

Zoning Plan: Rezoning Requests and/or Zoning Text Amendments
SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

January 19, 2023

RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.
 motion by: **Calfon** 2nd by: **Gardner**

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	11/1/2022	Slomp (seller) Pickel (buyer)	Yes	No	No	Kingsport	A-1	M-1	7th	7th
2	11/3/2022	Amish Patel	No	Yes	Yes	Sullivan	R-1	B-3	10th	6th
3	11/15/2022	Russell Cable	No	Yes	Yes	Kingsport	R-1	A-5	7th	6th
Voting Summary:										
Name	Case Order	yes	no	pass / abstain	absent	Approved (yes or no)				
Pickel	1									
Patel	2									
Cable	3									

* Completed Application is when all information is signed, fee has been paid and no outstanding documents needed. Date of Application is when the applicant initially files

footnote:

PUBLIC NOTICE

Sullivan County Regional Planning Commission shall hold a public meeting on **Tuesday, December 20, 2022** at the Sullivan County Courthouse in Blountville, Tennessee to consider a rezoning request from R-1 to B-3 for Babubhai Patel for his property located at 3011 Bloomingdale Road in the 10th Civil District and being Tax Map 031C, Group A, Parcel 021.00 for purposes of renovating the existing building into a convenience store. The Kingsport Regional Planning Commission shall consider two additional county rezoning requests at their regular meeting on **Thursday, December 15, 2022** at Kingsport City hall, for 1) Campbell & Shirley Slep to rezone their property at Buttermilk Road from A-1 to M-1, being Tax Map 093, Parcels 3.40 and 3.41 within the 7th Civil District to sell for a truck driving school; and 2) Russell Cable to rezone his property at 285 Fall Creek Road from R-1 to A-5, being Tax Map 063, Parcel 101.00 within the 7th Civil District to allow an additional accessory structure. All 3 of these rezoning petitions shall be considered for final approval during the public hearing of the Board of County Commissioners **Thursday, January 19, 2023 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 . 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.

Ad Number **Ad Type**
0001617678-01 XLegal Liner

External Ad Number

Ad Size **Color**

2 X 40 li

Order Start Date **Order Stop Date**

11/30/2022 **11/30/2022**

PUBLIC NOTICE

Sullivan County Regional Planning Commission shall hold a public meeting on **Tuesday, December 20, 2022** at the Sullivan County Courthouse in Blountville, Tennessee to consider a rezoning request from R-1 to B-3 for Babubhai Patel for his property located at 3011 Bloomingdale Road in the 10th Civil District and being Tax Map 031C, Group A, Parcel 021.00 for purposes of renovating the existing building into a convenience store. The Kingsport Regional Planning Commission shall consider two additional county rezoning requests at their regular meeting on **Thursday, December 15, 2022** at Kingsport City hall, for 1) Campbell & Shirley Slemp to rezone their property at Buttermilk Road from A-1 to M-1, being Tax Map 093, Parcels 3.40 and 3.41 within the 7th Civil District to sell for a truck driving school; and 2) Russell Cable to rezone his property at 285 Fall Creek Road from R-1 to A-5, being Tax Map 063, Parcel 1 01.00 within the 7th Civil District to allow an additional accessory structure. All 3 of these rezoning petitions shall be considered for final approval during the public hearing of the Board of County Commissioners **Thursday, January 19, 2023 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. 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.

PUB 1T: 11/30/22

1

PETITION TO SULLIVAN COUNTY FOR REZONING

Kingsport
Sullivan County Regional

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.

Property Owner: *Campbell & Shirley Slomp*
Address: *424 Luna Bella Ln. unit 434*
New Smyrna Beach, FL. 32168
Phone number:
Email: *Matt@TricitiesTruckDrivingSchool.com*

Date: *11-1-22* *Purchaser*
Applicant: *Matthew Pickel*
1815 Port Circle
Johnson City, TN. 37604
276-614-8943

Property Identification			
Tax Map: <i>093</i>	Group:	Parcel: <i>003.40 + 003.41</i>	<i>082093 00 340</i>
Zoning Map:	Zoning District: <i>A71</i>	Proposed District: <i>M-1</i>	Civil District: <i>7th</i>
Property Location: <i>Buttermilk Rd. Blountville, TN</i>	Commission District: <i>7th</i>		
Purpose of Rezoning: <i>Commercial- to relocate truck driving school to this property.</i>			

Meetings	
Planning Commission: <i>Kingsport</i>	
Place: <i>415 Broad St. 3rd Floor Board Room</i>	<i>Kingsport, TN</i>
Date: <i>12/15/22</i>	Time: <i>5:30 PM</i>
Approved: _____	Denied: <input checked="" type="checkbox"/>
County Commission:	
Place: <i>Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN</i>	
Date: <i>1/19/23</i>	Time: <i>6:00 PM</i>
DENIED 20 NO, 4 ABSENT	
Approved: _____	Denied: <input checked="" type="checkbox"/>

DEED RESTRICTIONS

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

Owner's Signature: *[Signature]*

Date: *11-1-22*

Notary Public: *Jean VanHoy*

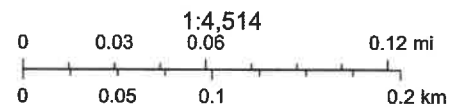
My Commission Expires: *4/23/24*


Sullivan County - Parcel: 093 003.41



Date: November 9, 2022

County: Sullivan
Owner: SLEMP CAMPBELL B
Address: BUTTERMILK ROAD
Parcel Number: 093 003.41
Deeded Acreage: 0.6
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2021
























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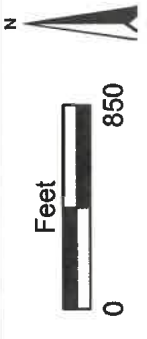
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

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

Notice:
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-  Buildings
 -  County Schools
- 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) 2007
 0.2 PCT Annual Chance Flood Hazard
 Zone A - No Base Flood Elevations Determined
 Zone AE - Base Flood Elevations Determined

Sullivan County, TN
 Planning and Codes Dept.



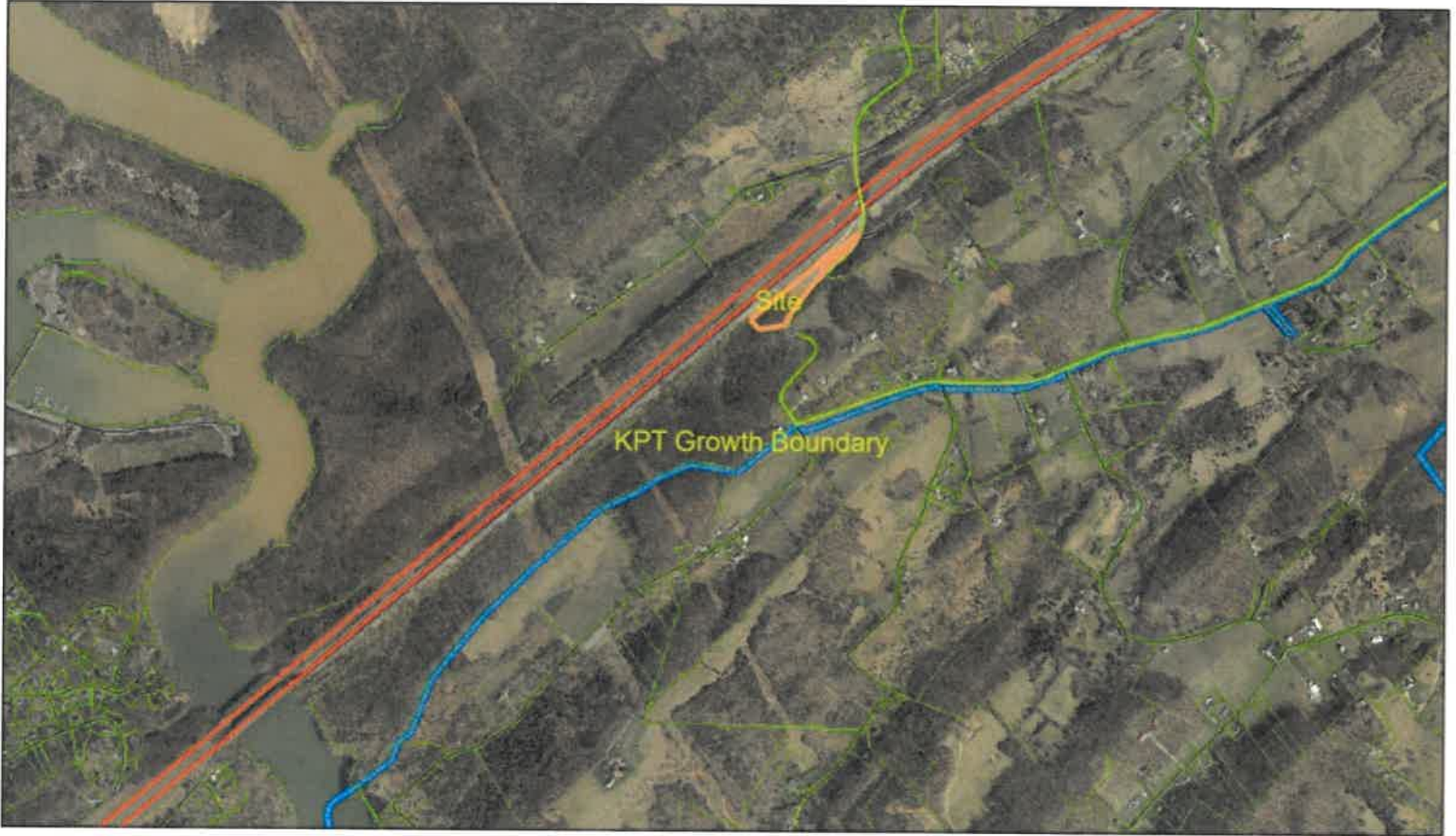
Buttermilk Road (County Rezoning)

Property Information			
Address	Buttermilk Road		
Tax Map, Group, Parcel	Map 093, Parcel 003.40 & 003.41		
Civil District	7		
Overlay District	n/a		
Land Use Designation	Low density Residential/Agricultural		
Acres	3.55+/-		
Existing Use	Agricultural	Existing Zoning	A-1 (County)
Proposed Use	Commercial	Proposed Zoning	M-1 (County)
Owner /Applicant Information			
Name: Matthew Pickle Address: 1815 Port Circle City: Johnson City State: TN Zip Code: 37604 Phone: (276)614-8943		Intent: <i>To rezone from A-1 to M-1 to relocate a truck driving school.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a NEGATIVE recommendation to Sullivan County Commission for the following reasons:			
<ul style="list-style-type: none"> • <i>The zoning change is not compatible with the surrounding A-1 zoning and low-density residential use.</i> • <i>This site does not meet the location criteria for an M-1 zone as described in the Sullivan County Zoning Resolution.</i> 			
Staff Field Notes and General Comments:			
<p><i>The zoning area consists of 2 parcels and approximately 3.55 +/-acres. A rezoning to M-1, in staff's opinion, is not the most appropriate use for the property. The proposed M-1 zone requires locations relatively well segregated from nonmanufacturing uses and all new M-1 districts should be located along arterial or major collector routes, AND near existing commercial or manufacturing center per the Sullivan County zoning resolution.</i></p>			
Planner:	Savannah Garland	Date:	November 23, 2022
Planning Commission Action		Meeting Date:	December 15, 2022
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION		County Rezoning
ADDRESS		Buttermilk Road
DISTRICT		7
OVERLAY DISTRICT		n/a
EXISTING ZONING		A-1 (County)
PROPOSED ZONING		M-1 (County)
ACRES	3.55 +/-	
EXISTING USE	Low Density Residential/Agricultural	
PROPOSED USE	Commercial	

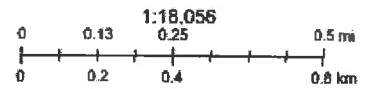
INTENT
To rezone from A-1 to M-1 to relocate a truck driving school.

