

**Zoning Plan: Rezoning Requests and/or Zoning Text Amendments
SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING
Thursday, December 14, 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	10/3/2023	Lynette D. Sons	none	yes	yes	Sullivan Co	R1/R2	A-1	16th	5th
2	10/11/2023	George M. Moody Jr. Trustee	none	yes	yes	Kingsport	R-1	PBD/SC - R-1 split	5th	6th
3	10/17/2023	Joe Wilson & Jason Day	none	yes	yes	Sullivan Co	PBD/SC	R-3A	18th	7th
Voting Summary:										
Name	Case Order	yes	no	pass / abstain	absent	Approved (yes or no)				
Sons	1	19			5	YES				
Moody Wilson & Day	2	18			6	YES				
	3	18			6	YES				

* 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:



**SIXRIVERS
MEDIA**

Order Confirmation

<u>Ad Order Number</u>	<u>Customer</u> SULLIVAN CO PLANNING & CODE	<u>PO Number</u>
0001647481	<u>Customer Account</u> 1047408	<u>Ordered By</u>
<u>Sales Rep.</u> ablevins	<u>Customer Address</u> 3425 TENN. HWY 126 BLOUNTVILLE TN 37617 USA	<u>Customer Fax</u>
<u>Order Taker</u> ablevins	<u>Customer Phone</u> 4233236440	<u>Customer EMail</u> planning@sullivancountytn.gov

Tear Sheets Affidavits Blind Box

0 1

Invoice Text

Net Amount

	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$101.10	\$101.10	Check/Money Order	\$0.00	\$101.10

<u>Ad Number</u>	<u>Ad Type</u>
0001647481-01	XLegal Liner

External Ad Number

<u>Ad Size</u>	<u>Color</u>
2 X 24 li	

<u>Order Start Date</u>	<u>Order Stop Date</u>
11/24/2023	11/24/2023

PUBLIC NOTICE

Sullivan County has received three individual rezoning requests from property owners: 1) Lynnette Sons, requests her property at 481 Tate Road, Bluff City, which is Tax Map 111, Parcel 205.02 to be rezoned from R-1 and R-2 to A-1; 2) George Moody Jr. Trustee requests a portion of Tax Map 049, Parcel 068.00, which is off of Hwy 126, Kingsport to be rezoned from R-1 to PBD/SC; and 3) Joe Wilson and Jason Day request their property at 2316 Hwy 75, Blountville, which is Tax Map 094, Parcel 008.00 to be rezoned from PBD/SC to R-3A. The final public hearing for these requests shall be heard by the Sullivan County Commission during their scheduled Work Session on **Thursday, December 14, 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: planning@sullivancountytn.gov. Copies of the requests are filed in the Sullivan County Planning & Codes Department located within the Historic Snow House at 3425 Hwy 126, Blountville, TN.

PUB1T: 11/24/23

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: 10/03/23

Property Owner: Lynette D. Sons
Address: 481 Tate Rd Bluff City TN 37618
Phone number: 423-557-7685 Email: dianesons@yahoo.com

Property Identification

Tax Map: 111 Group: _____ Parcel: 205-02
Zoning Map: 27 Zoning District: R-1/R-2 Proposed District: A-1 Civil District: 11e
Property Location: 481 Tate Rd, Bluff city TN 37618 Commission District: 5
Purpose of Rezoning: For more square footage for Accessory Buildings

Meetings

Planning Commission: Sullivan County Planning Commission
Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN
Date: Nov 21st 2023 Time: 6:00 PM

Approved: _____ Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN
Date: Dec 14 2023 Time: 6:00 PM

APPROVED 19 YES 5 NO
Approved: ✓ Denied: _____

DEED RESTRICTIONS

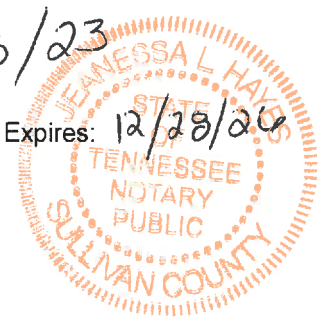
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: [Signature]

Date: 10/03/23

Notary Public: [Signature]

My Commission Expires: 12/28/26



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 R-1/R-2 SPLIT ZONING TO A-1

FINDINGS OF FACT –

Landowner:	Lynette D. Sons
Applicants:	same
Representative:	same
Location:	481 Tate Road, Bluff City
Mailing Address of Owners:	same
Civil district of rezoning:	16 th
Commission District of rezoning:	5 th
Parcel ID:	Tax Map 111, Parcel 205.02
Subdivision of Record:	PB 45, Page 118
PC1101 Growth Boundary:	Sullivan County Rural Area
Existing Land Use of Lot:	Single family dwelling
Utility District:	Bluff City Public Water along Timber Ridge Rd
Public Sewer:	n/a
Lot/Tract Acreage:	1.50 acres
Flood Plain:	yes, Zone A – Unstudied Floodplain along Indian Creek)
Existing Zoning:	R-1 and R-2 (split zoning)
Surrounding Zoning:	A-1, R-1 and R-2
Surrounding Land Uses:	residential, agricultural
2006 Land Use Plan:	Low to Medium Density Residential
Neighborhood Opposition:	staff did not receive any calls or letters regarding this request

Staff Field Notes and Findings of Facts:

- The owner is requesting a rezoning of her property to A-1 in order to add a “she shed” down by the creek. She currently has a garage, storage building and gazebo on the property, which exceeds the R1/R2 square footage for detached residential accessory structures.
- The A-1 zoning district will allow for up to 2400 square feet.
- This area is within the Rural Area per the Growth Plan.

Meeting Notes at Planning Commission:

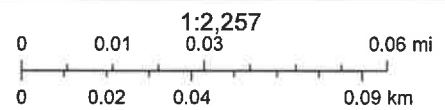
- *Linda Brittenham stated that she “Appreciated applicants taking the proper avenues to re-zone and have proper use on their property.”*
- *Linda Brittenham motioned to send a favorable recommendation on to the county commission. Dr. Mary Rouse seconded the motion by Linda Brittenham. The motion was sent on positive recommendation to county commission unanimously.*

Sullivan County - Parcel: 111 205.02



Date: November 3, 2023

County: Sullivan
Owner: SONS LYNETTE DIANE &
Address: TATE RD 481
Parcel Number: 111 205.02
Deeded Acreage: 1.5
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



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

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, TN
 Johnson City, TN
 Johnson City, TN
 Bristol, TN

