

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

April 20, 2023

**RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.
motion by: Calton 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	1/17/2023	Dash Properties, LLC	none	yes	yes	Sullivan Co	M-1	B-3	18th	7th
2	2/3/2023	Robbie Fink	none	yes	yes	Sullivan Co	R-1	B-1	14th	7th
3										
4										
5										
Voting Summary:										
<u>Name</u>	<u>Case Order</u>	<u>yes</u>	<u>no</u>	<u>pass / abstain</u>	<u>absent</u>	<u>Approved (yes or no)</u>				
Dash	1									
Fink	2									
	3									
	4									
	5									

* 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:

Ad Number Ad Type
0001625522-01 XLegal Liner

External Ad Number

Ad Size Color
2 X 28 li

Order Start Date Order Stop Date
03/01/2023 **03/01/2023**

Public Notice

The Sullivan County Regional Planning Commission shall hold its regular meeting on Tuesday, March 21, 2023 at 6PM to hear and make a recommendation on two individual rezoning requests: 1) Robbie Fink has requested to rezone his property from R-1 to B-1 in order to use this vacant lot as a parking lot and playground for the Midway Preschool, which is more specifically lot 10 off Proffit Lane, Kingsport and being Tax ID: Map 107P, Group E, Parcel 026.00; and 2) Dash Properties, LLC has requested their property to be rezoned from M-1 to B-3 for retail use, located off Hwy 75, Blountville, and being Tax ID: 016, Parcel 086.00. The Sullivan County Commission shall hold the final reading and public hearing on these two cases during their regular meeting on Thursday, April 20, 2023 at 6PM. Both meetings are open to the public and shall be held in the Commission Room, 2nd Floor of the Sullivan County Historic Courthouse, located at 3411 Hwy 126, Blountville, TN. For questions or assistance, please contact the Planning Director at 423.323.6440 or by email at planning@sullivancountyttn.gov.

PUB1T: 3/1/23



SIXRIVERS MEDIA

Customer
SULLIVAN CO PLANNING & CODE

Customer Account
1047408

Customer Address
3425 TENN. HWY 126

BLOUNTVILLE TN 37617 USA

Customer Phone
4233236440

PO Number

Ordered By

Customer Fax

Customer EMail
planning@sullivancountyttn.gov

Ad Order Number

0001625522

Sales Rep.

mwidler

Order Taker

ablevins

Order Confirmation

Tear Sheets

0

Invoice Text

Affidavits

1

Blind Box

Net Amount

Total Amount
\$107.56

Payment Method
Check/Money Order

Payment Amount
\$0.00

Amount Due
\$107.56

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: 01/17/2023

Property Owner: Dash Properties, LLC

Address: 1992 Hwy 75, Blountville, TN 37617

Phone number: 423-323-1224

Email: troy@southeastmowingllc.com

Property Identification

Tax Map: 079	Group:	Parcel: 086.00	
Zoning Map: 16	Zoning District: M-1	Proposed District: B-3	Civil District: 18
Property Location: Hwy 75			Commission District: 7
Purpose of Rezoning: Retail			

Meetings

Planning Commission:

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

Date: 3/21/2023

Time: 6:00 PM

Approved:

Denied:

County Commission:

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

Date: 4/20/2023

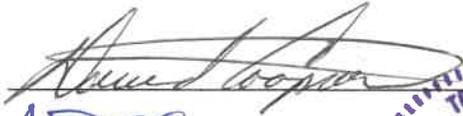
Time: 6:00 PM

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: 

Date: 01/17/2023

Notary Public: 



My Commission Expires: 09/30/2023

F. ZONING PLAN AMENDMENTS: MAP OR RESOLUTION (TEXT)

REZONING REQUESTS: THE CHAIRMAN SHALL READ THE OPENING STATEMENT REGARDING THE REZONING PROCEDURES

F1. REZONING REQUEST FROM M-1 TO B-3 (GENERAL BUSINESS)

FINDINGS OF FACT –

Landowner: Dash Properties, LLC – dba Southeast Mowing LLC
Applicants: David Cooper, applicant
Representative: or Troy Baker, notary on application and email contact
Location: Hwy 75, Blountville
Mailing Address of Owners: 1992 Hwy 75, Suite C, Blountville
Civil district of rezoning: 18th
Commission District of rezoning: 7th
Parcel ID: Tax Map 079, Parcel 086.00
Subdivision of Record: n/a
PC1101 Growth Boundary: Sullivan County Planned Growth Area
Utility District: Johnson City Utility District
Public Sewer: JC Sewer along Hwy
Lot/Tract Acreage: five acres
Existing Zoning: M-1 – General/Light Manufacturing/Warehouse
Surrounding Zoning: M-1, A-1, B-3
Requested Zoning: B-3 – General Business
Existing Land Use: Warehouse/Office/Retail
State of TN Existing Land Use: Warehouse/Office/Retail
Surrounding Land Uses: Mixed – see map.
2006 Land Use Plan: Corridor Commercial – Mixed Use
Neighborhood Opposition: none received prior to meeting.

Staff Field Notes and Findings of Facts:

- The landowner has requested the property be rezoned from M-1 to B-3 in order to continue operating a new retail business on site.
- The exiting main steel building was constructed in 1975 and is a warehouse. It is approximately 12,039 square feet.
- The other building is a garage, and it also was constructed in 1975 and is approximately 2,800 square feet.
- The third building was built in 2012 and has 3,450 square feet.
- The total parcel is approximately 5 acres +/-.
- The primary reason for the rezoning is to allow for Bucky's Bargain Barn retail business to continue operation. The M-1 zoning district does not allow retail.
- The B-3 will also allow the mowing company, warehouse, and office use to remain.
- **Staff recommends in favor of this rezoning request for the following reasons:**
 - Hwy 75 Corridor has various zoning districts, and this would not be considered a spot zoning.
 - Public utilities are in place to support this higher use if needed.
 - surrounding land-uses are mixed uses of commercial, warehouse, office.
 - Land Use Plan supports mixed use growth.

Meeting Notes at Planning Commission:

- Planning Director Ambre Torbett read staff's Field Notes and Findings.
- Applicant David Cooper arrived late, did not sign the sign-in sheet nor was sworn in.
- There was no opposition, there was a letter of support from neighbor Admiral Propane.
- Staff confirmed that business license has been obtained.
- Members asked how this operation was able to begin prior to zoning confirmation. Staff stated that when a business license application is made at the County Clerk's office, the Planning & Codes Department number and information is on the application. The County Clerk's office shares the new business listing each month with the Planning & Codes

Department in order to cross-check for zoning compliance. In this case, a simple drive-by from inspector identified the need for a rezoning.

