

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

July 13, 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	5/8/2023	Bristol Raceway Ministries	calls/inquiries	no	no	Bristol PC	R-1	B-3	21st	4th
2	5/15/2023	Scott Talley	none	yes	yes	Sullivan Co	R-1	A-1	18th	4th
3										
4										
5										
<u>Voting Summary:</u>										
Name	Case Order	yes	no	pass / abstain	absent	Approved (yes or no)				
Raceway	1	WITHDRAWN				WITHDRAWN				
Talley	2	16			8	YES				
	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
0001635034-01 X-Legal Liner

External Ad Number

Ad Size Color

2 X 38 li

Order Start Date Order Stop Date

06/17/2023 06/17/2023

PUBLIC NOTICE

Sullivan County Regional Planning Commission shall hear and consider a rezoning request from Mr. Scott Glen Talley for his property at 387 Holston Drive, Blountville and being Tax Map 079, Parcel 112.00. Mr. Talley is requesting a rezoning from R-1 (single-family residential) to A-1 (general agricultural/residential) in order to be able to build a larger storage building. This meeting shall be heard on **Tuesday, June 20th at 6PM**, held in the Sullivan County Historic Courthouse. The Bristol Regional Planning Commission shall hear and consider a rezoning request from Bristol Raceway Ministries, Inc for their property located at 91 Old Jonesboro Road, Bristol and being Tax Map 054, Parcel 116.55, lot 1. This meeting shall be heard on **Monday, June 19, 2023** at the Easley Annex Conference Room at 104th 8th Street, Bristol, TN. The purpose of the rezoning is to allow a storage building to accommodate the golf carts for this shuttle service. The final public hearing for both of these rezonings shall be heard by the Sullivan County Commission during their scheduled Work Session on **July 13, 2023 at 6PM**, held in the Commission Room of the Sullivan County Historic Courthouse, at 3411 Highway 126, Blountville. 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: 6/17/23

#1

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: 5-8-23

Property Owner: BRISTOL RACEWAY MINISTRIES, INC

Address: % 127 Old Jonesboro Rd BRISTOL TN 37620

Phone number: 423-646-3729

Email: kbranch1019@aol.com

Property Identification

Tax Map: 054

Group:

Parcel: 116.55

Zoning Map: 10

Zoning District: R-1

Proposed District: B-3

Civil District: 21

Property Location: 91 Old Jonesboro Rd BRISTOL TN 37620

Commission District: 4

Purpose of Rezoning: TO OBTAIN BUILDING Permit for storage of

Golf carts for ministry

Meetings

Planning Commission: Bristol Planning Commission @ Earley Annex

Place: ~~325 McDowell St - Slater Center~~ 104 8th Street, Bristol Conference Room

Date: 6/19/2023

Time: 6:00 PM

Approved: _____

Denied:

County Commission:

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

Date: 7/13/2023

Time: 6:00 PM

Approved: WITHDRAWN

Denied: _____

DEED RESTRICTIONS

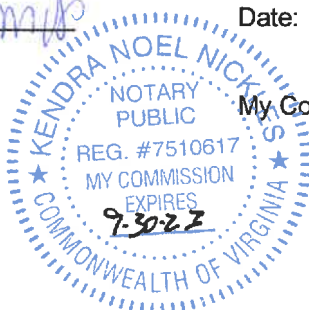
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: [Signature]

Date: 5-8-2023

Notary Public: [Signature]

My Commission Expires: 9-30-23



Tennessee Property Viewer



Ambre Torbett

From: Heather Moore <hmoore@bristoltn.org>
Sent: Tuesday, June 20, 2023 12:29 PM
To: Ambre Torbett
Subject: Bristol PC Recommendation to Sullivan County Commission on 91 Old Jonesboro Rd rezoning
Attachments: Sullivan County Rezoning - 91 Old Jonesboro Rd.pdf

Good afternoon, Ambre. The Bristol Planning Commission reviewed the Sullivan County rezoning request for 91 Old Jonesboro Road to B-3 at the June 19, 2023 monthly meeting. The vote was unanimous (7 in attendance) to follow staff recommendation and send a recommendation not in favor of the rezoning request. The Future Land Use Map does not fully support the rezoning and there is currently a lack of infrastructure.

After discussion, the Commission suggested to the applicant to continue talk with Sullivan County staff about potential alternatives.

The packet reviewed by Bristol Planning Commission is attached. Please don't hesitate to let me know if you have any questions or comments. Thank you!

Regards,

Heather Moore, AICP

Land Use Planner, City of Bristol, Tennessee
104 8th Street, Bristol, TN 37620
hmoore@bristoltn.org <<mailto:hmoore@bristoltn.org>>
Office: 423-989-5549
Fax: 423-989-5717

This e-mail is the property of the City of Bristol, TN and may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. The views and opinions expressed in this e-mail are those of the sender and are not necessarily those of the City of Bristol, TN.



