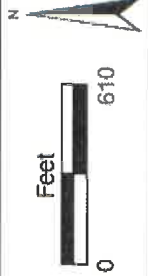
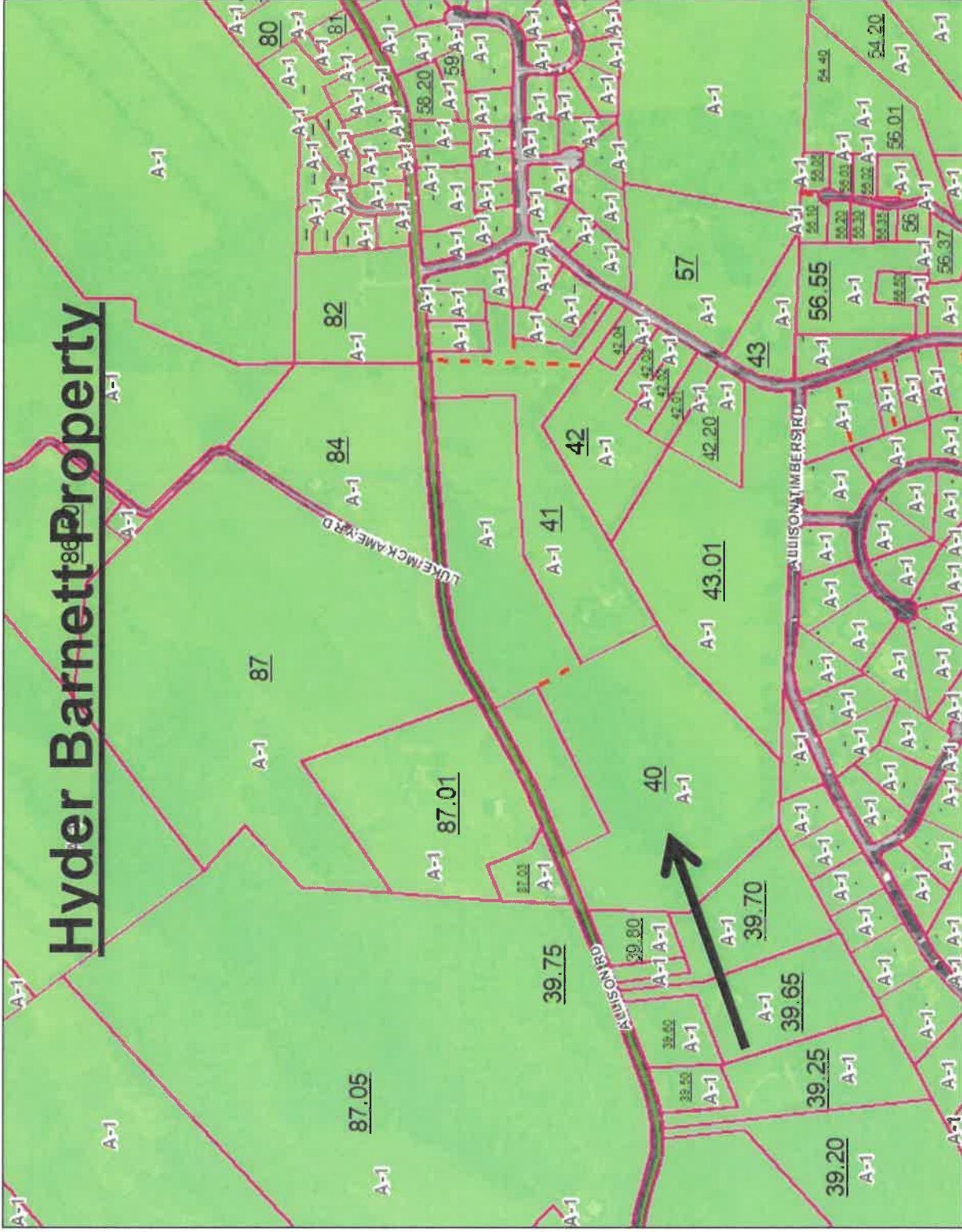
Address Data Source:
 Sullivan County, Sul Co 911
 Kingsport, Kpt GIS
 Johnson City, JC GIS
 Bristol, Bristol 911

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

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



Hyder Barnett Property



Flood Insurance Rate Map (FIRM) 2007
 1 1% Annual Flood Depth 1 to 3 feet
 2 1% Annual Flood Depth 3 to 6 feet
 3 1% Annual Flood Depth 6 to 9 feet
 4 1% Annual Flood Depth 9 to 12 feet
 5 1% Annual Flood Depth 12 to 15 feet
 6 1% Annual Flood Depth 15 to 18 feet
 7 1% Annual Flood Depth 18 to 21 feet
 8 1% Annual Flood Depth 21 to 24 feet
 9 1% Annual Flood Depth 24 to 27 feet
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 100 1% Annual Flood Depth 297 to 300 feet

Sullivan County, TN
 Planning and Codes Dept.



Address Data Source:
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 Kingsport, Kpt GIS
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Thoroughfares
 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
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Water

Z zigzag

Figure 1

[illegible]



SULLIVAN COUNTY
Planning & Codes Department
3425 Highway 126
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

NOTICE OF REZONING REQUEST

March 28, 2022

Dear Property Owner:

Please be advised Mr. Hyder Barnett has applied to Sullivan County to rezone property located on 1241 Allison Road from A-1 (General Agricultural/Estate Residential District) to A-5 (Large Tract Rural Residential and General Agricultural District) for the purpose of larger accessory structure

Sullivan County Regional Planning Commission – 6:00 PM on April 19, 2022

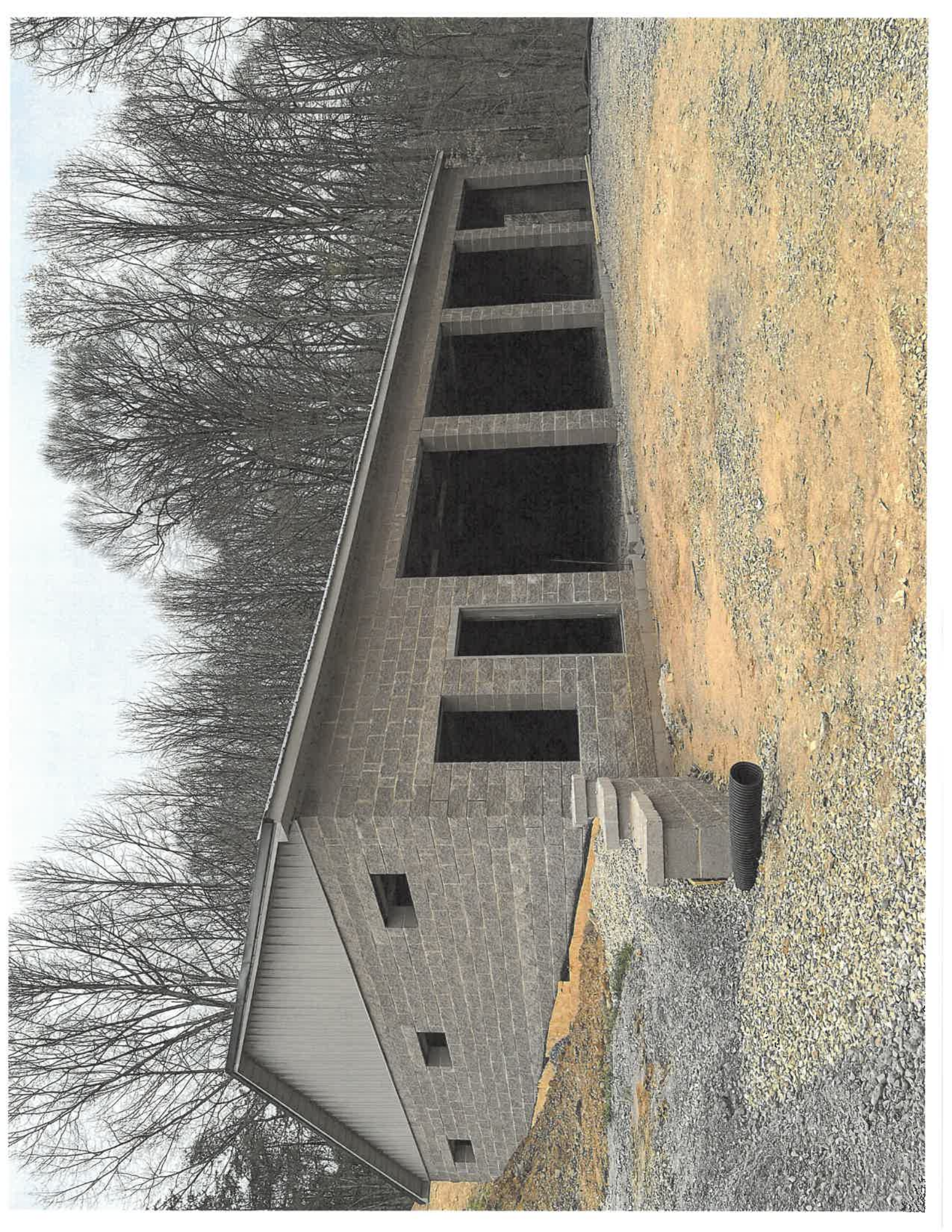
County Commission – 6:00 PM on May 19, 2022

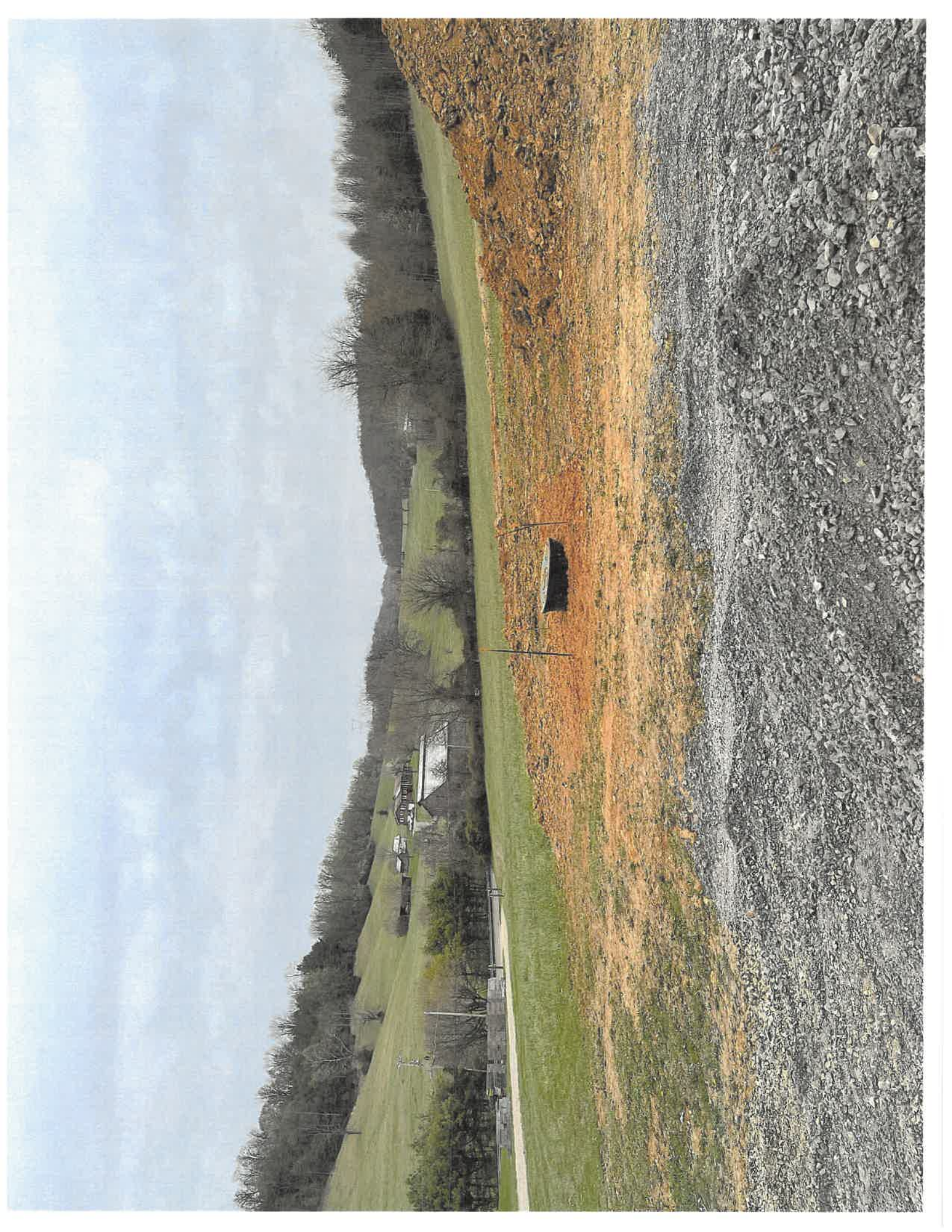
Both meetings are held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at 423-279-2603.

