



PUBLIC NOTICE

Sullivan County Regional Planning Commission shall hold a public meeting on **Tuesday, October 18, 2022** at the Sullivan County Courthouse in Blountville, Tennessee to consider a rezoning request from landowner **Wendy Bennet** from R-1 to A-1/General Agricultural for her property at 299 Sharps Hollow Road, Bluff City in the 3<sup>rd</sup> Civil District and being Tax Map 083, Parcel 091.01. This rezoning petition shall be considered for final approval during the public hearing of the Board of County Commissioners **Thursday, November 17, 2022 at 6:00PM** within the Commission Hall of the Sullivan County Historic Courthouse, located at 3411 Highway 126, Blountville, TN. 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](mailto: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: 9-13-2022

Property Owner: Wendy Bennett

Address: 299 Sharps Hollow Rd. Bluff City, TN 37618

Phone number: 661-435-6279

Email: wrbennett33@yahoo.com

**Property Identification**

Tax Map: 083

Group:

Parcel: 09101

Zoning Map: R1

Zoning District:

Proposed District: A1

Civil District: 3<sup>rd</sup>

Property Location: 299 Sharps Hollow Rd Bluff City TN 37618

Commission District: 4<sup>th</sup>

Purpose of Rezoning: more accessory square footage

**Meetings**

**Planning Commission:**

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

Date: 10-18-22

Time: 6:00 PM

unanimously  
8 yes / 1 vacancy

Approved:

Denied:

**County Commission:**

Place: Historic Courthouse 2<sup>nd</sup> Floor Commission Chambers 3411 Highway 126, Blountville TN

Date:

Time: 6:00 PM

Approved 22 Yes, 2 Absent

Approved:

Denied:

**DEED RESTRICTIONS**

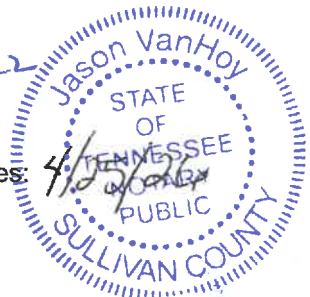
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Wendy Bennett

Date: 9-13-2022

Notary Public: Jason VanHoy

My Commission Expires: 4/25/2024



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

F2. REZONING REQUEST FROM R-1 TO A-1

FINDINGS OF FACT –

Landowner:	Wendy Bennett
Applicants:	same
Representative:	same
Location:	299 Sharps Hollow Road, Bluff City
Mailing Address of Owners:	same
Civil district of rezoning:	3 <sup>rd</sup>
Commission District:	4 <sup>th</sup>
Parcel ID:	Tax Map
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Sullivan County Rural Area
Utility District:	South Fork Utility District
Public Sewer:	n/a
Lot/Tract Acreage:	4.14 acres
Zoning:	R-1 (Single-Family Residential)
Surrounding Zoning:	A-1 and R-1
Requested Zoning:	A-1 (General Agricultural/Residential)
Existing Land Use:	Single Family Dwelling and Small Farm
Surrounding Land Uses:	Single Family Residential
2006 Land Use Plan:	Low Density Residential/General Agricultural
Neighborhood Opposition:	no opposition received prior to public meetings