REPORT TO THE PLANNING COMMISSION
COUNTY REZONING RECOMMENDATION
Case# RZZ23-02

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

Applicants/Owners: Bristol Raceway Ministries, Inc. (Reverend Branch)

Location: 91 Old Jonesboro Road
(Urban Growth Boundary)

Tax ID: Tax Map 054, Parcel 116.55

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

Acreage: 1.34 acres

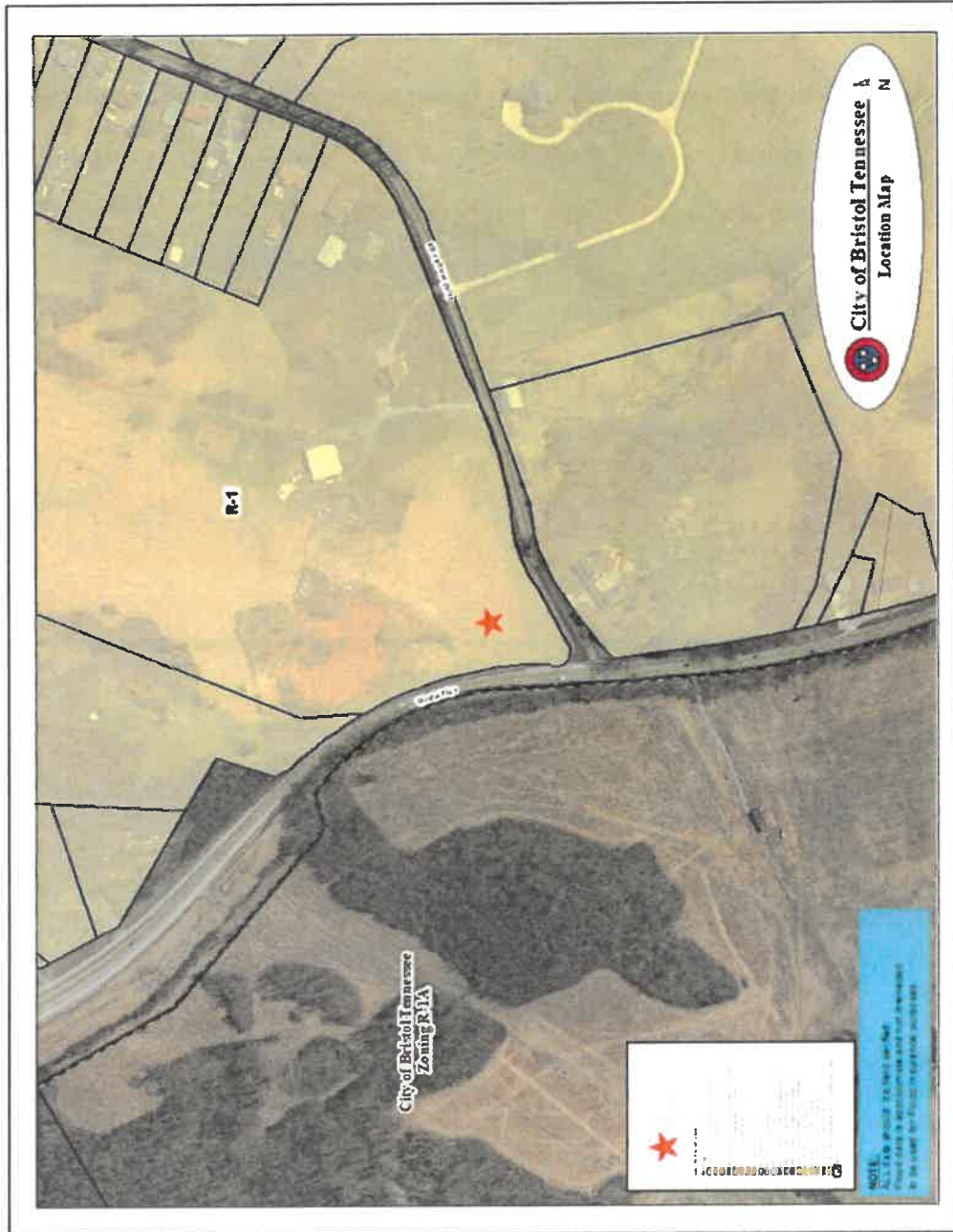
Meeting Date: June 19, 2023

Background

Bristol Raceway Ministries, Inc. has requested that their property, identified as Sullivan County Tax Map 54, Parcel 116.55, be rezoned from Sullivan County R-1 (Low Density/Single-Family Residential District) to Sullivan County B-3 (General Business Services District). The vacant 1.34 acres is located at the northeast corner of the Weaver Pike and Old Jonesboro Road intersection in Sullivan County, Tennessee, in Bristol's Urban Growth Boundary. The site has 263 feet of frontage located along Old Jonesboro Road, which is classified as a collector, and 227 feet of road frontage along the state roadway of Weaver Pike.