Regards,

Ambre M. Torbett, AICP
Director Planning & Codes

mh







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: 2-8-2022

Property Owner: Jefferey Mark and David Ralph Blizard

Address: 1084 Hwy 394

Phone number: 423-329-1734

Email: mark.blizard@outlook.com

Property Identification

Tax Map: 050 054.00 01

Group:

Parcel:

Zoning Map:

Zoning District: PBD/SC

Proposed District: A2 and I

Civil District: 5

Property Location: 1084 Hwy 394 including along Red Bud Lane

A2 2 R1

Commission District: 4

Purpose of Rezoning: Changing to residential use

Meetings

Planning Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: April 19, 2022

Time:

Approved: _____

Denied: _____

County Commission:

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

Date: May 19, 2022

Time: 6:00 PM

Approved 21 Yes, 3 Absent

Approved: ☒ _____

Denied: _____

DEED RESTRICTIONS

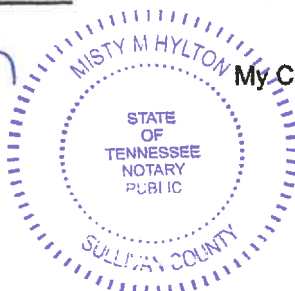
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: _____

Date: 2-8-2022

Notary Public: _____

Misty M Hylton



My Commission Expires: _____

May 22, 2023

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

F2. REZONING REQUEST PBD/SC AND R-1 TO A-2 – BLIZARD FAMILY

FINDINGS OF FACT –

Property Owners:	Jeffrey Mark Blizzard and brother David Ralph Blizzard
Applicants:	same
Representative:	same
Location:	1084 Hwy 394 and lots off Red Bud Lane, Blountville
Mailing Address of Owners:	1084 Hwy 394, Blountville
Civil district of rezoning:	5th
Commission District:	4th
Parcel ID:	Tax Map 050, Parcels 54.00, 54.10, 55.10, 55.30
Subdivision of Record:	Plat Book 52, Page 790 – Ralph Blizzard Property and Remaining Farm
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Blountville Utility District
Public Sewer:	n/a
Lot/Tract Acreage:	See survey
Zoning:	Planned Business District/Shopping Center and R-1 (split zoning)
Surrounding Zoning:	A-2 and R-1
Requested Zoning:	A-2 – Agricultural Estate Residential
Existing Land Use:	homeplace and farmland
Surrounding Land Uses:	single-family residential
2006 Land Use Plan:	Agricultural and Low Density Residential
Neighborhood Opposition:	<i>none received prior to hearing</i>

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone three large tracts of the Blizzard family farm (remaining lands) to all A-2. It is currently split zoned.
- The surrounding large tracts are all currently zoned A-2. Only the smaller lots along Red Bud Lane, as part of the Blizzard Subdivision are zoned R-1 as those lots were sold, and houses built. Everything else along this road is zoned A-2 by request from Mr. Ralph Blizzard in the beginning of zoning planning.
- Staff recommends in favor of this request as it conforms to the land use plan and surrounding zoning plan.

Meeting Notes at Planning Commission:

- *Staff read her report and recommendation.*
- *Mr. Mark Blizzard was present. He addressed the board and thanked them for their service. He shared that he served on the Planning Commission over 30 years ago when zoning was first being discussed.*
- *Mr. Mike Crawford, neighbor residing at 288 Red Bud Lane, expressed concern over the stormwater run-off coming down the hill from the Blizzard farm.*
- *Staff shared the original subdivision plat of record, found in the members' packets, which illustrated the natural drainage ways as platted and recorded easements. Therefore, any building of homes and structures should make accommodations to be elevated or sloped properly per the drainage ways.*
- *Mr. Blizzard shared information on the natural drainage ways and how another neighbor across the street handled it. Discussion followed.*
- *Laura McMillan stated she would abstain from voting as she is a Blizzard, grew up there (daughter of David Blizzard).*
- *Ms. Brittenham motioned to forward a favorable recommendation to the County Commission for the rezoning request.*
- *Ms. Hager seconded the motion and the vote in favor passed 8 yes, 1 abstention.*

071902

BOOK P0052 PAGE 0790

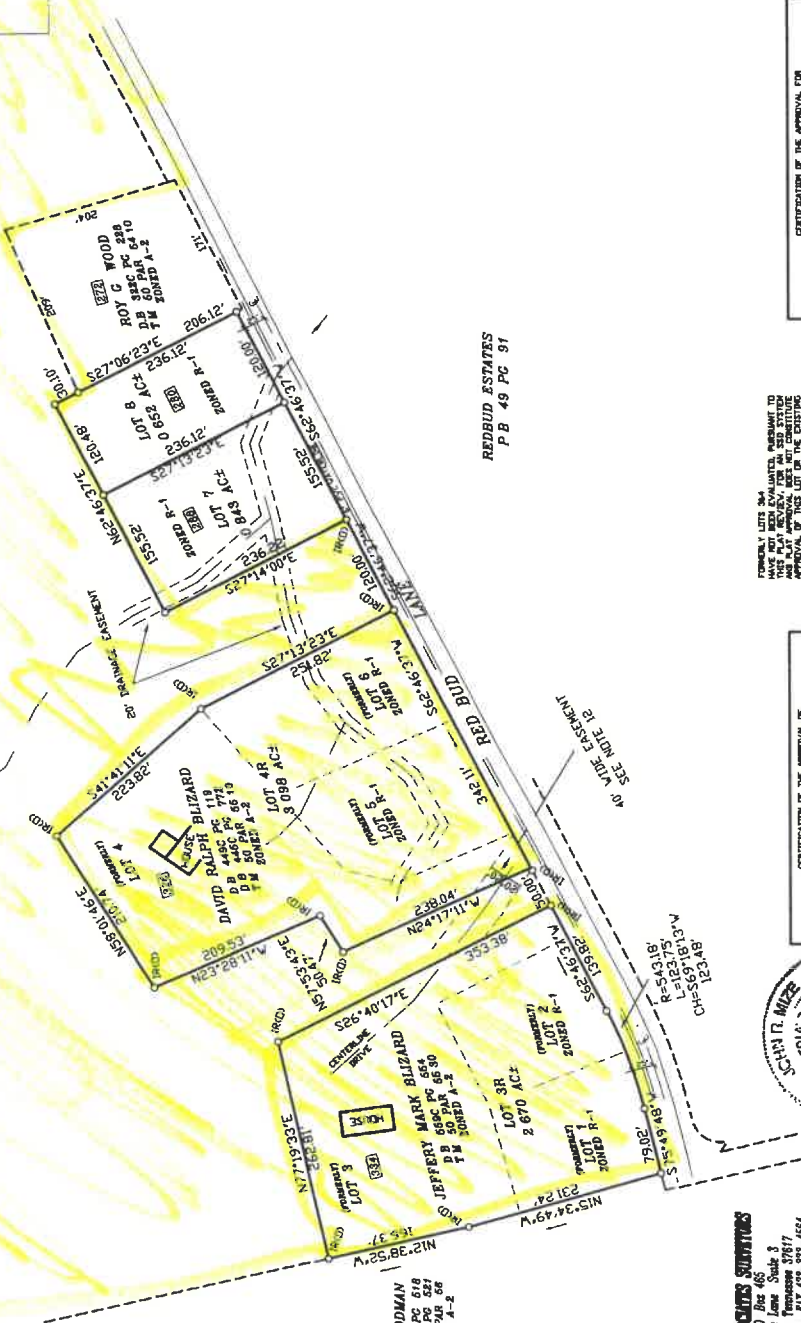
SLU A-674

HART LOU DUNCAN
SULLIVAN COUNTY, TENNESSEE
15 MAY 2006 TIME 08:08
BOOK P0052 PAGE 0790
FEE 15.00 TOTAL 17.00
RECEIPT NO. 2006-002339

HERBERT RALPH AND
MILDRED B. BLIZARD
D.B. 1524 PG. 388
T.M. 60 PAR. 64
ZONED A-2

43± REMAINING ACRES

SEE NOTE 1



NOTES

- 1) EASEMENTS ARE BASED ON D.B. 1444 PG. 232
- 2) THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PARCELS HAVE BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SULLIVAN COUNTY PLANNING COMMISSION MAP 471630000, EFFECTIVE DATE SEPTEMBER 20, 2004, AND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
- 3) TAX MAP 60, PARCELS 64, 65, 10, AND 66 30
- 4) REFERENCE DEEDS D.B. 1524 PG. 388 AND D.B. 1444 PG. 232
- 5) PROPERTY IS PRESENTLY ZONED A-2, AS NOTED
- 6) BUILDING ZONE R-1 LIMITS UNLESS NOTED OTHERWISE
- 7) FRONT YARD - 30' SIDE YARD - 15' REAR YARD - 30' SIDE YARD - 15'
- 8) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF SULLIVAN COUNTY, TENNESSEE
- 9) IRON ROADS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 10) SHOWN SHALL BE A 15' FRONT AND 5' SIDE AND REAR YARD SETBACK FOR UTILITIES AND DRAINAGE UNLESS OTHERWISE SHOWN
- 11) DRAINAGE EASEMENTS TO BE 20' WIDE 10' EACH
- 12) SIDE OF DESIGNATED DRAINAGE WAITS
- 13) PERMANENT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES 40' WIDE IN WIDTH, 30' DEPTH, AND LOCATED ON THE CENTERLINE OF EXISTING DRIVEWAY
- 14) FIELD BOOK 91
- 15) [32] RED BUD LANE 911 ADDRESS
- 16) ACAD FILE NAME S00-4244.DWG
- 17) OWNERS: MRS. MILDRED BLIZARD, 1000 SULLIVAN ST., BLOUNTVILLE, TENN. 428-323-6324; DAVID BLIZARD, 338 RED BUD LANE, BLOUNTVILLE, TENN. 428-323-1140; MARK BLIZARD, 334 RED BUD LANE, BLOUNTVILLE, TENN. 428-323-3646

CERTIFICATION OF THE APPROVAL FOR
REDDUD ESTATES

I, HERBERT RALPH AND MILDRED B. BLIZARD, HAVE BEEN EVALUATED PURSUANT TO THE SULLIVAN COUNTY PLANNING COMMISSION MAP 471630000, EFFECTIVE DATE SEPTEMBER 20, 2004, AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SULLIVAN COUNTY PLANNING COMMISSION MAP 471630000, EFFECTIVE DATE SEPTEMBER 20, 2004, AND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

CERTIFICATION OF THE APPROVAL OF
WATER SYSTEMS

I, HERBERT RALPH AND MILDRED B. BLIZARD, HAVE BEEN EVALUATED PURSUANT TO THE SULLIVAN COUNTY PLANNING COMMISSION MAP 471630000, EFFECTIVE DATE SEPTEMBER 20, 2004, AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SULLIVAN COUNTY PLANNING COMMISSION MAP 471630000, EFFECTIVE DATE SEPTEMBER 20, 2004, AND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

CERTIFICATION OF THE APPROVAL OF
STREETS

I, HERBERT RALPH AND MILDRED B. BLIZARD, HAVE BEEN EVALUATED PURSUANT TO THE SULLIVAN COUNTY PLANNING COMMISSION MAP 471630000, EFFECTIVE DATE SEPTEMBER 20, 2004, AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SULLIVAN COUNTY PLANNING COMMISSION MAP 471630000, EFFECTIVE DATE SEPTEMBER 20, 2004, AND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

CERTIFICATE OF ACCURACY

I, HERBERT RALPH AND MILDRED B. BLIZARD, HAVE BEEN EVALUATED PURSUANT TO THE SULLIVAN COUNTY PLANNING COMMISSION MAP 471630000, EFFECTIVE DATE SEPTEMBER 20, 2004, AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SULLIVAN COUNTY PLANNING COMMISSION MAP 471630000, EFFECTIVE DATE SEPTEMBER 20, 2004, AND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

CERTIFICATE OF OWNERSHIP AND EASEMENTS

I, HERBERT RALPH AND MILDRED B. BLIZARD, HAVE BEEN EVALUATED PURSUANT TO THE SULLIVAN COUNTY PLANNING COMMISSION MAP 471630000, EFFECTIVE DATE SEPTEMBER 20, 2004, AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SULLIVAN COUNTY PLANNING COMMISSION MAP 471630000, EFFECTIVE DATE SEPTEMBER 20, 2004, AND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

CERTIFICATION OF THE APPROVAL FOR
REDDUD ESTATES

CERTIFICATION OF THE APPROVAL OF
WATER SYSTEMS

CERTIFICATION OF THE APPROVAL OF
STREETS

CERTIFICATE OF ACCURACY

CERTIFICATE OF OWNERSHIP AND EASEMENTS

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CERTIFICATION OF THE APPROVAL OF
WATER SYSTEMS

CERTIFICATION OF THE APPROVAL OF
STREETS

CERTIFICATE OF ACCURACY

CERTIFICATE OF OWNERSHIP AND EASEMENTS

Address Data Source
Sullivan County, Tenn. Co 911
Kingsport: KGI GIS
Johnson City: JC GIS
Bristol: Bristol 911

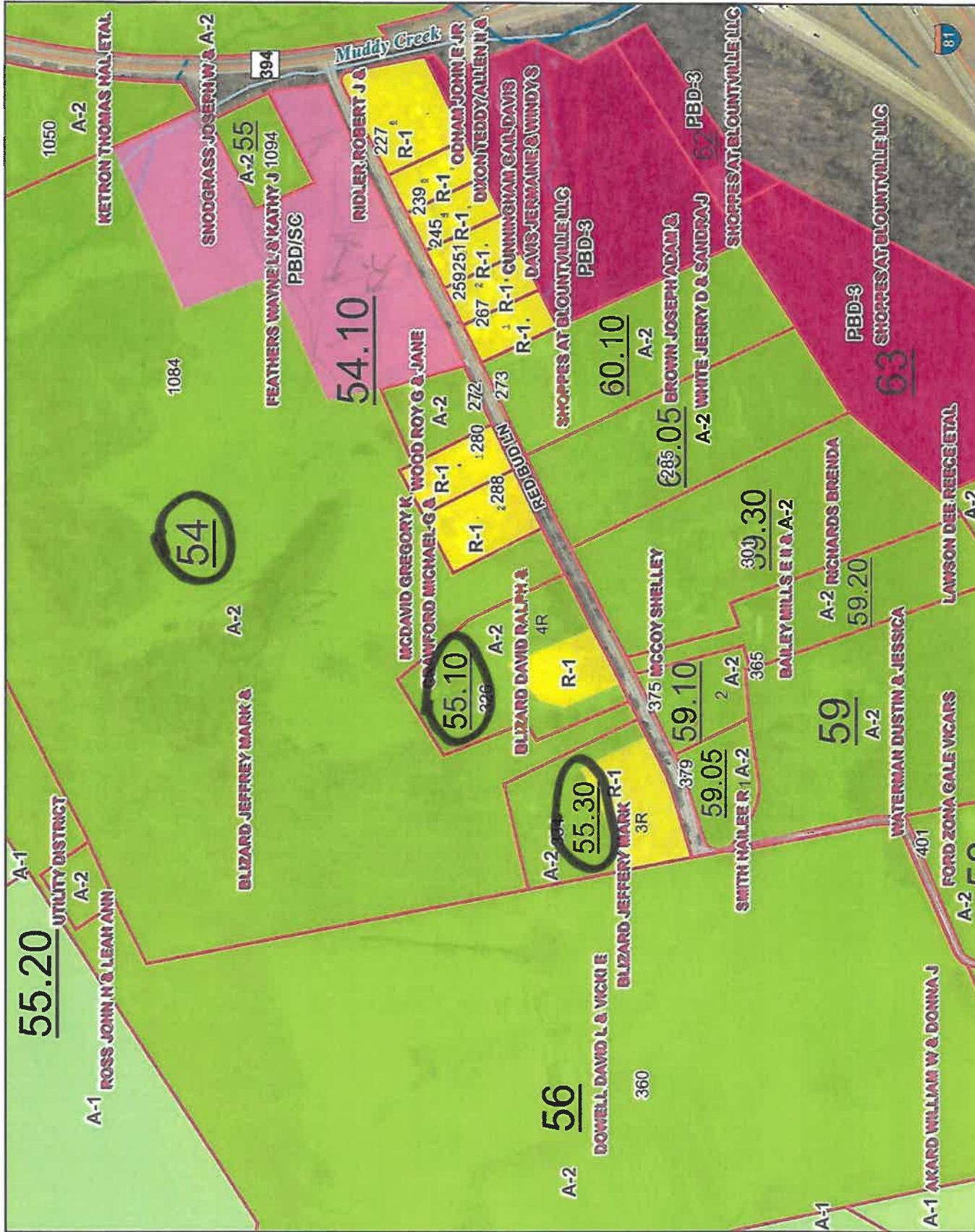
Notice:

A tax map has no legal standing other than the assessment of property. The information is used to establish boundary lines or identify property. A land surveyor, licensed to practice land surveying in the State of Tennessee, should be retained for all questions of boundary or other legal matters.