**Staff Field Notes and Findings of Facts:**

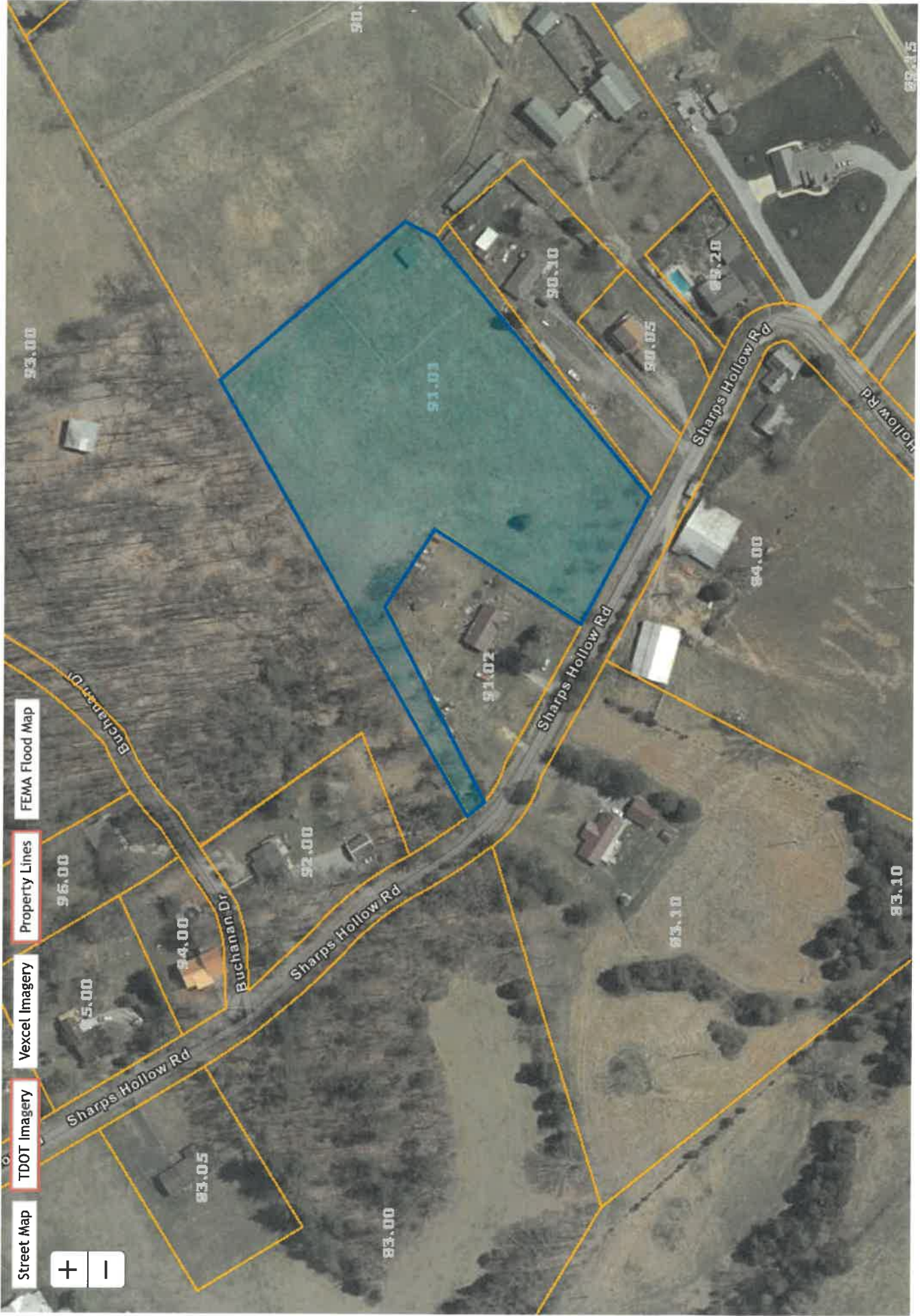
- The owners are requesting the rezoning of her property from R-1 to A-1 to bring it into conformance with regards to land use and square footage of detached accessory structures.
- She recently built a two-bay garage which exceeded the square footage under the R-1 Zoning.
- The surrounding land use is R-1 to the left and right and A-1 across the road and behind.
- This is a 4+ acre tract and she is using it for small animal husbandry and her primary dwelling.
- The Planner met with the owner on site, and she confirmed that she has no other plans but to bring the property into the correct zoning district to be in compliance with code.
- Staff recommends in favor of this request as it would be an extension of the A-1 zoning in the immediate area.

**Meeting Notes at Planning Commission:**

- Staff presented her report and recommendation. Ms. Bennett was present and addressed the board. She stated that she has built the two-bay garage and would like to keep it as well as smaller shelters for her animals that are on rotation. Her purpose is to rezone to A-1 so that she can be in compliance with the square footage of her detached structures.
- Linda Brittenham motioned to forward a favorable recommendation on the rezoning to the County Commission. Calvin Clifton seconded this motion and the vote in favor passed unanimously.



# Tennessee Property Viewer



Street Map

TDOT Imagery

Vexcel Imagery

Property Lines

FEMA Flood Map



93.00

95.00

83.05

94.00

83.00

92.00

91.02

91.03

90.10

83.10

90.05

84.00

85.20

83.10




82.15
























**Address Data Source:**  
 Sullivan County: Sull. Co 911  
 Kingsport: Kpr GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 911