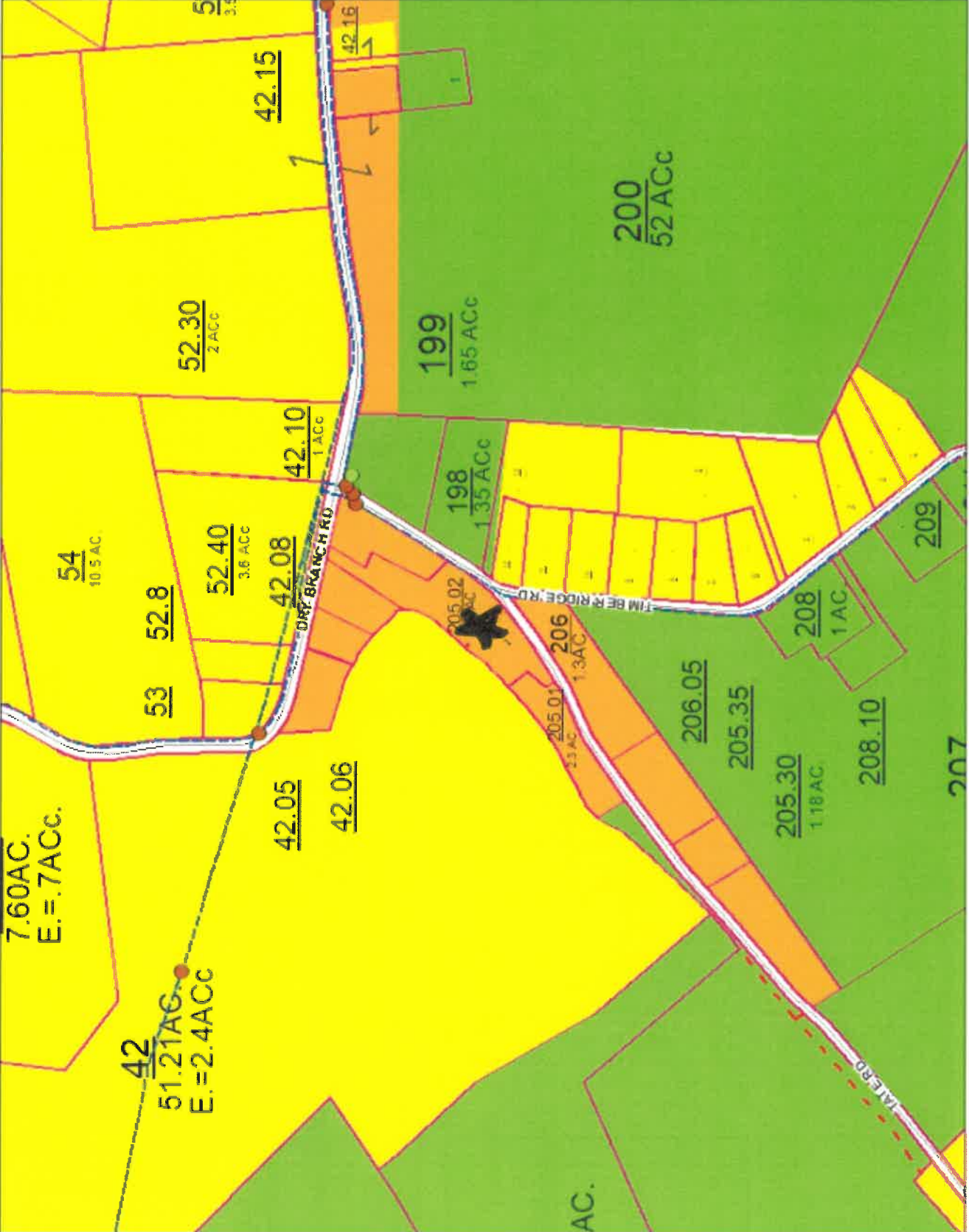
Notice:

This map has no legal standing. It is for informational purposes only. It is not intended to be used as a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document.

- Bluff City Water
- Pump
- Bluff City Water Lines
- Lot Lines
- Parcel Lines (20220325)

Land Use Plan: 2006-2026

- Ag / Single Fam Res
- Ag / Open Spaces
- Neighborhood Comm
- Blountville-Mixed Use
- General Commercial
- Corridor Commercial
- Manufacturing
- High Impact Use
- Plan Corridor Comm
- Plan General Comm
- Plan Manufacturing
- Plan Manufacturing Ind
- Plan Unit Devel
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water



Sullivan County, TN
 Planning and Codes Dept.



SULLIVAN COUNTY

Planning & Codes Department
3425 Highway 126 | Historic Snow House
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886



NOTICE OF REZONING REQUEST

November 10, 2023

Dear Property Owner:

Please be advised **Lynette Sons** requested her property at 481 Tate Road, Bluff City, to be rezoned from R-1 and R-2 (split zoning) to A-1, General Agricultural/Single Family Residential. This property is Tax Map 111, Page 205.00. The purpose of her request is to be able to build a shed in the rear yard. The A-1 zoning district allows up to 2,400 square feet of detached residential accessory structures, while the R-1 district is limited to 1,200 square feet. The following are the scheduled meeting dates for this request:

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

Sullivan County Commission's Work Session – Thursday, 6:00 PM on December 14, 2023

The 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. The 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@sullivancountytn.gov or you may call me directly at 423.279.2603.

Regards,

A handwritten signature in blue ink that reads "A. Torbett".

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



NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
423-325-6410





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 Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date: 10/11/2023

Property Owner: George M. Moody Jr, Trustee

Address: 1312 Linville Street Kingsport, TN 37660

Phone number: 423-782-7901

Email: glmoody@charter.net

Property Identification

Tax Map: 049

Group:

Parcel: 068.00

Zoning Map: 7

Zoning District: R-1

Proposed District: PBD/SC Civil District: 05

Property Location: Highway 126

Commission District: 6

Purpose of Rezoning: for storage facility

Meetings

Planning Commission: Kingsport Planning Commission

Place: 415 Broad St, 3rd Floor Board Room

Date: NOV 16 2023

Time: 5:30PM

Approved:

Denied:

County Commission:

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

Date: Dec 14 2023

Time: 6:00 PM

APPROVED 18 YES 6 ABSENT

Approved:

Denied:

DEED RESTRICTIONS

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

Owner's Signature: George M. Moody Jr

Date: 10/16/2023

Notary Public: Collette P. George

Commission Expires: 7/1/24



TGRN



NOTE:
6.041 ACRE TRACT IS TO BE COMBINED TO THE ROCKY TOP SELF STORAGE INC.
PROPERTY AND NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.

ALBERT B. CLEVELANDER &
DEBORAH CLEVELANDER
D.B. 2547C - PG. 703
MAP 049 - PARCEL 088.00

LOT 1

LOT 2
KAY L. CLARK TRUST
D.B. 2357C - PG. 632
MAP 049 PARCEL 071.00
P.B. 52 - PG. 456

HIGHWAY 126

6.041 ACRES

BEING A PORTION OF TRACT 14
OF THE W A FORD FARM
P.B. 1 - PG. 208

TRACT 14

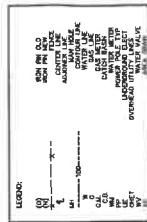
REMAINING LAND OF
GEORGE M. WOODY LIVING TRUST
D.B. 2340C - PG. 632
13.5 +/- ACRES