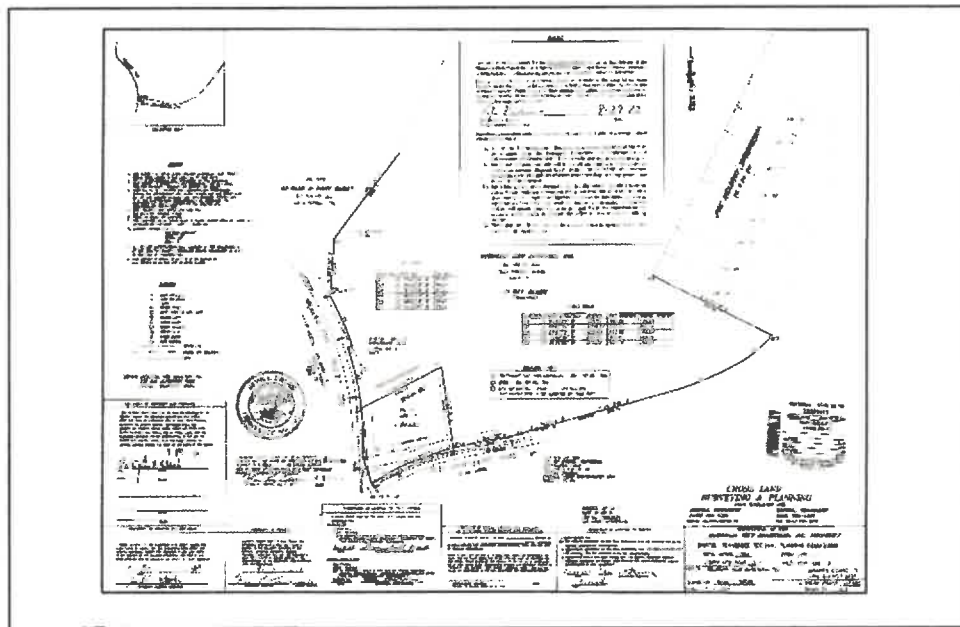
The rezoning application lists the purpose of the rezoning as "to obtain building permit". During communication with Sullivan County staff to confirm their approval of the rezoning request, Director of Sullivan County Department of Planning & Codes Ambre Torbett stated over the telephone that the rezoning is necessary because a storage building without a residential building is not allowed in the R-1 district. She confirmed that Sullivan County staff was in favor of the rezoning due to the corner lot on a state route and a collector with public services to support future commercial development projects. Bristol staff also spoke with Reverend Branch, and he explained that Raceway Ministries wants to build a storage building for ministry purposes to store golf carts that they provide as transportation service for Bristol Motor Speedway.

The following pages contain informational maps and photographs of the property.

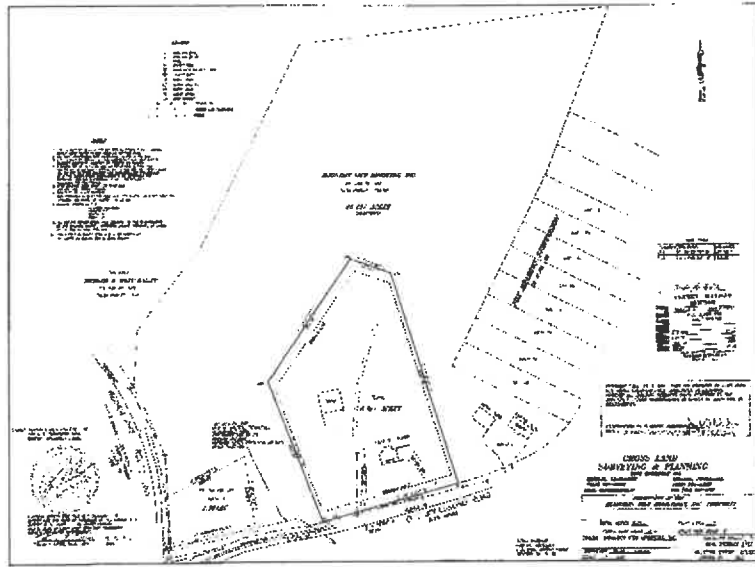




Tennessee Comptroller of the Treasury Property Assessor



First Subdivision of Mountain View Ministries, Inc, recorded 10/20/22



Second Subdivision of Mountain View Ministries, Inc, recorded 4/6/23



View of subject lot and adjacent property from Old Jonesboro Rd



Showing golf carts to be stored in a future storage building once rezoned B-3



Subject lot from northwest corner of Weaver Pike and Old Jonesboro Rd

Specifications

General:

The subject site is located in a rural neighborhood at the northeast corner of the intersection of Weaver Pike and Old Jonesboro Road. Weaver Pike is a state roadway and Old Jonesboro Road is classified as a collector. The subject lot is surrounded by residential zoning.