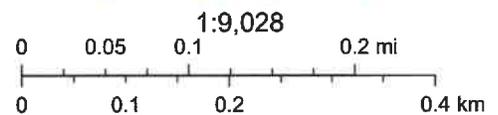
- *Darlene Calton motioned to forward a favorable recommendation on to the County Commission.*
- *Mary Rouse seconded the motion and the vote passed unanimously.*

Sullivan County - Parcel: 079 086.00



Date: March 14, 2023

County: Sullivan
Owner: DASH PROPERTIES LLC
Address: HWY 75
Parcel Number: 079 086.00
Deeded Acreage: 0
Calculated Acreage: 0



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by your local

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

Notice:

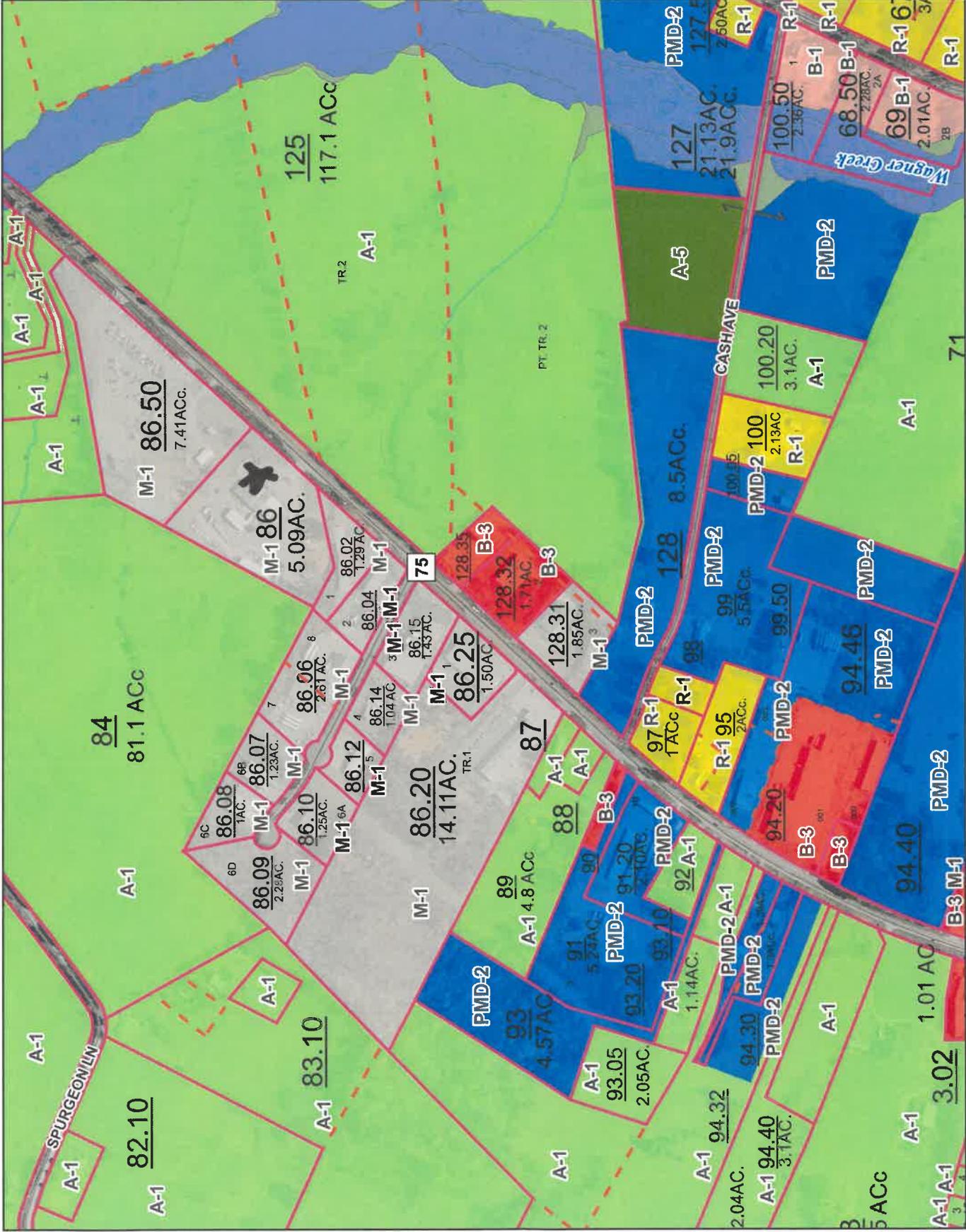
A tax map has no legal standing; other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

Lot Lines

Parcel Lines
 (20220325)

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
- Hydrology
- Streams



Flood Plain Data (FIRM Symbolology) 2019

- 0.2 PCT Annual Chance Flood Hazard
- Area of minimal flood hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined

Sullivan County, TN
 Planning and Codes Dept.

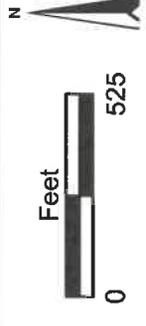
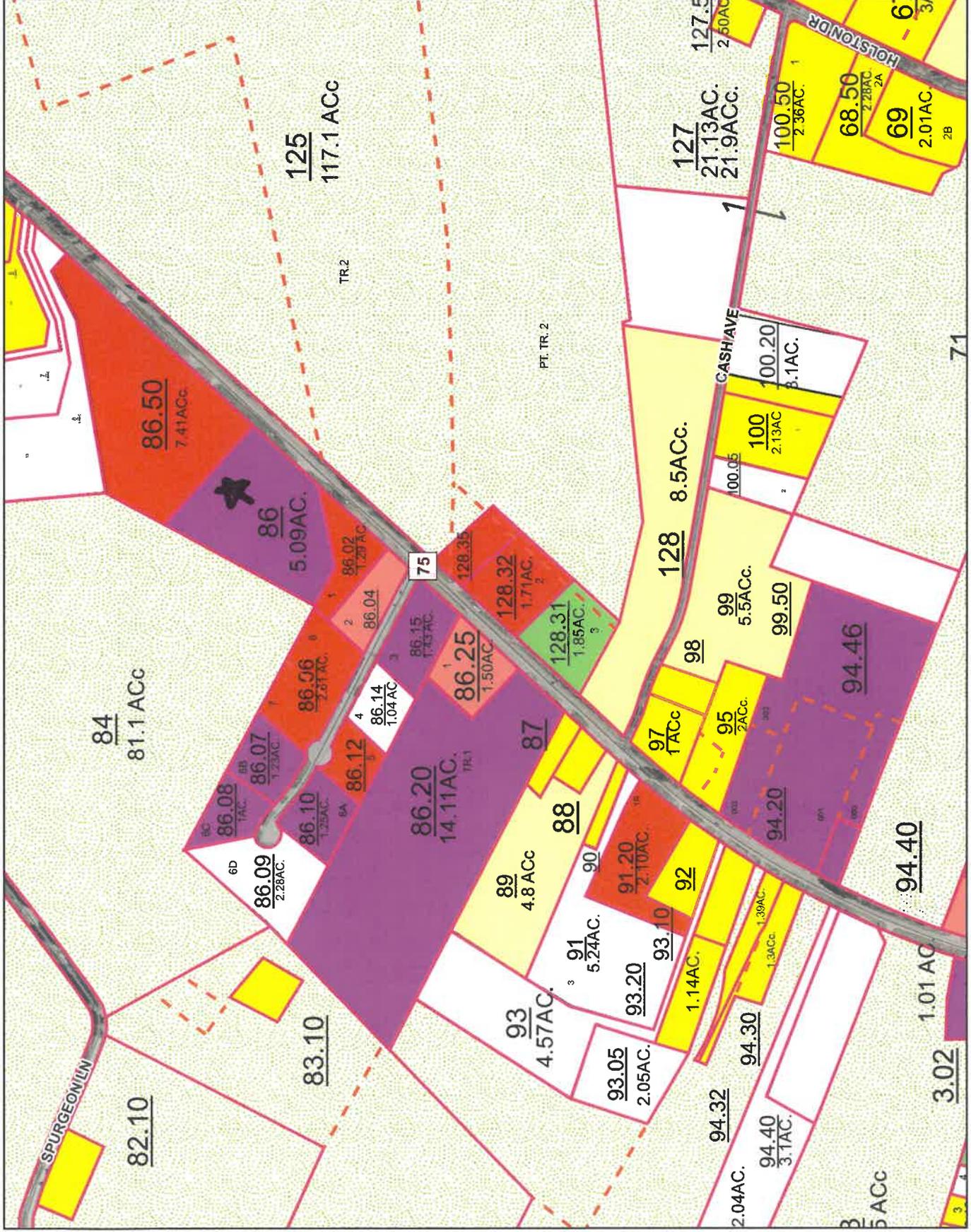