Site Map



11/23/2022, 10:58:28 AM

<input type="checkbox"/> Hawkins County Parcels	<input type="checkbox"/> Railroad_ROW	<input type="checkbox"/> Sullivan County Parcels	<input type="checkbox"/> Railroad_ROW	<input type="checkbox"/> Washington County Parcels	<input type="checkbox"/> Railroad_ROW
<input type="checkbox"/> Lake_Pond	<input type="checkbox"/> River	<input type="checkbox"/> Lake_Pond	<input type="checkbox"/> River	<input type="checkbox"/> Lake_Pond	<input type="checkbox"/> River
<input type="checkbox"/> Parcel_Conflict	<input type="checkbox"/> Street_ROW	<input type="checkbox"/> Parcel_Conflict	<input type="checkbox"/> Street_ROW	<input type="checkbox"/> Parcel_Conflict	<input type="checkbox"/> Street_ROW
<input type="checkbox"/> Parcels		<input type="checkbox"/> Parcels		<input type="checkbox"/> Parcels	

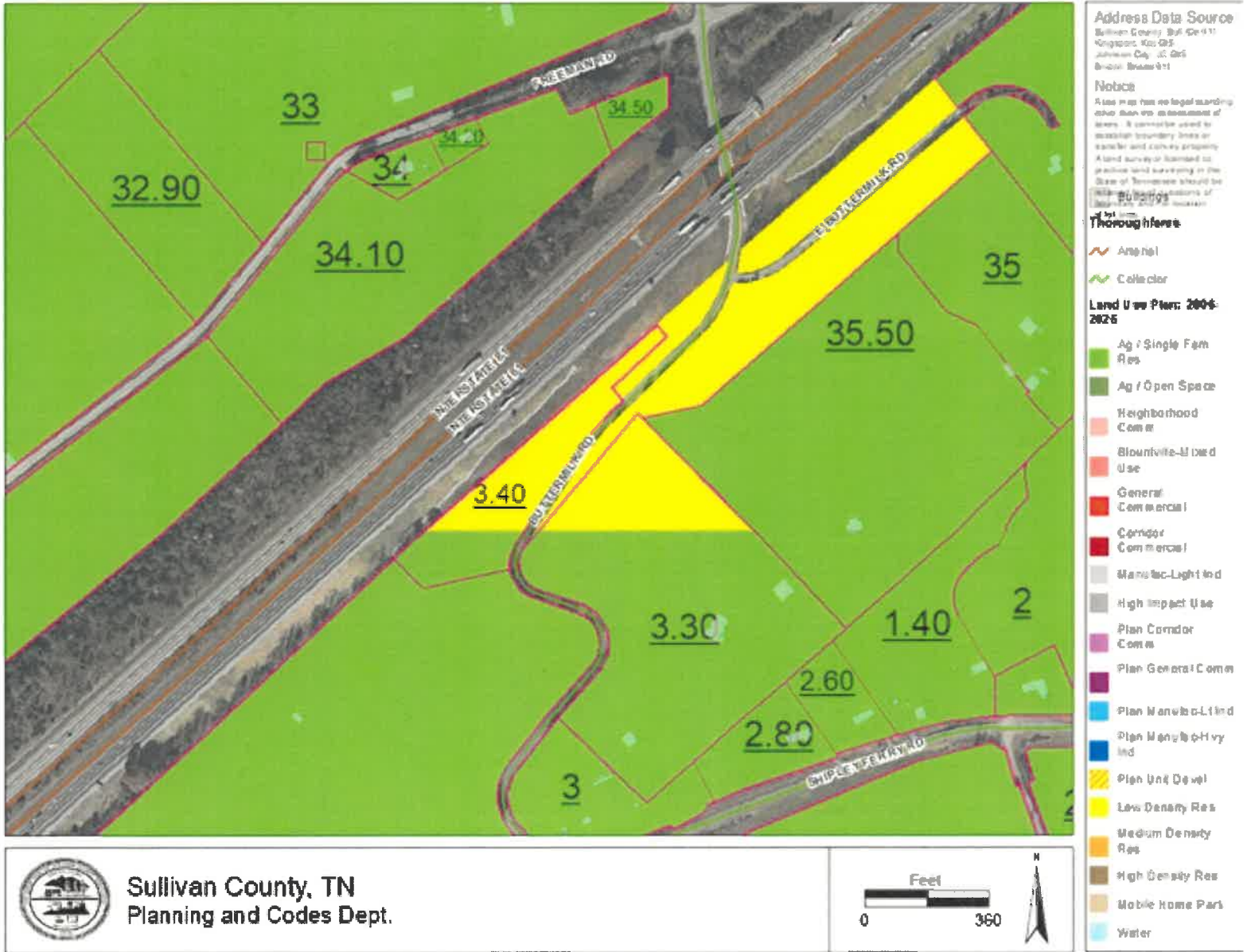


Web AppBuilder for ArcGIS

Surrounding Zoning Map (Sullivan County Zoning)



Sullivan County Future Land Use – Low Density Residential

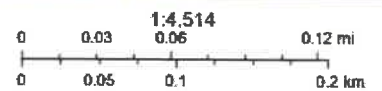


City Future Land Use – Surrounding Single Family Residential
Future Land Use



11/23/2022, 11:02:45 AM

- | | | | | | |
|------------------------|--------------|-------------------------|--------------|---------------------------|--------------|
| Hawkins County Parcels | Railroad_ROW | Sullivan County Parcels | Railroad_ROW | Washington County Parcels | Railroad_ROW |
| Lake_Pond | River | Lake_Pond | River | Lake_Pond | River |
| Parcel_Conflict | Street_ROW | Parcel_Conflict | Street_ROW | Parcel_Conflict | Street_ROW |
| Parcels | | Parcels | | Parcels | |
- * Kpt 911 Address



Web AppBuilder for ArcGIS

Sullivan County Zoning Resolution

- **M-1 Light Manufacturing District** - This class of district is intended to provide space for the types of manufacturing activities, which by reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics require locations relatively well segregated from nonmanufacturing uses. Except as specified in Appendix B, Subsection B-105.2, Subpart 9, (Residential Occupancy in Connection with Nonresidential Activity), new residential activities are excluded. Commercial establishments and community facilities, which provide needed services for industry and are complementary thereto, are permitted. All new M-1 districts should be located along arterial or major collector routes and near existing commercial or manufacturing centers.

Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal is surrounded by A-1 (agricultural/residential) zoning and it will NOT permit a use that is suitable for the Future Land Use development. The proposed M-1 district should be near existing commercial and manufacturing centers per the Sullivan County zoning resolution.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will impact adjacent property adversely. The proposed M-1 district should be well segregated from nonmanufacturing uses per the Sullivan County zoning resolution.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current zone does not offer reasonable economic use for the proposal at the property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** ? Both the City and County land use plans address the rezoning site as not appropriate for Commercial.
Proposed use: M-1 (Commercial)

The Future Land Use Plan Map recommends county: Low density Residential/agricultural; city: surrounding residential

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The proposed M-1 zoning require locations relatively well segregated from nonmanufacturing uses. All new M-1 districts should be located along arterial or major street collector routes AND near existing commercial or manufacturing center. This property is surrounded by A-1 zoning.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically for agricultural/residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed M-1 zone will not exist in harmony with the abutting/existing A-1 zone and will create an isolated district.

CONCLUSION

Staff recommends sending a NEGATIVE recommendation to the Sullivan County Commission to rezone from A-1to M-1. The rationale for this recommendation is based upon non-conformance with adjacent existing land uses and the proposal following the Future Land Use Plans.

* This is a petition opposing rezoning request
by Matthew Dickel / Campbell & Shirley Stump
on current zone of A-1 to M-1.

Tax map 093, Parcel 003.40 & 003.41 on
Sullivan Co. map.