A single-family residence is located on the 6.21-acre lot. Parked golf carts can be seen behind and near the house. Sullivan County R-1 zoning continues to the south across Old Jonesboro Road and outside Bristol’s urban growth area. City of Bristol adjacent is to the west across Weaver Pike.

The site is not served by the City of Bristol for water or sewer services. Water is provided through South Fork Utility District.

Zoning and Land Use:

The zoning of the subject property and surrounding parcels and existing land uses are shown in the table below.

	Existing Zoning	Existing Land Use
Subject Properties	Sullivan County, R-1 (Low Density/Single-Family Residential District)	<i>Currently vacant</i>
West	Bristol (<i>Low Density/Single-Family Residential District</i>)	<i>Agricultural</i>
East	Sullivan County, R-1 (<i>Low Density/Single-Family Residential District</i>)	<i>Ministry & Residential – Single-family</i>
North	Sullivan County, R-1 (<i>Low Density/Single-Family Residential District</i>)	<i>(Same parcel as to East) Ministry</i>
South	Across Old Jonesboro Road - Sullivan County, R-1 (<i>Low Density/Single-Family Residential District</i>)	<i>Residential – Single-family</i>

The subject lot is adjacent to rural land, with residential, agricultural, and ministry use in residential zoning districts.

Analysis:

As shown above, the subject property would be the sole property with B-3 zoning in the crossroads, surrounded by a mainly low density residentially zoned neighborhood. Properties zoned R-1 surround the site on 3 sides, with Bristol’s close counterpart, R-1A on the west. 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) counterpart. The current main or primary use in the neighborhood is rural residential, with the main zone residential. When a larger view is taken, commercial zoning pockets exist along the corridors of Weaver Pike and Old Jonesboro Rd, more than 2,000 feet to the south along Weaver Pike and to the east on Old Jonesboro Road.

It is important to note that if rezoned, any use permitted in the B-3 zone could be placed on the property. Staff analysis of the Sullivan County Zoning Resolution showed that Sullivan County’s B-3 district

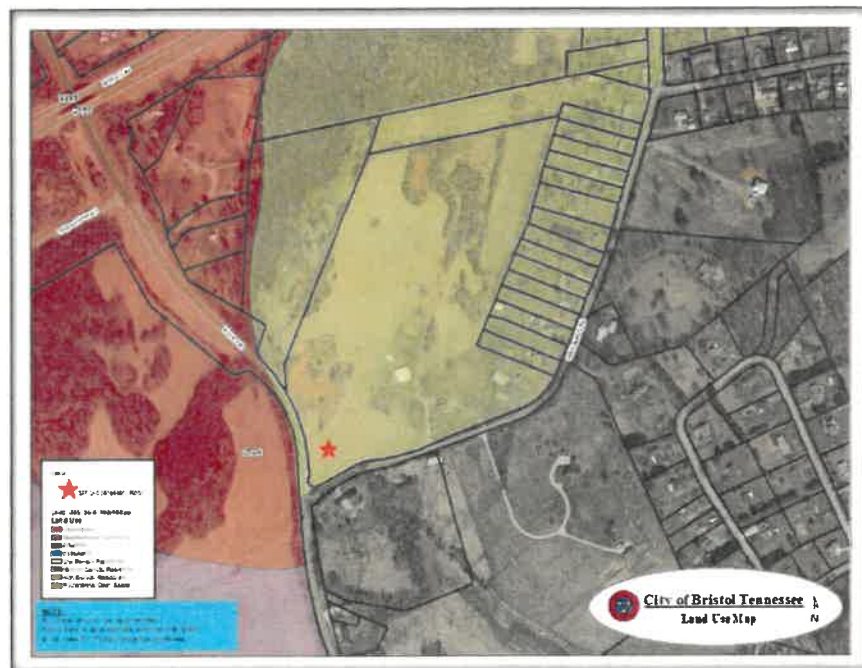
permitted uses include single-family residential, professional services, banking, restaurants, automotive body and repair shops, and automotive and marine craft sales.

Another point of interest is that if the property were zoned B-3, it would introduce a “spearhead” of commercial zoning and possible uses of a commercial nature into an established rural area. The area is located at the crossroads of a state road and a collector roadway. Staff determined that the planned storage building use would not appear to be obtrusive in this neighborhood, if rezoned to B-3. The current outside location of parked golf cart vehicles, not in an enclosure, appears to staff as intrusive.

Sullivan County staff communicated support for the B-3 rezoning request. That confirmation email is attached from Ms. Torbett which confirms that Sullivan County staff is in favor of the B-3 rezoning.