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- Parcel Lines (20220325)
- SFR < 5 acres
- SFR >= 5 acres
- Duplex (2 units)
- Multifamily (3 or more units)
- Mobile Home (1-4)
- Mobile Home Park (5 or more)
- Resort Residential
- General Commercial
- Office
- (Prof/Medical/Gen)
- Misc Commercial
- Light Industrial / Warehousing
- Heavy Industrial
- Public Use
- Semi-Public Use
- Utilities
- Vacant
- Agricultural Tract
- Timber Tract
- Water Feature
- Road/Rail ROW
- Unclassified
- Improvements <\$30,000
- Unclassified
- Improvements >= \$30,000
- CAAS data unavailable for Parcel
- Unrecorded by Land Use



Sullivan County, TN
 Planning and Codes Dept.

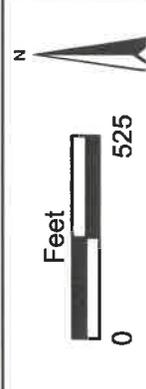
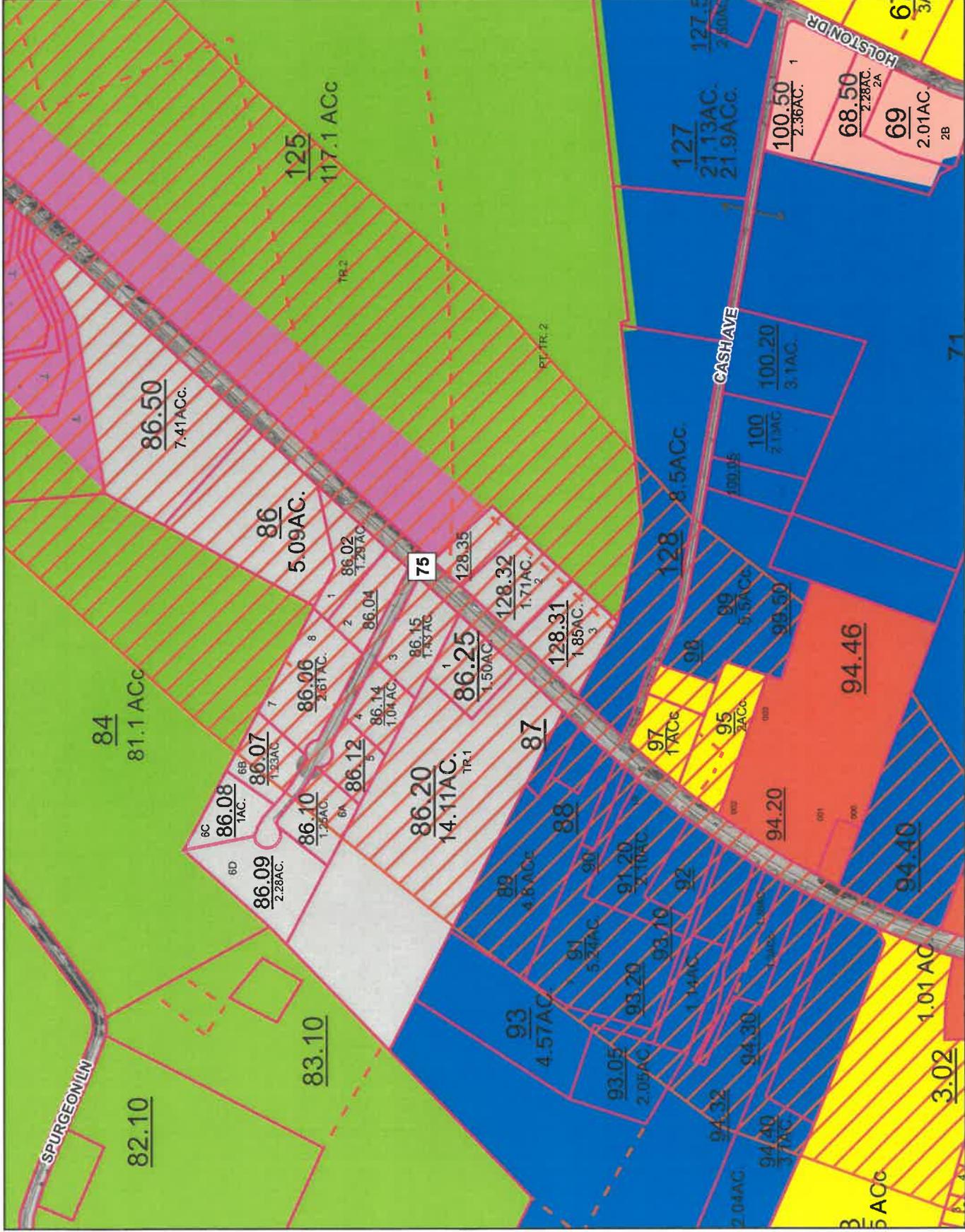


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- Lot Lines
- Parcel Lines (20220325)
- Future Growth Areas**
- Commercial
- Comm. / Industrial
- Land Use Plan: 2006-2026**
- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Blountville-Mixed Use
- General Commercial
- Corridor Commercial
- Commercial
- Manufac-Light Ind
- High Impact Use
- Plan Corridor Comm
- Plan General Comm
- Plan Manufac-Lt Ind
- Plan Manufac-Hvy Ind
- Plan Unit Devel
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water



Sullivan County, TN
 Planning and Codes Dept.