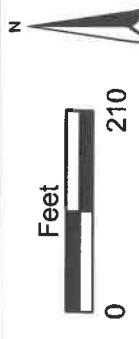
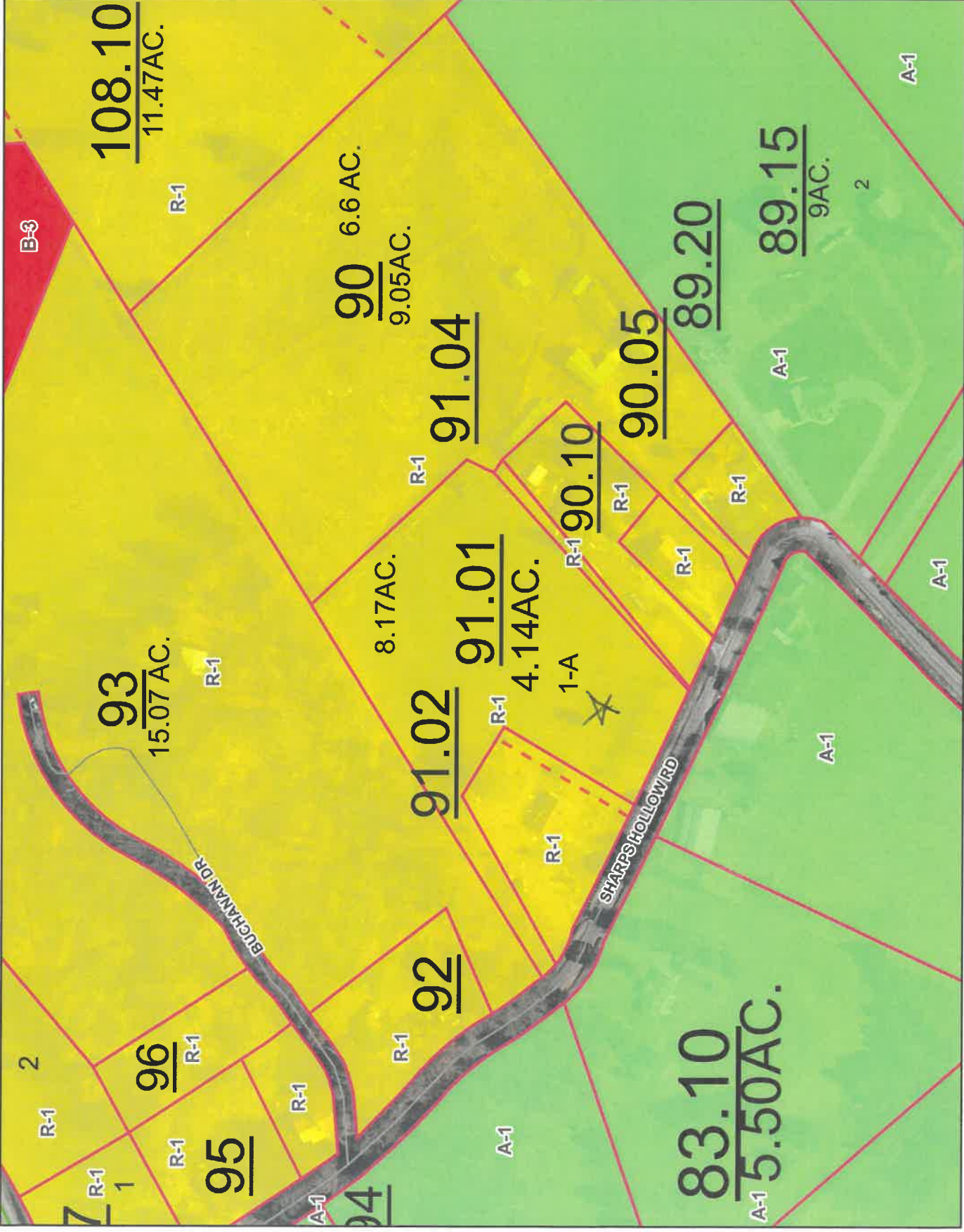
**Notice:**  
 A tax map has no legal standing; other than the assessment of taxes, it cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location.

**Tetlow Engineering**

-  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**

-  0.2 PCT Annual Chance Flood Hazard
-  Zone A - No Base Flood Elevation Determined
-  Zone AE - Base Flood Elevation Determined

**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

September 29, 2022

Dear Property Owner:

Please be advised Wendy Bennett has applied to Sullivan County to rezone property located at **299 Sharps Hollow Road, Bluff City** from ***R-1 (Single Family Residential District)*** to ***A-1 (General Agricultural District)*** for the purpose of a larger accessory structure.

**Sullivan County Regional Planning Commission – Tuesday, 6:00 PM on October 18, 2022**

**County Commission – Thursday, 6:00 PM on November 17, 2022**

Both meetings are held in the Old Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let me know if you need any special assistance for these public meetings at 423-279-2603. All meetings are open to the public and you are invited to attend. You are welcome to call me or email me if you have any questions, concerns, or comments.