TRACT 13

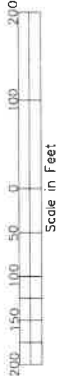
LOT 1

LOT 2

NOTES:
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST
RECORDED DEED AND OR OTHER INFORMATION FURNISHED BY THE PROPERTY
OWNER AND THAT THE SAME ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF
PRECISION OF THE UNADJUSTED SURVEY IS 1:10000 OR BETTER AS SHOWN.
AND THAT THIS SURVEY HAS BEEN PERFORMED IN COMPLIANCE WITH THE
CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE
COVENANTS, RIGHTS OF WAY AND OR SERVITUDES, EITHER WRITTEN OR
UNWRITTEN.
BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR
FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHOEVER IS MORE
RESTRICTIVE.
THIS SURVEY WAS PERFORMED WITHOUT, AND IS SUBJECT TO THE FINDINGS
OF A TITLE EXAMINATION OF THIS PROPERTY.
THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA ACCORDING
TO THE FLOOD INSURANCE RATE MAP FOR SULLIVAN COUNTY, TENNESSEE AS
SHOWN ON MAP NO. 47779001350, DATED SEPTEMBER-29-2006.
DEED REFERENCE: DEED BOOK 2344C - PAGE 632
TAX REFERENCE: TAX MAP 049 PART OF PARCEL 088.00
PROPERTY ADDRESS: HWY 126 BLOUNTVILLE, TN 37617
PART OF TRACT 14 OF W.A. FORD FARM (P.B. 1 - PG. 208)



BOUNDARY SURVEY FOR:
ROCKY TOP SELF STORAGE INC.
PART OF GEORGE M. WOODY JR. PROPERTY
5TH CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE
SCALE: 1" = 100'
DATE: SEPTEMBER-27TH-2023



LYONS SURVEYING COMPANY
112 INDUSTRIAL ROAD, SUITE 3
SULLIVAN COUNTY, TENNESSEE 37617
PHONE 423 377-2947

DRAWING: ROCKY TOP SELF STORAGE 9-27-2023.DWG

Ambre Torbett

To: Garland, Savannah; Luke Meade
Subject: RE: **EXTERNAL**RE: **EXTERNAL**RE: **EXTERNAL**RE: Emailing: Hwy 126- Moody, Mailings

-----Original Message-----

From: Garland, Savannah <SavannahGarland@KingsportTN.gov>
Sent: Friday, November 17, 2023 9:02 AM
To: Ambre Torbett <planning@sullivancountyttn.gov>; Luke Meade <landuse@sullivancountyttn.gov>
Subject: **EXTERNAL**RE: **EXTERNAL**RE: **EXTERNAL**RE: Emailing: Hwy 126- Moody, Mailings

Good morning,

The Planning Commission gave a positive recommendation to the Sullivan County PC for the HWY 126 rezoning. Attached is the report. I didn't get the update maps in the report, but put them in the attached PowerPoint.

Thank you,
Savannah

-----Original Message-----

From: Garland, Savannah <SavannahGarland@KingsportTN.gov>
Sent: Monday, October 30, 2023 10:26 AM
To: Ambre Torbett <planning@sullivancountyttn.gov>; Luke Meade <landuse@sullivancountyttn.gov>
Subject: **EXTERNAL**RE: Emailing: Hwy 126- Moody, Mailings

Good morning,

When you get a chance will you please send me a Future Land Use map for this rezoning.

Thank you,
Savannah

-----Original Message-----

From: Weems, Ken
Sent: Thursday, October 19, 2023 1:10 PM
To: Garland, Savannah
Subject: FW: Emailing: Hwy 126- Moody, Mailings

This one should be pretty easy if you are good with a November PC date.

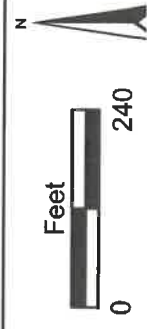
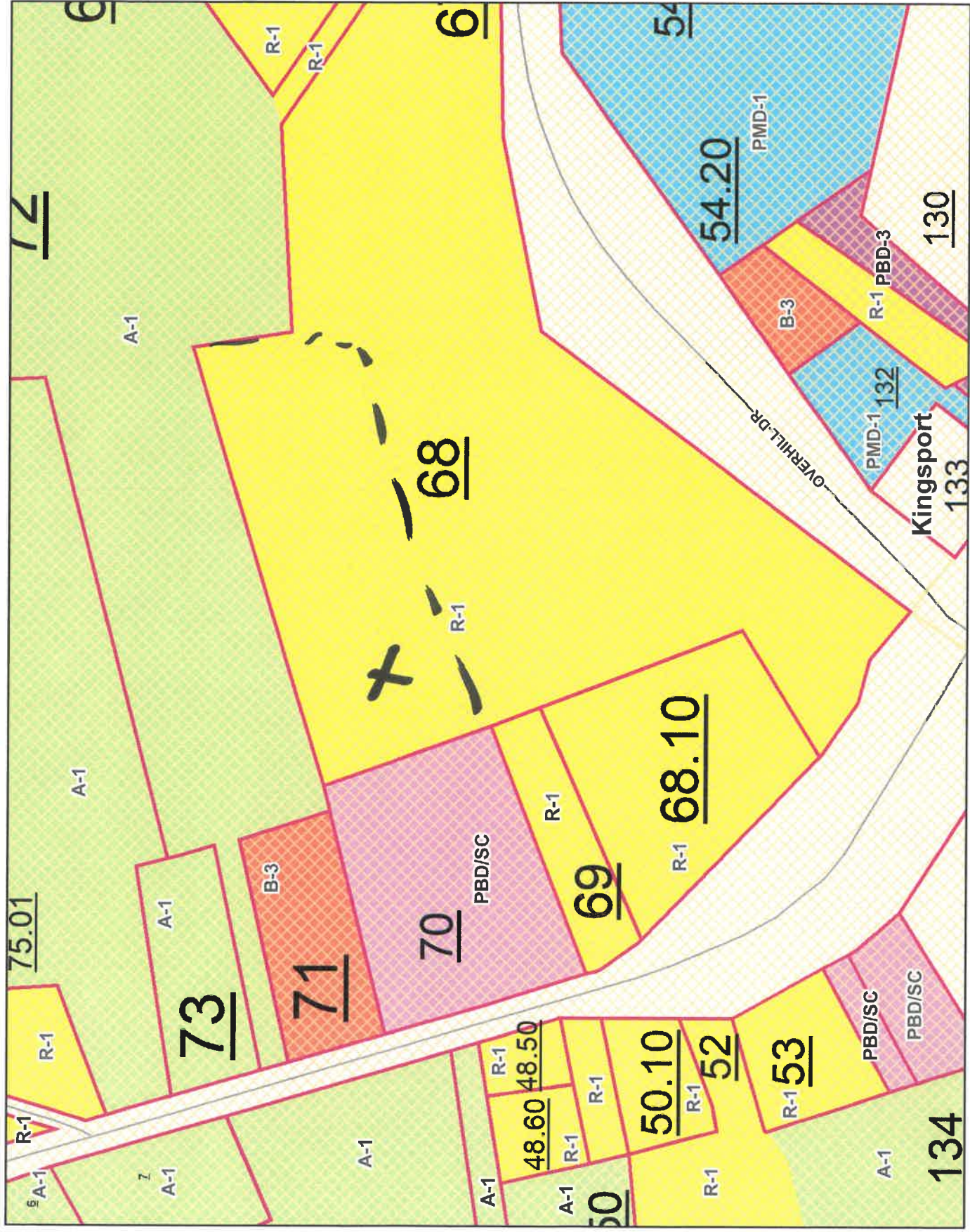
Thanks,
Ken Weems, AICP
Planning Manager
City of Kingsport
P: 423-229-9368
C: 423-782-0116
kenweems@kingsporttn.gov

415 Broad Street, 2nd floor

Notice
 A person has no legal standing
 other than the assessment of
 taxes or fees which is assessed to
 a parcel. The assessment is based on
 the parcel's boundary lines or
 other physical characteristics of the
 parcel and conveyance property.
 A person who is not a party to the
 practice and surveying in the
 State of Tennessee should be
 retained for all questions of
 boundary or other matters
 of District 5

- Conservation District 6
- Historic - Current
- Historic - Original
- Blountville Historic District
- Piney Flats Historic Dist
- Parcel Lines (20220325)
- 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.