Tennessee Property Viewer

Street Map **TDOT Imagery** Vexcel Imagery **Property Lines** FEMA Flood Map

+
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Highway 75
Highway 75

State of Tennessee, Comptroller of the Treasury, Office of Local Government

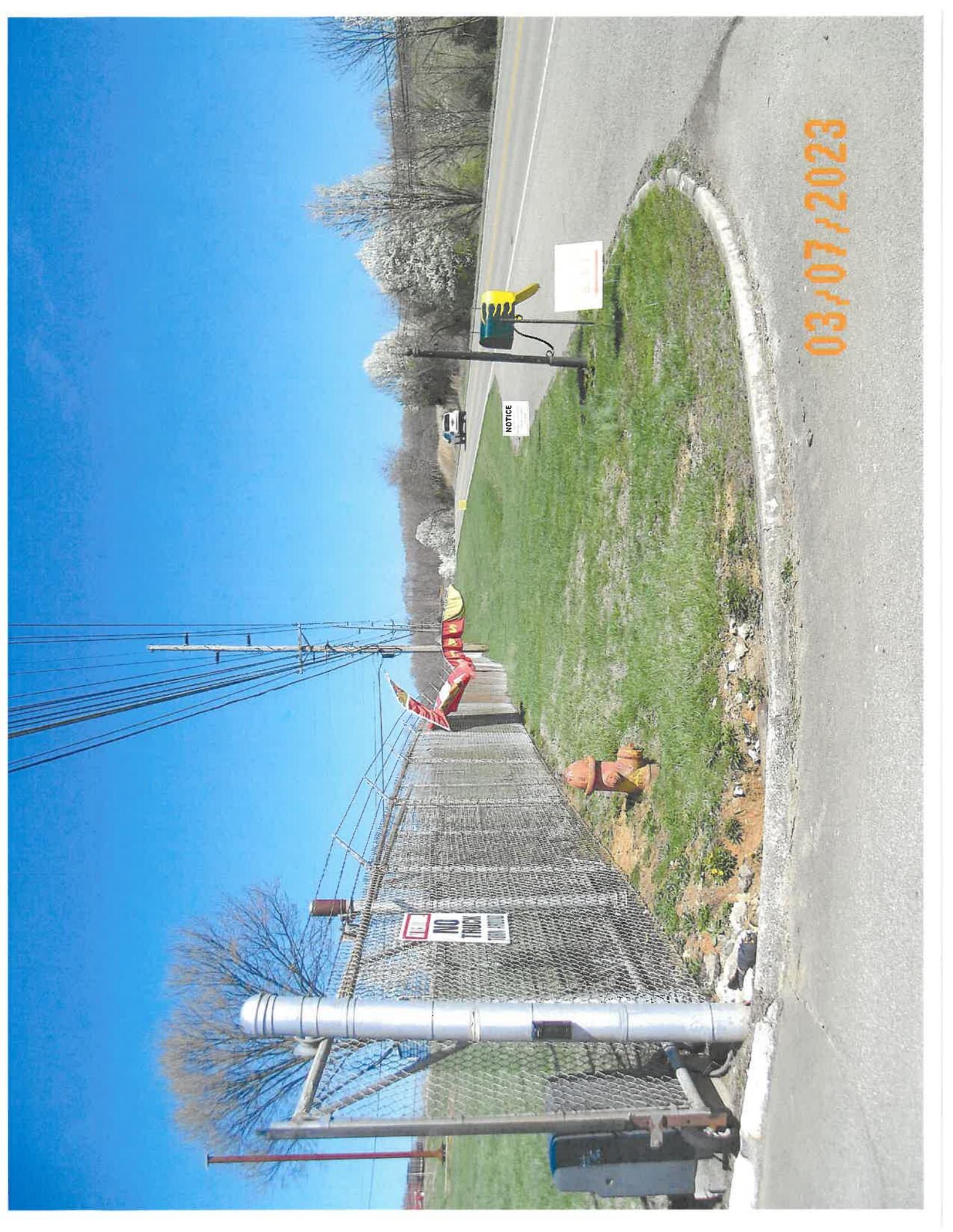


SOUTH EAST MOWING, LLC.

BUCKEY'S BARGAIN BARN

03/07/2023

03/07/2023





03/07/2023



03:07:2023

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 7, 2023

Dear Property Owner:

Please be advised Dash Properties, LLC has applied to Sullivan County to rezone his property at 1992 Hwy 75, Blountville, from the current zoning of M-1 (General Manufacturing) to B-3 (General Business) to allow for retail sales. The property is Tax Map 079, Parcel 086.00 on the Sullivan County Tax Map and being Civil District 18 with County Commission District 7. 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:

Sullivan County Regional Planning Commission – 6:00 PM on March 21, 2023

Sullivan County Commission – 6:00 PM on April 20, 2023

Both public meetings shall 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

Ambre Torbett

From: andy@admiralpropane.com
Sent: Monday, March 20, 2023 2:36 PM
To: Ambre Torbett
Subject: Rezoning

Ms. Torbett

I have no issue in changing the zoning to General Business on the property at 1992 Hwy 75.

Andy Redus
ADMIRAL PROPANE, LLC
145 E. Spring Street, B-2
Cookeville, Tennessee 38501
(931) 526-4444 Office
(931) 260-3000 Cell
Locations at:
Greenville, Tennessee
Blountville, Tennessee (Tri City Area):
Admiral_Pinktruck

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: 2-3-2023

Property Owner: Robbie Fink

Address: 317 Garwood Dr. Kingsport TN. 37663

Phone number: (423) 202-4064 Email: pinkfamily444@gmail.com

Property Identification

Tax Map: 107P

Group: E

Parcel: 026.00

Zoning Map: 25

Zoning District: R-1

Proposed District: B-1

Civil District: 14

Property Location: Proffitt Ln Lot #10

Commission District: 7

Purpose of Rezoning: PARKING + play Ground For a Midway Preschool

Meetings

Planning Commission:

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

Date: 3/21/23

Time: 6:00 PM

Approved: ✓

Denied: _____

County Commission:

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

Date: 4/20/23

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: Robbie Fink

Date: 2/03/23

Notary Public: Jason VanHoy

My Commission Expires: 4/25/26



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

F2. REZONING REQUEST FROM R-1 TO B-1 (NEIGHBORHOOD BUSINESS)

FINDINGS OF FACT –

Landowner:	Robbie Fink
Applicants:	same
Representative:	same
Location:	lot 10 – 115 Proffitt Lane, Kingsport
Mailing Address of Owners:	317 Garwood Drive, Kingsport
Civil district of rezoning:	14 th
Commission District of rezoning:	7th
Parcel ID:	Tax Map 107P, Group E, Parcel 026.00
Subdivision of Record:	Proffitt Acres, Plat Book 5, Page 39
PC1101 Growth Boundary:	Sullivan County
Utility District:	Kingsport Public Water
Public Sewer:	n/a
Lot/Tract Acreage:	.49 of an acre
Existing Zoning:	R-1
Surrounding Zoning:	R-1, B-1, and B-3
Requested Zoning:	B-1
Existing Land Use:	vacant
Surrounding Land Uses:	Single-Family, Vacant, construction company
2006 Land Use Plan:	Low Density Residential / commercial corridor mixed use
Neighborhood Opposition:	none received prior to meeting.

Staff Field Notes and Findings of Facts:

- The applicant is requesting rezoning of a vacant lot, which is oriented catty-corner to the daycare lot. The purpose of the rezoning is to be able to expand the playground area and parking area for the daycare.
- B-1 zoning allows for neighborhood convenience type businesses, including daycare centers, veterinary medical offices, parking lots for adjacent uses, convenience retail and office uses as well as residential uses.
- There is public water to the site but no public sewer; therefore, future land uses would be limited to low-impact development. A General Business district would not be recommended, nor would any type of business that would require public sewer.
- In 2011, the owner requested a rezoning from R-1 to B-1 for the lot next door of the existing daycare. This was approved by the County Commission; however, this lot is very wooded and encumbered with large rock outcroppings.
- Now the owner is seeking the same rezoning request for the lot directly behind the B-1 lot in order to connect the playground area and provide more parking.
- **Findings of Facts below support the request:**
 - **B-1 offers a limited scope of approved commercial uses, including the parking lot and daycare expansion.**
 - **The land use plan update does include a mixed-use corridor commercial redevelopment plan.**
 - **This would be a continuation of the existing B-1 district, recently approved by the County Commission for the daycare (2011).**

Meeting Notes at Planning Commission:

- *Planning Director Ambre Torbett read staff's Field Notes and Findings.*
- *Applicant Robbie Fink was present. Mr. Fink explained that he owns the lot behind the current daycare lot and next to the catty-cornered proposed rezoning lot. This lot (Zoned B-1) will be used as an access to the proposed playground lot (B-1 request) and for parking (employees only, no drop offs). Discussion followed and maps were studied for clarification.*
- *Darlene Calton motioned to forward a favorable recommendation on to the County Commission.*
- *Laura McMillan seconded the motion and the vote passed unanimously.*

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

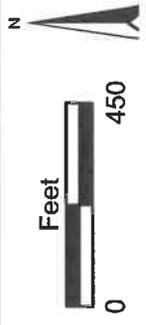
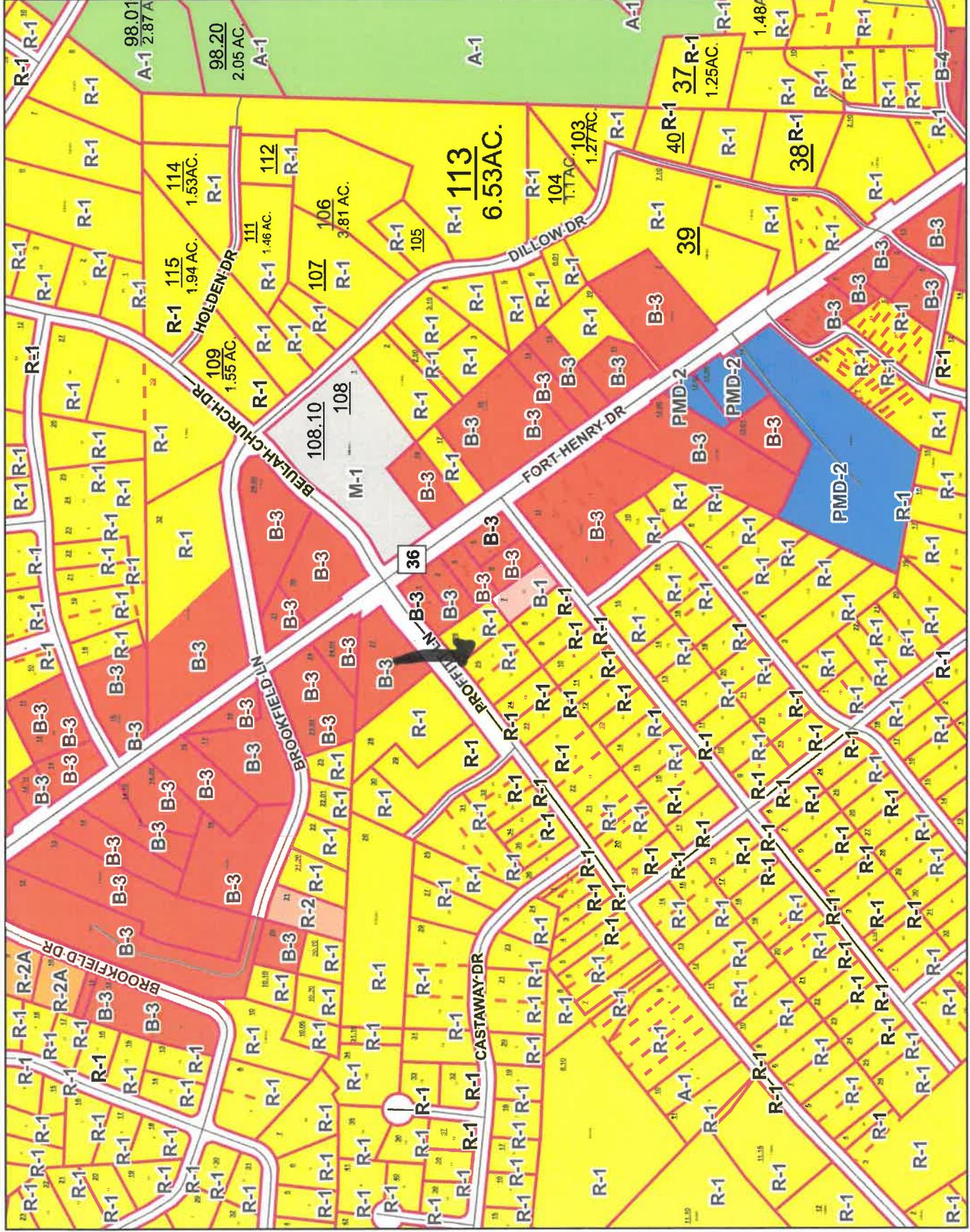
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-  Lot Lines
-  Parcel Lines (20220325)

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



Sullivan County, TN
 Planning and Codes Dept.



Conservation
District 4

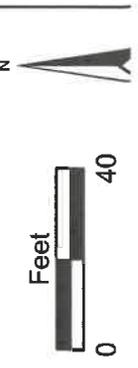
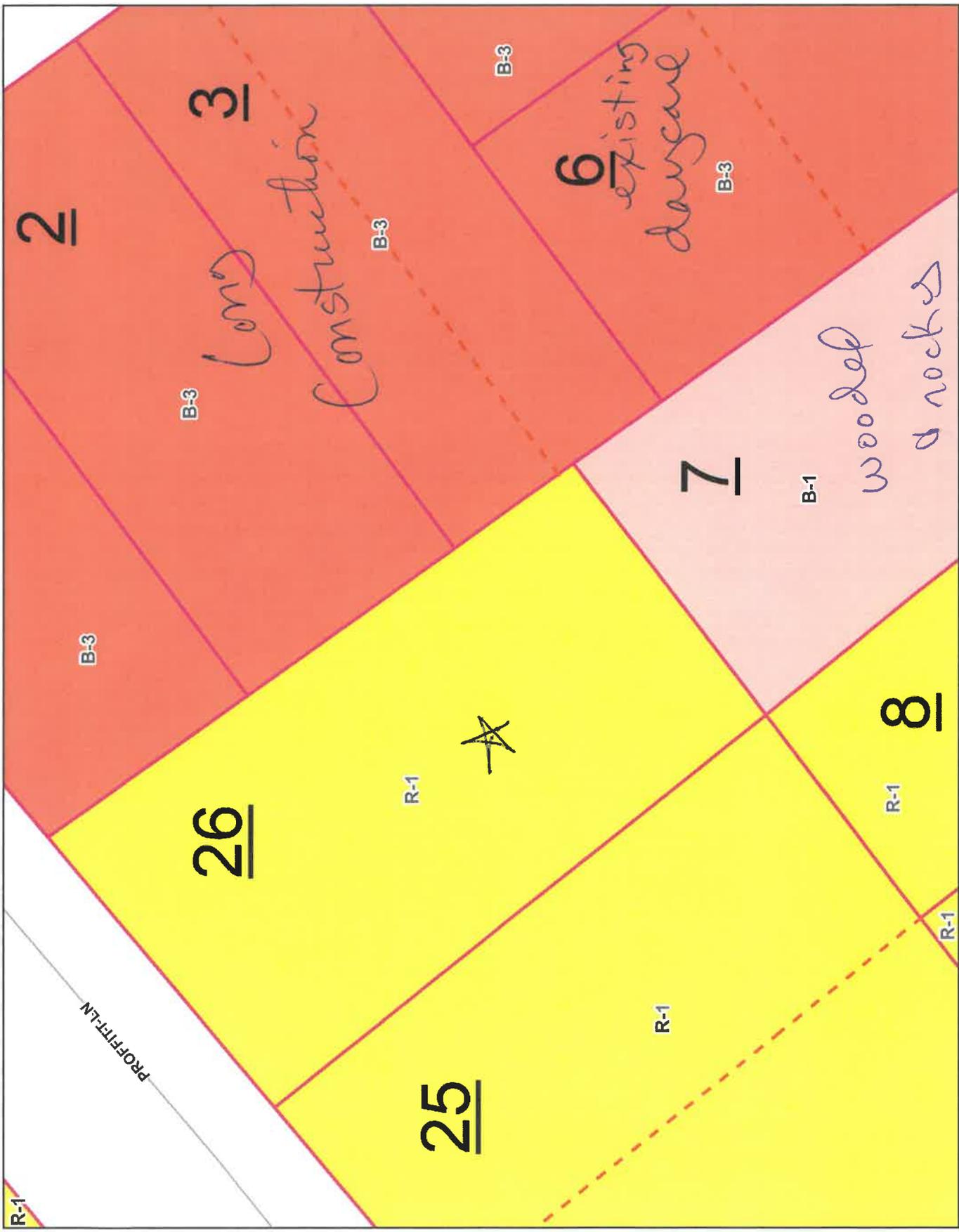
Address Data Source
Sullivan County GIS
Kingsport UGB
Johnson City, JC GIS
Bristol UGB
District 6