Respectfully,

Ambre M. Torbett, AICP  
Director Planning & Community Development

State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

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County Number: 082

County Name: SULLIVAN

Tax Year: 2022

### Property Owner and Mailing Address

**Jan 1 Owner:**  
 HOLLOWAY STEPHAN &  
 CHARITY T  
 299 SHARPS HOLLOW RD  
 BLUFF CITY, TN 37618

**Current Owner:**  
 BENNETT WENDY  
 299 SHARPS HOLLOW RD  
 BLUFF CITY, TN 37618

### Property Location

**Address:** SHARPS HOLLOW RD

**Map:** 083    **Grp:**    **Ctrl Map:** 083    **Parcel:** 091.01    **Pl:**    **S/I:** 000

### Value Information

**Reappraisal Year:** 2021

**Land Mkt Value:** \$31,300  
**Improvement Value:** \$146,000  
**Total Market Appraisal:** \$177,300  
**Assessment %:** 25  
**Assessment:** \$44,325

### General Information

<b>Class:</b>	00 - RESIDENTIAL		
<b>City #:</b>	000	<b>City:</b>	
<b>SSD1:</b>	000	<b>SSD2:</b>	000
<b>District:</b>	03	<b>Mkt Area:</b>	A20
<b># Bldgs:</b>	0	<b># Mobile Homes:</b>	0
<b>Utilities - Water / Sewer:</b>	03 - PUBLIC / INDIVIDUAL	<b>Utilities - Electricity:</b>	01 - PUBLIC
<b>Utilities - Gas / Gas Type:</b>	00 - NONE	<b>Zoning:</b>	R-1

### Subdivision Data

**Subdivision:** GERALD SMITH & SHARON  
 GREE

**Plat Bk:** 55    **Plat Pg:** 317    **Block:**    **Lot:** 1-A

### Additional Description

### Building Information

**Building # 1**

<b>Improvement Type:</b>	50 - MANUFACTURED	<b>Stories:</b>	1
<b>Living/Business Sq. Ft.:</b>	2,206		
<b>Foundation:</b>	02 - CONTINUOUS FOOTING	<b>Floor System:</b>	04 - WOOD W/ SUB FLOOR
<b>Exterior Wall:</b>	04 - SIDING AVERAGE	<b>Structural Frame:</b>	00 - NONE
<b>Roof Framing:</b>	02 - GABLE/HIP	<b>Roof Cover/Deck:</b>	03 - COMPOSITION SHINGLE



<b>Cabinet/Millwork:</b>	03 - AVERAGE	<b>Floor Finish:</b>	11 - CARPET COMBINATION
<b>Interior Finish:</b>	10 - PANEL-PLAST-DRYWALL	<b>Paint/Decor:</b>	03 - AVERAGE
<b>Heat and A/C:</b>	07 - HEAT & COOLING SPLIT	<b>Plumbing Fixtures:</b>	8
<b>Bath Tile:</b>	00 - NONE	<b>Electrical:</b>	03 - AVERAGE
<b>Shape:</b>	01 - RECTANGULAR DESIGN	<b>Quality:</b>	01 - AVERAGE
<b>Act Yr Built:</b>	2020	<b>Condition:</b>	A - AVERAGE
<b>Building Areas:</b>			
<b>Area: BAS</b>	<b>Sq Ft: 2,206</b>		
<b>Area: OPF</b>	<b>Sq Ft: 150</b>		

**Extra Features**

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vac/Imp</b>	<b>Type Instrument</b>	<b>Qualification</b>
04/29/2022	\$390,000	3505	1522	IMPROVED	WD	A
12/06/2019	\$73,500	3361	1249	VACANT	WD	N
06/24/2016	\$35,000	3204	1964	VACANT	WD	A
06/01/2016		P55	317			
01/27/2006	\$140,000	2357C	434	VACANT	WD	N
11/01/1995	\$65,000	1096C	308	IMPROVED	WD	A

**Land Information**

**Deed Acres:** 4.14      **Calc Acres:** 0.00      **Total Land Units:** 4.14  
**Land Type:** 04 - IMP SITE      **Soil Class:**      **Units:** 4.14

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[State of Tennessee](#)  
Home Page