~~Jeff Smith~~

304 Buttermilk Rd. Blountville TN 37617

Plan approved 2/85 SF

2184 Shipley Ferry Rd. Blountville TN 37617

STEVE LARGE

448 B BUTTERMILK RD E.

BLOUNTVILLE TN 37617

Annette Houser

232 Buttermilk Rd.

Blountville TN 37617

Peter + Melissa Webb

Peter + Melissa Webb

484 Buttermilk Rd E

Blountville TN 37617

GLORIA SMITH

Gloria D. Smith

1845 Shipley Ferry Rd

Ringport, TN. 37663

ED & JOY SANDIDGE

454 BUTTERMILK EAST

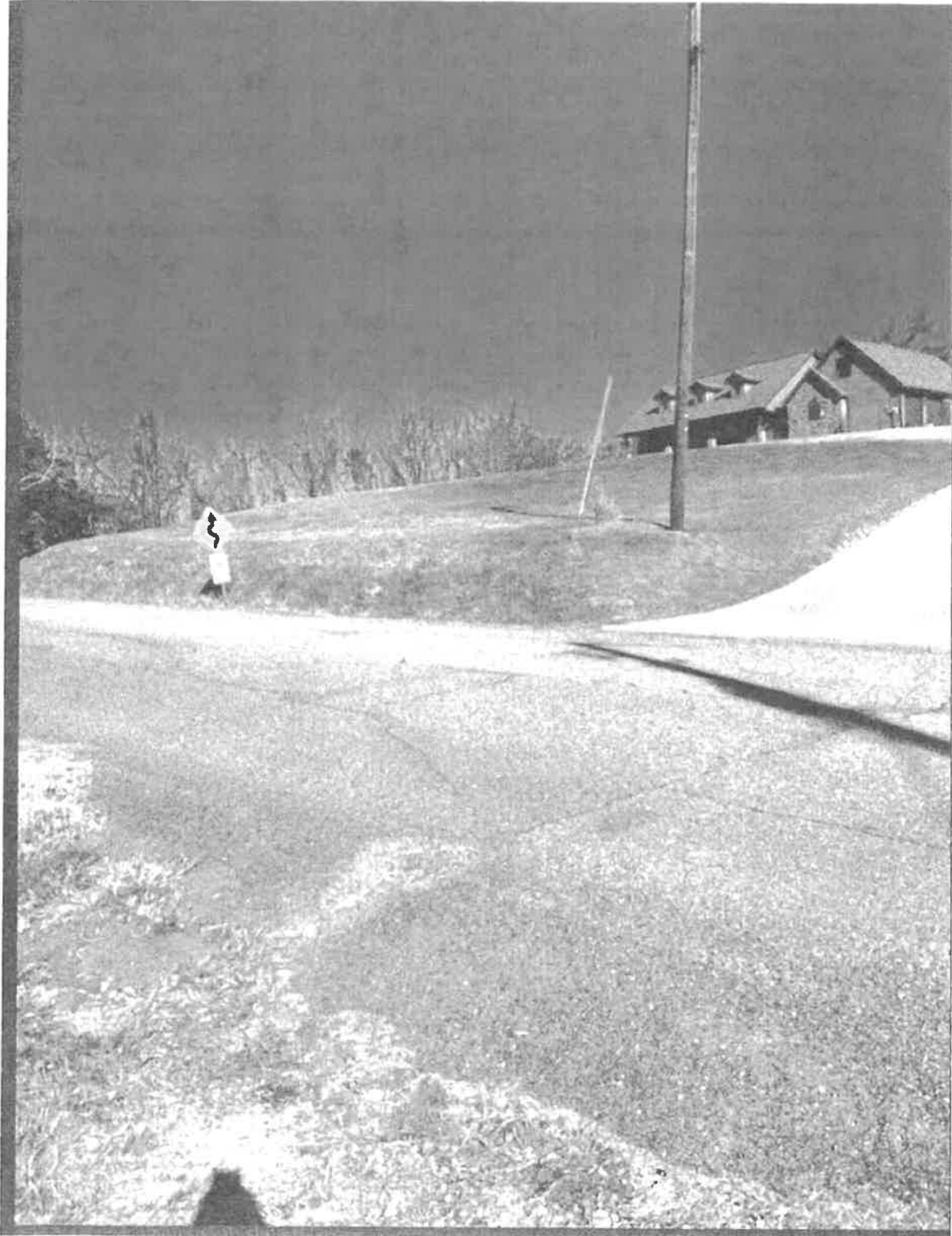
BLOUNTVILLE, TN 37617

Ed & Joy Sandidge
Judith Sandidge

(No subject)

Approx. 1,800 feet from
re-zone request

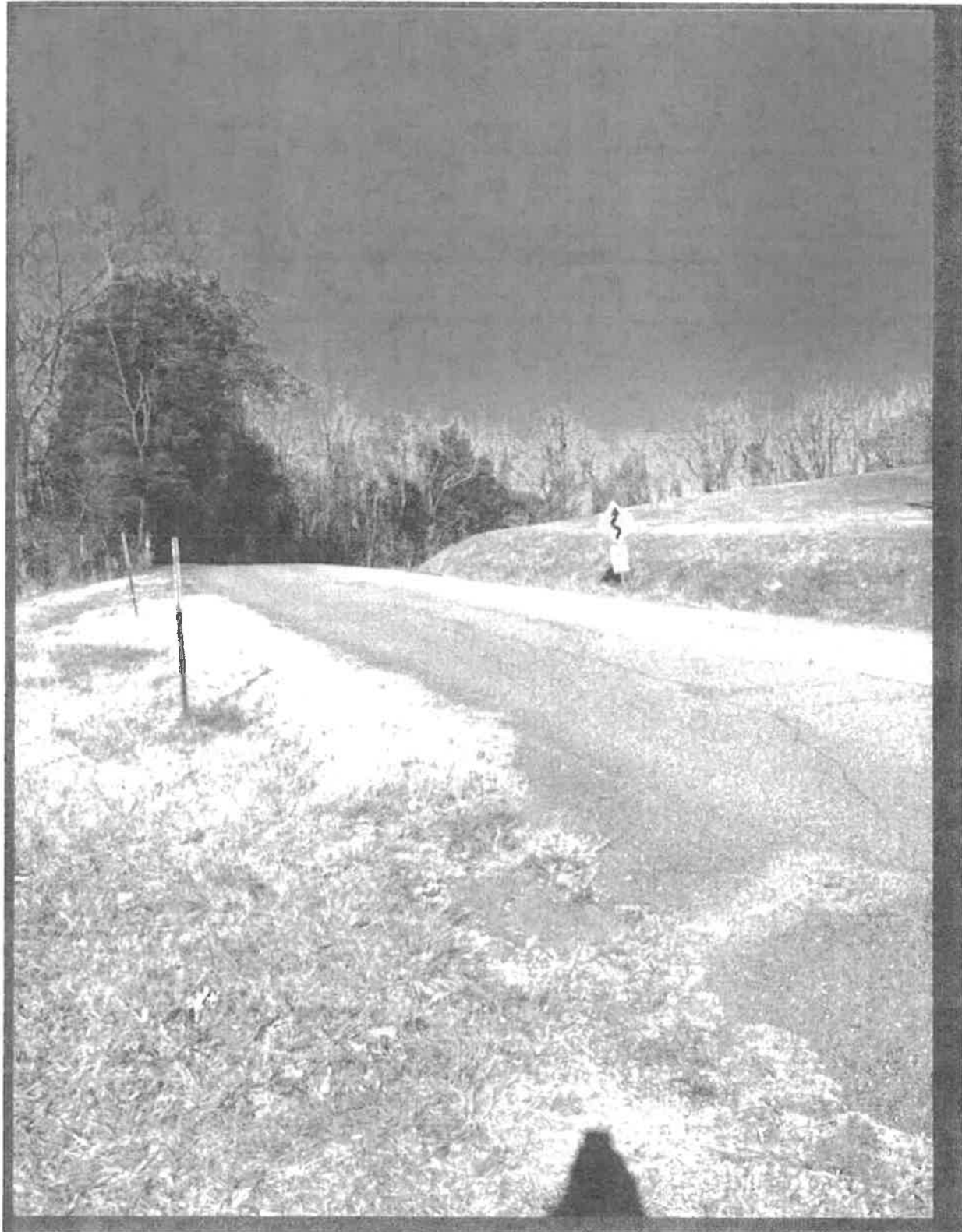
Tue 11/29/2022 6:49 PM



Approx. 1,800 feet from
re-zone request

(No subject)

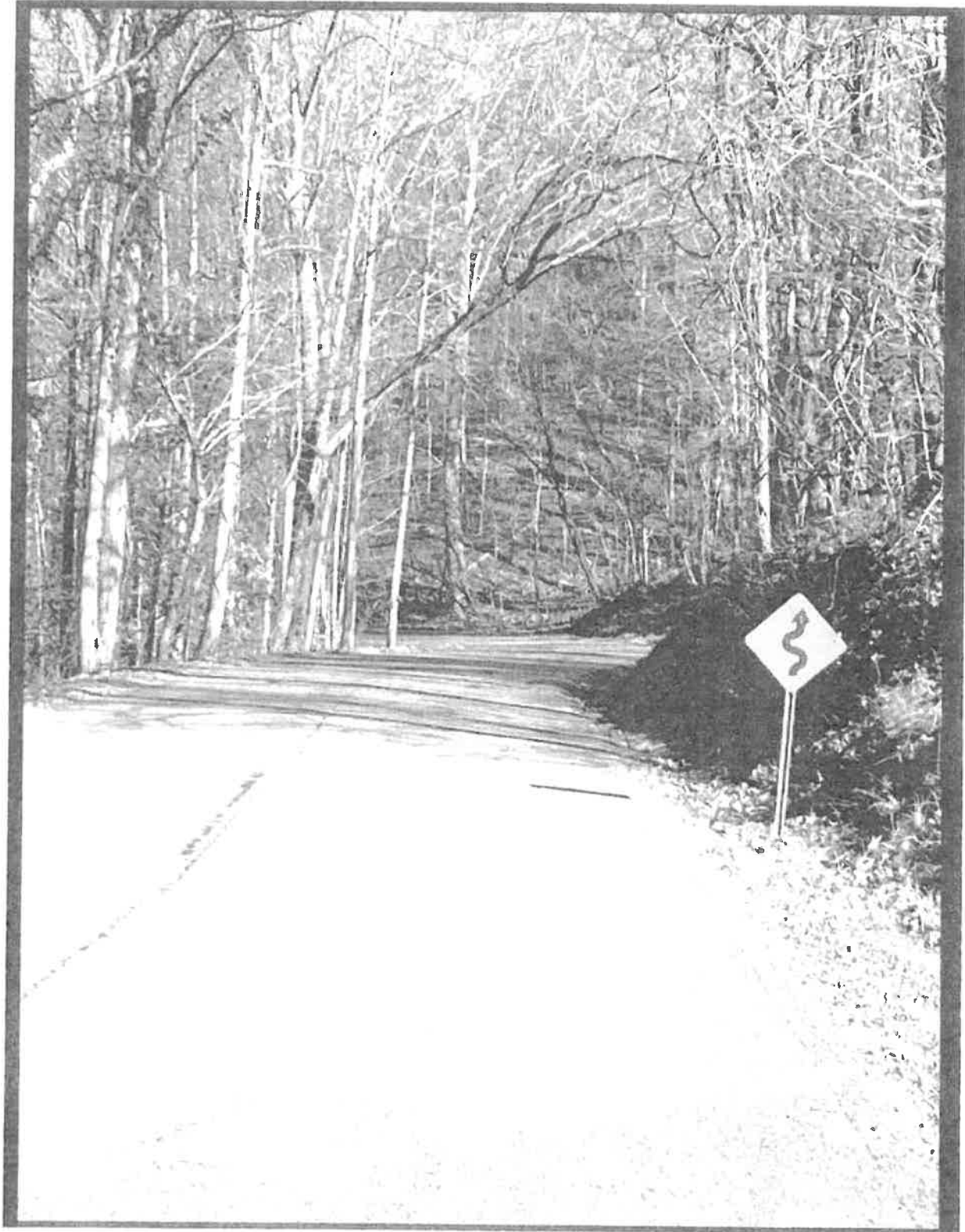
Tue 11/29/2022 6:50 PM



(No subject)