- | | | | | | | | | | | | | | | | | | | | | |
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| 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 |
|-----|-----|-----|----|-----|-----|-----|-----|-----|-----|-------|--------|-------|-------|-----|-----|------|-----|------|------|-------|

- Hydrology
Streams

2019 - Aerial Image



Flood Insurance Rate Map (FIRM) 2007
 0.2 FCT House Chance Flood Hazard
 Zone A - 1% Base Flood Elevation Determined
 Zone AE - Base Flood Elevation Determined

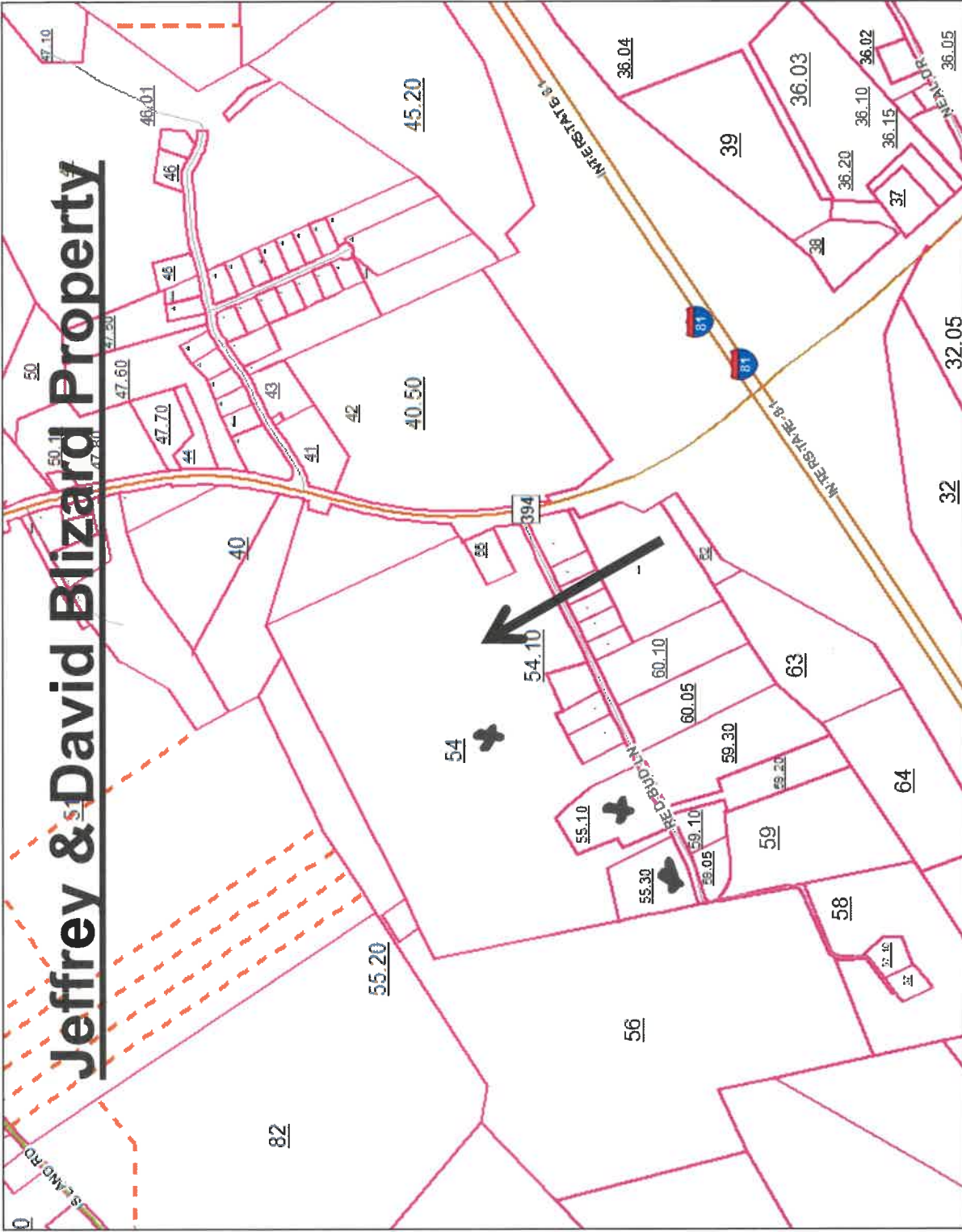
Jeffrey & Mark Blizzard Property

41, 42, 43, 54, 55, 59, 60, 62, 40.50, 54.10, 60.10, 60.05, 59.30, 59.10, 59.05, 55.30, 55.20, 394, N. ORANGE, 81

- Arterial
- Collector
- Lot Lines



Jeffrey & David Blizzard Property

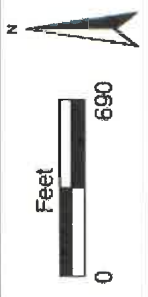


Address Data Source:
Sullivan County GIS
Kingsport, TN GIS
Johnson City, TN GIS
Greeneville, TN GIS

Notice:
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Thoroughfares

- Arterial
- Collector
- Lot Lines



Plat of the Sullivan County, TN
Planning and Codes Dept.



Jeffrey & David Blizzard Property



Address Data Source:

Sullivan County, TN 37611
Kingston, TN 37611
Johnson City, TN 37611
Greeneville, TN 37611

Notice:

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Legend:

- Arterial
- Collector
- Lot Lines

Sullivan County Zoning

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



Sullivan County, TN
Planning and Codes Dept.

Based on 2007 State Map (P. 100) 2007
Sullivan County, TN
Planning and Codes Dept.



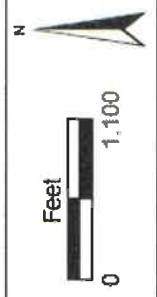
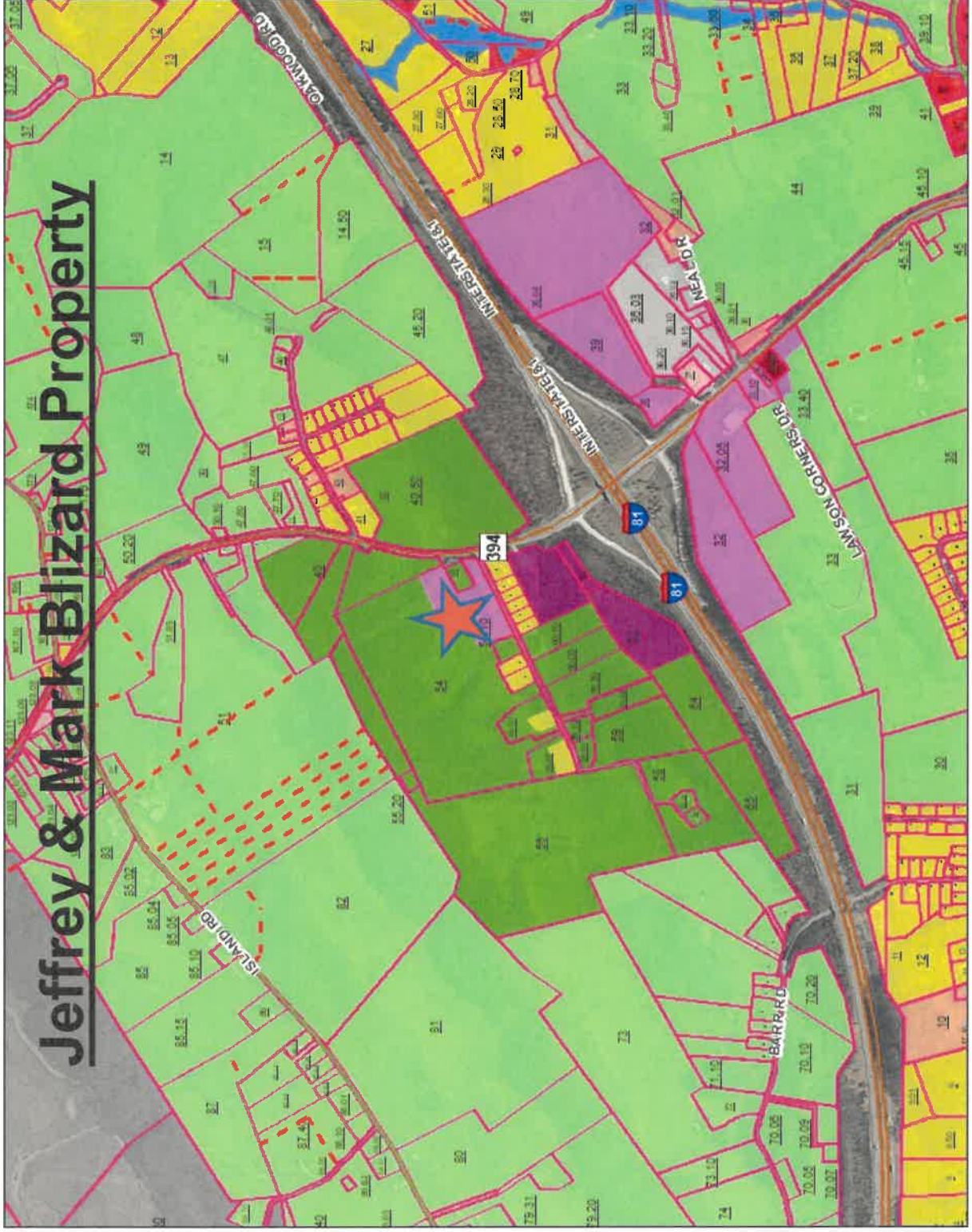
Address Data Source:
 Sullivan County, TN GIS
 Kingsport, TN GIS
 Johnson City, TN GIS
 Bristol, TN GIS

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- Thoroughfares**
- 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



Legend:

- Thoroughfare
- Water
- Lot Lines
- Collector
- Arterial
- Water



Sullivan County, TN
 Planning and Codes Dept.

For information on this map (P&C) 2017

- 1. Map of Sullivan County, TN
- 2. Map of Sullivan County, TN
- 3. Map of Sullivan County, TN
- 4. Map of Sullivan County, TN
- 5. Map of Sullivan County, TN
- 6. Map of Sullivan County, TN
- 7. Map of Sullivan County, TN
- 8. Map of Sullivan County, TN
- 9. Map of Sullivan County, TN
- 10. Map of Sullivan County, TN
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- 98. Map of Sullivan County, TN
- 99. Map of Sullivan County, TN
- 100. Map of Sullivan County, TN



SULLIVAN COUNTY
Planning & Codes Department
3425 Highway 126
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

NOTICE OF REZONING REQUEST

March 28, 2022

Dear Property Owner:

Please be advised Jeffrey & David Blizzard have applied to Sullivan County to rezone property located on 1084 Hwy 394 and Red Bud Lane from PBD/SC (Planned Business and/or Shopping Center) to A-2 (Rural Agricultural and Open Space District) and to R-1 (Low Density/Single-Family Residential District) for the purpose residential homes

Sullivan County Regional Planning Commission – 6:00 PM on April 19, 2022

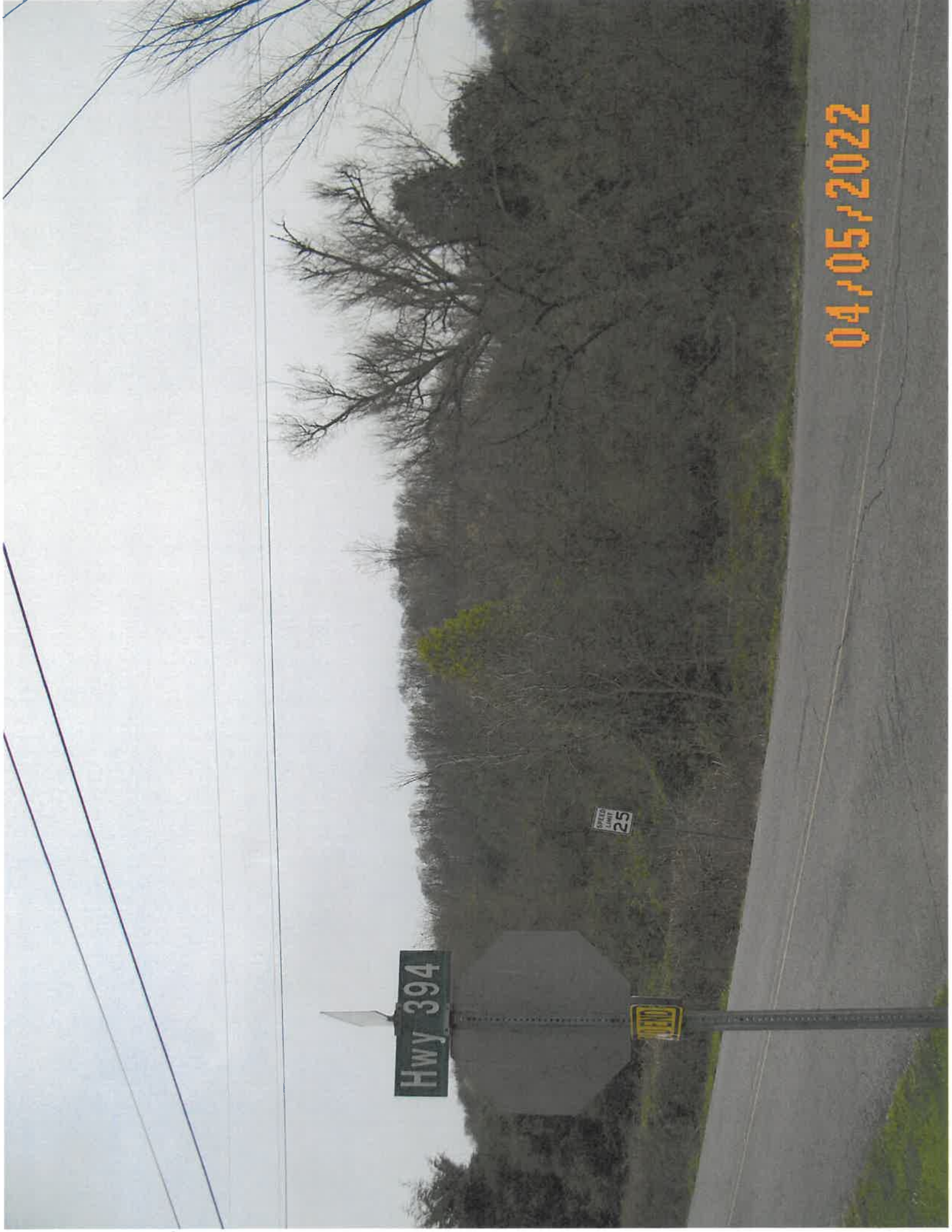
County Commission – 6:00 PM on May 19, 2022

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,

Ambre M. Torbett, AICP
Director Planning & Codes

mh



04/05/2022



NOTICE
This property is
under construction
and is not
open to the public.

