



PUBLIC NOTICE

Sullivan County has received three individual rezoning requests from property owners: 1) **Jack Vicars** request his home at 142 Hickam Orchard Rd., being Parcel ID 015 011.12, to be rezoned from R-1 (Single Family Residential) to A-1 (General Agricultural); 2) **William Rowland** requests his property at 3500 Hwy 75, being Parcel ID 107 02615, to be rezoned from R-3A (High Density Residential) to B-3 (General Business); and 3) **Scott & Angela Miller** request their home at 315 Hickman Rd, being Parcel ID 095 140.75 to be rezoned from A-1 (General Agricultural) to A-2 (Rural Agricultural). These requests will be reviewed by the Sullivan County Regional Planning Commission on **Tuesday, December 19, 2023** at 6PM and the final public hearing for these requests shall be heard by the Sullivan County Commission during their scheduled Work Session on **Thursday, January 11, 2024**, at 6PM. Both public meetings shall be 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@sullivancountyttn.gov](mailto:planning@sullivancountyttn.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.

Do separate  
for P.A.A.

PUBLIC NOTICE

Sullivan County Regional Planning Commission has recommended the creation of a new zoning classification called the Planned Artisan District. The zoning amendment was reviewed and recommended by the Kingsport Regional Planning Commission as well as the Bristol Regional Planning Commission. The final public hearing for Zoning Text Amendment to create the Planned Artisan District shall be heard by the Sullivan County Commission during their scheduled Work Session on **Thursday, January 11, 2024**, at 6PM. The Public Hearing will be held within 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@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov) Copies of the zoning amendments are filed in the Sullivan County Planning & Codes Department located within the Historic Snow House at 3425 Hwy 126, Blountville, TN.

**PETITION TO SULLIVAN COUNTY FOR REZONING**

A request for rezoning is made by the person named below; said request to go before the Sullivan County Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date: 10/20/23

Property Owner: Jack Vicars

Address: 142 Hickam orchard rd. Kingsport TN 37660

Phone number: 423-765-7974 Email: Jack.Vicars@yahoo.com

**Property Identification**

Tax Map: 015 Group: Parcel: 011.12  
Zoning Map: 7 Zoning District: R-1 Proposed District: A-1 Civil District: 10  
Property Location: 142 Hickam orchard rd Kingsport TN Commission District: 6  
Purpose of Rezoning: Garage expansion to fit farm implaments. larger structure 1200 to 2000 sq ft  
1.05 acre lot

**Meetings**

Planning Commission: Sullivan County  
Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN  
Date: 12-19-23 Time: 6:00 PM

Approved: \_\_\_\_\_ Denied: ✓

**County Commission:**

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN  
Date: 01-11-24 Time: 6:00 PM

Approved: \_\_\_\_\_ Denied: ✓  
1 Yes, 16 No, 7 Absent

**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: Jack Vicars

Date: 10/20/2023

Notary Public: Amber Hayes

My Commission Expires: 12/28/24



## F1. REZONING REQUEST FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO A-1 (GENERAL AGRICULTURAL)

### FINDINGS OF FACT –

|                                  |   |
|----------------------------------|---|
| Landowner:                       | Jack Vicars   |
| Applicants:                      | same  |
| Representative:                  | same  |
| Location:                        | 142 Hickam Orchard Rd, Kingsport, TN 37660                      |
| Mailing Address of Owners:       | same  |
| Civil district of rezoning:      | 10 <sup>th</sup>  |
| Commission District of rezoning: | 6 <sup>th</sup>   |
| Parcel ID:                       | Tax Map 015, Parcel 011.12                                      |
| Subdivision of Record:           | PB 58 Page 392 – replat to acquire 30 feet in rear yard         |
| PC1101 Growth Boundary:          | Sullivan County Planned Growth Area                             |
| Existing Land Use of Lot:        | Single family dwelling  |
| Utility District:                | Bloomingtondale Utility District                                |
| Public Sewer:                    | n/a   |
| Lot/Tract Acreage:               | 1 acre +/-  |
| Flood Plain:                     | n/a   |
| Existing Zoning:                 | R-1   |
| Surrounding Zoning:              | R-1   |
| Surrounding Land Uses:           | single family/low density residential                           |
| 2006 Land Use Plan:              | Low Density Residential   |
| Neighborhood Opposition:         | yes, staff received several calls in opposition to the rezoning |

### Staff Field Notes and Findings of Facts:

- The owner is requesting a rezoning of his house lot from R-1 (Single-Family Residential) to A-1 (General Agricultural/Residential) for the purpose of adding on to the garage for storage of farm implements.
- This lot is part of a rural subdivision. The home is located up the hill with an existing new garage behind the house. The septic system is in the front yard and the front yard is steep grade towards the road.
- The owner purchased 30 additional feet from the neighbor to the rear, in order to have more room for the new garage. The owner is seeking additional garage square footage. The new garage recently built is a two-bay garage with storage space. The house has a drive-in basement garage.
- Staff recommends against this request due to the following reasons:
  - This would create a spot zoning of A-1 as it is not contiguous or adjacent to any A-1 zoning;
  - The lot does not appear to be used for any farming uses as indicated on the application request;
  - The Land Use plan has this neighborhood designated as remaining low-density single family;
  - If approved, the garage could be a total of 2,400 square feet. Staff is concerned there may not be enough room in the back yard for doubling the size of the garage without needing a setback variance. See pictures.

### Meeting Notes at Planning Commission:

- Jack Vicars 142 Hickam Orchard Rd
  - Vicars stated that he would like to be able to add on to the existing garage on the property for a parking area that will allow him to have more space within the garage.
    - Wants to keep cars out of the elements.
  - Vicars stated that he inherited the property and has since being making improvements to make the property look better.
- Calvin Clifton stated that the report Vicars provided indicated the uses would be for farm equipment.
  - Vicars stated that he was given an old tractor and has plans to buy a farm tract just up the road.
  - Vicars stated that his neighbor has cows that he allows in his front yard and "might" end up taking over the care of those cows in the future.
    - Linda Brittenham responded that that may happen in the future, but the PC addresses what is occurring presently.

- Richard Short 209 Chaney Dr
  - Short stated that he had moved here from Texas and chose the home he lived in for the trees that surrounded it. Short claimed that Vicars had cut down the trees that Short's property overlooked.
  - Short stated that this was "total disregard for the neighborhood and property value."
  - Short confirmed when asked by the PC that he does not live adjacent to Vicars, but his property overlooks Vicars'.
- Gary Darnell 112 Hickam Orchard Rd
  - Darnell stated that Vicars does car restoration downtown,
  - Darnell stated that Vicars' father had indicated to Darnell that once the garage and addition are built that Vicars will work on cars on the property.
    - Chair allowed response and Vicars stated that he works 60 hours a week and has no time or intention to run any sort of auto business out of the garage in response to Darnell.
- Chuck Herron 210 Chaney Dr
  - Herron stated that Vicars bought into the neighborhood and by doing so is under deed restrictions. Herron claimed that Vicars meets none of the deed restrictions.
    - Linda Brittenham informed Herron that the Sullivan County PC does not enforce deed restrictions and that is a civil matter.
- Calvin Clifton stated that this would be a spot zoning and he could not support it.
  - Vicars responded to Clifton stating "I wouldn't apply for the A-1 zoning if there was another option available."
- Linda Brittenham made a motion to send an unfavorable recommendation on to County Commission. Darlene Calton seconded the motion by Linda Brittenham. Unfavorable recommendation was sent to County Commission unanimously.