Approx. 1,000 feet from
re-zone request

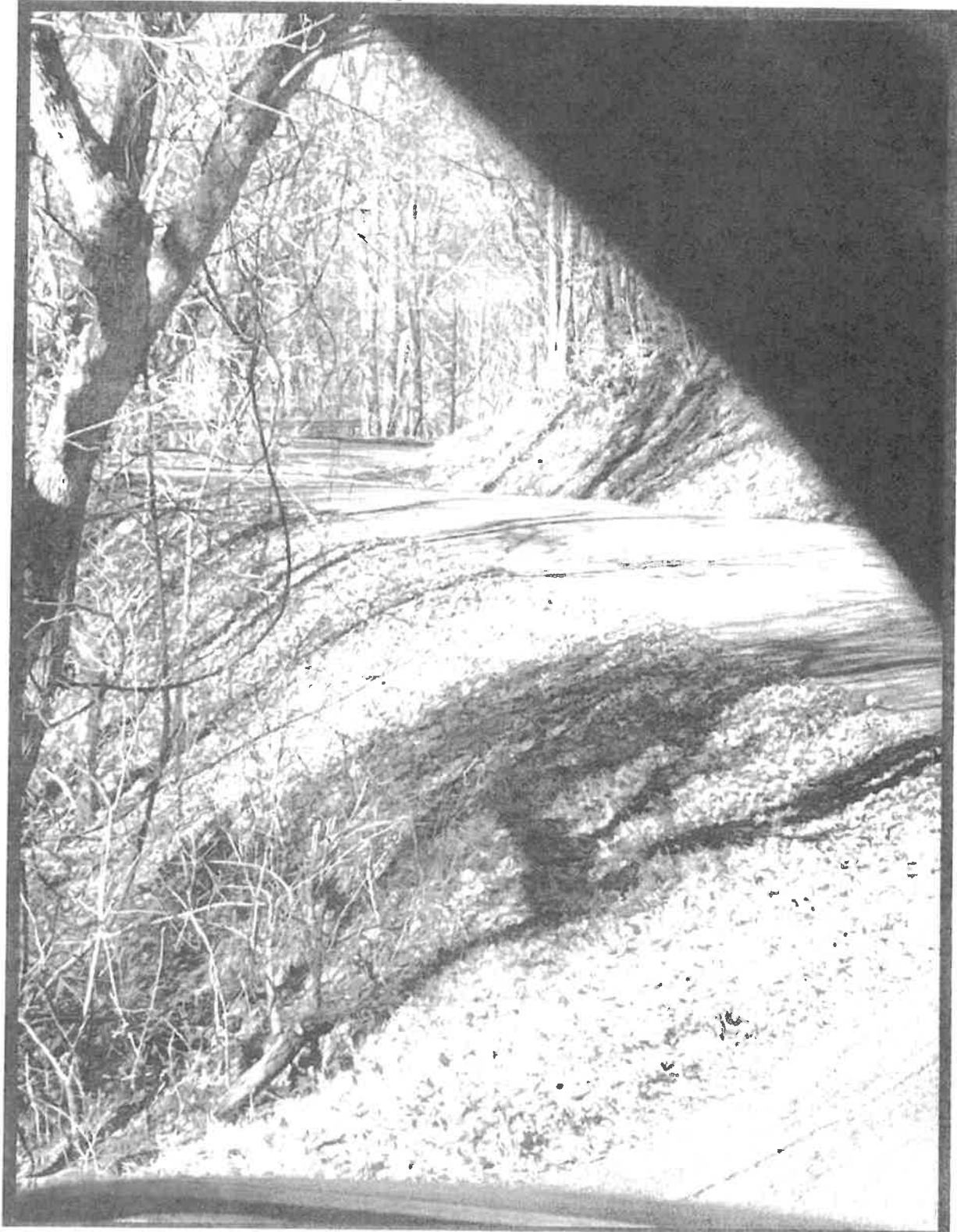
Tue 11/29/2022 6:50 PM



(No subject)

* Approx. 800 feet from
re-zone request

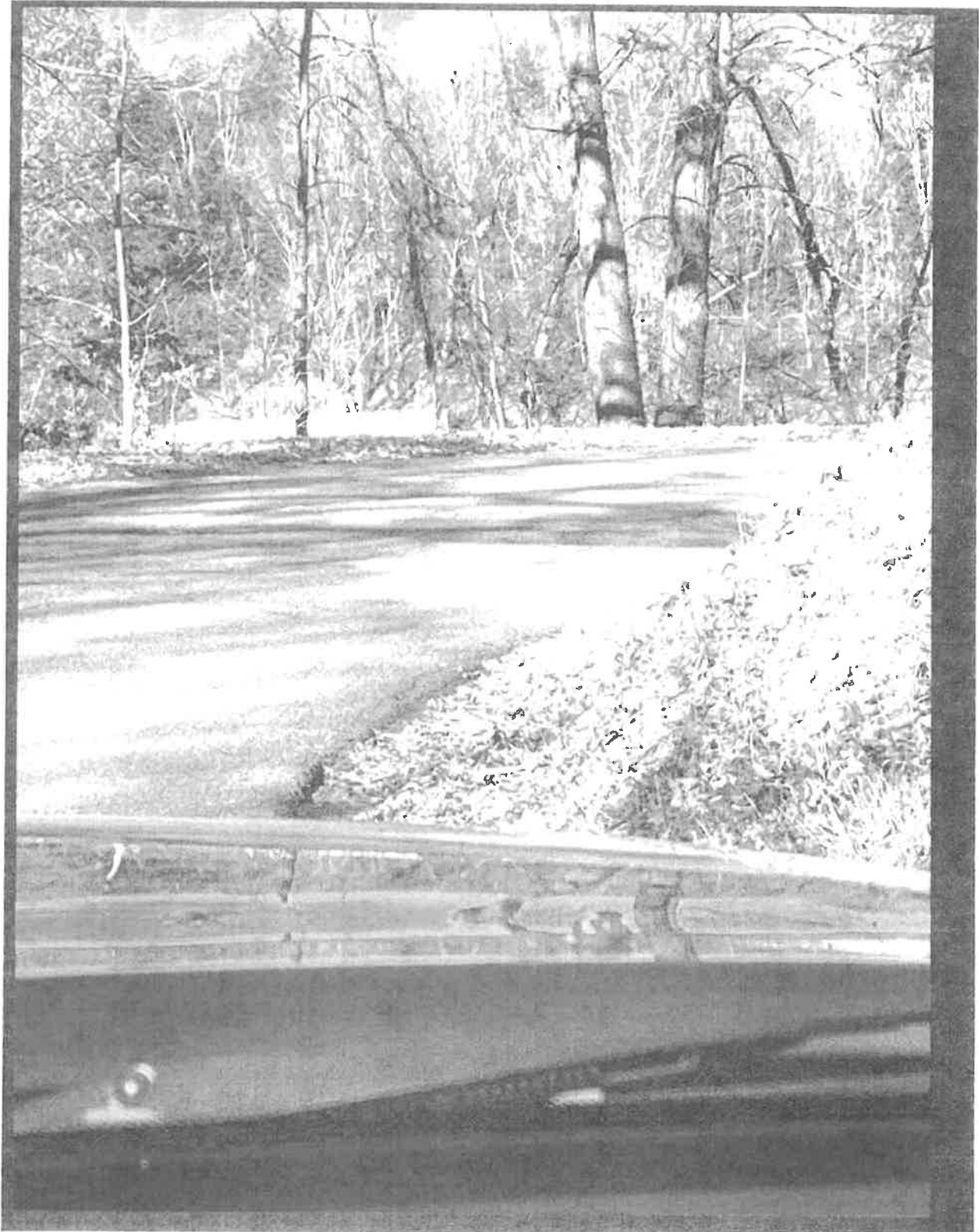
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(No subject)

800 ft. from
re-zone request

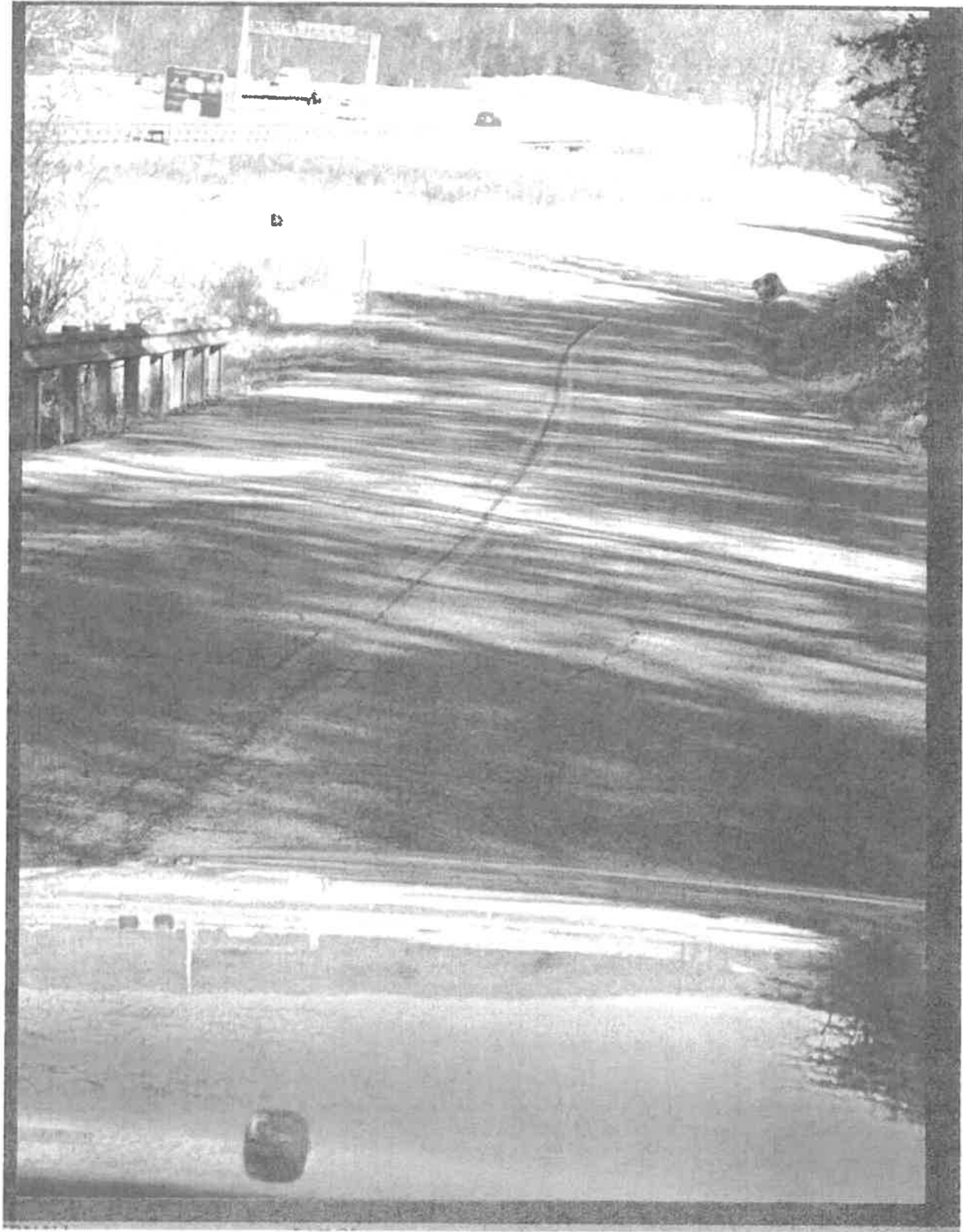
Tue 11/29/2022 6:54 PM



(No subject)