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE23-0339

Highway 126 (County Rezoning)

Property Information			
Address	Highway 126		
Tax Map, Group, Parcel	Map 049, Parcel 068.00		
Civil District	5		
Overlay District	n/a		
Land Use Designation	Residential		
Acres	6.041+/-		
Existing Use	Residential	Existing Zoning	R-1 (County)
Proposed Use	Business	Proposed Zoning	PBD/SC (County)
Owner /Applicant Information			
Name: George M. Moody Jr., Trustee Address: 1312 Linville Street City: Kingsport State: TN Zip Code: 37660 Phone: (423) 782-7901		Intent: <i>To rezone from R-1 to PBD/SC to build a storage facility.</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 Planned Business/Shopping District</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 parcel and approximately 6.041 +/- acres. A rezoning to PBD/SC, in staff's opinion, is the most appropriate use for the property.</i>			
Planner:	Savannah Garland	Date:	October 19 th , 2023
Planning Commission Action		Meeting Date:	Nov. 16th, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

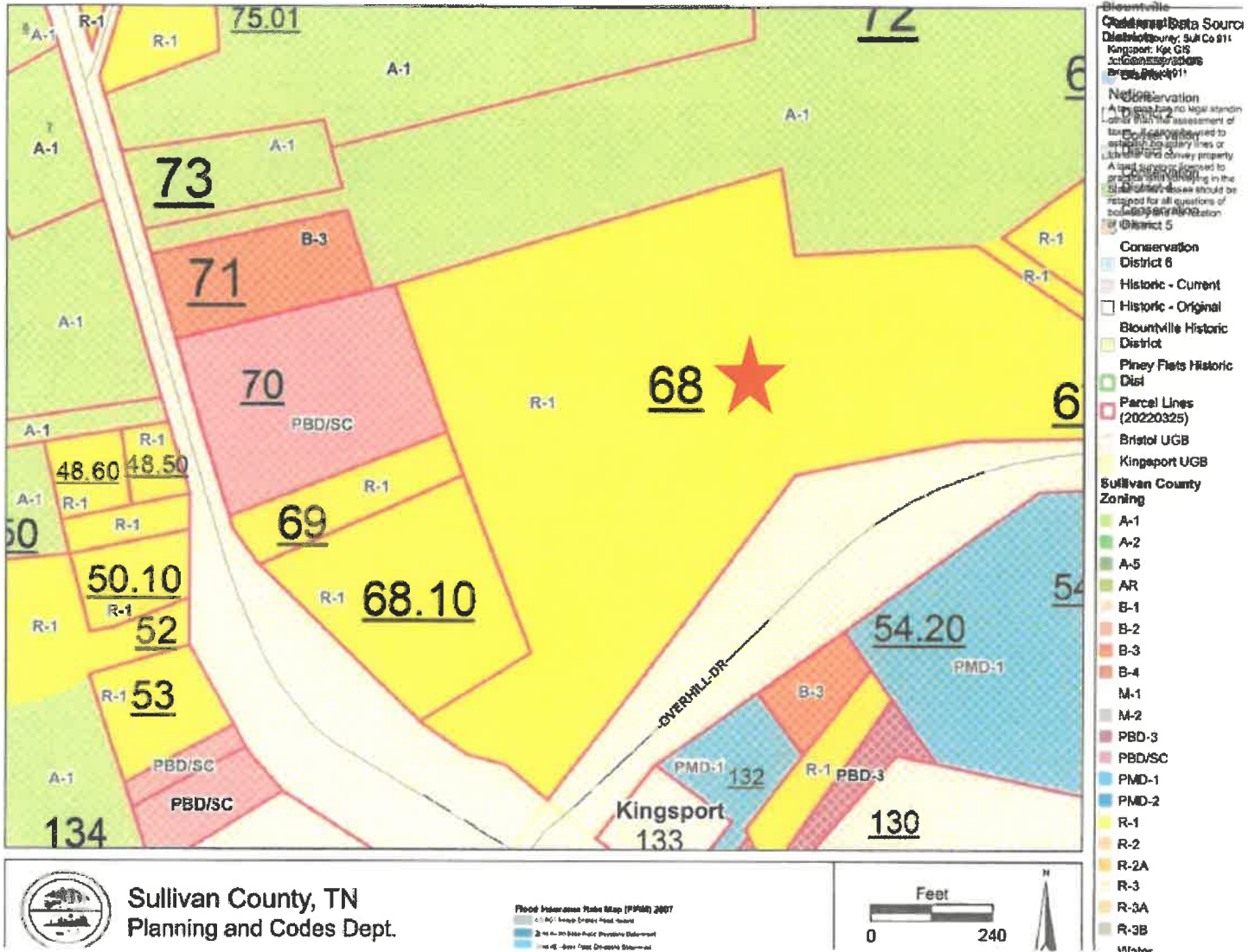
File Number REZONE23-0339

PROPERTY INFORMATION		County Rezoning
ADDRESS		Highway 126
DISTRICT		5
OVERLAY DISTRICT		n/a
EXISTING ZONING		R-1 (County)
PROPOSED ZONING		PBD-SC (County)
ACRES	6.014 +/-	
EXISTING USE	Vacant	
PROPOSED USE	Storage Facility	

INTENT

To rezone from R-1 to PBD-SC for the purpose of building a storage facility.

Surrounding Zoning Map (Sullivan County Zoning)