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

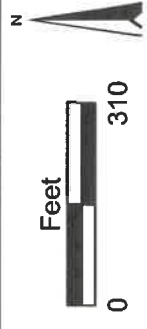
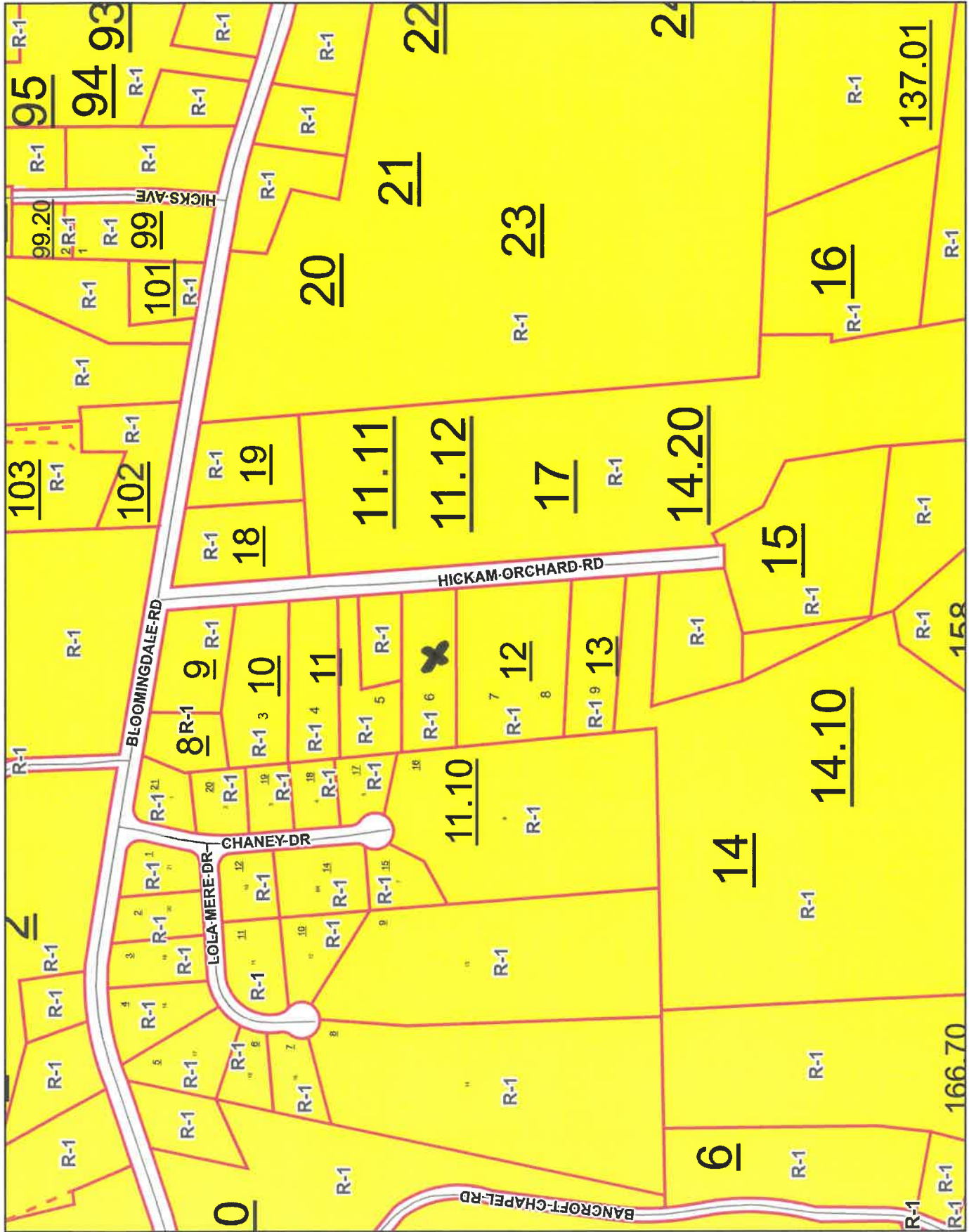
**Notice:**

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- Bristol Sewer Lines
- JC Sewer Lines
- JC Water 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





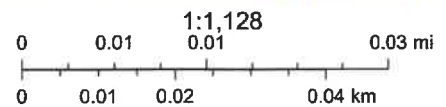


# Sullivan County - Parcel: 015 011.12



Date: December 11, 2023

County: Sullivan  
Owner: VICARS JACK D  
Address: HICKAM ORCHARD RD 142  
Parcel Number: 015 011.12  
Deeded Acreage: 1.05  
Calculated Acreage: 0  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2023



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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.

**Sullivan (082)** **Jan 1 Owner** **HICKAM ORCHARD RD 142** **Current Owner** **Si: 000**  
**Tax Year 2024 | Reappraisal 2021** **VICARS JACK D** **142 HICKAM ORCHARD RD** **142 HICKAM ORCHARD RD** **Group: 011.12** **Parcel: 015** **Pl: 000**  
**KINGSPORT TN 37660** **KINGSPORT TN 37660**

**Value Information**

Land Market Value: \$14,500  
 Improvement Value: \$122,800  
 Total Market Appraisal: \$137,300  
 Assessment Percentage: 25%  
 Assessment: \$34,325

**Subdivision Data**

Subdivision: M R HICKMAN PROP RESUB

Plat Book: 58 **Plat Page:** 392 **Block:** 6R-1 **Lot:** 6R-1

**Additional Information**

**General Information**

Class: 00 - Residential  
 City #: **City:**  
 Special Service District 1: 000 **Special Service District 2: 000**  
 District: 10 **Neighborhood: A40**  
 Number of Buildings: 1 **Number of Mobile Homes: 0**  
 Utilities - Water/Sewer: 12 - NONE / NONE **Utilities - Electricity: 00 - NONE**  
 Utilities - Gas/Gas Type: 00 - NONE **Zoning: R-1**

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

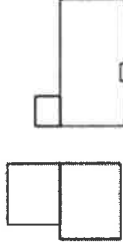
Deed Acres: 1.05 **Calculated Acres: 0** **Total Land Units: 1.05**

| Land Code     | Soil Class | Units |
|---------------|------------|-------|
| 04 - IMP SITE |            | 1.05  |

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 12 - BRICK/WOOD  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1312  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Building Sketch**



**Building Areas**

| Building Areas            | Square Feet |
|---------------------------|-------------|
| BAS - BASE                | 1,312       |
| BMF - BASEMENT FINISHED   | 720         |
| BMU - BASEMENT UNFINISHED | 504         |
| OPF - OPEN PORCH FINISHED | 120         |