* Property requesting
re-zone

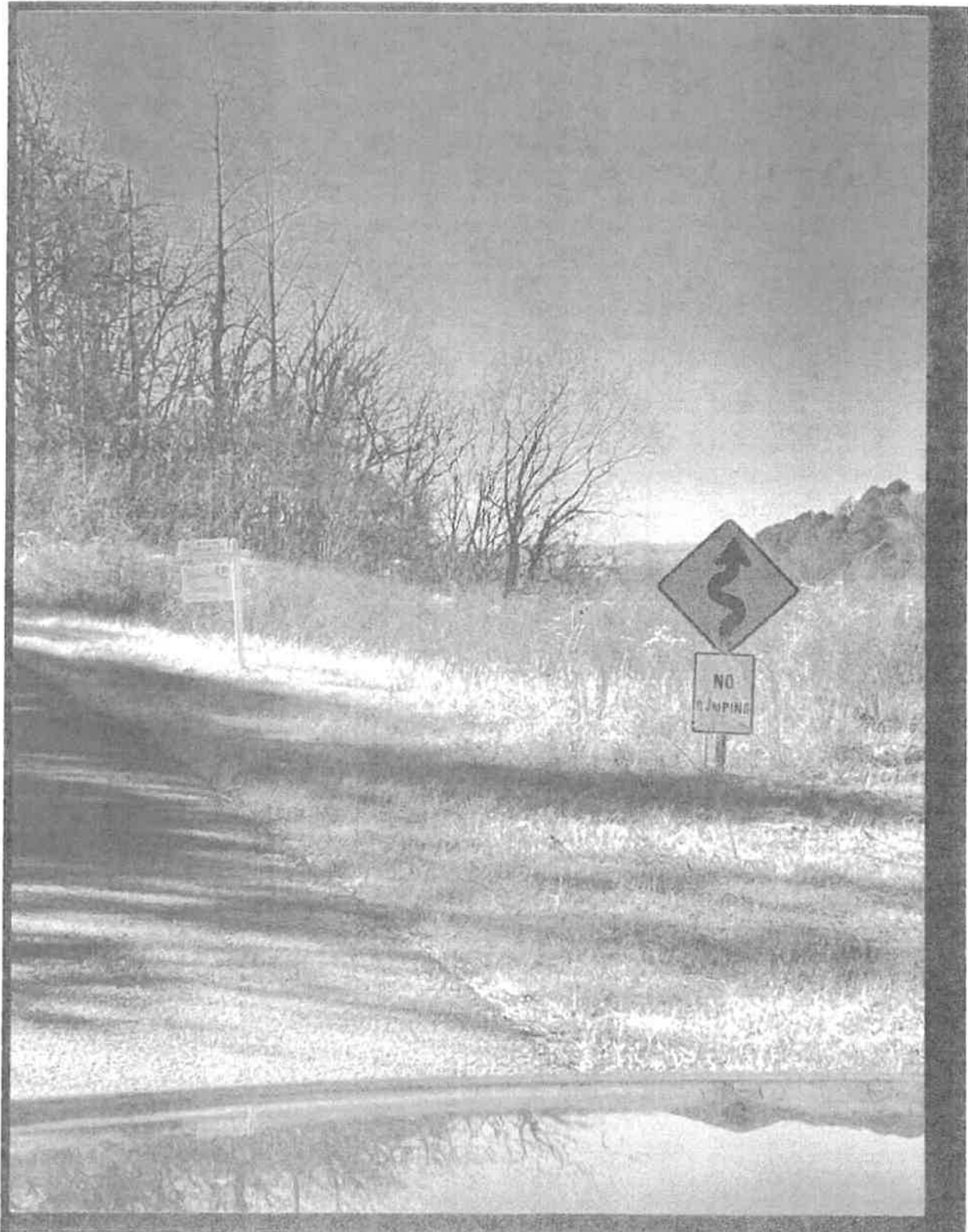
Tue 11/29/2022 6:55 PM



(No subject)

* Property requesting re-zone
with hazard sign on property

Tue 11/29/2022 6:55 PM



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

November 22, 2022

Dear Property Owner:

Please be advised Mr. Matthew Pickel (buyer), on behalf of Campbell & Shirley Slep (owners) has applied to Sullivan County to rezone properties located on Buttermilk Road from the current zoning of A-1 (Low Density/Single Family Residential/Agricultural District) to M-1 (General Manufacturing/Industrial) for the purpose of developing the parcels into a Truck Driving School. The properties are Tax Map 093, Parcels 003.40 & 003.41 on the Sullivan County Tax Map. This request shall be reviewed by the Planning Commission first and then shall be heard by the County Commission. The following are the scheduled meeting dates for this request:

Kingsport Regional Planning Commission – 5:30 PM on December 15, 2022

Sullivan County Commission – 6:00 PM on January 19, 2023

The Kingsport Regional Planning Commission meeting will be held in the Kingsport City Hall located on Broad Street within the Board Room. The final public hearing will be held in the Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let me know if you need any special assistance for these public meetings. Both meetings are open to the general public and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office. My email address is planning@sullivancountyttn.gov or you may call me directly at 423.279.2603.

Regards,

Ambre M. Torbett, AICP
Director Planning & Community Development
Sullivan County Stormwater Coordinator

2

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: 11/03/2022

Property Owner: BABUBHAI PATEL

Address: 3011 BLOOMINGDALE ROAD, KINGSFORT, TN-37660

Phone number: 865-324-3565 Email: amishrx@gmail.com

Property Identification

Tax Map: 031C Group: A Parcel: 021.00
Zoning Map: 6 Zoning District: R-1 Proposed District: B-3 Civil District: 10
Property Location: 3011 Bloomingdale Rd Kingsport TN 37660 Commission District:
Purpose of Rezoning: BUSINESS

Meetings

Planning Commission:

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

Date: 12/20/22

Time: 6:00 PM

7 yes
1 absent
1 vacant

Approved:

Denied:

County Commission:

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

Date: 1/19/23

Time: 6:00 PM

Approved: APPROVED 18 YES, 2 NO, 4 ABSENT
Denied:

DEED RESTRICTIONS

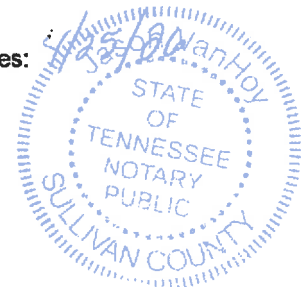
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: B. Patel

Date: 11/03/2022

Notary Public: Jason VanHoy

My Commission Expires:

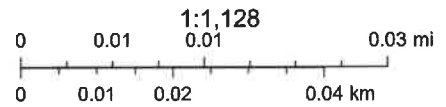


Sullivan County - Parcel: 031C A 021.00



Date: November 22, 2022

County: Sullivan
Owner: PATEL BABUBHAI
Address: BLOOMINGDALE RD 3011
Parcel Number: 031C A 021.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2021



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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.

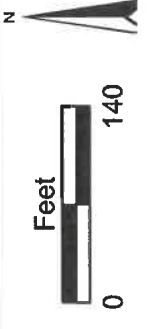
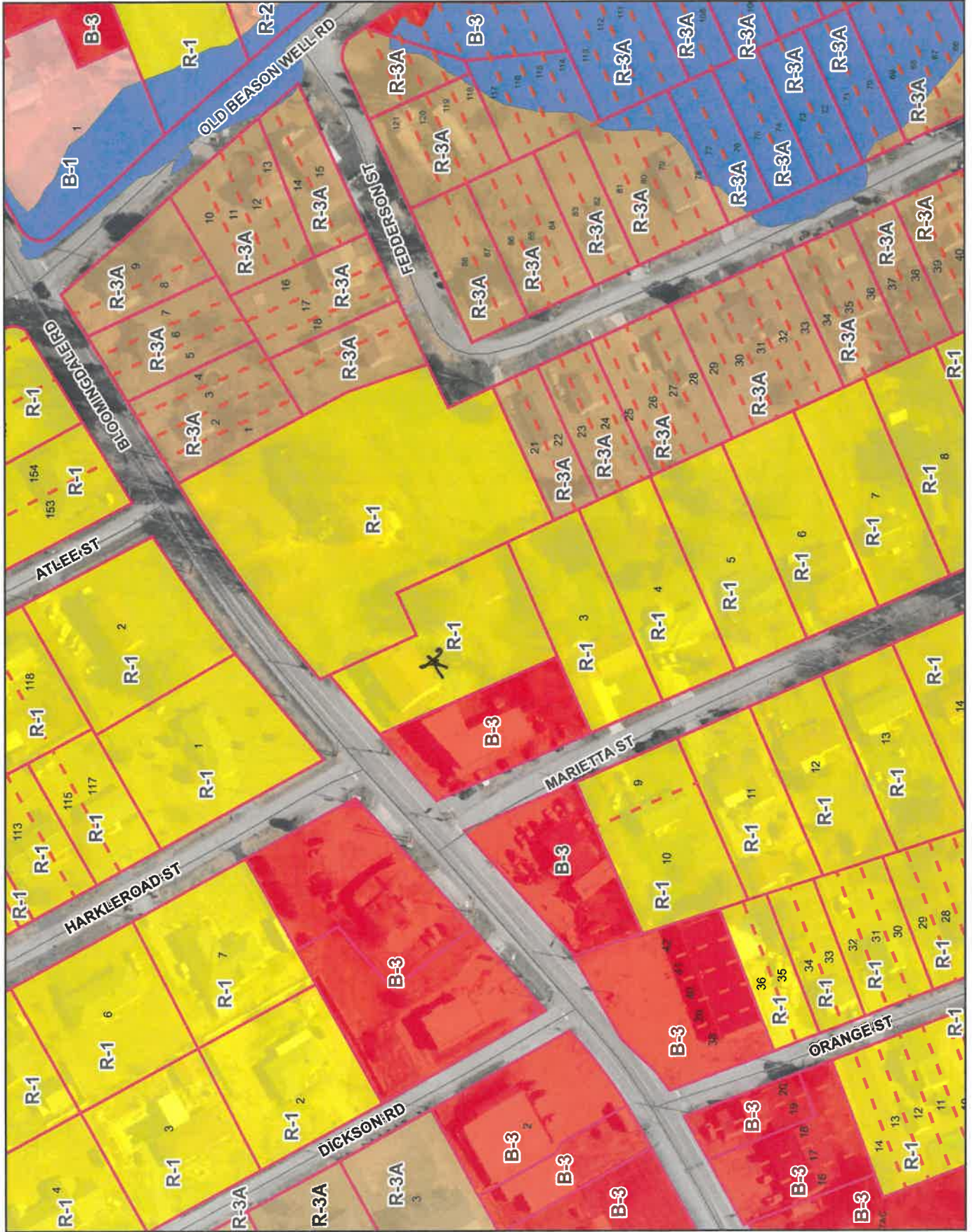
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Lot Lines
 Lot Lines

Sullivan County Zoning

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



Flood Insurance Rate Map (FIRM) 2007
 0.2 PCT Annual Chance Flood Hazard
 Zone A - No Base Flood Elevations Determined
 Zone AE - Base Flood Elevations Determined

Sullivan County, TN
 Planning and Codes Dept.