Site Map



10/19/2023, 2:22:36 PM

Sullivan County Parcels Jan 2023

Parcels

Urban Growth Boundary

Streets

Interstate

Expressway

Major Arterial

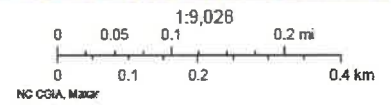
Minor Arterial

Collector Street

Local Street

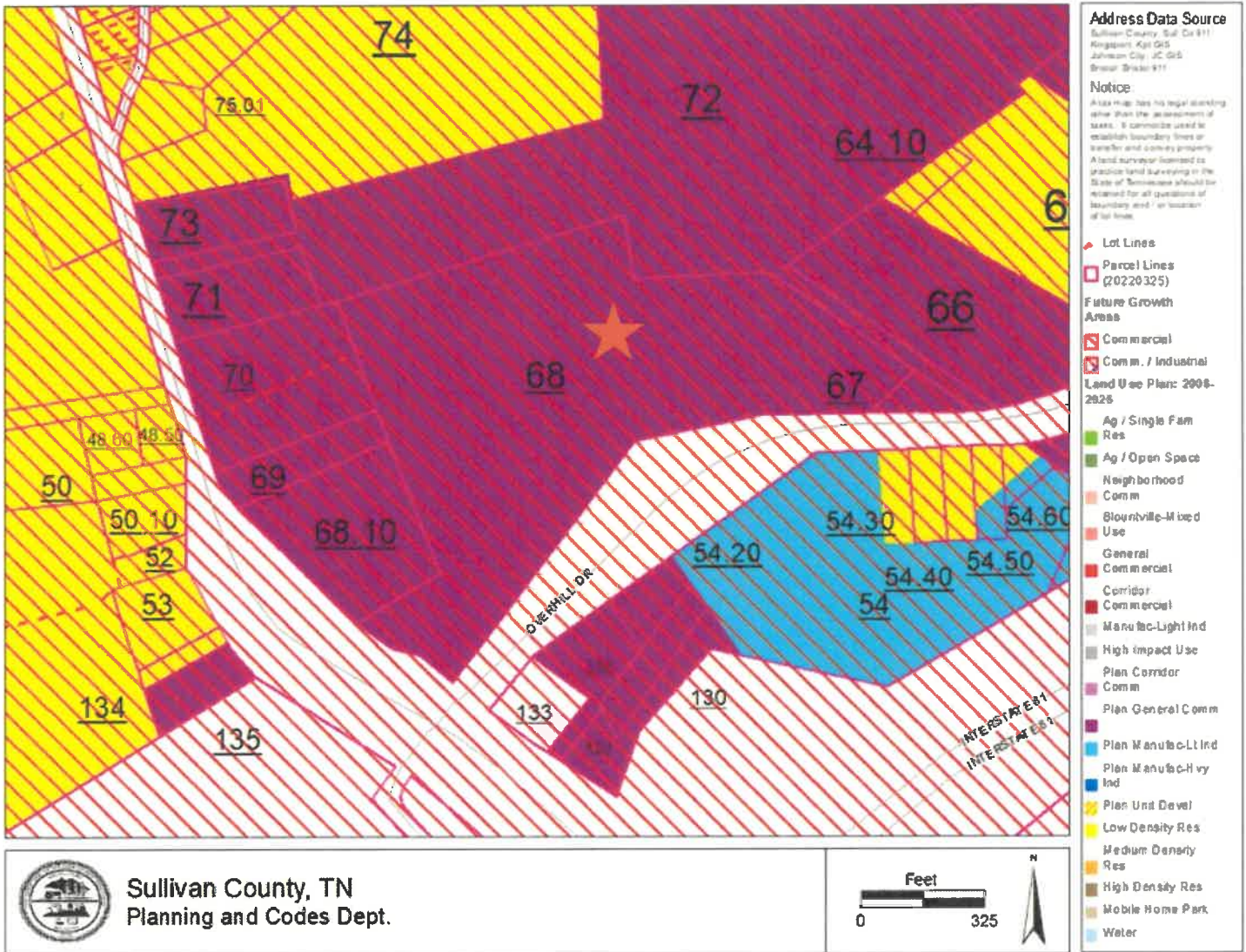
Private Street

Ramp



Web AppBuilder for ArcGIS

Sullivan County Future Land Use – Commerical



City Future Land Use – Retail/Commercial

Future Land Use Plan



10/30/2023, 10:31:48 AM

Sullivan County Parcels Jan 2023

Parcels
Kpt 911 Address

Future Land Use

- Agri/Vacant
- Single Family
- Multi-Family

Industrial

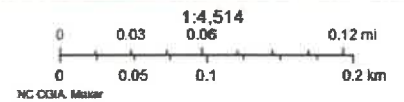
- Retail/Commercial
- Public
- Utilities

Urban Growth Boundary

- Streets
- Interstate
- Expressway

Major Arterial

- Minor Arterial
- Collector Street
- Local Street

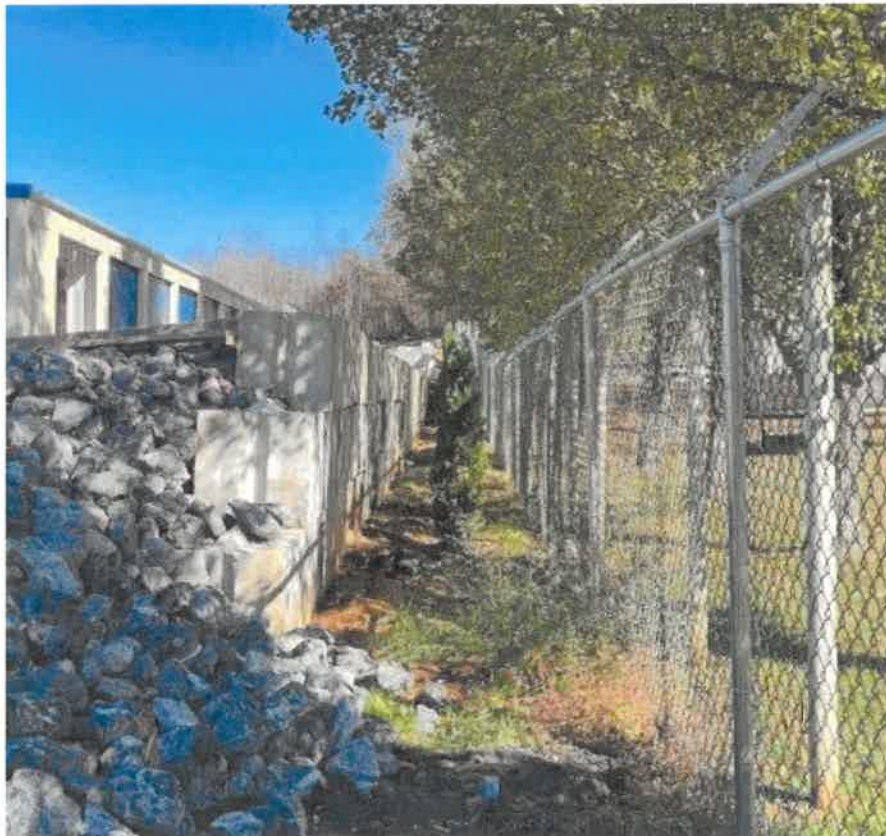


Web AppBuilder for ArcGIS

126 Highway







Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on November 16th, 2023

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 already has a PBD/SC parcel in front of it. It will permit a use that is suitable for the Future Land Use development.
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 Planned Business and/or Shopping Center District.

Proposed use: PBD/SC (Planned Business and/or Shopping Center District)

The Future Land Use Plan Map recommends county: Commercial; city:
Retail/Commercial

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 Future Land Use plans calls for Retail/Commercial.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically for PBD/SC.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed PBD/SC zone will exist in harmony with the abutting/ existing PBD/SC.