25

04/05/2022

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: March 7, 2022

Property Owner: Terry & Glenna Kye

Address: 306 Laura Land Bristol TN 37620

Phone number: 423-872-2046 Cell 423-340-2124 Email:

Property Identification

Tax Map: 057

Group:

Parcel: 046.00

047.10 & 047.00

Zoning Map: 11

Zoning District: R-1

Proposed District: A-1

Civil District: 19

Property Location: 306 Laura Land Bristol TN 37620

Commission District: 1

Purpose of Rezoning: for an additional accessory structure

Meetings**Planning Commission:**

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

Date: April 19, 2022

Time: 6 PM

Approved: _____

Denied: _____

County Commission:

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

Date: May 19, 2022

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.

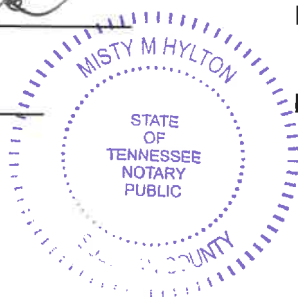
Owner's Signature: _____

Date: 3-~~10~~7-22

Notary Public: _____

Misty Hayblon

My Commission Expires: May 22, 2023



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

F3. REZONING REQUEST R-1 TO A-1 – KYTE PROPERTY

FINDINGS OF FACT –

Property Owners:	Terry & Glenna Kyte
Applicants:	same
Representative:	same
Location:	306 Laura Land off Sharps Creek Road, Bristol
Mailing Address of Owners:	same
Civil district of rezoning:	19th
Commission District:	1st
Parcel ID:	Tax Map 057, Parcels 46, 47.10 and 47.00
Subdivision of Record:	Plat Book 58, Page 15 – Kyte Property
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	well - existing
Public Sewer:	individual septic, existing
Lot/Tract Acreage:	Tracts 1, 2 and 3 of the Kyte Property replat
Zoning:	R-1
Surrounding Zoning:	R-1 and A-1
Requested Zoning:	A-1
Existing Land Use:	existing primary home, and wooded tracts
Surrounding Land Uses:	low-density residential and wooded land
2006 Land Use Plan:	Low Density Residential/General Agricultural
Neighborhood Opposition:	<i>none received prior to hearing</i>

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone three tracts that he owns to A-1 so that he can build a larger accessory structure near his home. The other two tracts are densely forested and steep, which are not conducive for a future subdivision.
- Staff met the owner on site and took pictures of the tracts of land to be considered for rezoning.
- Based upon the rural location, steep terrain and surrounding land uses, staff recommends in favor of this request.

Meeting Notes at Planning Commission:

- *Staff read her report and recommendation. Mr. and Mrs. Kyte were present.*
- *Mr. John Greiffendorf, residing at 529 Sharps Creek Road spoke to the commission. He asked staff how the A-1 zoning was not offered to him as a way to keep his extra storage building. Staff explained that the Board of Zoning Appeals granted him a variance/special exception, to keep his new storage building in the front yard; however, he was zoned R-1. Even if he had requested an A-1 rezoning, he would still have more than the maximum of square footage for detached accessory structures as he had the new building, the carport, the one-bay garage, the smaller cottage and yard barn all in the front of his home. The larger structure in the floodplain had to be removed as it was not only in a flood prone area but far exceed the square footage even in an A-1 zoning district. He thanked staff for the clarification and stated he was not in opposition to Mr. Kyte's request.*
- *Staff added that the Kyte's request consisted of his house lot by the creek, a non-buildable creek lot along Sharps Creek as well as a steep wooded tract that was of large acreage which, together was more suitable for the A-1 zoning as the lands would most likely not be developed into a traditional subdivision.*
- *Dr. Rouse motioned to forward a favorable recommendation to the County Commission for the rezoning request.*
- *Commissioner Calton seconded the motion and the vote in favor passed unanimously.*

Sullivan County
Planning & Codes Department
Plot Plan

OFFICE USE

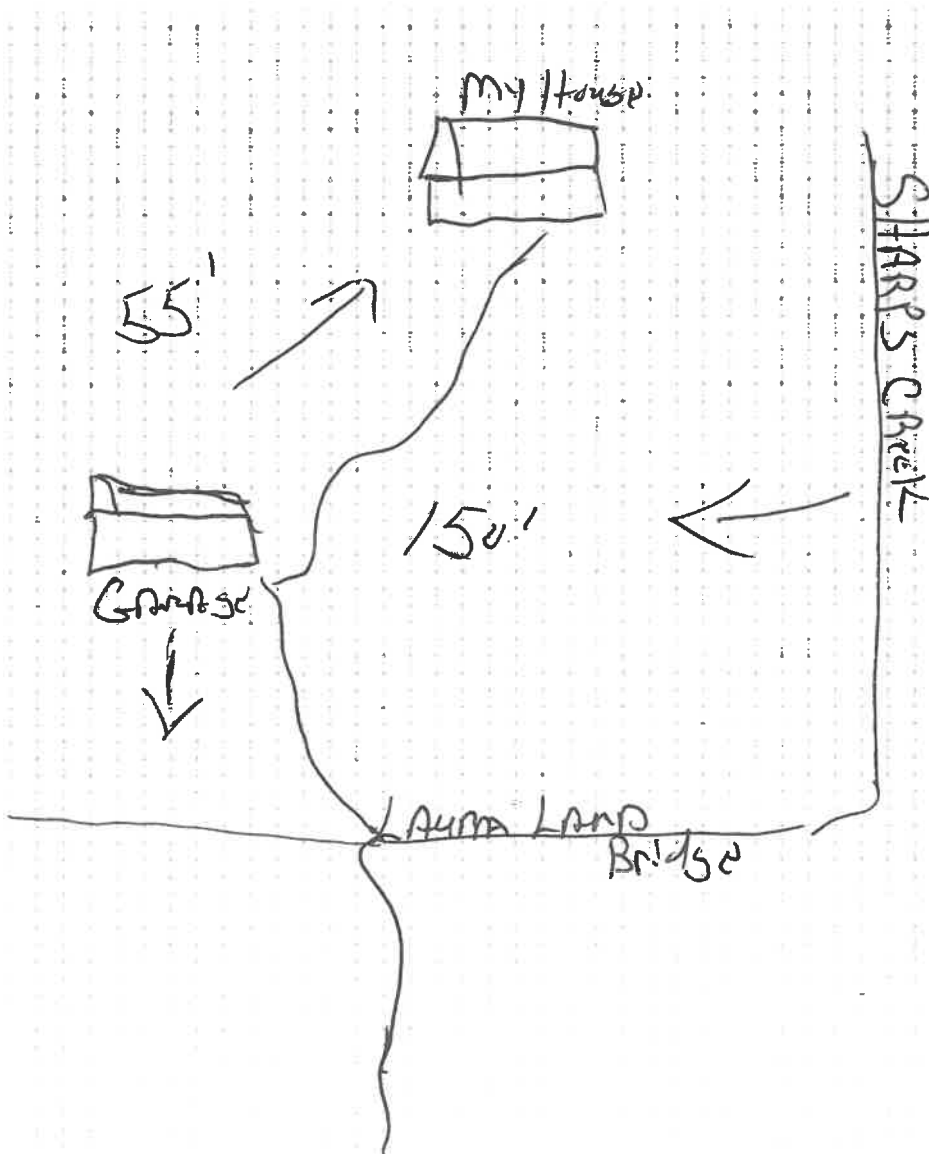
COMPLETED

INCOMPLETE

Owner: Terry J Kyte
Address: 326 Laura Land Bristol TN 37620
Structure: GARAGE Number of stories: 1

CHECKLIST FOR ALL REQUIREMENTS MUST BE COMPLETED

- | | | | |
|---|--|--|-----------------------------------|
| <input type="checkbox"/> Distance from property lines porches/overhang included | <input type="checkbox"/> Septic Tank & Field Bed Lines | <input type="checkbox"/> Water Meter | <input type="checkbox"/> Driveway |
| <input type="checkbox"/> County Road | <input type="checkbox"/> Existing Structures with dimensions | <input type="checkbox"/> Proposed structure dimensions | |
| <input type="checkbox"/> Any other items such as creeks and drainage | <input type="checkbox"/> Type of Construction (Conventional Framing, Post Frame, or Metal) | | |



Sign: Terry J Kyte Date: 3-4-22

Sullivan County - Parcel: 057 046.00



Date: March 4, 2022
County: Sullivan
Owner: KYTE TERRY JOE & GLENNA
Address: LAURA LAND 306
Parcel Number: 057 046.00
Deeded Acreage: 4.73
Calculated Acreage: 0
Date of Imagery: 2019

600 sq ft - Barn
320 sq ft - Carport
- Small Building
920 sq ft
900 sq ft -
Proposed

Esri, HERE, Garmin, (c) OpenStreetMap contributors
State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) - Geographic Services
TDOT

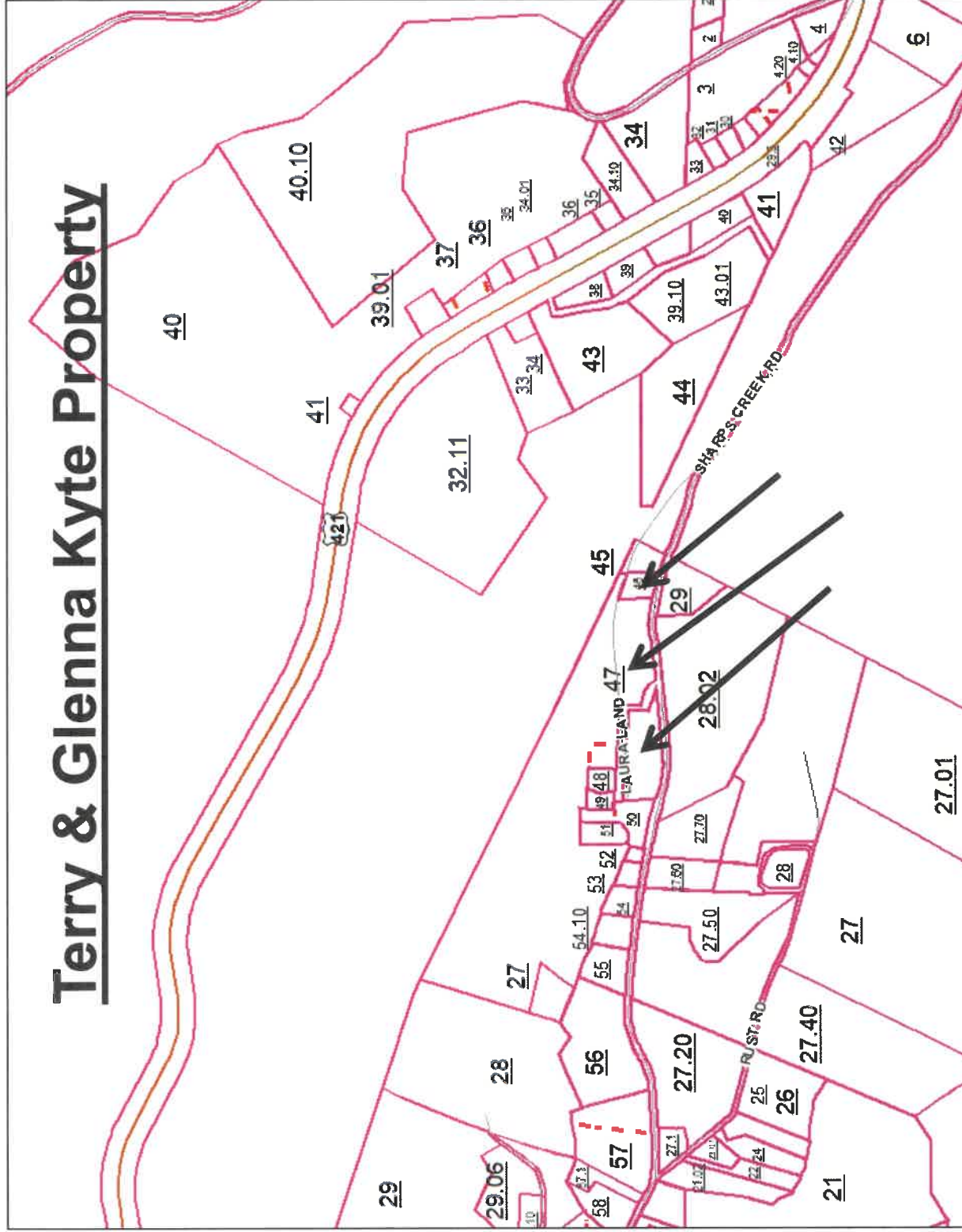
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Terry & Glenna Kyte Property

Address Data Source:
Sullivan County, Sullivan Co 911
Kingston, NY 12101
Jehonson City, NY 12101
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.