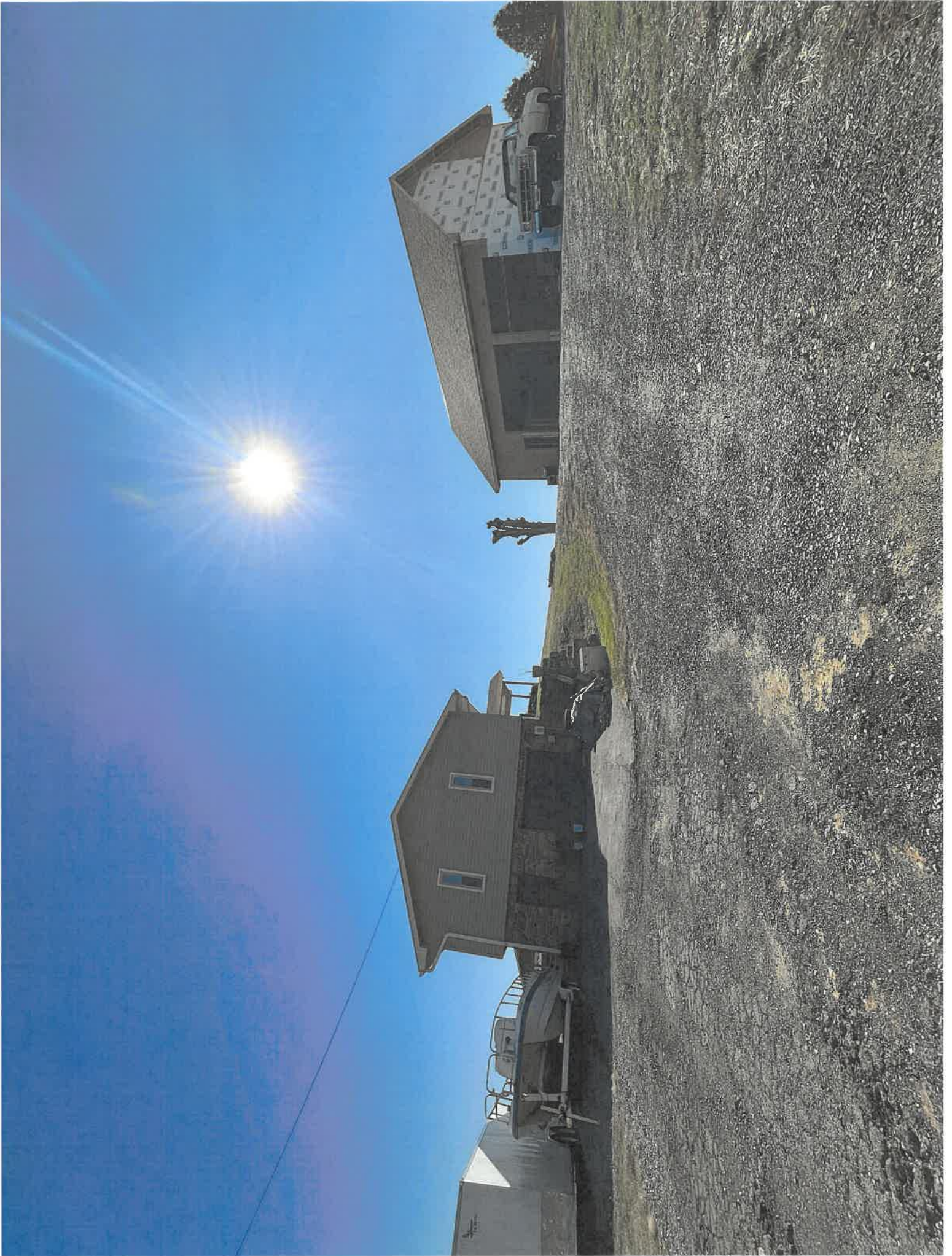
**Outbuildings & Yard Items**

| Building # | Type                   | Description | Units |
|------------|------------------------|-------------|-------|
| 1          | STP - STOOP            | 4X9         | 36    |
| 1          | UTB - UTILITY BUILDING | 8X16        | 128   |
| 1          | OSH - OPEN SHED        | 8X10        | 80    |
| 1          | OSH - OPEN SHED        | 8X10        | 80    |

**Sale Information**

| Sale Date  | Price     | Book | Page | Vacant/Improved | Type Instrument    | Qualification           |
|------------|-----------|------|------|-----------------|--------------------|-------------------------|
| 11/15/2022 | \$2,000   | 3534 | 2391 | V - VACANT      | WD - WARRANTY DEED | M - PHYSICAL DIFFERENCE |
| 9/24/2015  | \$150,000 | 3174 | 1100 | I - IMPROVED    | WD - WARRANTY DEED | A - ACCEPTED            |
| 2/6/1984   | \$0       | 385C | 365  |                 | -                  | -                       |
| 5/6/1983   | \$0       | 349C | 115  |                 | -                  | -                       |















# 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, 2023

Dear Property Owner:

Please be advised that your neighbor, Mr. **Jack Vicars** requested his property at **142 Hickam Orchard Rd, Kingsport**, be rezoned from Single-Family Residential (R-1) to General Agricultural (A-1) to allow a garage expansion to fit farm implements. The property ID is Tax Map 015, Parcel 011.12. 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 December 19, 2023**

**Sullivan County Commission's Work Session – Thursday, 6:00 PM on January 11, 2023**

The public meetings shall be held in the Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let me know if you need any special assistance for these public meetings. 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@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov) or you may call me directly at 423.279.2603.

Regards,

Ambre M. Torbett, AICP  
Director of 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: 11-14-2023

Property Owner: Scott + Angela Muller

Address: 315 Hickman Rd, Piney Flats

Phone number: 801-648-2253

Email: ottrpilot@gmail.com

**Property Identification**

Tax Map: 095

Group:

Parcel: 140.75

Zoning Map: 17

Zoning District: A-1

Proposed District: A-2

Civil District: 8

Property Location: 315 Hickman Rd, Piney Flats

Commission District:

Purpose of Rezoning: more square footage for accessory structure.

**Meetings**

Planning Commission: Sullivan County Planning Commission

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

Date: 12-19-23

Time: 6:00 PM

Approved:

Denied:

County Commission:

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

Date: 1-11-24

Time: 6:00 PM

Approved:  17 Yes, 7 Absent

Denied:

**DEED RESTRICTIONS**

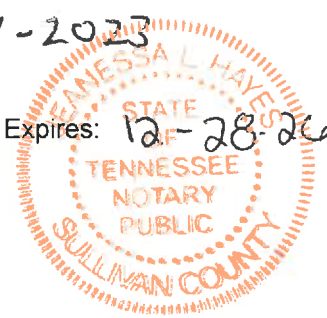
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Scott Muller

Date: 11-14-2023

Notary Public: Jessica Hayes

My Commission Expires: 12-28-26



**F3. REZONING REQUEST FROM A-1 (GENERAL AGRICULTURAL/SINGLE-FAMILY RESIDENTIAL) TO A-2 (RURAL AGRICULTURAL/OPEN SPACE AND SINGLE-FAMILY RESIDENTIAL)**

**FINDINGS OF FACT—**

|   |  |
|---|--|
| <b>Landowner:</b>                       | <b>Scott &amp; Angela Miller</b>                           |
| <b>Applicants:</b>                      | <b>same</b>  |
| <b>Representative:</b>                  | <b>same</b>  |
| <b>Location:</b>                        | <b>315 Hickman Road, Piney Flats</b>                       |
| <b>Mailing Address of Owners:</b>       | <b>same</b>  |
| <b>Civil district of rezoning:</b>      | <b>8<sup>th</sup></b>                                      |
| <b>Commission District of rezoning:</b> | <b>4<sup>th</sup></b>                                      |
| <b>Parcel ID:</b>                       | <b>Tax Map 095, Parcel 140.75 (formerly three parcels)</b> |
| <b>Subdivision of Record:</b>           | <b>Hickman Property – Plat Book 58, Page 382</b>           |
| <b>PC1101 Growth Boundary:</b>          | <b>Sullivan County Rural Area</b>                          |
| <b>Utility District:</b>                | <b>Blountville Public Water</b>                            |
| <b>Public Sewer:</b>                    | <b>individual septic</b>                                   |
| <b>Lot/Tract Acreage:</b>               | <b>4.62 acres</b>  |
| <b>Existing Zoning:</b>                 | <b>A-1</b>   |
| <b>Surrounding Zoning:</b>              | <b>A-1</b>   |
| <b>Existing Land Use:</b>               | <b>Large Tract Single-Family Residential</b>               |
| <b>Surrounding Land Uses:</b>           | <b>Large Tracts/Single-Family Residential and farmland</b> |
| <b>2006 Land Use Plan:</b>              | <b>Large Tracts/Estate Residential</b>                     |
| <b>Surveyor:</b>                        | <b>Rick Davies, RLS</b>                                    |
| <b>Engineering:</b>                     | <b>n/a</b>   |
| <b>Neighborhood Opposition:</b>         | <b>none received prior to meeting</b>                      |

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

- The owners have requested their property to be rezoned from A-1 to A-2 in order to allow for more square footage to the accessory structure.
- Staff recommends in favor of this request for the following reasons:
  - Surrounding land uses are single-family on large lots and not within a traditional subdivision;
  - The Land Use Plan designates this area as Large Tracts/Open Space, which supports this change;
  - The property was three parcels combined with a plat and is now 4.62 acres.
  - The property is large enough that a larger storage building would not be out of character nor overcrowd the lot.
  - The area is designated as the Rural Area per the Growth Plan.

**Meeting Notes at Planning Commission:**

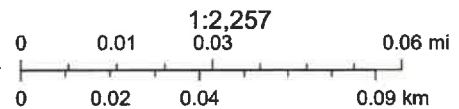
- Angela Miller 315 Hickman Rd
  - Miller stated that the family had recently purchased the home and did not fully understand the square footage requirements. Miller stated that the family was originally from East Tennessee and had moved back for the rural aspect.
  - Miller stated that her husband is a pilot, and he is often traveling for his work. When he returns, he would like to have the accessory structure as a place to work on his hobbies and projects that is out of the way.
    - Miller stated that this accessory structure will be separate from the other garage on the property.
- Darlene Calton made a motion to send a favorable recommendation on to County Commission. Steven Hobbs seconded the motion by Darlene Calton. Favorable recommendation passed unanimously.