### 3-101.2 District Purposes

1. **A-5, Large Tract Rural Residential and General Agricultural District** – The purpose of this district is to preserve small working farm tracts and low density residential so as to protect natural resources and conserve lands not suitable for higher density development. These districts are primarily designed to provide suitable areas for the growing of crops, animal husbandry, dairying, forestry, and other similar agricultural activities, which generally occur and characterize rural rather than urban areas. These districts are designed, furthermore, to provide for very low-density residential development generally on unsubdivided tracts of land. In addition, these districts may include areas and lands not suited by reason of soil, geologic, topographic, or other limitations for development. These districts shall also provide for single-family residential detached dwellings, residential accessory structures and customary home occupations that do not require public infrastructure improvements. These special districts should be given priority in the designated Rural Area on the adopted county-wide Growth Plan. *(Amended 02/20/2020)*

2. **A-2, Rural Agricultural and Open Space District** - These districts are designed to provide suitable areas for the growing of crops, animal husbandry, dairying, forestry, and other similar intensive agricultural activities, which generally occur and characterize rural rather than urban areas. These districts are designed, furthermore, to provide for very low-density residential development generally on unsubdivided tracts of land. In addition, these districts may include areas and lands not suited by reason of soil, geologic, topographic, or other limitations for development. These districts also include community facilities, public utilities, and open uses which serve specifically the residents of these districts, or that are benefited by an open environment without creating objectionable or undesirable influences that are incompatible with a rural environment. These districts shall also provide for single-family residential detached dwellings, residential accessory structures, customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix).

3. **A-1, General Agricultural/Estate Residential District** - These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings and such other structures as are customary and accessory, thereto. The intensity of development permitted within these districts is directly related to the availability of public water service. These districts also include community facilities, public utilities, and open uses, which serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. These districts provide for large tracts and open space on the fringe of higher densities of residential development and may transition into other districts as development evolves. These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix) and singlewide mobile homes on individual parcels.

4. **AR, A-RV, & RRC Districts: Agricultural/Rural Residential/Light Recreational (AR) and Agricultural/RV Park Model Resort (A-RV) District and Rural Retreat & Cabin Development District (RRC)**- These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings, manufactured homes located on individual parcels, and other such structures as are accessory thereto. The intensity of development permitted within these districts is directly related to the availability of public water and transportations systems available to serve these lots. These districts also may include community facilities, public utilities, open space uses which serve specifically the residents of these districts or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. These districts may also provide for light recreational uses, such as camping, aquatic and other outdoor recreational activities defined herein, where adequate public infrastructure is available as reviewed and approved by the Regional Planning Commission (See Appendix D for the various types of Recreational Camping Developments Permitted by Type). These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix).

5. **R-1, Low Density/Single-Family Residential District** - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

Table 3-103C

Regulations for Detached Residential Accessory Structures by District

\*\*The total maximum size of all accessory structures cannot exceed ten(10%) percent of the total parcel or exceed the maximum total square footage by zoning district; whichever is less.

- To allow for room of a side driveway (typically 12 feet of asphalt or more for a turn around)
- Privacy from one home to another — separation of homes to avoid having to have drapes closed all the time.
- Help control the rapid spread of fire from one structure to another
- Allow for open spaces for storm water absorption into the ground — re-charge the ground water
- To allow for areas reserved for tree growth away from power lines

**Rear Yard Setbacks – Typically between 30 feet to 20 feet from all rear property lines**

- For privacy
- A play yard for the family
- Area reserved for on-site sewage disposal systems (septic tank and field bed lines)
- Duplicate reserve area for septic systems — room for expansion of field bed lines if original lines are insufficient or saturated over time
- A place for your garden or landscaping, yard barn and residential storage buildings, pools, ponds
- Separation between neighbors' homes
- Ensure proper sun light and air circulation to avoid mildew and for your enjoyment
- To allow for open space areas for storm water absorption into the ground
- To allow for areas reserved for tree growth away from power lines

# Sullivan County Tennessee



## Residential Accessory Structures

Sullivan County  
 Planning & Codes Department  
 3411 Highway 126, Suite 30  
 Blountville, TN 37617