Thoroughfares

Arterial

Collector

Lot Lines



Feet

0 630

Sullivan County, TN
Planning and Codes Dept.

[illegible]

Address Data Source:

Sullivan County, TN, Co GIS
Kingsport, TN, Co GIS
Johnson City, TN, Co GIS
Greeneville, TN, Co GIS

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Thoroughfares

- Arterial
- Collector
- Lot Lines

Terry & Glenna Kyte Property



Period In Service Rate Map (PWSM) 2007
1. PWSM 2007
2. PWSM 2006
3. PWSM 2005
4. PWSM 2004
5. PWSM 2003
6. PWSM 2002
7. PWSM 2001
8. PWSM 2000
9. PWSM 1999
10. PWSM 1998
11. PWSM 1997
12. PWSM 1996
13. PWSM 1995
14. PWSM 1994
15. PWSM 1993
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93. PWSM 1915
94. PWSM 1914
95. PWSM 1913
96. PWSM 1912
97. PWSM 1911
98. PWSM 1910
99. PWSM 1909
100. PWSM 1908

Sullivan County, TN
Planning and Codes Dept.



Terry & Glenna Kyte Property 41

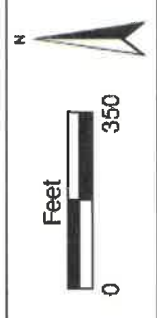
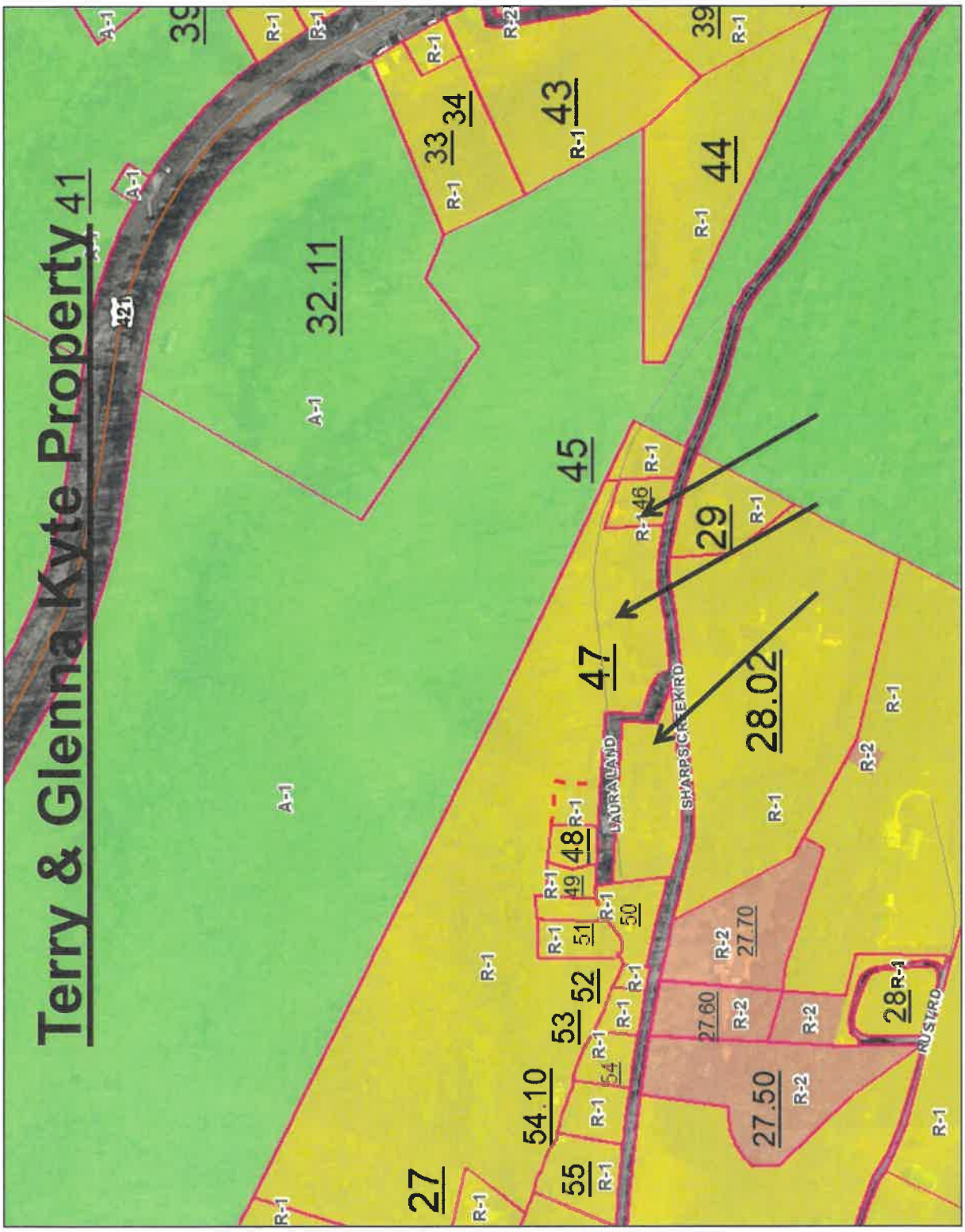
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Sullivan County Zoning

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
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Legend:
 Arterial
 Collector
 Lot Lines



Sullivan County, TN
 Planning and Codes Dept.

Sullivan County, TN
 Planning and Codes Dept.

Terry & Glenna Kyte Property

Address Data Source:
Sullivan County, Sul Co 911
Vintonport, KY 40381
Johnson City, TN 37601
Bristol, TN 37620

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.

Thoroughfare

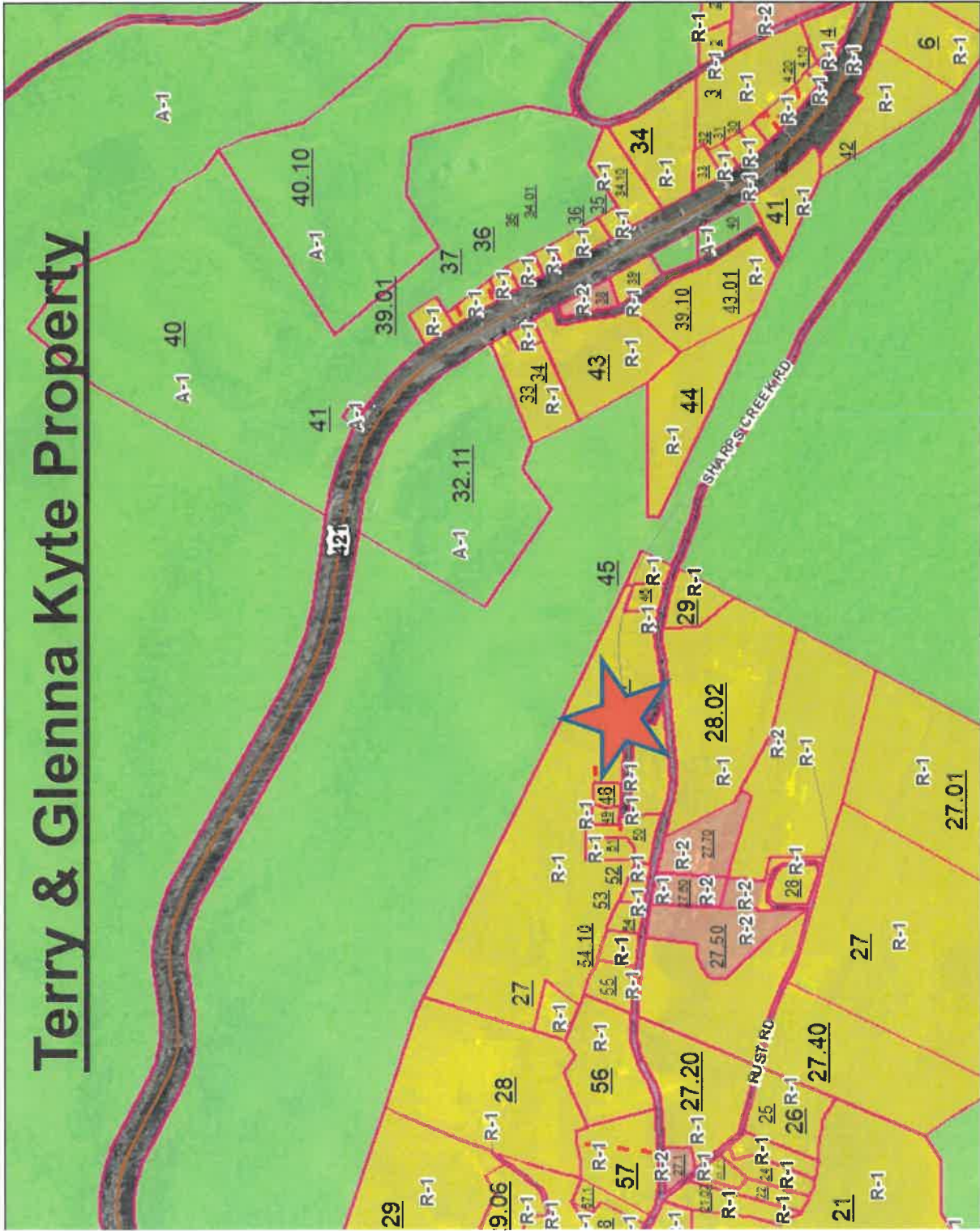
Sullivan County Zoning

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

Arterial

Collector

Lot Lines



Feet
0 630

Sullivan County, TN
Planning and Codes Dept.

Flood Hazard Boundary Map, 2007
Flood Hazard Boundary Map, 2007
Zone A, No Base Flood Elevation (AE)
Zone X, Very Small Flood Elevation (AE)



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

March 28, 2022

Dear Property Owner:

Please be advised Terry & Glenna Kyte have applied to Sullivan County to rezone property located 306 Laura Land 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 April 19, 2022

County Commission – 6:00 PM on May 19, 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

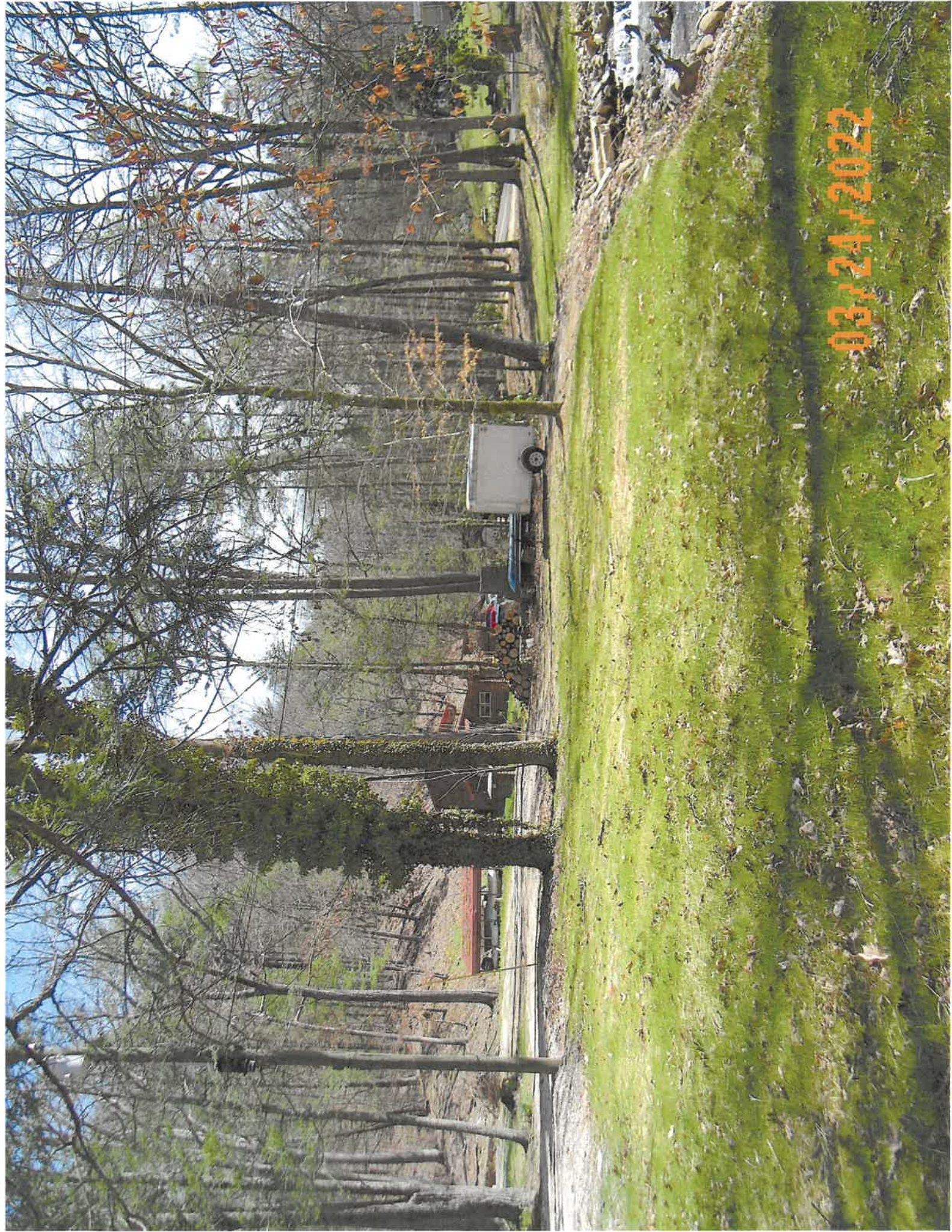


03/24/2022



03/24/2022





03/24/2022



03/24/2022

03/24/2022



03/24/2022



PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 03/14/2022

Property Owner: Dennis & Bessie McCracken & Ricky & Sherry Fleenor

Address: 383 Old Beidleman Road Bristol TN 37620

Phone number: 423-943-2144

Email: dennis428@btes.tv

Property Identification

Tax Map: 055 Group: Parcel: 39.55 & 39.50
 Zoning Map: 10 Zoning District: B-3 Proposed District: R-1 Civil District: 1
 Property Location: 375 & 383 Old Beidleman Road Commission District: 1
 Purpose of Rezoning: For Residential Use