# Sullivan County - Parcel: 095 140.75



Date: December 11, 2023

County: Sullivan  
Owner: MILLER SCOTT A &  
Address: HICKMAN RD 315  
Parcel Number: 095 140.75  
Deeded Acreage: 4.62  
Calculated Acreage: 0  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2023



Eri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METU, 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**  
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 Kingsport: Kpt GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 911

**Notice:**

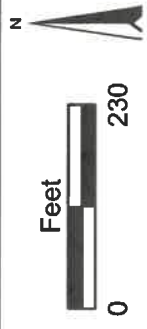
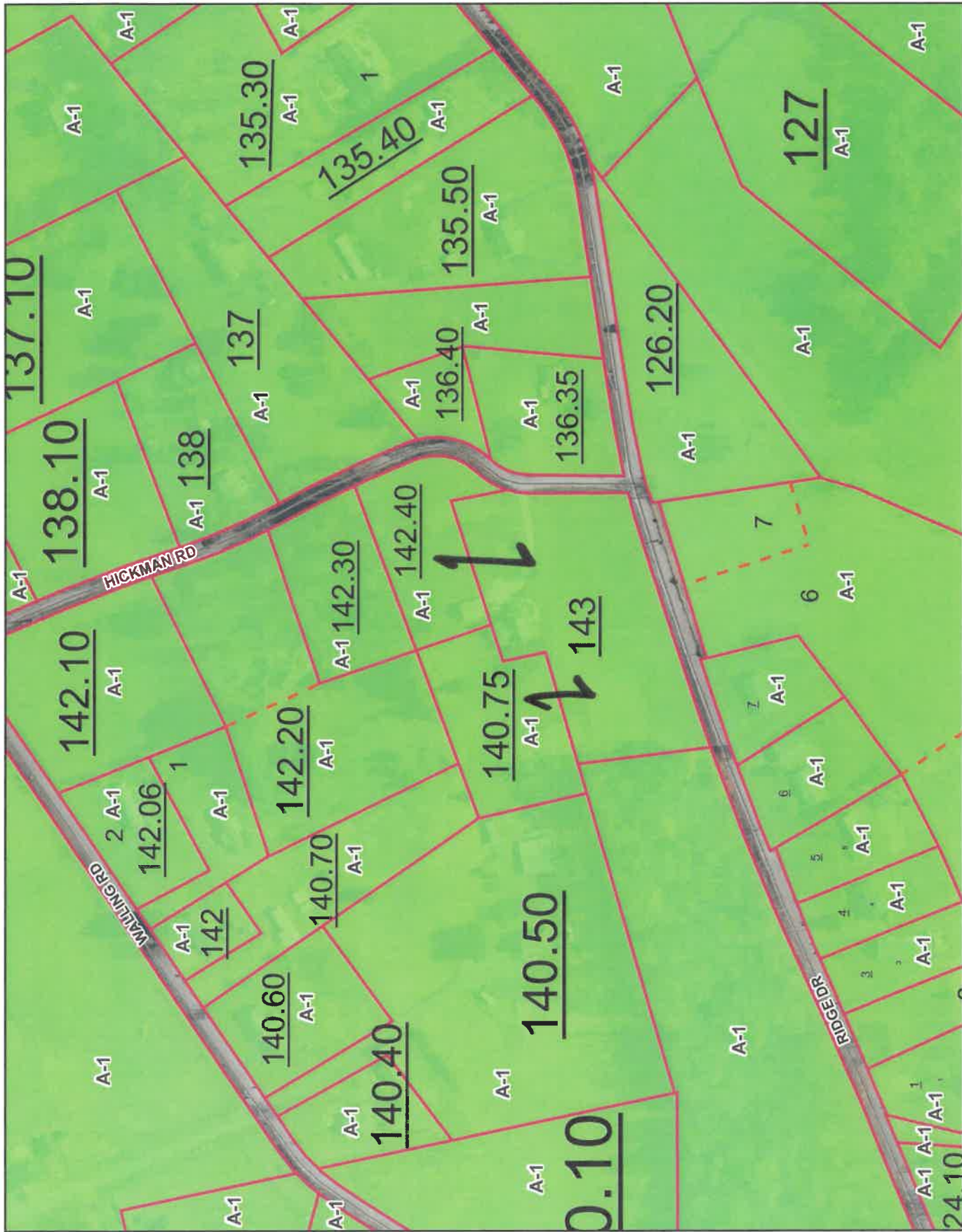
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Lot Lines

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



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

**Sullivan County, TN**  
 Planning and Codes Dept.



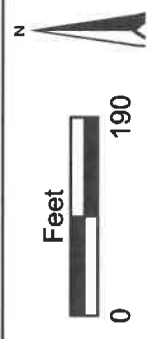
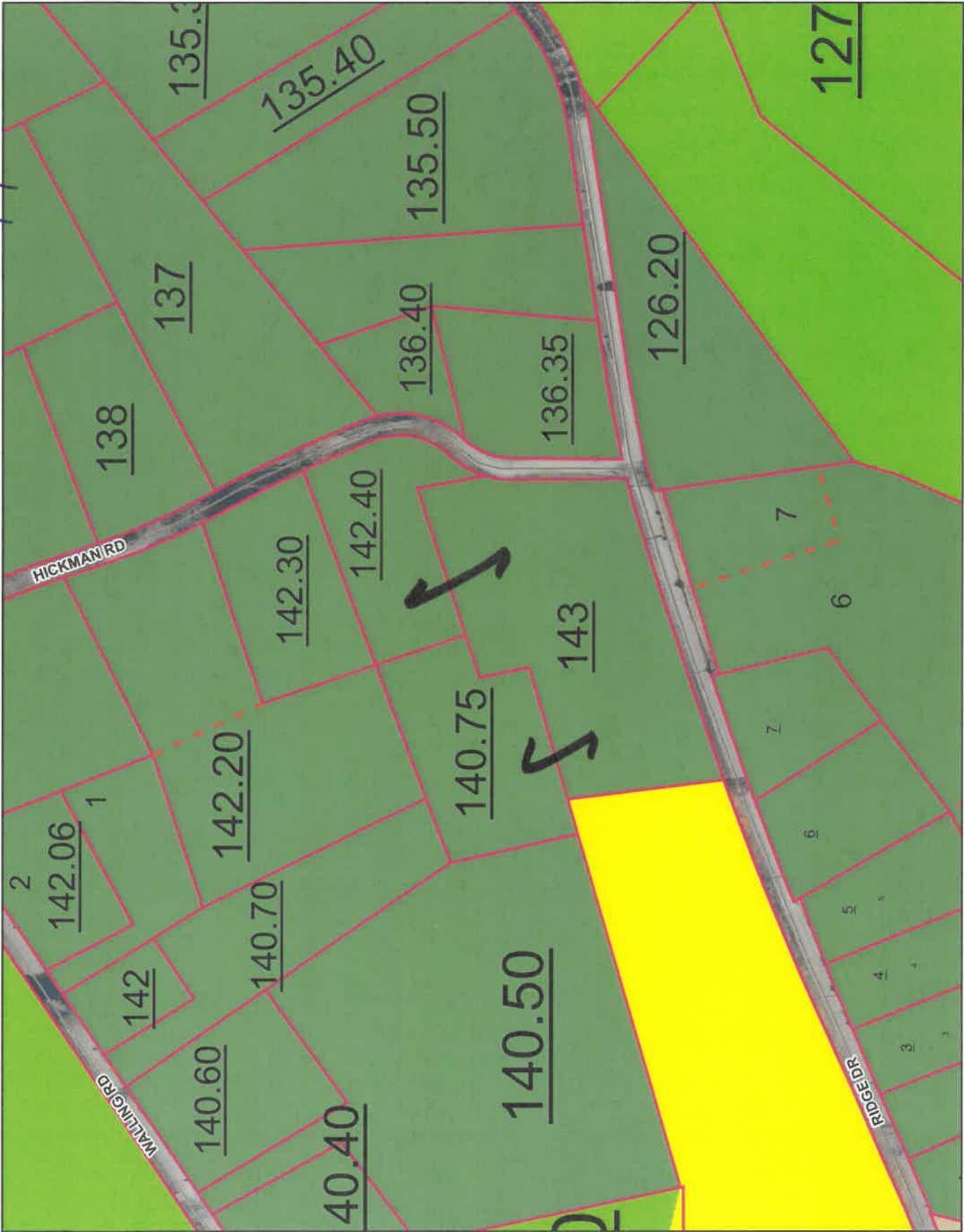