Office Hours

8:00 AM - 5:00 PM  
 Monday - Friday

(423) 323-6440 -Front Desk  
 (423) 279-2886 -Fax

Email

permits@sullivancountyn.tn.gov

Zoning	Name	Maximum Total Square Footage
A-5	Agricultural/Large Tract Residential	3000
A-2	Rural Estate Residential	2600
A-1	Rural Residential	2400 if on lots 1 acre or larger & 1500 if less than an acre
AR	Rural Single Family/Outdoor recreational	2000 if for individual single-family lot, 1 acre or larger or SUP regs for campground development subject to PC approval
R-1	Low Density/Single Family Subdivision	1200
R-2	Medium Density/Single Family	1000
R-2A	Medium Density/Duplex/Single Family	1000
R-3	High Density/Mobile Home Park	1000 for single-family *See Mobile Home Park Standards
R-3A	High Density/Apartments	800 for single-family and only one accessory storage building for apartment complex at 1000 max
R-3B	High Density/Condos	800 for single-family detached or 1000 max for HOA-one only
PRBD	Planned Development	800 for single-family detached or 1000 max for HOA-one only

## Residential Accessory Structures

### Accessory Use or Structure

Any use or structure in any zoning district which meet the criteria set below:

- \* Accessory Use: A use that is necessary, customary, incidental and subordinate to the main use of the property and located on the same lot as the main use.
- \* Accessory Structure: A structure that is customarily designed and used as an accessory use — excluding singlewide mobile homes, tractor trailers, car trailers, buses, recreational vehicles, and other vehicles.

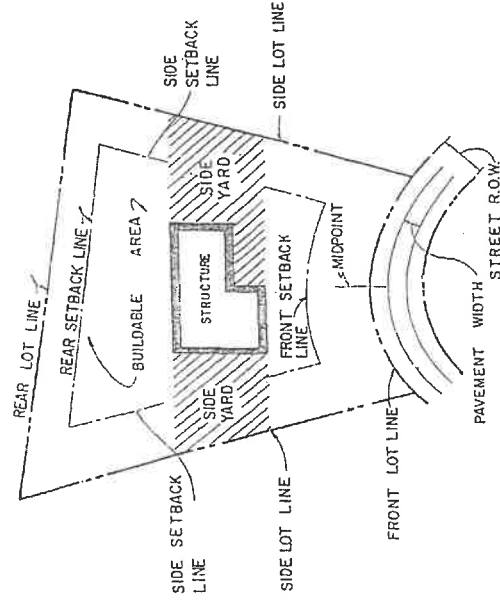
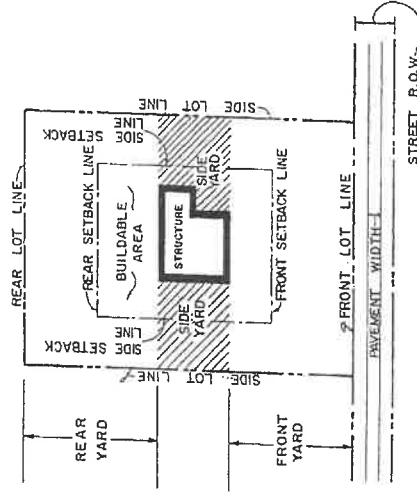
### Customary Residential Accessory Structures must meet the following criteria:

1. Structures placed in the rear yard behind the principal structure shall be setback a minimum of (8) eight feet from the sides and rear of property line to avoid any utility and drainage easements.
2. Structures placed in the side yard shall meet the minimum principal building setback requirements for that particular zone.
3. The total maximum size of all accessory structures cannot exceed ten (10%) percent of the total parcel area or exceed the maximum total square footage of structure by zoning district (See Table 3-103C).

4. 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.

5. All structures less than 120 square feet and not having a fixed base to the ground require no permit, however shall adhere to the minimum setbacks and location as required above.

## Examples



## Why It Is Important To Have Building Setbacks?

### Front Yard and Corner Side Yard Setbacks - Typically 30 feet from all rights-of-way

- Protection from vehicles if they run off the road
- Separation from the head lights of vehicles
- To help buffer the noise through yard, landscaping and distance
- To offer privacy from the street level — motorists and pedestrians
- To help with sight-distance-clearance on corner lots and from individual driveways — motorist pulling out of road or driveway needs to be able to clearly see from left to right without a building in the way
- To offer continuity between homes along the street — adds character to the neighborhood
- To allow for open space areas for storm water absorption into the ground—re-charge the ground-water
- To allow for areas reserved for tree growth away from power lines

### Side Yard Setbacks – Typically anywhere between 30 feet for corner lots down to 10 feet from all side property lines

- Ensure minimum amount of natural sun light between homes to avoid mildew and enjoyment of sun
- Ensure proper air circulation between structures
- Ensure accessibility from the front yard to the rear yard for emergency access, as well as lawn care equipment without having to go through the house.





11/4/22/1975  
Dennis

















NOTICE