F-2. REZONING REQUEST R-1 TO B-3

FINDINGS OF FACT –

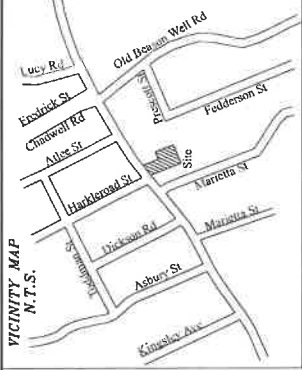
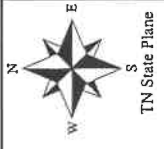
Landowner: Babubhai Patel
Applicants: same
Representative: same
Location: 3011 Bloomingdale Road, Kingsport, TN
Mailing Address of Owners: 2370 Hiwassee Circle, Kingsport, TN
Civil district of rezoning: 10th
Commission District of rezoning: 6th
Parcel ID: Tax Map 031C, Group A, Parcel 021.00
Subdivision of Record: Harkleroad Addition, Lot 1
PC1101 Growth Boundary: Sullivan County Planned Growth Area
Utility District: Bloomingdale Utility
Public Sewer: n/a
Lot/Tract Acreage: .55 of an acre
Existing Zoning: R-1 (Single-Family Residential)
Surrounding Zoning: R-1, B-3, R-3A
Requested Zoning: B-3 (General Business)
Existing Land Use: two rental homes and a commercial vacant building with a rentals
Surrounding Land Uses: residential, business, rental units
2006 Land Use Plan: Low Density Residential with Commercial Corridor Redevelopment
Neighborhood Opposition: none received prior to meeting.

Staff Field Notes and Findings of Facts:

- The owner is requesting the rezoning of the property from R-1 to B-3 so he can renovate the storefront building into a convenience store. The building has apartments on the second floor. The site has two addition dwellings in the rear yard that are rental.
- The site is served by Bloomingdale Public Water however there is no access to Kingsport Public Sewer at this time.
- According to the site plan and Property Assessor's report, there are three buildings. The larger is a storefront on ground level and two rental units above. The second dwelling has two units, and the smaller dwelling has one unit (See pictures).
- If the property were to be rezoned to bring it into conformance with zoning per the mixed use, the paving and parking would need to be brought into conformance where the customers would not be forced to back out into Bloomingdale Road.

Meeting Notes at Planning Commission:

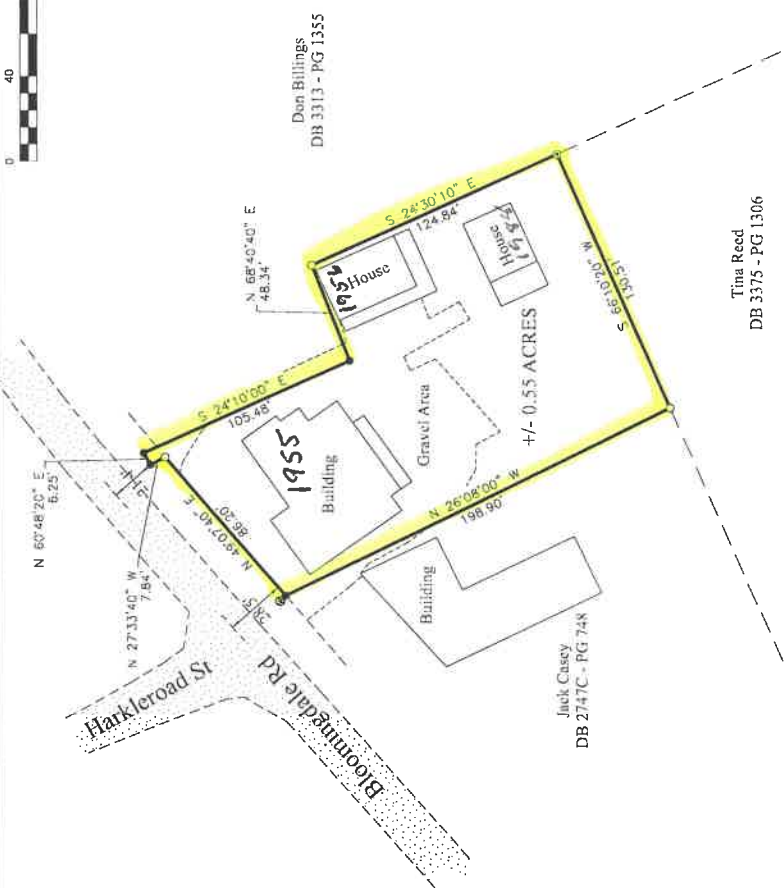
- *Mr. Amish (Babubhai) Patel was present and addressed the Commission. He stated he would like to remodel the building into a convenience store.*
- *Laura McMillan shared that she had once been the realtor on this site years ago and remembered that it used to be an old arcade hangout place. She stated that it looks much better now with the renovation work Mr. Patel has already made.*
- *Staff read her review of facts. She added that Mr. Patel had already secured a surveyor to prepare a preliminary survey. Staff will continue to work with them in updated the survey to show the site improvement plan details if the request for rezoning be approved.*
- *Darlene Calton motioned to forward a favorable recommendation for this request on to the County Commission. Laura McMillan seconded the motion and the **vote in favor passed unanimously.***



KINGSPORT REGIONAL PLANNING COMMISSION
 3011 Bloomingdale Rd
 Kingsport TN, 37660

- NOTES**
1. Deed Reference: DB 3487 - PG 2174
 2. Tax Map: 031C - A - 021.00

ZONING
 SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.
 PROPERTY IS CURRENTLY ZONED CITY OF KINGSPORT R-1
 SETBACKS: 30' FRONT & SIDE BY DEAR
FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD RISK MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 FLOOD MAP FILE NO. 15010
 SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS EFFECTIVE DATE: 04-26-2006



Don Billings
 DB 3313 - PG 1355

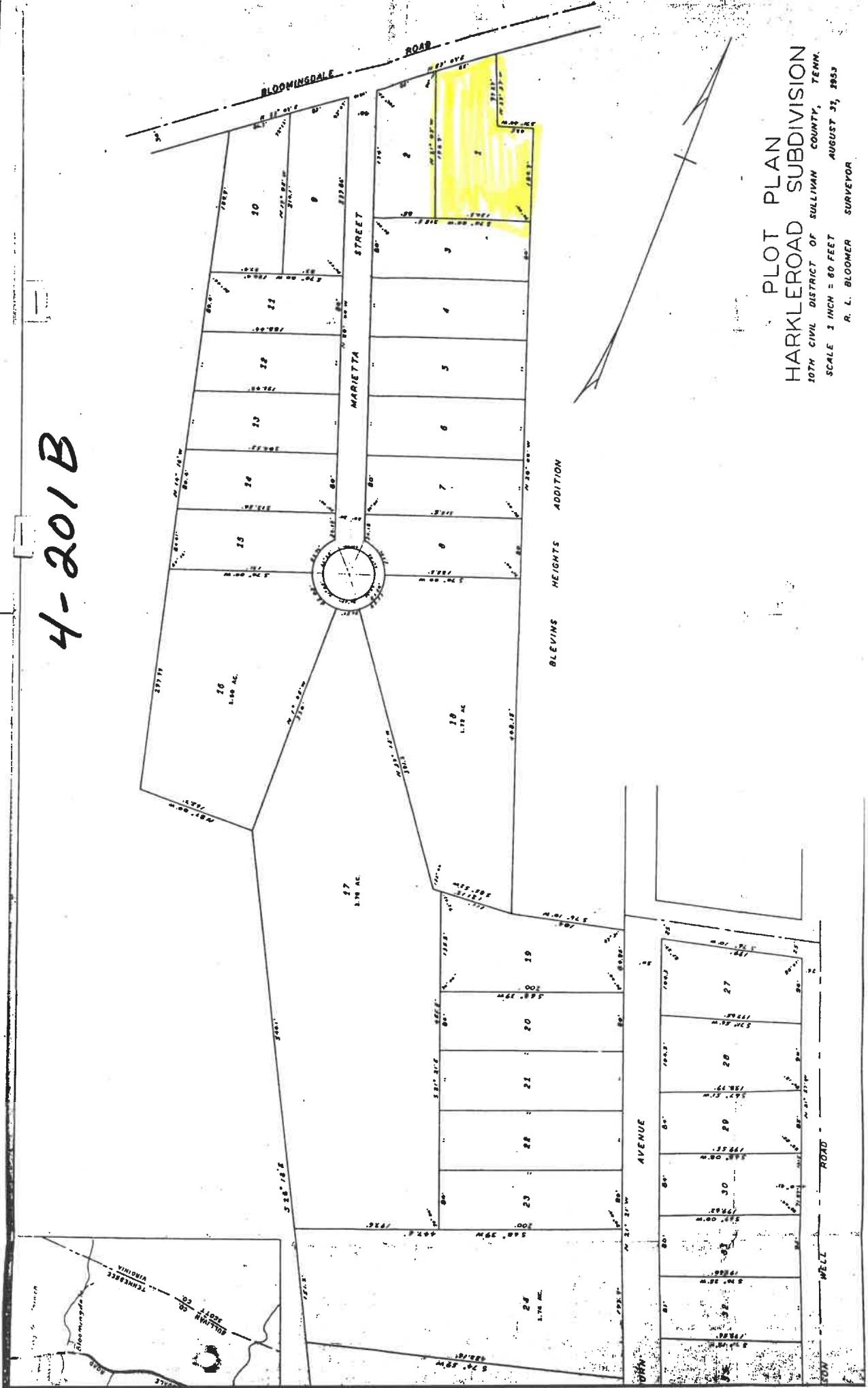
Tina Reed
 DB 3375 - PG 1306

Jack Casey
 DB 2747C - PG 74N

- Legend**
- denotes Rebar Found
 - denotes Rebar Set
 - ⊙ denotes Calculated Point Unless otherwise Noted
 - denotes Highway Marker
 - ▲ denotes Railroad Spike
 - ⊕ denotes Water Meter