Meetings

Planning Commission:

Place: Slater Center, 325 McDowell Street Bristol TN 37620

Date: April 18, 2022

Time: 6 PM

Approved: _____

Denied: _____

County Commission:

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

Date: May 19m 2022

Time: 6:00 PM

Approved: ☒ Approved 22 Yes, 2 Absent

Denied: _____

DEED RESTRICTIONS

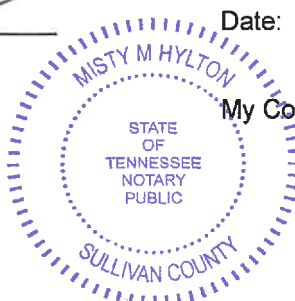
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Sherry M Fleenor

Date: 3-14-2022

Notary Public: Misty M Hylton

My Commission Expires: May 22, 2023



**REPORT TO THE PLANNING
COUNTY REZONING RECOMMENDATION**
Case# RZZ22-595



Request: Rezoning Recommendation within the Urban Growth Boundary from B-3 to R-1

Applicants/Owners: Dennis & Bessie McCracken and Ricky & Sherry Fleenor

Location: 375 & 383 Old Beidleman Road (Urban Growth Boundary)

Tax ID: Tax Map 55, Parcels 39.55 & 39.50

Zoning: B-3 (General Business Services District) to R-1 (Low Density/Single Family Residential District)

Acreage: Approximately 0.61 and 0.24 individually; 0.85 acres total on 2 parcel

School: Emmett Elementary, Sullivan East Middle, & Sullivan East High

Meeting Date: April 18, 2022

Background

Property owners Sherry and Ricky Fleenor and Dennis and Bessie McCracken have requested that their adjacent properties, 375 Old Beidleman Road and 383 Old Beidleman Road, be rezoned from Sullivan County, B-3 (General Business Services District) to Sullivan County R-1 (Low Density/Single Family Residential District). The requested properties are identified as Sullivan County Tax Map 55, Parcels 39.55 & 39.50, and are located along Old Beidleman Road in eastern Sullivan County, Tennessee in Bristol's Urban Growth Boundary.

The purpose of the rezoning as stated in the request is "for residential use". Communication with Ambre Torbett, Director of Sullivan County Department of Planning & Codes, stated via email message that "The owners live there residentially. The building setbacks for commercial is 30 on all sides, while R-1 is less. The owners would like to replat the lots to make the one in the rear (383 Old Beidleman Road) wider. This will be a good start in ensuring zoning compliance on lot area; however not fully. The lots predate zoning, so nothing we do will bring it up to code while allowing them to live there. There are other dwellings zoned commercial, however they did not join in on the application at this time. The main point is that these are homes not businesses and while they front on Hwy 421, they have no access from there, so I am not sure why they were zoned commercial originally." Sullivan County staff recommended rezoning rather than go the BZA for a variance. Ms. Torbett explained and owner/applicant Ms. McCracken agreed via telephone conversation that the B-3 setbacks allow no room for the owners' future garage.

On the next pages you will find a location and zoning map of the subject parcel along with images of the properties.



View from Old Beidleman Road



View from Highway 421 towards the rear

Information

Ms. Torbett confirmed that both subject residential structures were build prior to 1988, when zoning was established in Sullivan County. The property at 375 Old Beidleman Road has approximately 0.61 acres and 383 Old Beidleman Road is 0.24 acre, for a total of approximately 0.85 acres.

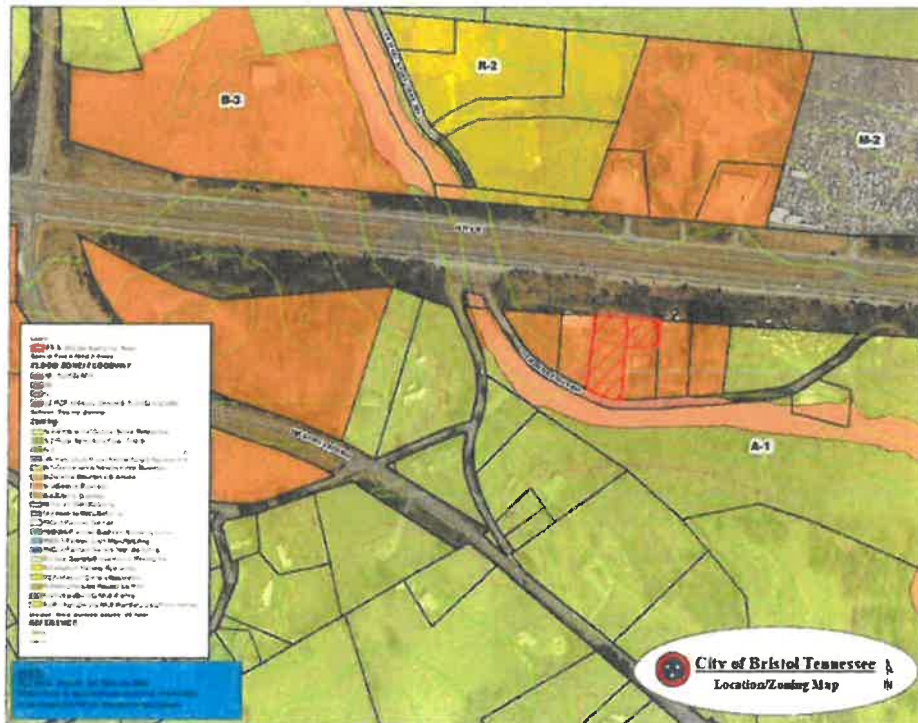
375 Old Beidleman Road has 98.2 feet of frontage on Old Beidleman Road. Old Beidleman Road, repaved last year, is a dead-end road accessed from Booher Drive. The lots have a combined total of 101.85 feet of frontage along Highway 421 but neither access Highway 421.

A single-family residence is located on each subject lot.

Natural Features

Beidleman Creek, a blue line stream per Tennessee Department of Environment and Conservation (TDEC), flows along the southern side of Old Beidleman Road. A Special Flood Hazard Area surrounds the creek, which does not have an established base flood elevation. Sullivan County administers and enforces Sullivan County Flood Damage Prevention Resolution for any new construction. The subject lots are not impacted by the creek or flood zone.

The graphic below also shows the topography, in 20-foot intervals, of the subject lots. The southern property line is lowest, rising towards Highway 421.



Zoning and Land Use

	Existing Zoning	Existing Land Use
Subject Properties	Sullivan County, B-3 (General Business Services District)	Residential-single-family
North	Sullivan County, B-3 (General Business Services District)	Across Highway 421, 3 properties, apparently unused/vacant commercial building Residential, Single-family
South	Sullivan County, A-1 (General Agricultural/Estate Residential District)	Across Old Beidleman Road, Beidleman Creek & Farmland
East	Sullivan County, A-1 (General Agricultural/Estate Residential District)	Residential, single-family & single-family

West	Sullivan County, B-3 (General Business Services District)	Residential, Single- Family
-------------	---	-----------------------------

South Fork Utility District provides water to these lots, using a 2 inch water line. Sanitary sewer service is not available.

Analysis:

Staff analyzed the Sullivan County Zoning Resolution. The uses allowed in the Sullivan County R-1 district are similar to those of Bristol's R-1A (Low Density Single Family Residential District). The main or primary use in Sullivan County R-1 was low density single-family residential.

The R-1 district is not adjacent to the subject properties. The main use of single-family residential is adjacent though. The R-1 district, with a shorter list of allowed uses than the B-3 district, can be seen as downzoning here.

Staff also looked at Sullivan County bulk standards, which showed -

Setbacks in Sullivan County B-3 are 30 feet on all sides.

Setbacks for R-1 are:

- Front – 30 feet
- Rear – 30 feet
- Sides – 12 feet

Setbacks in B-3 district are greater than those of R-1. An additional 18 feet of buildable area on both sides of each lot would be allowed for building area in the R-1 zone.

Zoning these parcels to R-1 would benefit Sullivan County. Ms. Torbett's assessment is that this location is not an appropriate location for the B-3 zone. Ms. Torbett explained that zoning these parcels to R-1 would help bring setback and land use into conformance. Sullivan County staff supports the rezoning request.

A confirmation email is attached from Ms. Torbett which confirms that Sullivan County staff is in favor of this rezoning and that R-1 zoning on these properties would benefit Sullivan County, along with the similar uses allowed in R-1 to those of neighboring lots, would nullify any question of spot zoning.

Land Use Plan and Policy

The Future Land Use Map serves as a general policy guide for the future development of the city and urban growth area. In areas of transition (areas where land use categories meet), all of the converging land uses should be given due consideration in context with the plan. It is not intended to be a parcel-by-parcel directive for the specific use of each property in the City and its surrounding grown area, but to serve as a general policy guide for the future development of that area. While the Sullivan County R-1 district is not adjacent to the subject, the property after rezoned is designed to preserve its low density single-family residential nature, to contribute to quality of life.



The Land Use Map indicates that the site will be developed both commercially and for low density residential. Staff feels that the requested rezoning agrees with the intent of the Future Land Use Plan and Policy. The R-1 use classification is similar to those from the surrounding area. The Future Land Use Plan & Policy agrees with the rezoning request.

Staff Recommendation:

Staff recommends the Bristol Tennessee Municipal Regional Planning Commission send a favorable recommendation to the Sullivan County Commission for this request.


 Heather Moore, AICP
 Land Use Planner

[illegible]

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 for location of lot lines.

Thoroughfares

Arterial

Collector

[illegible]

Sullivan County, TN
Planning and Codes Dept.

Dennis & Bessie McCracken & Ricky & Sherry Fleenor Properties

The map displays the following zoning codes and acreages for the highlighted lots:

- Lot 42: 42.20 acres, B-3, 3105
- Lot 43: 43.10 acres, R-2, 357
- Lot 44: 44.15 acres, R-2, 353
- Lot 45: 45.10 acres, R-2, 357
- Lot 46: 46.10 acres, R-2, 357
- Lot 47: 47.10 acres, R-2, 357
- Lot 48: 48.10 acres, R-2, 357
- Lot 49: 49.10 acres, R-2, 357
- Lot 50: 50.10 acres, R-2, 357
- Lot 51: 51.10 acres, R-2, 357
- Lot 52: 52.10 acres, R-2, 357
- Lot 53: 53.10 acres, R-2, 357
- Lot 54: 54.10 acres, R-2, 357
- Lot 55: 55.10 acres, R-2, 357
- Lot 56: 56.10 acres, R-2, 357
- Lot 57: 57.10 acres, R-2, 357
- Lot 58: 58.10 acres, R-2, 357
- Lot 59: 59.10 acres, R-2, 357
- Lot 60: 60.10 acres, R-2, 357
- Lot 61: 61.10 acres, R-2, 357
- Lot 62: 62.10 acres, R-2, 357
- Lot 63: 63.10 acres, R-2, 357
- Lot 64: 64.10 acres, R-2, 357
- Lot 65: 65.10 acres, R-2, 357
- Lot 66: 66.10 acres, R-2, 357
- Lot 67: 67.10 acres, R-2, 357
- Lot 68: 68.10 acres, R-2, 357
- Lot 69: 69.10 acres, R-2, 357
- Lot 70: 70.10 acres, R-2, 357
- Lot 71: 71.10 acres, R-2, 357
- Lot 72: 72.10 acres, R-2, 357
- Lot 73: 73.10 acres, R-2, 357
- Lot 74: 74.10 acres, R-2, 357
- Lot 75: 75.10 acres, R-2, 357
- Lot 76: 76.10 acres, R-2, 357
- Lot 77: 77.10 acres, R-2, 357
- Lot 78: 78.10 acres, R-2, 357
- Lot 79: 79.10 acres, R-2, 357
- Lot 80: 80.10 acres, R-2, 357
- Lot 81: 81.10 acres, R-2, 357
- Lot 82: 82.10 acres, R-2, 357
- Lot 83: 83.10 acres, R-2, 357
- Lot 84: 84.10 acres, R-2, 357
- Lot 85: 85.10 acres, R-2, 357
- Lot 86: 86.10 acres, R-2, 357
- Lot 87: 87.10 acres, R-2, 357
- Lot 88: 88.10 acres, R-2, 357
- Lot 89: 89.10 acres, R-2, 357
- Lot 90: 90.10 acres, R-2, 357
- Lot 91: 91.10 acres, R-2, 357
- Lot 92: 92.10 acres, R-2, 357
- Lot 93: 93.10 acres, R-2, 357
- Lot 94: 94.10 acres, R-2, 357
- Lot 95: 95.10 acres, R-2, 357
- Lot 96: 96.10 acres, R-2, 357
- Lot 97: 97.10 acres, R-2, 357
- Lot 98: 98.10 acres, R-2, 357
- Lot 99: 99.10 acres, R-2, 357
- Lot 100: 100.10 acres, R-2, 357

Therapeutic

BAU

[illegible]

Address Data Source:

Sullivan County: SJL Co 911
Kingston: Kt GIS
Johnson City: JC GIS
Bristol: Bristol 911

Notice:

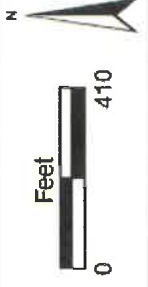
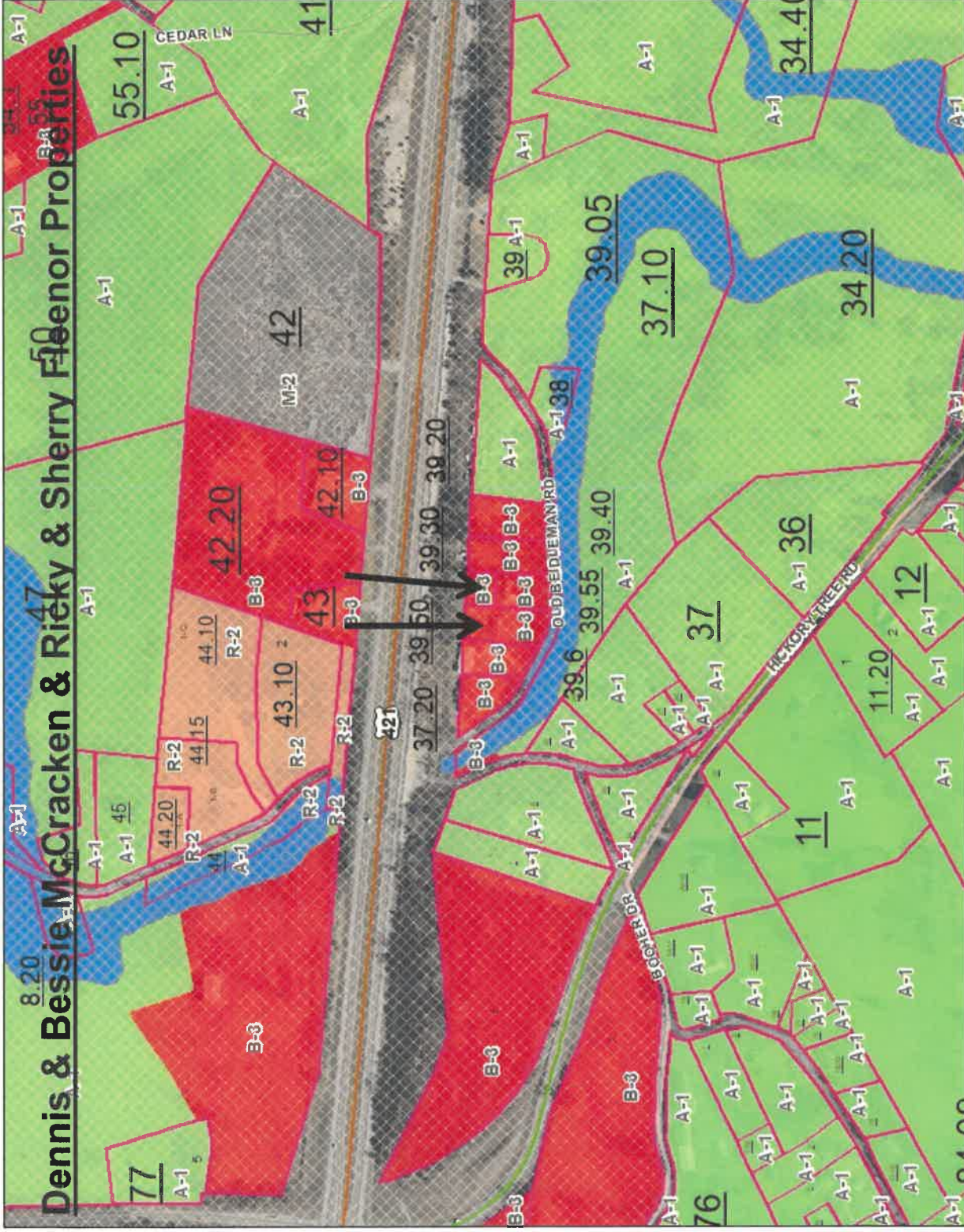
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North Arrow

- Arterial
- Collector
- Bristol 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



Typed Instance: R-2 Map (R-2) 2007
 Legend:
 - A-1: Residential Single-Family (A-1)
 - B-3: Residential Medium-Density (B-3)
 - R-2: Residential Single-Family (R-2)
 - M-2: Medium-Density Residential (M-2)
 - B-3: Residential Medium-Density (B-3)
 - Water: Water

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

March 28, 2022

Dear Property Owner:

Please be advised Dennis & Bessie McCracken and Ricky & Sherry Fleenor have applied to Sullivan County to rezone property located 375 & 383 Old Beidleman Road from B-3 (General Business Service District) to R-1 (Low Density/Single-Family Residential District) for the purpose of residential use

Bristol Regional Planning Commission – 6:00 PM on April 18, 2022 (Monday night)

County Commission public hearing – 6:00 PM on May 19, 2022 (Thursday night)

The Bristol Planning Commission will meet in the Slater Center 325 McDowell Street Bristol 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 Bristol Planner know if you need any special assistance for these public meetings at 423-989-5549.

Regards,

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

Ambre M. Torbett, AICP
Director Planning & Codes

mh

Linda, Darlene - 7 yrs / 2 absent

WHEREAS, the County Commission has given due public notice of hearings related to zoning districts, regulations, and restrictions, and has held public hearings, and

WHEREAS, all the requirements of the Tennessee Code, regarding the preparation of the report by the Regional Planning Commissions and subsequent action of the County Commission have been met.

THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF SULLIVAN COUNTY, TENNESSEE

1-103 INTENT AND PURPOSE This resolution is enacted pursuant to Title 13, of the Tennessee Code, for the following purposes:

- A. To promote and protect the public health, safety, morals, comfort, convenience, and general welfare of the people;
- B. To divide the territory included within the county's planning jurisdiction into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration, and use of buildings, structures, and land for residence, business, commercial, manufacturing, and other specified uses;
- C. To protect the character and maintain the stability of residential, business, commercial, and manufacturing areas within the planning jurisdiction of the county, and to promote the orderly and beneficial development of such areas;
- D. To provide adequate light, air, privacy, and convenience of access to property;
- E. To regulate the intensity building development and assure that open spaces surrounding buildings that are adequate to provide necessary light and air and protect the public health.
- F. To establish building lines and the location of buildings designated for residential, business, commercial, manufacturing, or other uses within such lines;
- G. To fix reasonable standards to which buildings or structures shall conform;
- H. To prohibit uses, buildings, or structures that are incompatible with the character of development or the permitted uses within specified zoning districts;
- I. To prevent such additions to, and alterations or remodeling of, existing buildings or structures as would not comply with the restrictions and limitations imposed hereunder;
- J. To limit congestion in the public streets and so protect the public health, safety, convenience, and general welfare by providing for the off-street parking of motor vehicles, control of access to public streets and for the loading and unloading of commercial vehicles;
- K. To provide protection against fire, explosion, noxious fumes, and other hazards in the interest of the public health, safety, comfort, and general welfare;
- L. To prevent overcrowding of land and undue concentration of structures so far as is possible and appropriate in each district by regulating the use and the bulk of buildings in relation to the land surrounding them;
- M. To conserve the taxable value of land and buildings throughout the county;
- N. To provide for the gradual elimination of those uses of land, buildings and structures that do not conform to the standards of the districts in which they are respectively located and which are adversely affecting the development and taxable value of property in each district;
- O. To define and limit the powers and duties of the administrative officers and bodies as provided herein;
- P. To protect and in general allow for the beneficial uses of property.

a. In Any Yard:

- ◆ Arbors and trellises not attached to the principal structure or accessory structure.
- ◆ Driveways subject to other specific provisions of this resolution related directly thereto.
- ◆ Flagpoles having only one structural ground member.
- ◆ Fountains.
- ◆ Mailboxes.
- ◆ Open terraces, including natural plant landscaping, not including decks (decks are subject to principal structure setbacks).
- ◆ Pet enclosures less than one hundred (100) square feet.
- ◆ Sculpture or other similar objects of art, which do not advertise any business or service.
- ◆ Street furniture such as, but not limited to, benches, drinking fountains, trash receptacles, ashtrays, or light standards.
- ◆ Vehicular parking areas, unless, otherwise, specifically prohibited by applicable sections of this resolution.
- ◆ Vents necessary for use of fallout shelters constructed below grade of such yards but excluding all other parts of such shelters.
- ◆ Retaining walls, or fences not exceeding eight (8) feet in height measured from finish grade level and not roofed or structurally part of a building.

b. In Any Rear Yard: - There shall be a minimum setback requirement of (8) eight feet for all detached accessory structures including those that do not require a building permit such as:

- ◆ Clothes Poles or clotheslines.
- ◆ Private playground sets, swings/Recreational equipment.
- ◆ Small sheds or dog kennels

c. Customary Residential Accessory Structures provided such structures comply with the following criteria:

- i. Structures placed in the rear yard behind the principal structure shall be setback a minimum of (8) eight feet from the sides and rear property line to avoid any utility and drainage easements (refer to survey or plat).
- ii. Structures placed in the side yard shall meet the minimum principal building setback requirements for that particular zone.
- iii. If in the opinion of the Building Commissioner the structure cannot be located in the rear or side yards due to topographical constraints pursuant to Article XII, the Building Commissioner may allow such structure to be placed in the front yard with minimum building setbacks applicable for that particular zone, as required for the principal structure.
- iv. The total maximum ~~square footage~~ area coverage of all accessory structures cannot exceed ten (10%) percent of the total parcel area or exceed the maximum total ~~square footage~~ building footprint area of structure(s) by zoning district. (See Table 3-103C herein); whichever is less.
- v. Prior to issuance of a permit, the property owner shall sign a statement affirming that the use of such structure is and will remain in compliance with the applicable zone.
- iv. All structures less than 120 square feet and not having a fixed base to the ground shall require no permit but shall adhere to the minimum setbacks and location as required above (amended on 12/19/2011 to comply with the 2006 IRC).
- vii. All structures, regardless of size or permit requirement, shall conform to the above setback and use restrictions.

3. Obstructions Prohibited at Street Intersections - On a corner lot, no fence, wall, parking, access point, sign, hedge, or other planting or structure that will materially obstruct vision between a height of three (3) feet and ten (10) feet above the center line grades of the intersecting streets shall be erected, placed, or maintained within the triangular area formed by the street lines at such corner lots and a straight line joining such street lines at points which are thirty-five (35) feet distance from the intersection of the street lines and measured along said street lines (see illustration in Appendix C). In case of rounded street lines at the intersecting streets, such measurement shall be made from the point of intersection of the tangents of the curve constituting the rounding. The purpose of this clear vision of the corner is for vehicular traffic approaching the intersection.

ARTICLE IX

SIGN REGULATIONS

SECTIONS

9-100 PERMITS

9-101 PROHIBITED SIGNS

9-102 REGULATIONS FOR A-1/AR AND B-1 ZONING DISTRICTS

9-103 REGULATIONS B-2 ZONING DISTRICTS

9-104 REGULATIONS FOR B-3, B-4, PBD/SC, PBD-3, M-1, M-2, PMD-1, PMD-2

The purpose of this Article is to provide a comprehensive system of sign regulations, which will promote the best development of Sullivan County through the establishment of regulations which regulate the type, placement, and size of signs and other graphic devices within the county; protect and enhance the scenic beauty of the natural environment in the county; emphasize the assets of community appearance and high environmental quality in promoting manufacturing recruitment and economic development; promote the public health, safety, and welfare by prohibiting improperly designed or located signs which could distract, confuse, mislead, or obstruct vision; ensure safe construction and maintenance of signs; protect and enhance public and private property; ensure equity in the distribution of the privilege of using the public visual environment to communicate private information; and improve the appearance of the county's business areas, especially along major thoroughfares. Freestanding signs of any kind are considered accessory structures and shall be incidental and subordinate to the principal use of the property.

9-100. Permits

9-100.1 Permit required - No advertising sign shall be erected, replaced, reconstructed, expanded, or relocated without first securing a building permit from the Sullivan County Planning & Codes Department. No permit shall be required for customary maintenance or a change of copy on a sign, the customary use of which involves frequent and periodic changes of copy, e.g., reader boards with changeable letters, movie theater marquees, and service station price signs.

9-100.2 Revocation of permits - The Sullivan County Building Commissioner is hereby authorized and empowered to revoke any permit upon failure of the holder to comply with any provision of this resolution or with the terms of the permit at the time of its issuance.

9-100.3 Inspection of signs - At any time deemed necessary, the Sullivan County Building Commissioner, or designee, may inspect each sign regulated by this Article to ensure that such sign conforms to this Article and to all other resolutions of the county.

9-100.4 Permit fees - The fee for signs requiring permits shall be ~~\$25.00 per sign~~. **Per current fee scheduled per Article 12-109 as adopted by County Commission**

9-101. Prohibited signs - The following signs shall be prohibited in all zoning districts:

9-101.1 Any unsafe sign - If the Building Commissioner shall find that any sign is unsafe or insecure, or is a menace to the public, or has been constructed or erected or is being maintained in violation of the provisions of this resolution, he shall give written notice to the owner of the sign and/or of the property and/or the architect, builder, contractor, or agent for both or either requiring the sign to be made safe and secure or to be removed. If the sign is not removed or altered so as to render it safe and secure, the Building Commissioner shall proceed with action as provided by law. The Building Commissioner may cause any sign, which is an immediate danger to persons or property to be removed immediately and without prior notice.

9-101.2 Any sign located within, upon, or over the public right-of-way, except government signs, and special event banners as permitted.

9-101.3 Any sign located on a tree, telephone pole, power pole, or streetlight pole, ~~except special event banners~~.

9-101.4 Any sign, which contains flashing or intermittent red, blue, green, or amber illumination as it may be confused with official governmental traffic safety signs.

- (a) **Number of signs** - A parcel is permitted one (1) freestanding sign per street frontage granting access to the parcel, center, or planned development. If the length of a single street frontage is greater than four hundred (400) feet, the parcel, center, or planned development shall be permitted a second freestanding sign along that frontage, no closer than 200 feet apart. In computing the allowable number of signs for parcels with more than one qualifying frontage, each frontage shall be considered separately. If a planned development, shopping center or parcel is divided by a street, and then only one side of the street is to be used to compute frontage length.
- (b). **Height and Sign Face** -The maximum height and sign face of each freestanding sign shall be determined by its setback distance from the adjoining qualifying street, according to the following table:

<u>Setback from Property or R-O-W</u>	<u>Height</u>	<u>Square Footage per Sign Face</u>
10	30'	100
11	31'	102
12	32'	104
13	33'	106
14	34'	108
15	35'	110
16	36'	112
17	37'	114
18	38'	116
19	39'	118
20	40'	120
21	41'	122
22	42'	124
23	43'	126
24	44'	128
25	45'	130
26	45'	132
27	45'	134
28	45'	136
29	45'	138
30	45'	140
31	45'	142
32	45'	144
33	45'	146
34	45'	148
35	45'	150
36	45'	152
37	45'	154
38	45'	156
39	45'	158
40	45'	160
41	45'	162
42	45'	164
43	45'	166
44	45'	168
45	45'	250

2. **Portable Sign** -One (1) portable sign provided it has no flashing lights and is located at least 10 feet off the right-of-way and does not obstruct vision to vehicular traffic. Maximum sign face area is twenty-five (25) square feet. Such sign shall be anchored to the ground and meet the requirements of the State Electrical Code for safety and efficiency.