*Land Use Plan Supports A2 Rezoning*

**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)
- 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
  - Commercial Corridor
  - Commercial
  - Manufac-Light Ind
  - High Impact Use
  - Plan Corridor Comm
  - Plan General Comm
  - Plan Manufac-Lt Ind
  - Plan Manufac-Hvy Ind
  - Plan Unit Level
  - Low Density Res
  - Medium Density Res
  - High Density Res
  - Mobile Home Park
  - Water



**Flood Insurance Rate Map (FIRM) 2007**  
 0.2 FCT Annual Chances Flood Hazard  
 Zone A - No Base Flood Elevations Determined  
 Zone AE - Base Flood Elevations Determined

**Sullivan County, TN**  
 Planning and Codes Dept.



Sullivan (082)  
 Tax Year 2024 | Reappraisal 2021

Jan 1 Owner  
 MILLER SCOTT A &  
 ANGELA E  
 315 HICKMAN RD  
 PINEY FLATS TN 37686

Current Owner  
 315 HICKMAN RD  
 PINEY FLATS TN 37686

HICKMAN RD 315  
 Ctl Map: 095  
 Group: 140.75  
 Parcel: 000  
 PI: 000  
 SI: 000

**Value Information**

Land Market Value: \$41,200  
 Improvement Value: \$210,200  
 Total Market Appraisal: \$251,400  
 Assessment Percentage: 25%  
 Assessment: \$62,850

**Subdivision Data**

Subdivision: HICKMAN PROPERTY

Plat Book: 58  
 Plat Page: 382  
 Block: Lot: 1

**Additional Information**

**General Information**

Class: 00 - Residential  
 City #: Special Service District 1: 000  
 District: 08  
 Number of Buildings: 1  
 Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL  
 Utilities - Gas/Gas Type: 00 - NONE  
 City: Special Service District 2: 000  
 Neighborhood: A40  
 Number of Mobile Homes: 0  
 Utilities - Electricity: 01 - PUBLIC  
 Zoning: A-1

**Outbuildings & Yard Items**

| Building # | Type                           | Description | Units |
|------------|--------------------------------|-------------|-------|
| 1          | WDK - WOOD DECK                | 12X16       | 192   |
| 1          | GFD - DETACHED GARAGE FINISHED | 26X36       | 936   |

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Deed Acres: 4.62  
 Calculated Acres: 0  
 Total Land Units: 4.62

| Land Code     | Soil Class | Units |
|---------------|------------|-------|
| 04 - IMP SITE |            | 4.62  |

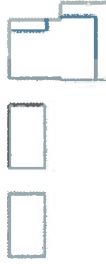
**Residential Building #: 1**

Improvement Type: 01 - SINGLE FAMILY  
 Exterior Wall: 12 - BRICK/WOOD  
 Heat and AC: 7 - HEAT AND COOLING SPLIT  
 Quality: 1 - AVERAGE  
 Square Feet of Living Area: 2442  
 Foundation: 02 - CONTINUOUS FOOTING  
 Roof Framing: 02 - GABLE/HIP  
 Cabinet/Millwork: 03 - AVERAGE  
 Interior Finish: 07 - DRYWALL  
 Bath Tiles: 00 - NONE  
 Shape: 03 - U-SHAPED

Stories: 2.00  
 Actual Year Built: 1993  
 Plumbing Fixtures: 9  
 Condition: AV - AVERAGE  
 Floor System: 04 - WOOD W/ SUB FLOOR  
 Roof Cover/Deck: 13 - PREFIN METAL CRIMPED  
 Floor Finish: 11 - CARPET COMBINATION  
 Paint/Decor: 03 - AVERAGE  
 Electrical: 03 - AVERAGE  
 Structural Frame: 00 - NONE

**Building Areas**

| Areas                      | Square Feet |
|----------------------------|-------------|
| BAS - BASE                 | 1,665       |
| USF - UPPER STORY FINISHED | 777         |
| OPF - OPEN PORCH FINISHED  | 528         |
| OPF - OPEN PORCH FINISHED  | 132         |
| BMU - BASEMENT UNFINISHED  | 777         |



**Sale Information**

| <b>Sale Date</b> | <b>Price</b> | <b>Book</b> | <b>Page</b> | <b>Vacant/Improved</b> | <b>Type Instrument</b> | <b>Qualification</b> |
|------------------|--------------|-------------|-------------|------------------------|------------------------|----------------------|
| 12/16/2022       | \$575,000    | 3540        | 2372        | I - IMPROVED           | WD - WARRANTY DEED     | A - ACCEPTED         |
| 2/9/2006         | \$0          | 2363C       | 637         |                        | -                      | -                    |
| 2/9/2006         | \$0          | 2363C       | 643         |                        | -                      | -                    |
| 8/14/1998        | \$0          | 1339C       | 4           |                        | -                      | -                    |
| 6/29/1984        | \$0          | 408C        | 91          |                        | -                      | -                    |
| 1/1/1984         | \$4,000      | 408C        | 91          | V - VACANT             | WD - WARRANTY DEED     | A - ACCEPTED         |





**NOTICE**  
THIS IS CONTROLLED  
BY POLICE  
1-800-345-4440











# 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, 2023

Dear Property Owner:

Please be advised that your adjacent property owners, **Scott and Angela Miller** have requested their property at **315 Hickman Road, Piney Flats**, be rezoned from General Agricultural (A-1) to Rural Agricultural-Open Space District (A-2) for the purpose of adding an accessory structure to the property. The A-1 zoning district allows up to 2,400 square feet of detached residential accessory structure while the A-2 allows up to 2,600 square feet. The minimum lot size for A-2 must remain at 2 acres and they own over 4 acres. The property ID is Tax Map 095, Parcel 140.75. The following are the scheduled meeting dates for this request:

**Sullivan County Regional Planning Commission – Tuesday, 6:00 PM on December 19, 2023**

**Sullivan County Commission's Work Session – Thursday, 6:00 PM on January 11, 2023**

The public meetings shall be held in the Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let me know if you need any special assistance for these public meetings. 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@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov) or you may call me directly at 423.279.2603.