<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE KINGSPORT PLANNING COMMISSION, INSURING COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE _____ 20____</p> <p>TRAFFIC ENGINEERING MANAGER _____</p>	<p>CERTIFICATE OF APPROVAL FOR REVENUE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE NUMBER OF HOUSEHOLD SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE _____ 20____</p> <p>TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (08)</p> <p>KINGSPORT AUTHORIZING AGENT _____</p>	<p>CERTIFICATE OF APPROVAL OF STREETS AND STORM WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE _____ 20____</p> <p>AUTHORIZING AGENT _____</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLANS, SURVEYS, AND MEASUREMENTS HEREON AS MADE AND CORRECT HERETO TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THE REQUIREMENTS THAT HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>DATE _____ 20____</p> <p>REGISTERED LAND SURVEYOR _____</p>	<p>CERTIFICATE OF APPROVAL FOR HIGHWAY ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p>DATE _____ 20____</p> <p>CITY CLERK, DIVISION OF SULLIVAN COUNTY DIRECTOR OF HIGH ADDRESSING OR HIS/her AUTHORIZED REPRESENTATIVE _____</p>	<p>CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE NUMBER OF HOUSEHOLD SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE _____ 20____</p> <p>TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (08)</p> <p>KINGSPORT AUTHORIZING AGENT _____</p>	<p>CERTIFICATE OF APPROVAL OF STREETS AND STORM WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE _____ 20____</p> <p>AUTHORIZING AGENT _____</p>
<p>Site Plan for: Kingsport Regional Planning Commission</p> <p>Date: 10-21-2022 Drawn By: NLC Scale: 1" = 40' Total Acres: +/- 0.55 Total Lots: 1 Acres New Road: 0 Miles New Road: 0</p> <p>Surveyor: Culbertson Surveying Owner: Babubhai Patel Closure Error 1:1:0000</p> <p>P. O. Box 190, Nickelsville, VA 24271 (276) 479-3093</p> <p>Drawing Number 0000</p>						

4-201B



PLOT PLAN
HARKLEROAD SUBDIVISION
10TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENN.
SCALE 1 INCH = 60 FEET
AUGUST 31, 1893
R. L. BLOOMER SURVEYOR

Address Data Source:
Sullivan County: Sull 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.



Flood Insurance Rate Map (FIRM) 2007

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

Sullivan County, TN
Planning and Codes Dept.



1 of 1 lines

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

November 22, 2022

Dear Property Owner:

Please be advised Mr. Babubhai Patel has applied to Sullivan County to rezone his property located at 3011 Bloomingdale Road, from the current zoning of R-1 (Low Density/Single Family Residential District) to B-3 (General Business) for the purpose of allowing redevelopment/renovation of the existing storefront to use as a Convenience Store. The property is Tax Map 031C, Group A, Parcel 0021.00 on the Sullivan County Tax Map.

Sullivan County Regional Planning Commission 6:00 PM on December 20, 2022

Sullivan County Commission – 6:00 PM on January 19, 2023

Both meetings will be held in the Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let me know if you need any special assistance for these public meetings. Both meetings are open to the general public, and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office. My email address is planning@sullivancountyttn.gov or you may call me directly at 423.279.2603.

Regards,

Ambre M. Torbett, AICP
Director Planning & Codes









3

PETITION TO SULLIVAN COUNTY FOR REZONING

Kingsport
~~Sullivan County~~ Regional

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: 11/15/2022

Property Owner: Russell Cable

Address: 285 Fall Creek Rd, Blountville, Tn 37617

Phone number: 423-276-7740

Email: Rustacable@gmail.com

Property Identification

Tax Map: 063	Group:	Parcel: 101.00	
Zoning Map: 16	Zoning District: R-1	Proposed District: A-5	Civil District: 07
Property Location: 285 Fall Creek Rd, Blountville, Tn 37617			Commission District: <i>6th</i>
Purpose of Rezoning: To allow for additional structure			

Meetings

Planning Commission:

Place: Kingsport City Hall, 415 Broad Street 3rd Floor Kingsport TN

Date: 12/15/2022

Time: 5:30 PM

Approved: Denied:

County Commission:

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

Date: 01/19/2023

Time: 6:00 PM

Approved: APPROVED 20 YES, 4 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: *Russell Cable*

Date: *11-15-22*

Notary Public: *Jason VanHoy*

My Commission Expires: *4/23/26*





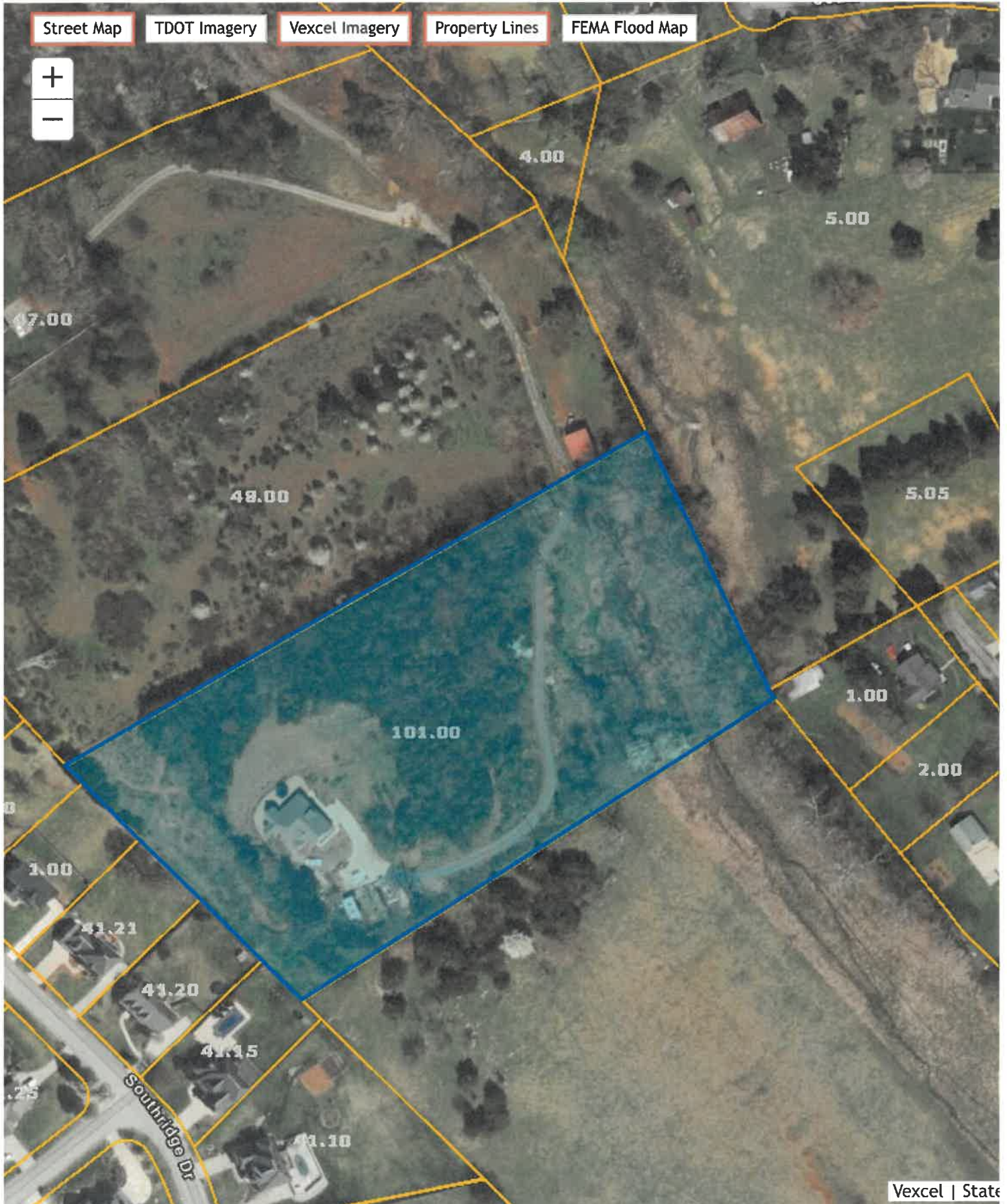
Street Map

TDOT Imagery

Vexcel Imagery

Property Lines

FEMA Flood Map



Fall Creek Road (County Rezoning)

Property Information			
Address	285 Fall Creek Road		
Tax Map, Group, Parcel	Map 063, Parcel 101.00		
Civil District	7		
Overlay District	n/a		
Land Use Designation	Residential		
Acres	6.00 +/-		
Existing Use	Residential	Existing Zoning	R-1 (County)
Proposed Use	Residential/Agricultural	Proposed Zoning	A-5 (County)
Owner /Applicant Information			
Name: Russell Cable Address: 285 Fall Creek Road City: Blountville State: TN Zip Code: 37617 Phone: (423) 276-7740		Intent: <i>To rezone from R-1 to A-5 for allow for an additional structure.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons:			
<ul style="list-style-type: none"> • <i>The zoning change is compatible with the surrounding residential and agricultural zoning</i> • <i>The zoning change will appropriately match the existing use.</i> 			
Staff Field Notes and General Comments:			
<i>The zoning area consists of 1 parcels and approximately 6 +/- acres. A rezoning to A-5, in staff's opinion, is the most appropriate use for the property.</i>			
Planner:	Savannah Garland	Date:	November 23, 2022
Planning Commission Action		Meeting Date:	December 15, 2022
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION		County Rezoning
ADDRESS		285 Fall Creek Road
DISTRICT		7
OVERLAY DISTRICT		n/a
EXISTING ZONING		R-1 (County)
PROPOSED ZONING		A-5 (County)
ACRES	6 +/-	
EXISTING USE	Residential	
PROPOSED USE	Residential/Agricultural	

INTENT

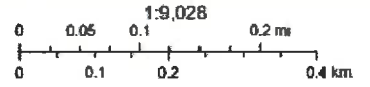
To rezone from R-1 to A-5 to allow for an additional structure.