CONCLUSION

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



Sullivan County, TN
NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
423-323-6440

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 9, 2023

Dear Property Owner:

Please be advised **George M Moody Jr., Trustee** has requested a back portion of his property under the overhead electric lines, to be rezoned from single-family residential (R-1) to Planned Business (PBD/SC) for the purpose of selling this strip to the Rocky Top Self Storage facility for a rear expansion. This property is located off of Hwy 126, and being a portion of Tax Map 49, Parcel 68.00. This request shall be reviewed by the Kingsport Regional 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 – Thursday, 5:30 PM on November 16, 2023
held at Kingsport City Hall, 415 Broad Street, 3rd Floor**

Sullivan County Commission – Thursday, 6:00 PM on December 14, 2023

The County Commission shall hold the public hearing in the Commission Room in the Historic Sullivan County Courthouse, 2nd Floor 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

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: 10/17/2023

Property Owner: Joe Wilson & Jason Day

Address: 3901 Bristol Highway, Johnson City, TN 37601

Phone number: (423) 444-5678

Email: joewilson213@gmail.com

Property Identification

Tax Map: 094

Group: -

Parcel: 094 008.00

Zoning Map: 16

Zoning District: PBD/SC

Proposed District: R3A

Civil District: 18

Property Location: 2316 Highway 75

Commission District: 7

Purpose of Rezoning: Building Stand Alone Homes & Apartments

Meetings

Planning Commission:

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

Date: 11-21-23

Time: 6:00 PM

Approved: _____

Denied: _____

County Commission:

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

Date: 12-14-23

Time: 6:00 PM

Approved:

Denied: _____

DEED RESTRICTIONS

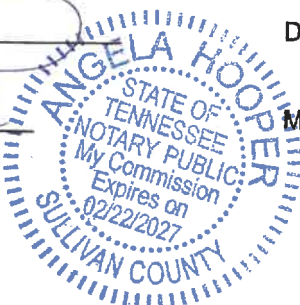
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: _____

Date: 10/17/23

Notary Public: _____

Angela Hooper



My Commission Expires:

02/22/2027

F3. REZONING REQUEST FROM PBD/SC TO R3A

FINDINGS OF FACT –

Landowner:	Joe Wilson & Jason Day
Applicants:	same
Representative:	same
Location:	2316 Highway 75, Blountville
Mailing Address of Owners:	3901 Bristol Hwy, Johnson City
Civil district of rezoning:	18th
Commission District of rezoning:	7th
Parcel ID:	Tax Map 094, parcel 008.00
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Sullivan County Rural Area
Utility District:	Johnson City Public Water
Public Sewer:	Johnson City Public Sewer
Lot/Tract Acreage:	23.95 acres
Existing Zoning:	PBD/SC
Surrounding Zoning:	A-1, PBD/SC, PMD-2, A-1, B-3, R-1
Existing Land Use:	Single Family and pastureland
Surrounding Land Uses:	college, airport, elementary school, church, residential
2006 Land Use Plan:	Planned Growth – Mixed Use
Surveyor:	Steve Lyons, rls
Engineering:	
Neighborhood Opposition:	staff did not receive any calls or letters regarding this request

Staff Field Notes and Findings of Facts:

- The owners/developers, are requesting the rezoning from Planned Commercial to a Planned Residential development.
- Staff met with the developers and TDOT staff regarding access and planning.
- The developers would like to rezone most of the property to develop approximately 39 single family lots and several townhouses.
- They have requested the corner area to remain commercial at the intersection of Muddy Creek Rd and Hwy 75 – see map. Staff has requested an updated concept plan to match the rezoning request.

Meeting Notes at Planning Commission:

- **Joe Wilson 2316 Hwy 175 Blountville, TN**
 - *Mark Webb inquired about the capacity.*
 - *Joe Wilson stated that there will be approximately 39 Single-Family and 124 apartment units.*
- *Mark Webb asked if there has been any contact with Sullivan County Schools.*
 - *Joe Wilson responded “No, just with Northeast State.”*
 - *Dr. Mary Rouse said that all future students are welcome and has no issue.*
- *Mark Webb asked if the future plan will be reviewed by the Planning Commission.*
 - *Staff explained the process for if the future plan comes to Planning Commission.*
- *Linda Brittenham stated “I like growth. It is good for the county.”*
- *Darlene Calton motioned to send a favorable recommendation on to the County Commission. Laura McMillan seconded the motion by Darlene Calton. The motion was sent on positive recommendation to County Commission unanimously.*