Regards,

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

## 5-101.2 District Purposes

1. PMD-2 Planned General Manufacturing District - This class of district is intended to provide space for manufacturing activities within the county. By reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics these activities require locations relatively well segregated from non-manufacturing 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 developments in this district shall require Planning Commission approval to ensure compatibility with the surrounding land uses and/or adequate buffering to neighboring properties. This class of district shall require adequate infrastructure to support any possible uses allowed within the district provisions. This district is designed to promote the clustering of developments along major routes or within industrial complexes while providing internal access roads to ease of the motoring public and heavy vehicles.
2. PMD-1 Planned Light Manufacturing District - This class of district is intended to provide space for a wide range of manufacturing and related uses, which conform to a high level of performance criteria and have the least objectionable characteristics. These districts may provide a buffer between other districts and other manufacturing activities, which have more objectionable influences. Except as specified in Appendix B, Subsection B-105.2, Subpart 9, (Residential Occupancy in Connection with Nonresidential Activity), new residential activities are excluded. Community facilities and commercial establishments, which provide needed services for industry and are complementary thereto, are permitted. All new developments in this district shall require Planning Commission approval to ensure compatibility with the surrounding land uses and/or adequate buffering to neighboring properties. This class of district shall require adequate infrastructure to support any possible uses allowed within the district provisions. This district is designed to promote the clustering of developments along major routes or within industrial complexes while providing internal access roads to ease of the motoring public and heavy vehicles.
3. M-2 Heavy Manufacturing District - This class of district is intended to provide suitable areas for intense, potentially noxious and/or dangerous manufacturing operations, including open land operations. It is specifically intended that all newly created districts be so located as to prevent possible negative impact upon adjoining uses and the environment. To this end, these districts are to be protected from encroachment by other activities. All new M-2 districts shall not be located wherein recognized environmentally sensitive lands exist unless all applicable permits are obtained prior to consideration of zone, to ensure environmentally sustainable practices can be achieved.
4. 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 non-manufacturing 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.
5. Planned Artisan District - This class of district is intended to provide space exclusively for individual artistic and cultural practices that produce on-site manufactured goods through the use handheld power tools and light motorized apparatuses. Such manufacturing practices may not involve substantial volumes of raw materials, freight transport, large-scale operations such as specialized divisions of labor, or manufacturing structures exceeding typical indoor-outdoor workspaces such as smokestacks, industrial compressors, assembly lines, generators, storage tanks, and industrial mixers or centrifuges. Additionally, the release of smoke, fumes, gaseous discharges, or drainage associated with scaled manufacturing such as smoke, dust plumes, particulate matter, methane gases, liquid waste runoff, and sulfurous gases are prohibited along with other characteristics related to scaled manufacturing such as warehouses, energy supply buildings, and loading docks. Permitted uses within the Planned Artisan Districts are limited to artisan workshops, art studios, gallery workshops, blacksmithing, traditional guilds, cultural creation centers, collaborative workspaces, and small-scale artisan-oriented manufacturing such as custom jewelry, pottery, wood-working and sculpture that require some equipment, that are not conducive to general retail or residential. All new PAD zones should be located along arterial or collector routes and near existing commercial or manufacturing centers. Supplemental Regulations are required with Planning Commission review.

**TABLE 5-102A  
USES AND STRUCTURES  
ALLOWABLE WITHIN MANUFACTURING DISTRICTS**

|   | <b>PMD-2</b> | <b>PMD-1</b> | <b>M-2</b> | <b>M-1</b> | <b>PAD</b> |
|---|--------------|--------------|------------|------------|------------|
| <b>I. MANUFACTURING ACTIVITIES</b>  |              |              |            |            |            |
| A. Manufacturing – Limited  | PC           | PC           | SUP        | SUP        | X          |
| B. Manufacturing – General  | PC           | PC           | SUP        | SUP        | X          |
| C. Manufacturing - Basic Industry   | PC           | PC           | SUP        | SUP        | X          |
| D. Manufacturing – Hazardous  | PC           | X            | SUP        | X          | X          |
| E. Planned Artisan Limited – see B-103.4  | PC           | PC           | PC         | PC         | PC         |
| <b>II. COMMERCIAL ACTIVITIES</b>  |              |              |            |            |            |
| A. Adult Entertainment Establishments   | X            | X            | O/PC       | X          | X          |
| B. Animal Care and Veterinary Services  | PC           | PC           | SUP        | SUP        | X          |
| C. Automotive Parking   | PC           | PC           | SUP        | SUP        | X          |
| D. Automotive & Marine Craft, Sales, Services & Repairs   | PC           | PC           | SUP        | SUP        | X          |
| E. Auto Towing/Automobile Wrecking Yard   | PC           | X            | SUP        | X          | X          |
| F. Outside Materials, Equipment Sales, Service and Repair   | PC           | PC           | SUP        | SUP        | X          |
| G. Scrap Operations/Salvage/Junkyards   | BZA          | X            | BZA        | X          | X          |
| H. Self-Storage/Mini-Warehouse Storage Facilities   | PC           | PC           | P          | P          | X          |
| I. Warehousing, Goods Transport and Storage   | PC           | PC           | SUP        | SUP        | X          |
| J. Wholesale Sales  | PC           | PC           | SUP        | SUP        | X          |
| K. Commercial/Recreational – Limited<br>Outdoor and Indoor Sport Shooting Ranges <i>(amended on 03/15/10)</i> | PC           | PC           | PC         | PC         | X          |
| <b>III. COMMUNITY FACILITY ACTIVITIES</b>   |              |              |            |            |            |
| A. Administrative Services *  | PC           | PC           | SUP        | SUP *      | PC         |
| B. Childcare Facilities, any type   | PC           | PC           | SUP        | SUP        | X          |
| C. Community Assembly   | X            | X            | X          | X          | PC         |
| D. Essential Public Transport, Communication and<br>Utility Service   | SUP          | SUP          | SUP        | SUP        | SUP        |
| E. Extensive Impact Facilities – Limited (see B-104.6 part 6)   | PC           | PC           | PC         | X          | X          |
| F. Intermediate Impact Facilities<br><i>(Telecommunication Transmission Facilities – PC approval)</i>         | PC           | PC           | SUP        | SUP        | PC         |
| G. Religious Facilities   | X            | X            | X          | X          | SUP        |
| H. Special Institutional Care Facilities  | X            | BZA          | X          | BZA        | X          |
| I. Waste Disposal Operations  | PC           | X            | PC         | X          | X          |
| J. Substance Abuse Medical Clinics <i>(amended on 11/15/2010)</i>   | X            | X            | BZA        | X          | X          |
| <b>IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES</b>   |              |              |            |            |            |
| A. Agricultural – General   | P            | P            | P          | P          | P          |
| B. Agricultural – Intensive   | PC           | PC           | PC         | PC         | X          |
| C. Agricultural Services  | P            | P            | P          | P          | X          |
| D. Plant and Forest Nurseries   | PC           | PC           | PC         | PC         | P          |
| <b>V. ACCESSORY ACTIVITIES</b>  |              |              |            |            |            |
| A. Accessory Storage – Enclosed Structure   | PC           | PC           | SUP        | SUP        | PC         |
| B. Accessory Childcare  | PC           | PC           | SUP        | SUP        | PC         |
| C. Administrative Office  | PC           | PC           | SUP        | SUP        | PC         |
| D. Operation of Cafeteria   | PC           | PC           | PC         | PC         | PC         |
| E. Outdoor Storage  | PC           | PC           | SUP        | SUP        | X          |
| F. Production for Retail Sale   | X            | X            | X          | X          | PC         |
| G. Residential Occupancy <i>(approved administratively)</i>   | SUP          | SUP          | X          | SUP        | SUP        |



|  |  |
|--|--|
| <p><b>KEY TO INTERPRETING USE CLASSIFICATIONS</b></p> <p>P = Indicates Permitted Use.</p> <p>SUP = Indicates Use Permitted with Supplemental Provisions.</p> <p>PC = Indicates Permitted Use on Site Plan Review by the Planning Commission.</p> <p>O = Indicates Use Allowable within Special Overlay District<br/>(See Article VIII, Section 8-401, ADULT ENTERTAINMENT DISTRICTS)</p> <p>BZA = Special Exception of Use after Approval of the Board of Zoning Appeals</p> <p><b>NOTES:</b></p> <p>(1) See Section 5-104.</p> <p>*Approved <b>Alternative Training Facilities</b> – Use of Cargo Shipping Containers for Administrative Services (PC approved with Supplemental Design Guidelines in Appendix B-104.6 Subpart 1D) amended on May 17, 2010.</p> |  |
|--|--|

**5-103 BULK REGULATIONS**

**5-103.1 General** - The minimum lot dimensions, maximum lot coverage, minimum front, rear, interior and street side yards, maximum building heights and minimum separation between buildings on the same zone lot within any base manufacturing district shall be as indicated in TABLE 5-103A, (Bulk Regulations for Manufacturing Districts), and the additional bulk regulations specified in this section. For certain uses, alternative bulk regulations may be specified in this section or other sections of this zoning resolution.

**5-103.2 Lot Dimensions** - No lot shall be created, and no building permit or zoning approval shall be issued for any lot that does not meet the following minimum dimensional requirements.