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. 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. The Land Use Map excerpt below indicates that the northeast portion of the area will be developed low density residential. The southwestern portion will be developed medium density residential, and the northwestern portion will be developed commercially. The southeast portion is outside Bristol’s growth area and Bristol Land Use Plan and Policy. Commercial future land use is in close proximity, but the site is expected by the Future Land Use Map to develop as low density residential.



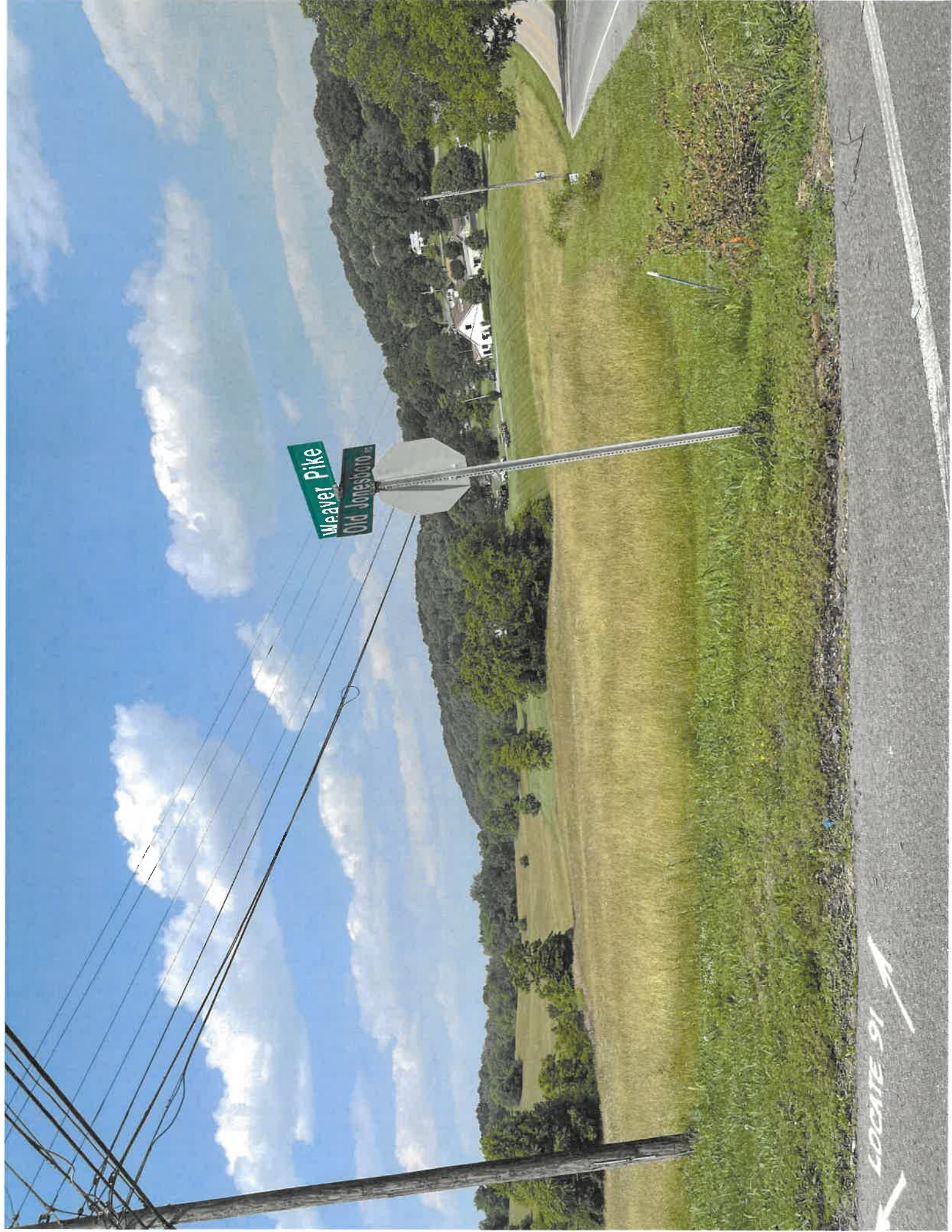
The Future Land Use Map does not directly support future commercial use. Infrastructure is not yet in place to support commercial development.

Staff Recommendation:

Staff recommends the Bristol Tennessee Municipal Regional Planning Commission send an unfavorable recommendation to the Sullivan County Commission.