Notice:
A tax grab has no legal standing
other than to assist in the
establishment of original
taxes. It cannot be used to
transfer and convey property.
A landowner who has a historic
practice and surveying in the
State of Tennessee should be
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boundary or title. Historic
of lot lines.

Lot Lines
Bristol UGB
Kingsport UGB

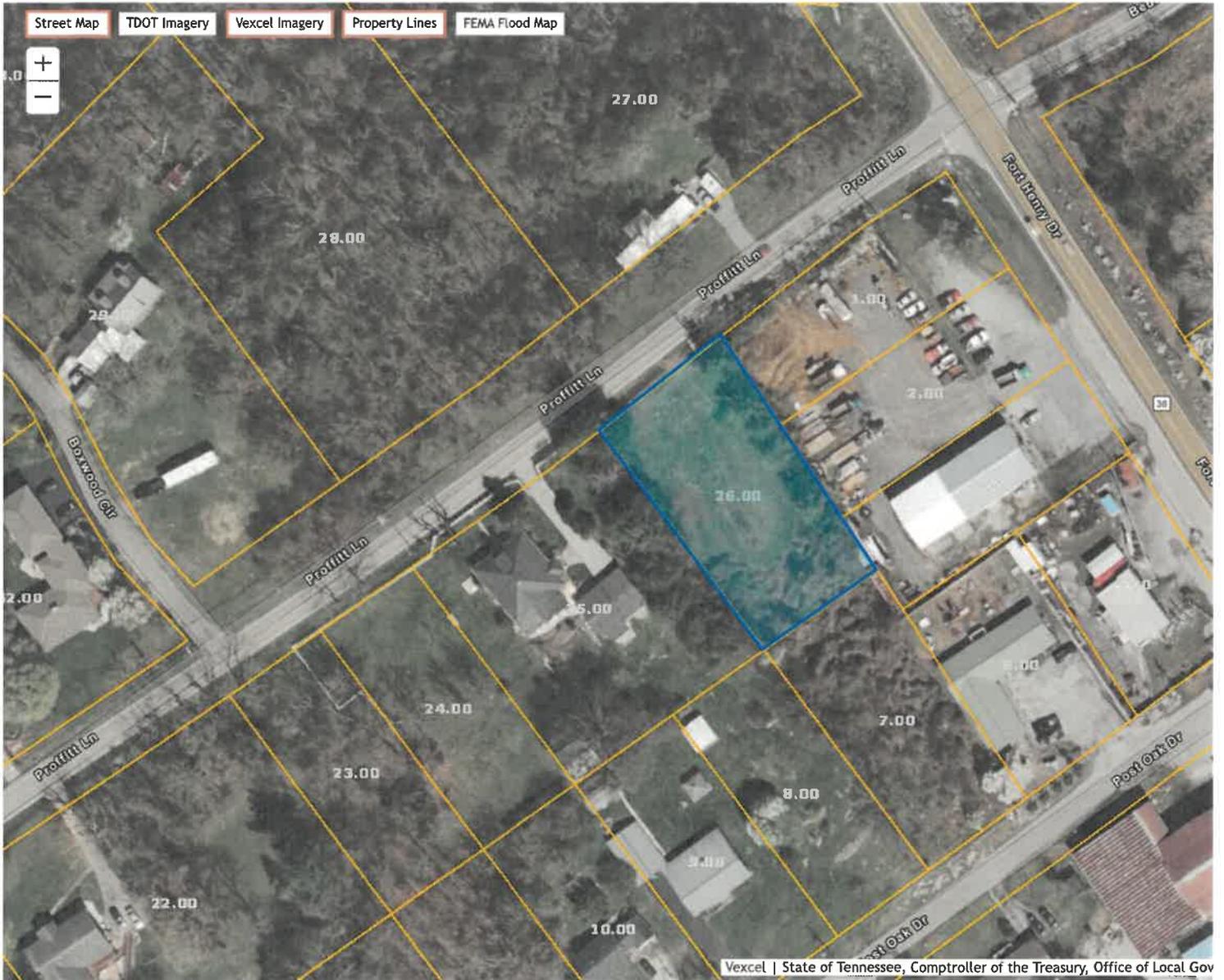
Sullivan County
Zoning

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



Vexcel | State of Tennessee, Comptroller of the Treasury, Office of Local Gov

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 7, 2023

Dear Property Owner:

Please be advised Robbie Fink has applied to Sullivan County to rezone his property on lot #10 off Proffitt Lane, Kingsport, from the current zoning of R-1 (Single-Family Residential) to B-1 (Neighborhood Business) to allow for parking and a playground associated with Midway Pre-School and AfterCare. The property is Tax Map 107P, Group E, Parcel 026.00 on the Sullivan County Tax Map and being Civil District 14. 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:

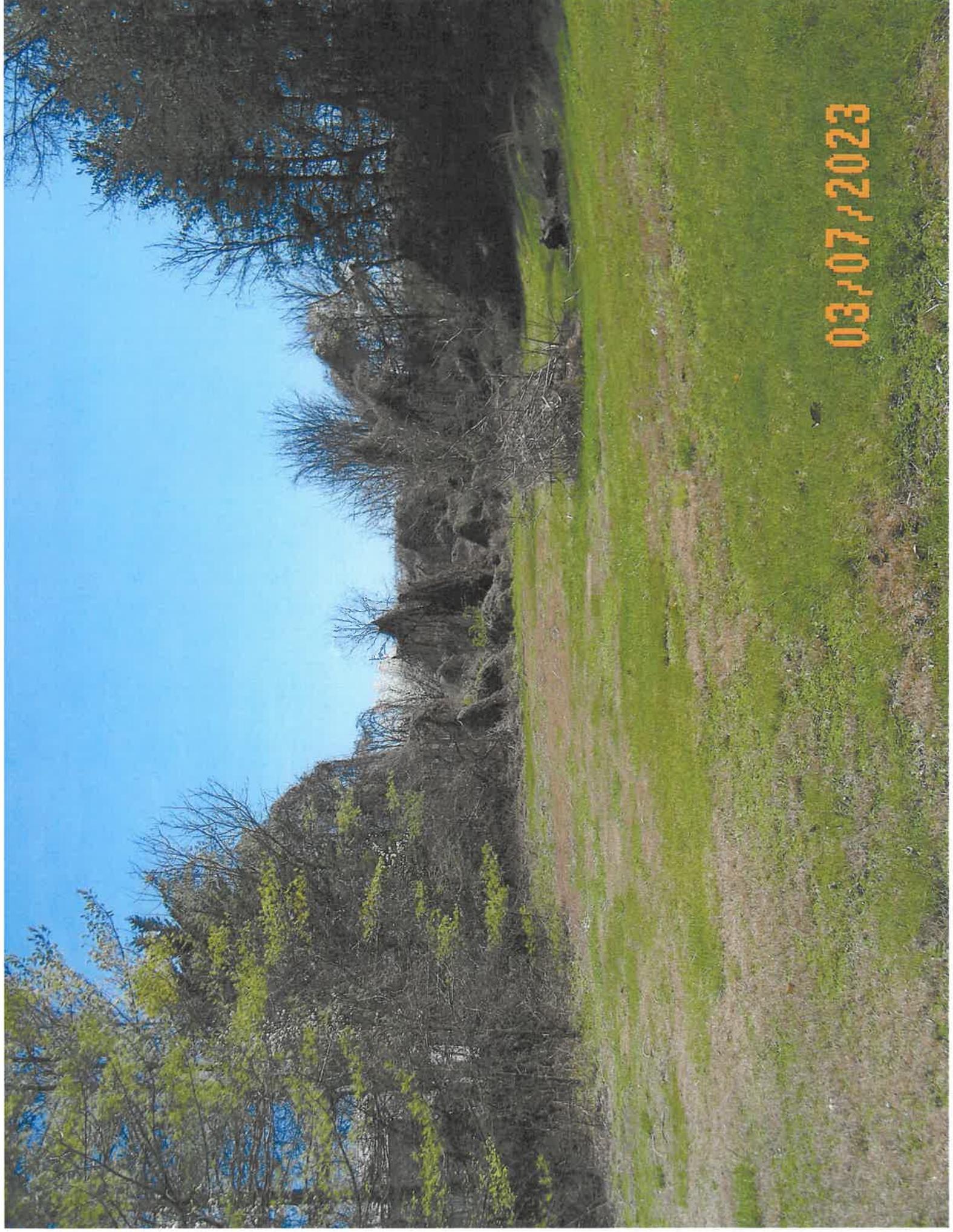
Sullivan County Regional Planning Commission – 6:00 PM on March 21, 2023

Sullivan County Commission – 6:00 PM on April 20, 2023

Both public meetings shall 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,

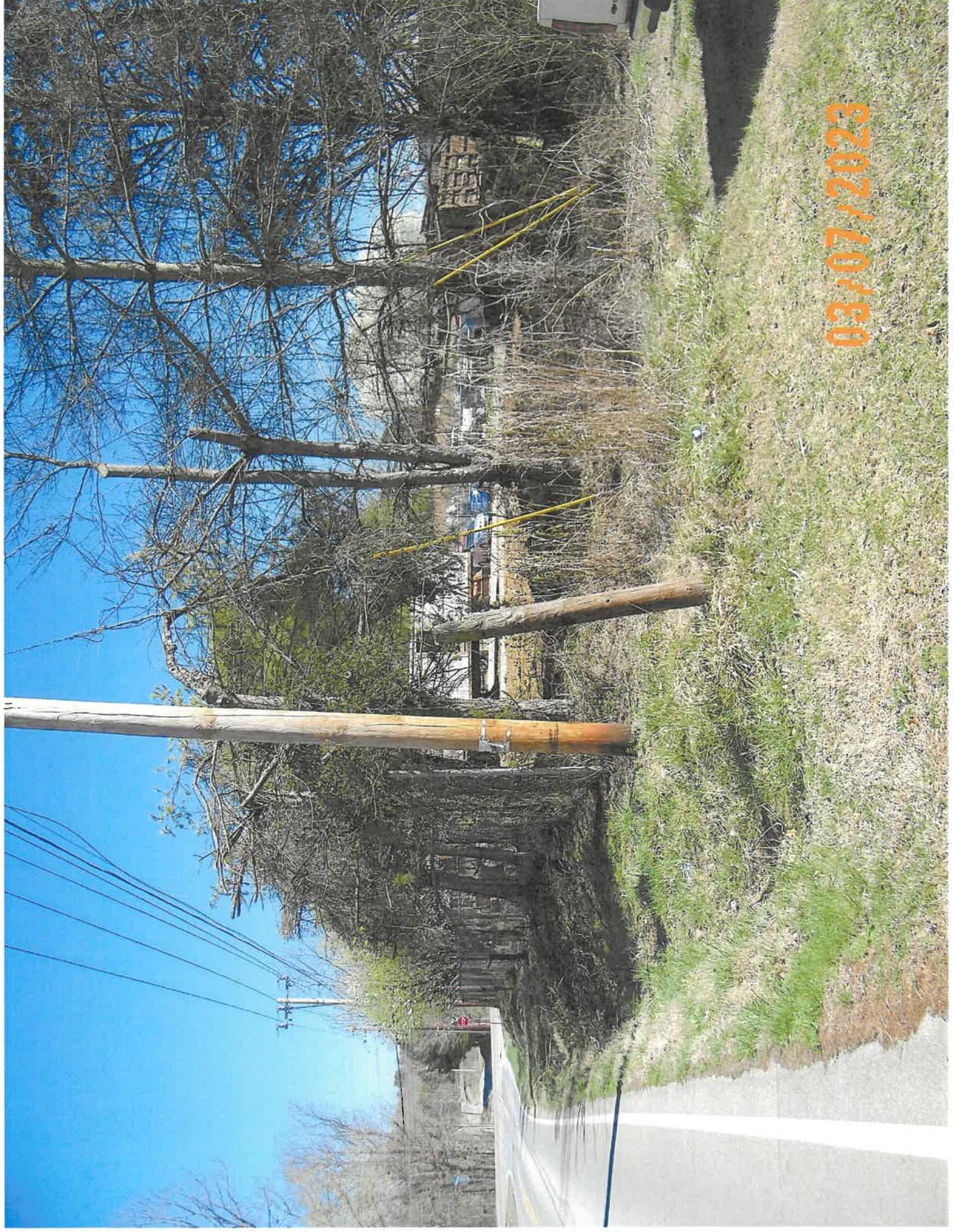
Ambre M. Torbett, AICP
Director Planning & Community Development
Sullivan County Stormwater Coordinator