1. **Lot Area**

a. **Minimum Area**

Within the various manufacturing districts, the minimum horizontal area of a lot shall not be less than that indicated in TABLE 5-103A, (Bulk Regulations for Manufacturing Districts), or as may be otherwise specified in this resolution.

**TABLE 5.103A  
BULK REGULATIONS FOR MANUFACTURING DISTRICTS**

|   | -----DISTRICTS----- |           |           |           |           |
|---|---------------------|-----------|-----------|-----------|-----------|
|   | PMD-2               | PMD-1     | M-2       | M-1       | PAD       |
| <b>I. MAXIMUM LOT COVERAGE BY ALL BUILDINGS</b><br>(As Percent (%) of Total Lot Area (See amendment##)) | N/A                 | N/A       | N/A       | N/A       | 50        |
| <b>II. Maximum Impermeable Surface Ratio</b><br>(As % of Lot Area)                                      | 75                  | 75        | 75        | 75        | 75        |
| <b>III. MINIMUM ZONE LOT REQUIREMENTS</b>   |                     |           |           |           |           |
| A. Area (In Square Feet)  | 80,000              | 80,000    | 80,000    | 43,560    | 43,560    |
| B. Width (In Feet, Measured at Building Line)   | 200                 | 200       | 200       | 100       | 100       |
| <b>IV. MAXIMUM HEIGHT</b> – 55’ (unless approved by the local fire department to be higher)             | 2 stories           | 2 stories | 2 stories | 2 stories | 2 stories |
| <b>V. MINIMUM YARD REQUIREMENTS (in Feet)</b>   |                     |           |           |           |           |
| A. Front  | 50                  | 50        | 50        | 50        | 40        |
| B. Side   | 50                  | 30        | 50        | 30        | 30        |
| C. Rear   | 50                  | 30        | 50        | 30        | 30        |
| D. Corner Side (additional street frontage)   | 50                  | 50        | 50        | 50        | 40        |
| E. Front and Corner Side on Arterial or Collector Road)   | 50                  | 50        | 50        | 50        | 40        |
| <b>NOTES:</b>   |                     |           |           |           |           |
| (1) The minimum lot size shall be as required to meet other provisions of this article.                 |                     |           |           |           |           |
| (2) See Subsection 5-103.4, Subpart 7 and 8-107.  |                     |           |           |           |           |
| (3) See Subsection 5-103.4, Subpart 8, for special yard provisions applicable within M-2 Districts.     |                     |           |           |           |           |

b. **Reduction in Lot Area Prohibited** - No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in area so that yards, lot width, building area, or other requirements of the zoning resolution are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.

3. Activity Type - Manufacturing -General

- a. Intent and Limitations - This grouping is intended to include a broad range of manufacturing operations. The grouping does not include those operations engaged in operations classified as Basic Industry or Hazardous Operations.
- b. Use Listing - Subject to the general intent and limitations set out above for this use grouping manufacturing activities and operations, except those classified as Basic Industry or Hazardous Operations shall be classified as general manufacturing operations.

4. Activity Type - Manufacturing - Hazardous Operations

- a. Intent and Limitations - This grouping is intended to include manufacturing operations that involve the storage, processing and transport of raw materials and/or finished goods, which are classified as hazardous or include activities that may present serious hazards to human life and health.
- b. Use Listing  
*Arsenals*  
*Atomic Reactors*  
*Explosives and Fireworks Manufacture and Storage*

5. Activity Type – Planned Artisan Limited

- a. Intent and Limitations - This class of district is intended to provide space exclusively for individual artistic and cultural practices that produce on-site manufactured goods through the use handheld power tools and light motorized apparatuses. Such manufacturing practices may not involve substantial volumes of raw materials, freight transport, large-scale operations such as specialized divisions of labor, or manufacturing structures exceeding typical indoor-outdoor workspaces such as smokestacks, industrial compressors, assembly lines, generators, storage tanks, and industrial mixers or centrifuges. Additionally, the release of smoke, fumes, gaseous discharges, or drainage associated with scaled manufacturing such as smoke, dust plumes, particulate matter, methane gases, liquid waste runoff, and sulfurous gases are prohibited along with other characteristics related to scaled manufacturing such as warehouses, energy supply buildings, and loading docks.
- b. Use Listing: Small Scale artisan-oriented light and customized manufacturing.  
*Artisan Workshop*  
*Art Studios*  
*Cultural Creation Centers*  
*Gallery Workshops*  
*Jewelry making*  
*Pottery making*  
*Small Artisan/ Traditional Guild Group Learning Spaces*  
*Shared or Collaborative Workshops*  
*Sculpture making*  
*Traditional Guild Blacksmithing*  
*Woodworking*

**B-103.5 Agricultural and Extractive Activities - Class and Types**

1. Activity Type - Agriculture - General

- a. Intent and Limitations - This grouping is intended to include the raising of tree, vine, field, forage, and other plant crops intended to provide food or fiber, as well as keeping, grazing, or feeding animals for animal products, animal increase, or value increase.
- b. Use Listing  
*Animal Raising*  
*Food Crop Production*

**F3. Zoning Text Amendment: Introducing a new Zoning Classification  
(Blend of Small Business and Light Manufacturing)**

**PAM or PAD**

**Planned Artisan Manufacturing District**

**Staff Summary:**

This class of district is intended to provide space exclusively for individual artistic and cultural practices that produce on-site manufactured goods through the use handheld power tools and light motorized apparatuses.

Such manufacturing practices may not involve substantial volumes of raw materials, freight transport, large-scale operations such as specialized divisions of labor, or manufacturing structures exceeding typical indoor-outdoor workspaces such as smokestacks, industrial compressors, assembly lines, generators, storage tanks, and industrial mixers or centrifuges.

Additionally, the release of smoke, fumes, gaseous discharges, or drainage associated with scaled manufacturing such as smoke, dust plumes, particulate matter, methane gases, liquid waste runoff, and sulfurous gases are prohibited along with other characteristics related to scaled manufacturing such as warehouses, energy supply buildings, and loading docks.

Permitted uses within the PAM District are limited to artisan workshops, art studios, gallery workshops, cultural creation centers, collaborative workspaces, and small-scale artisan-oriented manufacturing such as custom jewelry, pottery, wood-working and sculpture.

Buildings are limited to a 5,000 square foot maximum building footprint. Multistory buildings are to be arranged with manufacturing limited to the base floor and the second story to be used for residence. If retail operations are present, the primary use for the building will be manufacturing and retail as a secondary use.

**Notes**

- 5000 sq ft maximum
  - o Building footprint
    - If it is multistory the second floor is for residential use only.
    - Primary use is for the manufacturing, secondary use is retail.
- Will be a new Zoning District in Article V – Manufacturing Zoning Districts.
  - o Purpose and Need
  - o Land Uses Permitted in Use Table
  - o Supplemental Regulations requiring Planning Commission site plan approval

**Meeting Notes at Planning Commission:**

*Staff read the summary of Planned Artisan Manufacturing proposed new district and shared the full packet. The highlighted text in the zoning code excerpts shows how it would read as codified. Discussion followed. Linda Brittenham stated that she really liked this concept and gave positive feedback for staff on the research. Mary Rouse motioned to forward a favorable recommendation of this proposed new district to the city planning commissions and then County Commission. Calvin Clifton seconded the motion and the vote in favor passed unanimously.*



## Ambre Torbett

---

**From:** Heather Moore <hmoore@bristoltn.org>  
**Sent:** Tuesday, December 19, 2023 1:20 PM  
**To:** Ambre Torbett  
**Subject:** **\*\*EXTERNAL\*\***Bristol Planning Commission positive recommendation on Planned Artisan District  
**Attachments:** 03 Memo - SC Text Amendment Discussion.pdf; Planned Artisan District proposed text amendment 12.18.23.pdf

Good afternoon, Ambre. I hope you are doing nicely. Bristol Municipal Regional Planning Commission met on December 18, 2023. They voted on that date unanimously (eight) to send a favorable recommendation to Sullivan County Commission on the proposed amendment to create a Planned Artisan District to Sullivan County Resolution. The staff recommendation and the draft that was voted on is attached. Please let me know if you have any questions. 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) <<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.