9-105. Abandoned Nonconforming Sign - Any sign advertising a discontinued use, occupant, product, or service after a period of ~~two (2)~~ (30) **thirty months, years** shall not be reestablished or changed in any way not in conformity with provisions of this resolution.

9-106. Other Signs – RESERVED (see 9-112)

9-109.12 The Changeable Message Sign shall not be configured to resemble a warning, danger signal, official signage used to control traffic or to cause a driver to mistake the digital sign for a warning or danger signal; and

9-109.13 All sign structures and sign faces shall be fixed with no moving or rotating parts.

9-110. Wall Signs

9-110.1 Wall Sign may be mounted on any nonresidential building but shall be limited to one (1) square foot of wall sign area per horizontal linear foot of the exterior wall length for which the sign shall be located; and

9-110.2 Wall Signs may be internally illuminated on any non-residential building where permitted by zoning district, however, shall not be internally illuminated within any historic zoning overlay district; and

9-110.3 Electronic Message Boards shall not be located on any façade, roof, or other portion of any building.

9-111. Exempt Signs The following signs shall be allowed in any zoning district without a permit so long as they are located on private property and outside of any governmental rights-of-way:

9-111.1 Directional Signs so long as they are off the rights-of-way and with a maximum sign face of four (4) square feet.

9-111.2 Flags of any nation, government, or non-commercial organization.

9-111.3 Government signs.

9-111.4 **Temporary Real Estate Signs** advertising the sale of the property on which the sign is located.

9-111.5 Memorial signs, cornerstones and similar signs containing the name of the building and date of erection, provided such signs are permanently installed on the building.

9-111.6 Interior window signs which consist entirely of letters, numerals, and symbols.

9-111.7 Political Sign.

9-111.8 Non-commercial seasonal displays customarily associated with a national, local, or religious holiday, provided such are not used to advertise the name of a product, service or business. Such displays shall be removed promptly after the holiday.

9-112. Freestanding Signs within A-2, A-1, R-1, R-2, R-2A, R-3, R-3A, or R-3B The following sign provisions shall be allowed in these agricultural and residential zones for any permitted use such as subdivision entrance signs, apartment complex signs, mobile home park signs, churches, community center or other neighborhood/community land use *other* than single family individual lots. One freestanding sign shall be permitted per entrance to the major subdivision, park entrance, church entrance or apartment complex as explained below:

Permitted Sign: Freestanding Entrance Sign - One (1) freestanding on-premises sign shall be permitted for each street frontage granting access to the premises per **Article 904.1 part 1(a)**. Maximum height of each such freestanding sign shall be fifteen (15) feet. Maximum area of each such sign shall be thirty-two (32) square feet, per sign face. No such sign shall be permitted which does not meet the required ten (10) foot setback from any property line or public right-of-way. If more than one access is provided and allowed, but only one sign is requested, such sign shall be limited to 9-104.1 subpart 1(b) of the matrix. Such sign shall be anchored to the ground. Subdivision Entrance Signs located within a median or cul-de-sac for the development may be permitted; however, shall be maintained by the Homeowners' Association or landowner of the development and shall not be the responsibility of the County. All signs shall provide for free and clear sight visibility for motorist. (See Appendix C).

Prohibited Signs:

1. **Portable Sign** – portable signs shall be *prohibited* within all agricultural and residential zones.
2. **Home-Occupation Signs** – freestanding or exterior wall signage for home-based business shall be prohibited in these zoning districts to preserve the residential character of the district.

11-103.3 Repairs and Alterations - Repairs, incidental alterations, or structural alterations may be made in non-complying buildings or other structures subject to the provisions of Subsection 11-103.4.

11-103.4 Enlargement of Conversion

1. Adequate Space for Expansion - No expansion or enlargement of any non-complying building or other structure may be made which would either create a new noncompliance or increase the degree of any previously existing noncompliance of any building or other structure or parcel or portion, thereof.
2. ~~Application of Other Provisions to Expanded Facilities~~ - ~~In the event that any proposed expansion or addition to a non-complying building or structure is valued at less than fifty (50) percent of the assessed valuation (as recorded on the most current edition of the property tax records) of the improvements located upon the site, all provisions of this ordinance shall be applicable to the expansion or addition. In the event, however, that the proposed expansion or addition is valued at fifty (50) percent or more of the assessed valuation of the improvements located upon the site all provisions of this ordinance shall apply to both the existing facilities, with the exception of any pre-existing non-complying conditions, and the expansion or addition.~~

11-103.5 Damage or Destruction of Non-complying Buildings and Other Structures - ~~In all districts, when any non-complying building or other structure is damaged or destroyed such building or other structures may be restored provided that such restoration shall not cause a new noncompliance nor increase the degree of noncompliance existing prior to such damage or destruction.~~

11-103.5 Removal, Damage or Destruction of Non-complying Buildings and Other Structures

In all districts, when any legal but non-complying (i.e. "grandfathered in") building or other structure is removed, damaged or destroyed, such building or other structures may be restored, provided that such restoration shall not cause a new non-compliance nor increase the degree of non-compliance existing prior such removal, damage or destruction. Such restoration shall occur within thirty (30) months of the removal, damage or destruction of the non-complying building or other structures. In the case of restoration occurring after thirty (30) months of the removal, damage or destruction, all buildings and other structures shall comply with the bulk regulations of the this resolution per applicable zoning district.

11-104 SUBSTANDARD RESIDENTIAL LOTS - Within all districts where residential uses are authorized, one dwelling may be built upon a lot, which was of record upon the date of adoption of this ordinance or amendments herein, providing such lot has a permit for a subsurface sewage disposal system (SSDS) through the State of Tennessee, Department of Environment and Conservation or is connected to public sewer. This means, that as long as the deed for a parcel of land was recorded prior to the adoption of this ordinance or any subsequent amendments, and was legal at the time of said recordation, then it will be classified as a legal lot-of-record. However, if the deed was recorded and did not conform to the local regulations at the time and still does not meet these requirements herein, then the parcel is not determined to be a legal lot-of-record. Substandard parcels will only be given legal, but non-conforming status if they met all legal requirements at the time of said recordation. Proof of public or private sewage permits and copy of recorded deed shall be required prior to any issuance of a building permit.

F. Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling:

*delete
&
replace*

~~In any agricultural or residential district, a temporary use permit may be issued to place a singlewide mobile home temporarily on a lot in which the principal structure was damaged or destroyed by fire, explosion or natural phenomena or during the construction of the permanent dwelling allowed within the district. Along with the issuance of a temporary dwelling permit, the applicant must file for a permanent dwelling permit simultaneously. The purpose of such temporary placement shall be to provide shelter for only the residents of the principal structure during the period of reconstruction and to prevent an exceptional hardship on the same. Placement of such temporary structure must not represent a hazard to the safety, health, or welfare of the community. Such temporary dwelling shall be located within the setbacks and be serviced by an approved sanitary disposal system prior to issuance of the building permit. An applicant for a temporary use permit as provided under this subsection must produce a written statement from the appropriate regulatory authority approving the water supply and sewage disposal systems of the temporary structure. Such a permit may be initially issued for nine (9) months. A permit may be renewed for up to six (6) months at a time, the total time for all permits not exceeding a total of twenty-four (24) months. Under no circumstances shall such temporary dwelling be used for a permanent accessory structure, as defined herein.~~

In any agricultural or residential district, the use of a pre-existing residential dwelling may be continued during the construction of the permanent dwelling allowed within the district with the following regulations: Along with the issuance of a temporary dwelling permit, the applicant must file for a new dwelling permit simultaneously. The purpose of such temporary use shall be to provide shelter for only the residents of the principal structure during the period of construction and to prevent an exceptional hardship on the same. Upon completion of the new dwelling, before a Certificate of Occupancy can be issued for the new dwelling, the pre-existing dwelling must be demolished or removed to comply with 3-103.6(5). Under no circumstances shall such dwelling be used for a permanent accessory structure, as defined herein.

Ambre Torbett

From: Weems, Ken <KenWeems@KingsportTN.gov>
Sent: Friday, April 22, 2022 2:36 PM
To: Ambre Torbett
Subject: RE: County minor ZTA

Thanks Ambre we will take care of this new one at our May PC meeting.

Last night my PC voted unanimously (7-0) to send a positive recommendation to the SCC for the one you sent last month. John Moody was very helpful during the discussion as I had minimal time to study it.

Thanks,

Ken Weems, AICP

Planning Manager

City of Kingsport

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From: Ambre Torbett [mailto:planning@sullivancountyttn.gov]
Sent: Friday, April 22, 2022 11:57 AM
To: Weems, Ken; Garland, Savannah; Heather Moore; Cherith Marshall
Subject: County minor ZTA

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning all,

The County Commission approved all of the Minor Zoning Text Amendments (ADA parking, Vesting Rights, etc) last night. 22 yes / 2 absent.

You should have some minor ones on your agenda Monday and last night respectively that will be heard by the CC next month. Thank you.

But wait, there's more.... Sorry

Attached is a tiny one. In Chapter 3 of the Residential/Agri section, we allow Open Space Residential Development – or cluster housing planned developments. It is not a rezoning but allows for cluster housing. Same density as base zoning. Follows Randall Arendt's book "Growing Greener." This OSRD plan has been in our Zoning Code since 2004 but I have yet to have a developer take advantage of it, until now.

Vic Davis wants to build his proposed Creekside Subdivision off Derby Drive using the OSRD cluster housing and Tim Lingerfelt found a typo. Oops.

Attached you will find the page from our minutes this week and the OSRD zoning code. The highlighted section in yellow is what I need your PCs to consider please. Basically it should read that the maximum density per house lot is 5,000 if

served by public sewer; however the base zoning district will govern the overall gross density. The setbacks between houses can be no less than 20 foot apart in the county. I know you all allow less but we do not – still a volunteer fire response for us.

See attached and please schedule at your next PC meeting if you can in May. Thank you all so much.

Ambre M. Torbett, AICP

Director of Planning & Community Development

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**SULLIVAN COUNTY ZONING RESOLUTION
TEXT AMENDMENT RECOMMENDATION**



To: Bristol Municipal Regional Planning Commission
From: Heather Moore
Re: More Sullivan County Zoning Text Amendments

Proposal:

On March 15, 2022, the Sullivan County Regional Planning Commission voted unanimously to forward a positive recommendation for the attached text amendments to the Sullivan County Zoning Resolution to the Sullivan County Commission. Most of these are very minor edits. A recommendation on the proposed text amendments are now requested from the Bristol Municipal Regional Planning Commission as the revisions may impact property within the City's Urban Growth Boundary.

These amendments represent the County's work to update the Zoning Code to align with Tennessee Code and best practices. The minutes from the March 15, 2022 Sullivan County Planning Commission meeting are attached, and a brief description of each amendment is below –

1. **Update to Article III 103.4, Section 4 Special Conditions Affecting Yards, part D Special Provisions for Yard Setbacks on Lot-of-Record With Legal But Non-Conforming Dwelling, by adding to the last sentence for clarification.**
 - The addition provides that no building shall be required to setback more than twice the minimum front yard applicable within the residential district.
2. **Update to Open Space Residential Development (OSRD) regs for lots size (7,500 to 5,000 square feet) to match R-3 zones.**
 - Change total square footage to area coverage and Building Footprint for Detached Residential Accessory Structures, and the corresponding Table 3-103C to Building Footprint. This change is so area coverage and setbacks for detached accessory structures area is upheld per zoning district guidelines by measuring the footprint area rather than the total area.
3. **Update to Sign Code - Article 9 is for clarifications.**
 - A sentence was added for direction to the fee schedule in 12-109, Fees. The sign fee to match fee schedule
 - 9-101.7 Off-Premise Sign added a new term Outdoor Advertising Device, which was formerly referred to as Billboard Sign. Outdoor Advertising Device matches the definition of State Law 13-7-208
 - The existing time frame in 9-105 Abandoned Nonconforming Signs of 2 years was deleted, and 30 months was added as the time frame.
 - 9-109.2 amended Electronic Message Board Signs on Freestanding Sign Structures by deleted the maximum size of 50 square feet.
 - 9-111.4 under Exempt Signs added Temporary to Real Estate Signs and added specific words to clarify this type of sign.
4. **Article 10-104.1 part 1 and part 2 – Telecommunication Towers update.**
 - Delete the exception for BZA approval of multiple towers on one site in part 1.

Removal of language in Article 10-104.1, Technical Standards of Development Plan for Telecommunication Facility Regulations because approval of multiple towers on one site, because that has never been requested, engineering would prevent such a use due to signal interferences, and subjective review would create dispute between tower owners.

- Update to part 2 for road frontage requirements aligns with the standard 50-feet, instead of 40-feet, a conflicts with Article 8-101.3.

5. **Update Section 11-103.5, Nonconforming Buildings.**

The section was deleted and replaced with a new 11-103.5 Removal, Damage, or Destruction of Non-complying Buildings and Other Structures. The update allowed for replacement of non-conforming buildings to correlate with the non-conforming use law of 30-months.

6. **Update to Article 12-102.3. Part 2.**

Added "This requirement may be waived per staff discretion" relating to site plan requirements for minor improvements.

This relates to site plan requirement update.

7. **Delete Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling during Construction in Appendix B, Part F, Temporary Uses and replace with new language**

The Appendix B update removed a 9 month time limit, and gave direction to Section 3-103.6(5). The language clarification is to match current practice and to allow the temporary occupancy of existing dwellings while construction of replacement dwelling.

Staff Recommendation:

Staff recommends that the Bristol Tennessee Municipal Regional Planning Commission forward a favorable recommendation to the Sullivan County Commission to approve the proposed new minor text amendments to Sullivan County Resolution.



Heather Moore, AICP
Planner