Concept plan
Draft

SULLIVAN COUNTY BOARD OF EDUCATION
D.B. 74C - PG. 51

CENTENARY ROAD



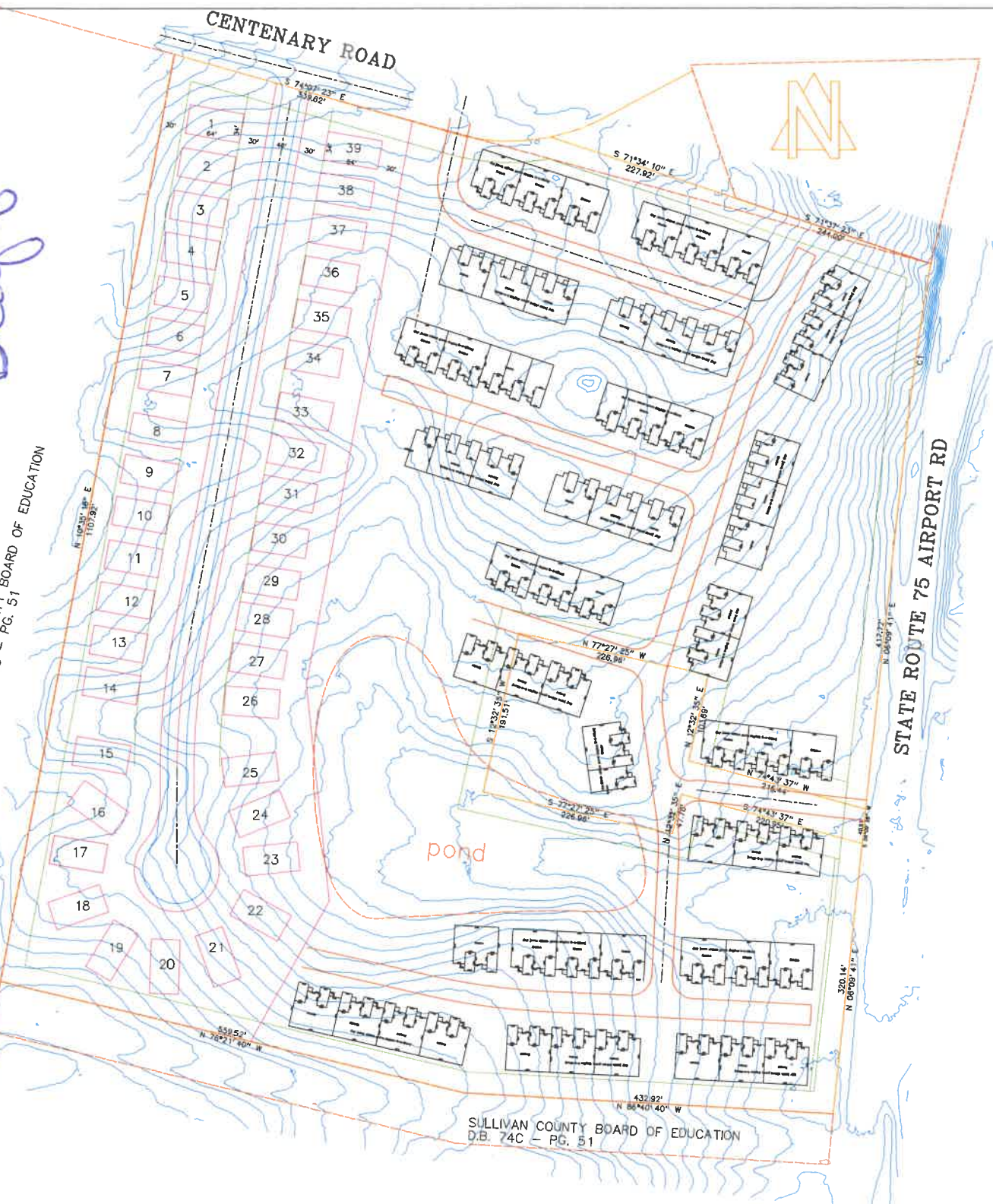
STATE ROUTE 75 AIRPORT RD

pond

SULLIVAN COUNTY BOARD OF EDUCATION
D.B. 74C - PG. 51

CONCEPT

39 PUD LOTS
124 APARTMENTS



Address Data Source:
 Sullivan County Soil Co 911
 Johnson City, TN 37601
 Johnson City, TN 37601
 Bristol, Bristol 911

Notice:

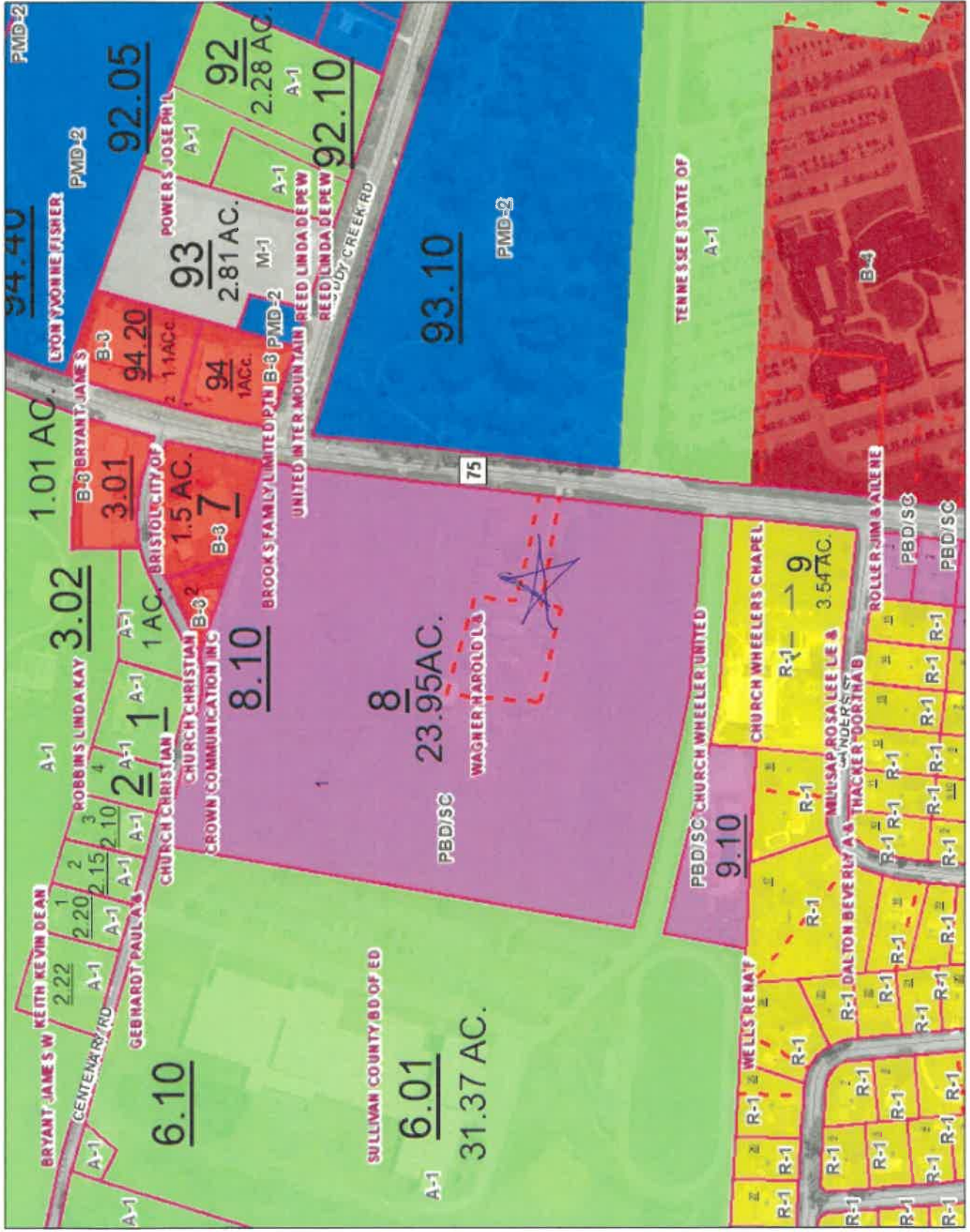
Aerial map has no legal standing other than the assessment of parcels. It cannot be used to establish boundary lines or create and convey property. Aerial photography is not a practice used in the State of Tennessee and is not approved for all purposes of the State of Tennessee.



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

2015 - Aerial Image



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 10, 2023

Dear Property Owner:

Please be advised **Joe Wilson and Jason Day**, have requested their property at 2316 Highway 126, Blountville to be rezoned from Planned Business (PBD/SC) to Planned Residential (R-3A) for the purpose of developing the site into single family dwellings and townhouses. This property is Tax Map 094, Parcel 008.00. The following are the scheduled meeting dates for this request:

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

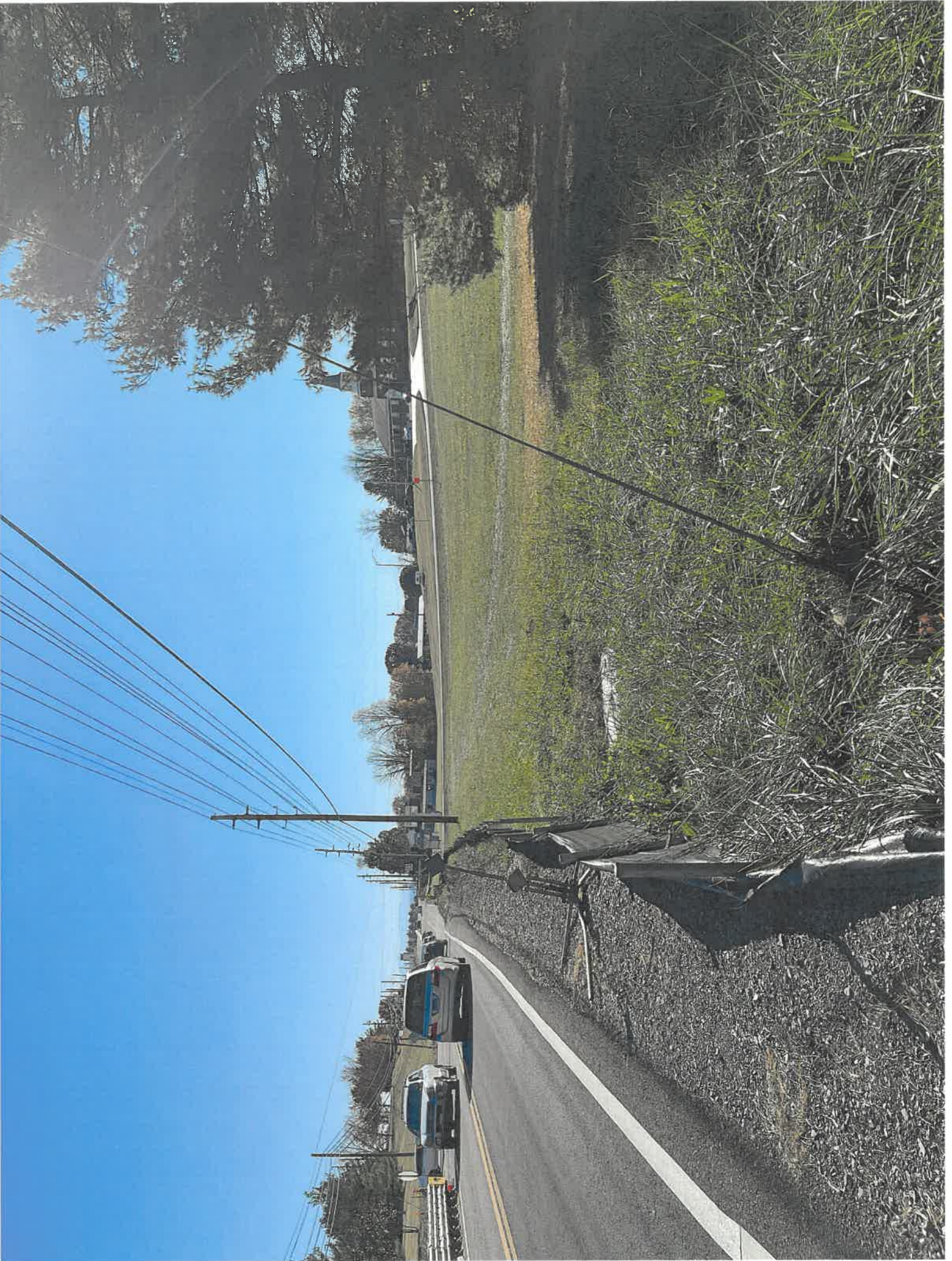
Sullivan County Commission's Work Session – Thursday, 6:00 PM on December 14, 2023

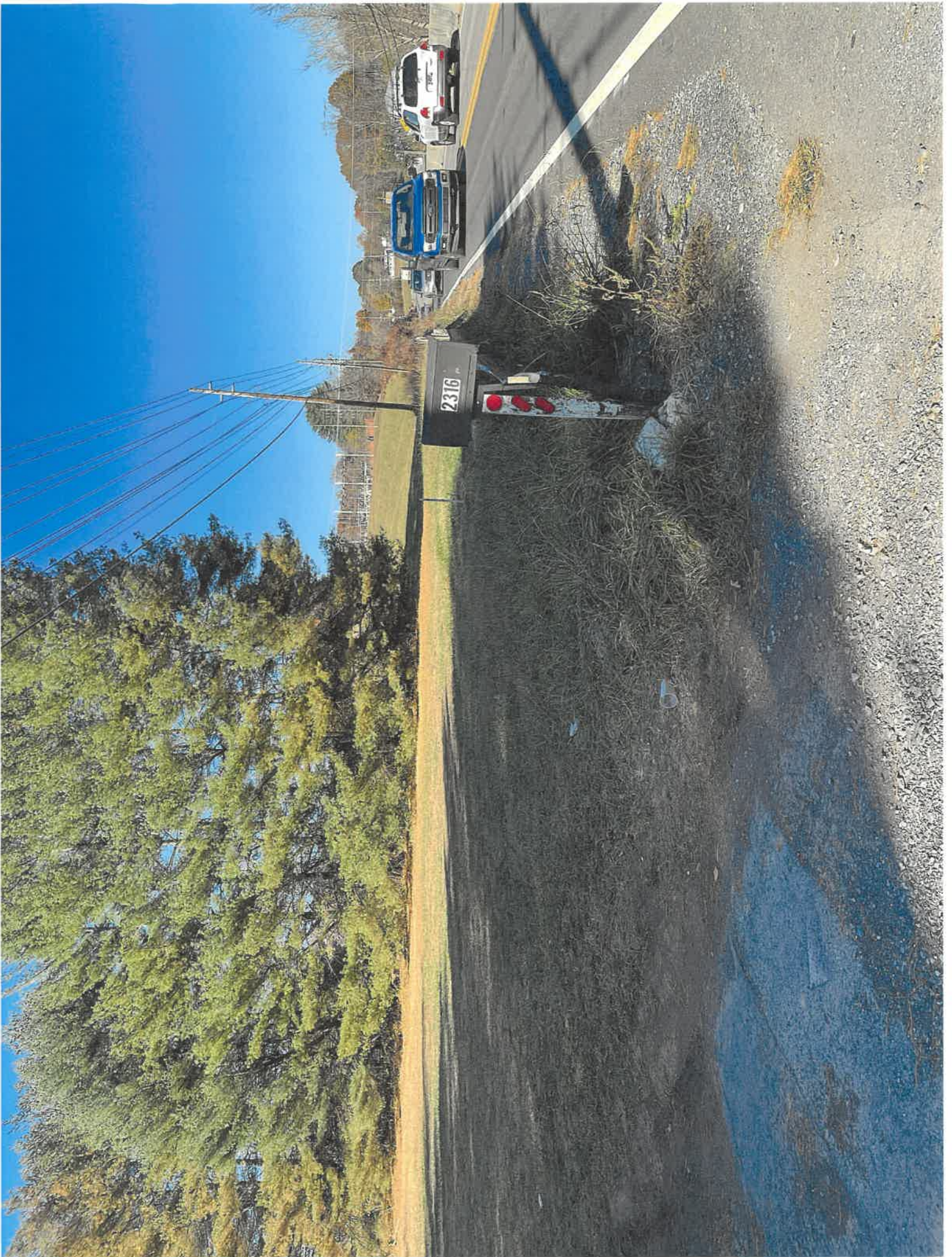
The public meetings shall be held in the Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let me know if you need any special assistance for these public meetings. The meetings are open to the general public, and you are welcome to attend. 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@sullivancountytn.gov or you may call me directly at 423.279.2603.

Regards,

A handwritten signature in blue ink that reads "A. Torbett".

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



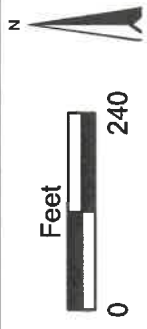




Address Data Source:
 Sullivan County: Sull Co 911
 Kingsport: Kpt GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

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.

JC Sewer Lines
 JC Water Lines
 Lot Lines
 Parcel Lines




 Sullivan County, TN
 Planning and Codes Dept.