Heather Moore, AICP
Land Use Planner



Weaver Pike
Old Jonesboro Rd

ROUTE 91



NOTICE
NEWLY CONSTRUCTED
FOR 2018





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

June 8, 2023

Dear Property Owner:

Please be advised **Bristol Raceway Ministries, Inc** has requested their property, be rezoned from R-1 (Single-family residential) to B-3 (General Business). This property is located at 91 Old Jonesboro Road, Bristol and being lot 1 of Tax Map 054, Parcel 116.55. Please note, this property is located within the Bristol Urban Growth Boundary but in the county; therefore the Bristol Regional Planning Commission shall review this request. 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:

Bristol Regional Planning Commission – Monday, 6:00 PM on June 19, 2023 held at the Easley Annex/Development Services Conference Room, 8th Street, Bristol, TN

Sullivan County Commission's Work Session – Thursday, 6:00 PM on July 13, 2023 held at the Sullivan County Historic Courthouse – Commission Room

The final public hearing 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 during normal business hours. 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: 5/15/23

Property Owner: Scott Glen Talley

Address: 387 Holston Dr. Blountville, TN 37617

Phone number: 661 496 9199

Email: scottgtalley@yahoo.com

Property Identification

Tax Map: 079

Group:

Parcel: 112.00

Zoning Map: 16

Zoning District: R-1

Proposed District: A-1

Civil District: 18

Property Location:

Commission District: 24

Purpose of Rezoning: 4H Projects Farm implements storage, tractor storage.

R-1-A-1 For more Accessory structure 56 Ft

Meetings

Planning Commission: Sullivan County Planning Commission

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

Date: 6/20/23

Time: 6:00 PM

Approved: Fyes absent Denied: _____

County Commission:

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

Date: 7/13/23

Time: 6:00 PM

Approved: **APPROVED 7/13/23** Denied: _____

DEED RESTRICTIONS

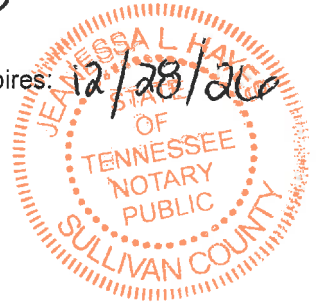
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: [Signature]

Date: 5/15/23

Notary Public: [Signature]

My Commission Expires: 12/28/26



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

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

F1. REZONING FROM R-1 TO B-3 (LOT 1 ONLY) BRISTOL RACEWAY MINISTRIES, INC
(BRISTOL URBAN GROWTH BOUNDARY)

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

FINDINGS OF FACT –

Landowner:	Scott Glen & Cristina Talley
Applicants:	same
Representative:	same
Location:	387 Holston Drive, Blountville
Mailing Address of Owners:	same
Civil district of rezoning:	18 th
Commission District of rezoning:	4 th
Parcel ID:	Tax Map 079, Parcel 112.00
Subdivision of Record:	Abbie M Akard Subdivision, Lot 4 (1950)
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Johnson City Public Water
Public Sewer:	n/a
Lot/Tract Acreage:	4.91 Acres
Existing Zoning:	R-1 (Single-family Residential)
Surrounding Zoning:	A-1, R-1, PMD-2, B-1
Existing Land Use:	single-family residential, wooded, small farm.
Surrounding Land Uses:	low-density residential
2006 Land Use Plan:	low density residential
Neighborhood Opposition:	none noted prior to the public meetings.

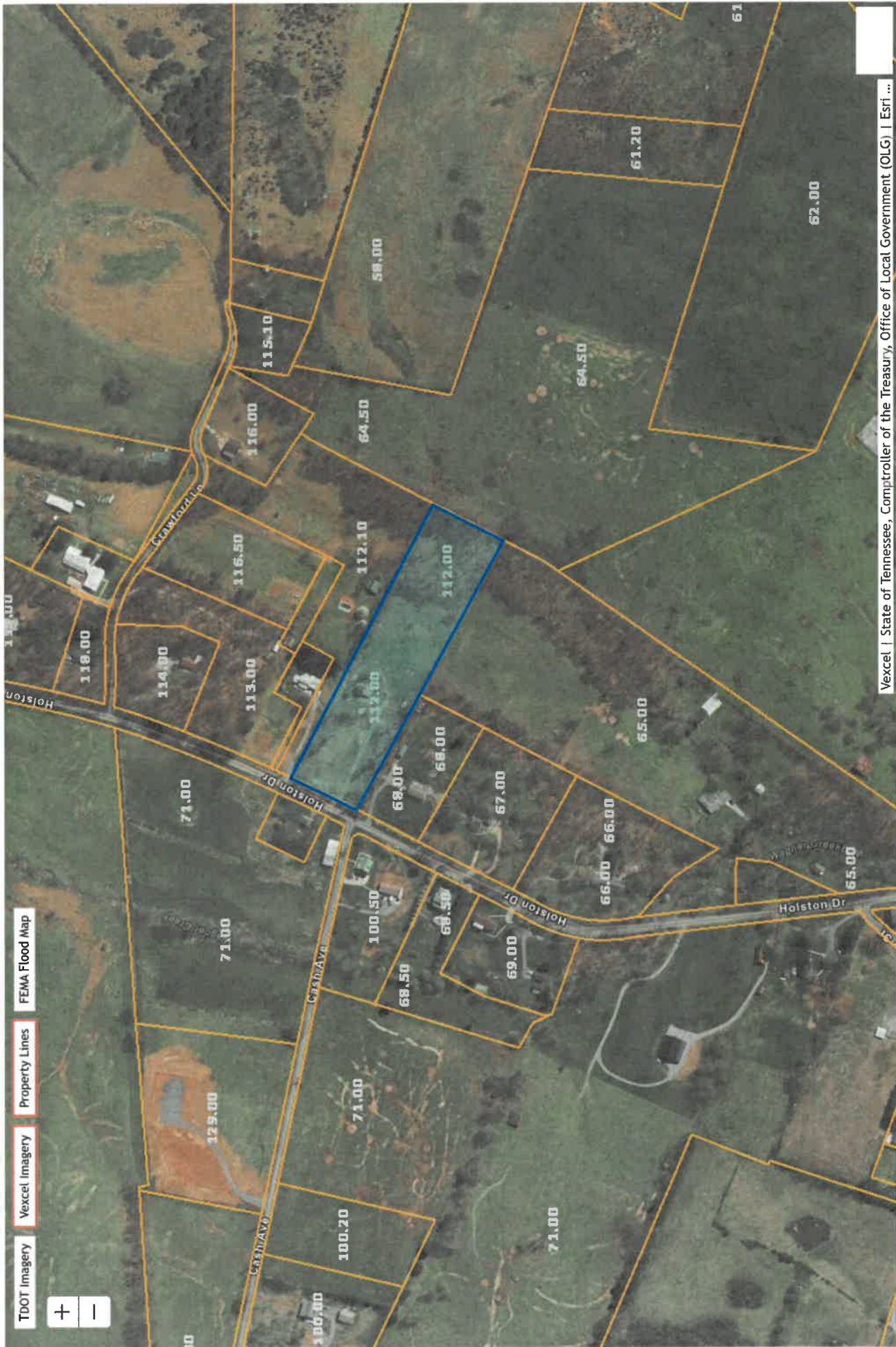
Staff Field Notes and Findings of Facts:

- The owners are seeking rezoning approval to change their 4.91 acre-tract from R-1 to A-1 in order to allow for another storage building.
- While this land is within a platted subdivision of record, they have over 4 acres and do not desire to further subdivide the property into smaller lots.
- The property is adjacent to an existing A-1 district to the rear/side year. Several tracts in the neighborhood have been rezoned back to agricultural as well for owners seeking low-density residential land uses.
- Staff recommends in favor of this request.

Meeting Notes at Planning Commission:

- Planning Director Ambre Torbett read staff's Field Notes and Findings.
- The owners were both present. No one else was in attendance in the audience.
- Planning Director answered Mark Webb's questions concerning the recent influx of R-1 to A-1 zonings.
 - o 1200 to 2400 sq.ft of accessory structure allowance is suited to the R-1 to A-1 transition and zones the properties accordingly with the surrounding land and use.
 - o The February 2020 amendment creating the new zoning classification is working as was intended.
- Darlene Calton motioned to forward a favorable recommendation on to the County Commission.
- Laura McMillan seconded the motion and the vote passed in favor with 7 Yes / 2 Absent.

Tennessee Property Viewer



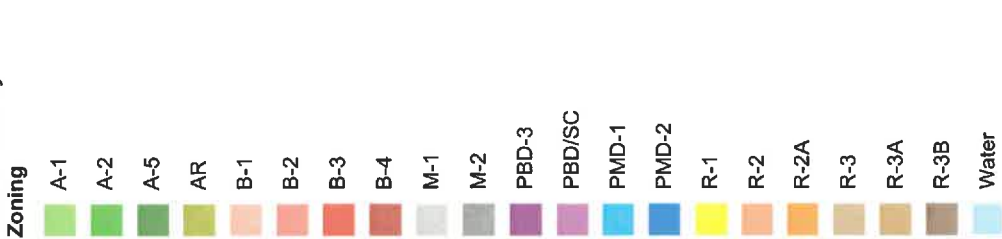
Address Data Source
 Sullivan County: Sull Co 911
 Kingsport: Kpt GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

Notice:

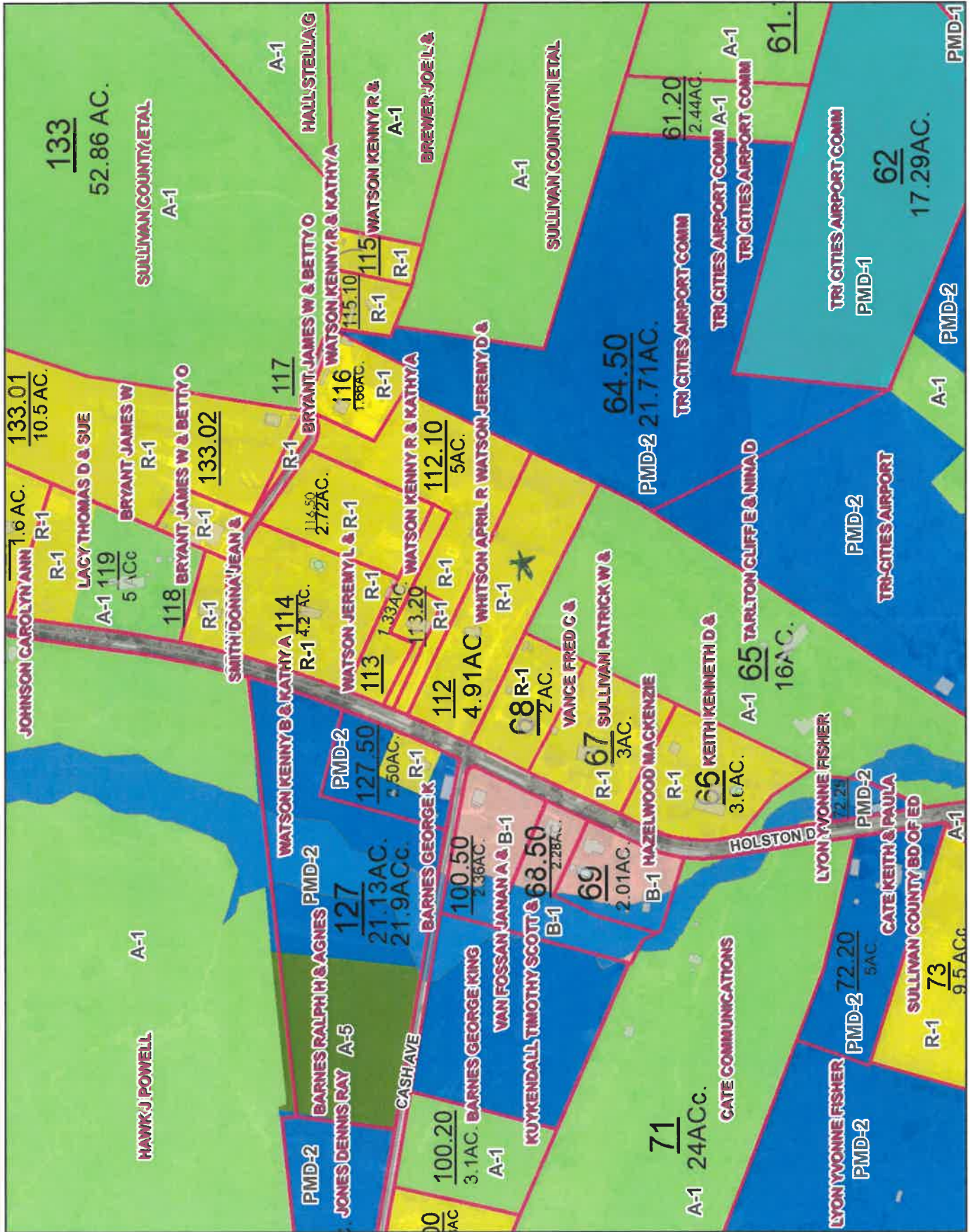
A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer real property. A land surveyor licensed to practice in the state where the parcel is located should be retained for all questions of boundary or sewer lines of lot lines.

Bristol Water Lines

Sullivan County Zoning



2015 - Aerial Image



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

Sullivan County, TN
 Planning and Codes Dept.







NOTICE
THIS PROPERTY IS
BEING CONVEYED TO
THE STATE

394

District 3

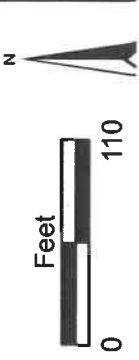
Conservation Source
Sullivan County, Tenn. Co 911
Kingsport, Kori GIS
Lehr, C. GIS
Bristol, T. GIS

Notice
A tax map has no legal standing. It is for informational purposes only. It cannot be used to establish a boundary, interest, transfer and convey property. A land surveyor licensed in the State of Tennessee should be required to determine the location of lot lines.

Piney Flats Historic District
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

Sullivan County, TN
Planning and Codes Dept.



SULLIVAN COUNTY

Planning & Codes Department
3425 Highway 126 | Historic Snow House
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NOTICE OF REZONING REQUEST

June 8, 2023

Dear Property Owner:

Please be advised **Mr. Scott Glen Talley** has requested his property, be rezoned from R-1 (Single-family residential) to A-1 (General Agricultural/Residential). This property is located at 387 Holston Drive, Blountville, Tax Map 079, Parcel 112.00. Please note, A-1 zoning requires a minimum of a 1-acre tract of land. 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 – Tuesday, 6:00 PM on June 20, 2023

Sullivan County Commission’s Work Session – Thursday, 6:00 PM on July 13, 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 during normal business hours. My email address is planning@sullivancountyttn.gov or you may call me directly at 423.279.2603.

Regards,

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

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