Site Map



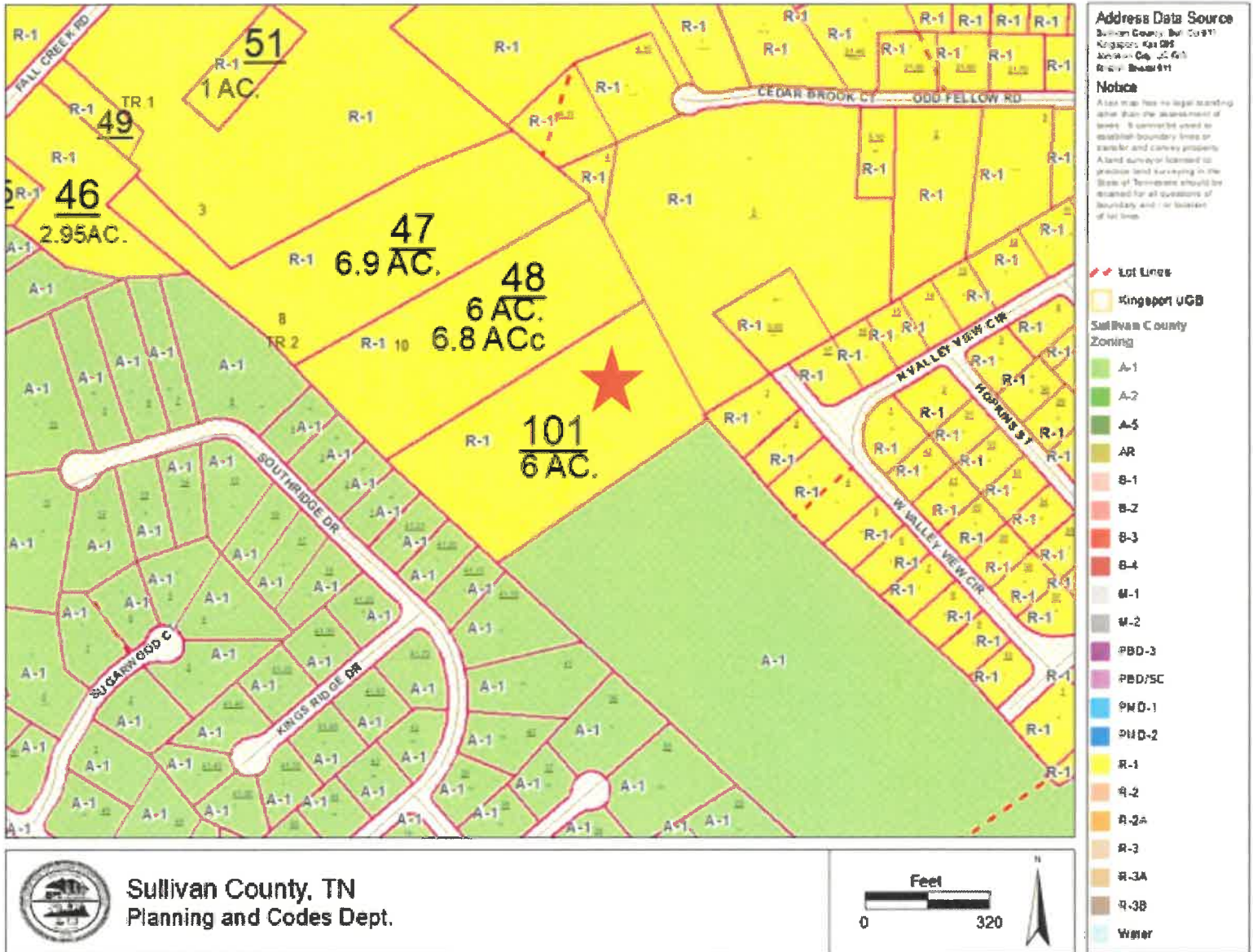
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- | | | | | | |
|--|---------------------------------------|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> Railroad_ROW | <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> Railroad_ROW | <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> Railroad_ROW |
| <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> River | <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> River | <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> River |
| <input type="checkbox"/> Parcels | <input type="checkbox"/> Street_ROW | <input type="checkbox"/> Parcels | <input type="checkbox"/> Street_ROW | <input type="checkbox"/> Parcels | <input type="checkbox"/> Street_ROW |



Web AppBuilder for ArcGIS

Surrounding Zoning Map (Sullivan County Zoning)



Sullivan County Future Land Use – Residential



Address Data Source
 Sullivan County, TN
 Kingsport, TN
 37629

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- Buildings
- Lot Lines
- Land Use Plan: 2006-2026**
- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Blountville-Used Use
- General Commercial
- Corridor Commercial
- Manufact-Light Ind
- High Impact Use
- Plan Corridor Comm
- Plan General Comm
- Plan Manufact-Light Ind
- Plan Manufact-High Ind
- Plan Undevelop
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water



Sullivan County, TN
 Planning and Codes Dept.

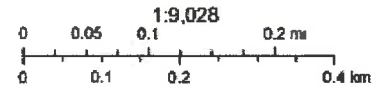


City Future Land Use – Residential
Future Land Use



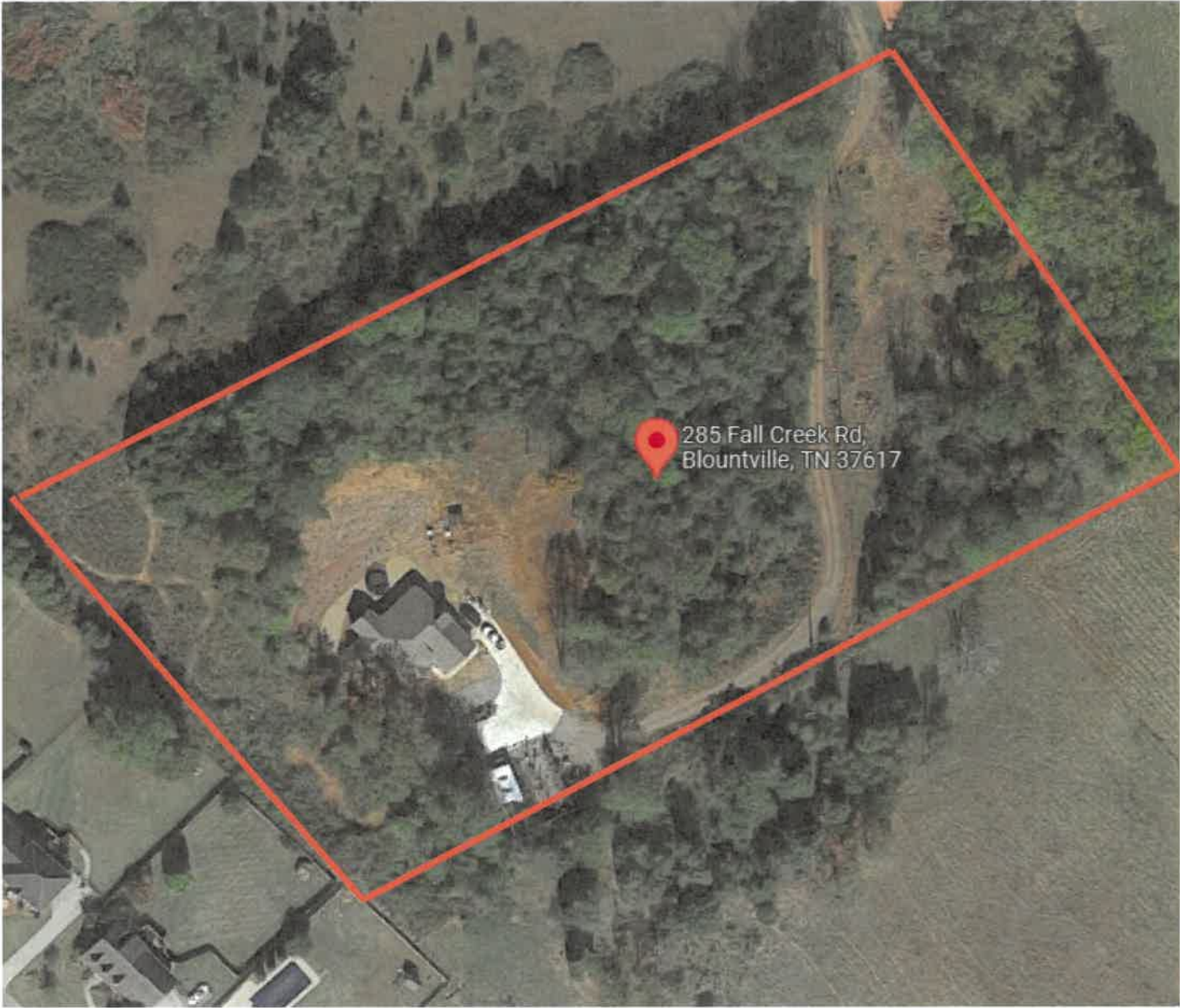
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Sewans County Parcels	Railroad_ROW	Sullivan County Parcels	Railroad_ROW	Washington County Parcels	Railroad_ROW
Lake_Pond	River	Lake_Pond	River	Lake_Pond	River
Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW
Parcels		Parcels		Parcels	



Web AppBuilder for ArcGIS

Site Overview



Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal is already surrounded by R-1 and A-1 zoning and it will permit a use that is suitable for the Future Land Use development. *A-5, Agricultural/Residential
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will not impact adjacent property adversely.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Both the City and County land use plans address the rezoning site as appropriate for Residential/Agricultural.

Proposed use: A-5 (General Agricultural/Residential District)

The Future Land Use Plan Map recommends County: Residential; City: Residential

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, as the majority of the surrounding parcels are already zoned R-1 and A-1. (Residential/Agricultural)
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically for agricultural/residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed A-5 zone will exist in harmony with the abutting/existing R-1 zone.

CONCLUSION

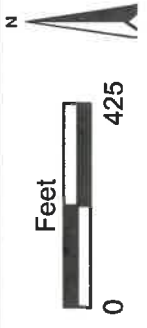
Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from R-1 to A-5. The rationale for this recommendation is based upon conformance with adjacent existing land uses and the proposal following the Future Land Use Plans.

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

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Buildings
 Lot Lines



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

November 22, 2022

Dear Property Owner:

Please be advised Mr. Russel Cable has applied to Sullivan County to rezone properties located on Buttermilk Road from the current zoning of R-1 (Low Density/Single Family Residential District) to A-5 (Estate Residential/Large Tract Agricultural) for the purpose of building a larger residential accessory structure. The property is Tax Map 063, Parcel 101.00 the Sullivan County Tax Map. This request shall be reviewed by the Planning Commission first and then shall be heard by the County Commission. The following are the scheduled meeting dates for this request:

Kingsport Regional Planning Commission – 5:30 PM on December 15, 2022

Sullivan County Commission – 6:00 PM on January 19, 2023

The Kingsport Regional Planning Commission meeting will be held in the Kingsport City Hall located on Broad Street within the Board Room. The final public hearing will be held in the Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let me know if you need any special assistance for these public meetings. Both meetings are open to the general public and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office. My email address is planning@sullivancountyttn.gov or you may call me directly at 423.279.2603.

Regards,

Ambre M. Torbett, AICP
Director Planning & Community Development
Sullivan County Stormwater Coordinator