## 2023 Sullivan County Minor Text Amendments

|  |                  |   |                          |
|--|------------------|---|--------------------------|
| <b>Property Information</b>  |                  | County-wide   |                          |
| Address  |                  |   |                          |
| Tax Map, Group, Parcel   |                  |   |                          |
| Civil District   |                  |   |                          |
| Overlay District   |                  |   |                          |
| Land Use Designation   |                  |   |                          |
| Acres  |                  |   |                          |
| Existing Use   |                  | Existing Zoning   |                          |
| Proposed Use   |                  | Proposed Zoning   |                          |
| <b>Owner /Applicant Information</b>  |                  |   |                          |
| Name: Sullivan County<br>Address: 3411 TN-126 #30<br>City: Blountville<br>State: TN<br>Email: <a href="mailto:planning@sullivancountyttn.gov">planning@sullivancountyttn.gov</a><br>Phone Number: (423) 323-6440 |                  | Zip Code: 37617<br><br><b>Intent:</b> To make minor amendments the Sullivan County Zoning Resolution. |                          |
| <b>Planning Department Recommendation</b>  |                  |   |                          |
| (Approve, Deny, or Defer)  |                  |   |                          |
| The Kingsport Planning Division recommends APPROVAL  |                  |   |                          |
| Planner:   | Jessica McMurray | Date:   | October 19, 2023         |
| <b>Planning Commission Action</b>  |                  | <b>Meeting Date:</b>  | <b>November 16, 2023</b> |
| Approval:  |                  |   |                          |
| Denial:  |                  | Reason for Denial:  |                          |
| Deferred:  |                  | Reason for Deferral:  |                          |

**INTENT**

Intent: To make minor amendments the Sullivan County Zoning Resolution.

Presentation:

At the request of the Sullivan County Planning Commission/ Sullivan County Planning and Codes Department, the Kingsport Regional Planning Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. The proposed amendments are as follows:

1. Amendment to code introducing a new zoning classification (Blend of Small Business and Light Manufacturing) – PAM or PAD, Planned Artisan Manufacturing District. Permitted uses within the Planned Artisan Districts are artisan workshops, art studios, gallery workshops, blacksmithing, traditional guilds, cultural creation centers, collaborative workspaces, and small-scale artisan-oriented manufacturing such as custom jewelry, pottery, wood-working and sculpture that require some equipment, that are not conducive to general retail or residential.

Comparison of the proposed changes with current City of Kingsport zoning regulations:

The City of Kingsport may utilize the following districts for similar uses M-1, Light Manufacturing District; M-2, General Manufacturing Districts; M-1R, Light Manufacturing restricted District; MX, Mixed Use District; B-3, Highway Oriented Business District; B-2, Central Business District and B-2E, Central Business Edge District.

The complete text changes are added at the end of this report with proposed changes highlighted in yellow.

Recommendation:

Staff recommends sending a positive recommendation to the Sullivan County Commission in support of the zoning text amendment.



## Ambre Torbett

---

**From:** McMurray, Jessica <JessicaMcMurray@KingsportTN.gov>  
**Sent:** Friday, November 17, 2023 9:03 AM  
**To:** Ambre Torbett  
**Cc:** Luke Meade; Weems, Ken  
**Subject:** \*\*EXTERNAL\*\*RE: Emailing: SC ZTA Article 5-101.2 add Planned Artisan Manufacturing District  
**Attachments:** 2023 Sullivan ZTA report - November 16, 2023 PC.docx

Hi Ambre,

The Kingsport Regional Planning Commission voted 7-0 to send a positive recommendation for the new zone.

Thanks,  
Jessica McMurray  
Development Coordinator  
City of Kingsport  
P: 423-224-2482  
C: 423-430-0126  
jessicamcmurray@kingsporttn.gov

415 Broad Street  
Kingsport, TN 37660

<https://nam11.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.kingsporttn.gov%2F&data=05%7C01%7Cplanning%40sullivancountytn.gov%7Cdec6088f4bcd4a04205808dbe775efcb%7C8ab1726189564a0285887e162d7deb4d%7C0%7C0%7C638358266598616969%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=WjeiGkyTsYOIGudMhOhuDqI%2B9ZbmFAupL0zL1A0TKSg%3D&reserved=0>

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

**From:** Ambre Torbett [mailto:planning@sullivancountytn.gov]  
**Sent:** Wednesday, October 18, 2023 3:27 PM  
**To:** Heather Moore (hmoore@bristoltn.org); Cherith Young; Weems, Ken; Garland, Savannah; McMurray, Jessica  
**Cc:** Luke Meade  
**Subject:** Emailing: SC ZTA Article 5-101.2 add Planned Artisan Manufacturing District

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon city planners:

Attached is a Sullivan County Zoning Text Amendment packet to create a new zoning district, which will be called Planned Artisan Manufacturing District. The Sullivan County Regional Planning Commission voted unanimously last night to send a favorable recommendation on to the city regional PCs and then County Commission for adoption. Thank you so much for your recent email responses regarding how your respective cities handle these types of land uses. Since the county does not have a warehouse district that has been redeveloped for these types of uses, nor an Arts District like Gatlinburg and Asheville, we needed to develop a new district to support these traditional guilds such as pottery, stained glass, woodworking, jewelry making and blacksmithing at this small-scale level. These types of craftsmen often are part of our heritage festivals in Blountville, Rocky Mount, Exchange Place and such, so they have to be working somewhere. A

General Manufacturing district is "overkill" however our business zones do not allow such uses. Please note, these uses shall be permitted in existing manufacturing districts; however, if a landowner requests a rezoning for this purpose we would direct them to the PAD. Please let me know if you have any questions. If you have any further suggestions for improvements to the codification and narrative of this new district, please share and I can take it back to our county PC.

We do not have any rezoning requests filed for November that are within your UGBs. Just this additional Text Amendment. Sorry. We do have a landowner seeking this opportunity so thus the need to move forward.

Thanks so much,

Ambre M. Torbett, AICP  
Director of Planning & Community Development Stormwater Administrator

Sullivan County, Tennessee  
Planning & Codes Department  
3425 Hwy 126 | Historic Snow House  
Blountville, TN 37617  
Desk: 423.279.2603 | Main: 423.323.6440

Your message is ready to be sent with the following file or link attachments:

SC ZTA Article 5-101.2 add Planned Artisan Manufacturing District

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# SULLIVAN COUNTY ZONING RESOLUTION

## TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: Oct 4, 2023

Article Reference (Pg #):

Article V - ADD Planned Artisan District

Existing Zoning Resolution Text:

5-101.2 ; 5-102A ; 5-103A ; B-103.4 (part 5)

Proposed Zoning Resolution Text Amendment:

5-101.2 add part 5 ; add PAD. to Use Table

Purpose and Need / Background Information: (Staff Report Attached)

& Bulk Reg  
& Supplemental Regs.

Initiated by:

Planning Director  Staff

Sullivan County Regional Planning Commission

Landowner/Developer

### Review and Recommendation Timeline:

| <u>Public Review</u>   | <u>Date</u>                          | <u>Recommendation</u> | <u>Vote Tally</u>         |
|--|--------------------------------------|-----------------------|---------------------------|
| Initial Discussion by SCRPC  | <sup>Sept 11 2023</sup> Oct 17, 2023 | yes                   | 9 yes                     |
| 2nd Review by SCRPC  | send to cities                       |                       |                           |
| Bristol Staff  | Sept 7,                              | yes                   |                           |
| Bristol Regional PC  | Oct 16, 2023                         | 12/18/2023            | 8 yes / 1 absent          |
| Kingsport Staff  | Sept yes                             | yes                   |                           |
| Kingsport Regional PC  | Oct 17, 2023                         | yes                   | 7 yes                     |
| Public Notice  | Nov 24, 2023 & 1/2/2024              |                       |                           |
| County Commission Public Hearing   | Jan 11, 2024                         |                       | 13 Yes, 4 No,<br>7 Absent |
| If CC Denies/Remands back for further Study<br>- repeat full public review process |                                      |                       |                           |