03/07/2023



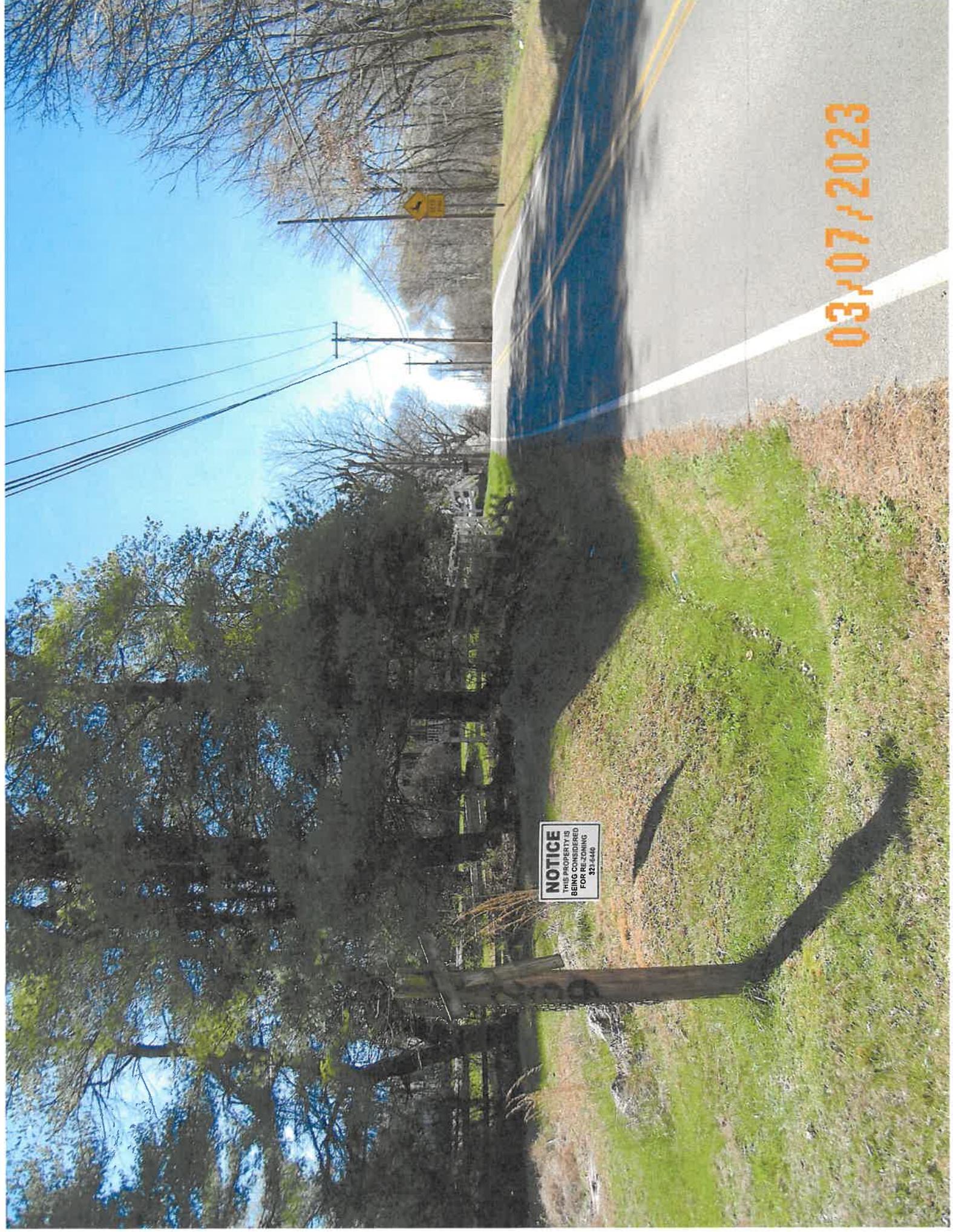
03/07/2023



03:07:2023

03/07/2023

NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR E-ZONING
313-6446

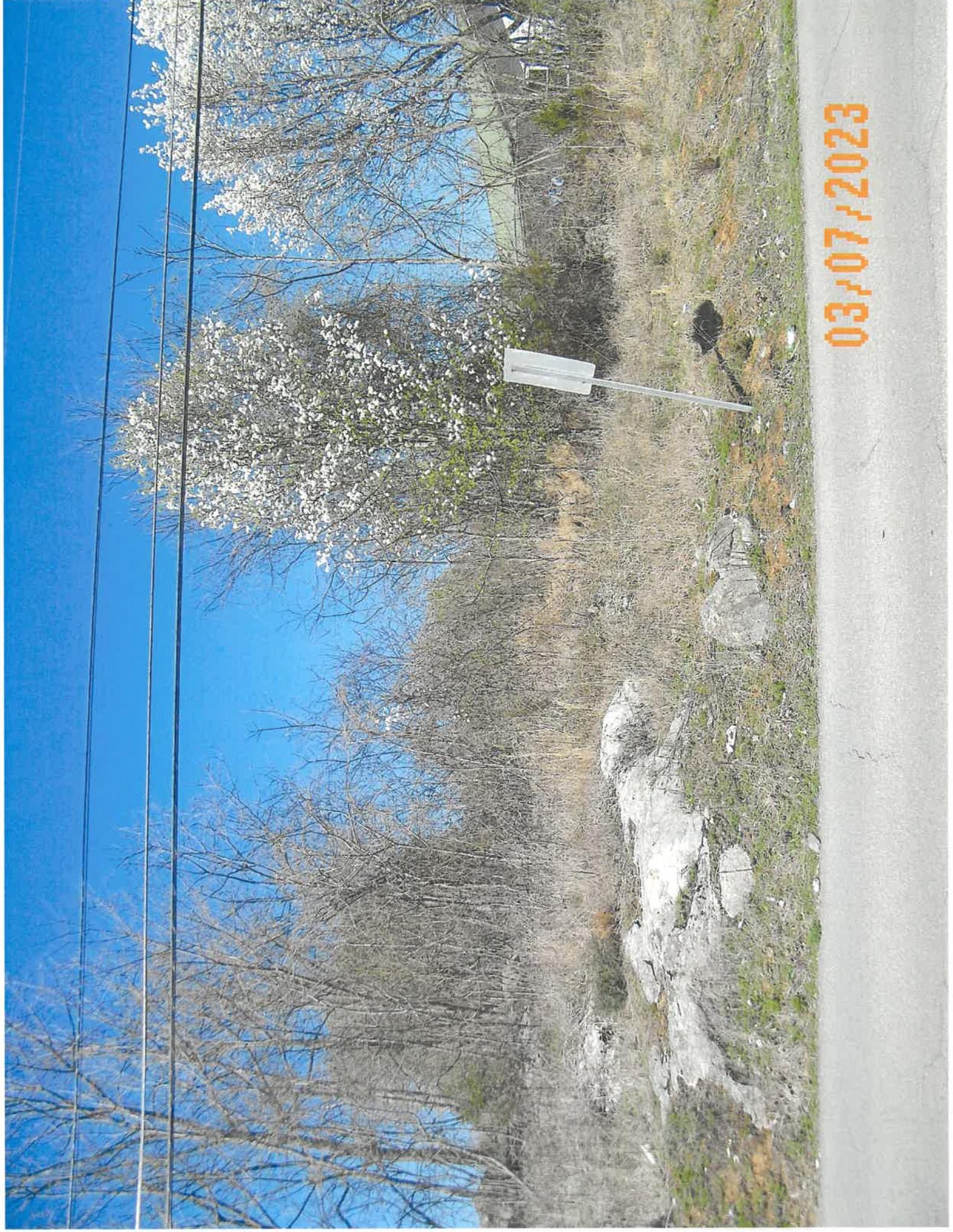




03:07:2023



03/07/2023



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03/07/2023