

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

April 11, 2024 - Work Session

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	07.21.2023 and revised on 01.2024	Noah Hosburgh	none	yes	yes	Bristol	R-1	R-1 and P.A.D.	5th	3rd
2	02.01.2024	Stephen Joel Smalling	none	yes	yes	Sullivan County	R-1	B-4	9th	5th
3										
4										
Voting Summary:										
Name	Case Order	yes	no	pass / abstain	absent	Approved (yes or no)				
Hosburgh	1	22			2	YES				
Smalling	2	22			2	YES				
	3									
	4									

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

footnote:

PUBLIC NOTICE

The Sullivan County Regional Planning Commission shall hear a request for a rezoning on March 19, 2024 at 6:00PM held in the Commission Room of the Sullivan County Historic Courthouse. The rezoning request is from Mr. Stephen Smalling from R-1 (Single-Family Residential) to B-4 (Arterial Business) located along Hwy 11E in Piney Flats being Tax Map 124O, Group B, Parcel 013.10. The Bristol Regional Planning Commission has rescheduled their meeting to hear a request from Noah Hosburgh to rezone a one-acre lot of his property located at 1234 Highway 126, Bristol from R-1 to PAD (Planned Artisan District) and being Tax Map 036, Part of Parcel 111.00. The Bristol Regional Planning Commission meet in the Easley Annex Conference Room in the Development Services building located at 104 8th Street, Bristol, TN and will be held at 5:00PM. The final public hearing of the proposed rezoning requests shall be heard by the **Sullivan County Commission during the April 11, 2024 Work Session Zoning Hearing at 6:00PM**, which is 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 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.

PETITION TO SULLIVAN COUNTY FOR REZONING

Bristol
Sullivan County

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

Date: Jul. 21, 2023

Property Owner: NOAH HOSBURGH

Address: 1234 TN 126 Bristol TN 37620

Phone number: 423-612-6951

Email: Hosburgh@gmail.com

Property Identification

revised per owner

Tax Map: 036

Group:

Parcel: 111.00

Zoning Map: 9

Zoning District: R-1

Proposed District: AA-T

Civil District: 05

Property Location: 1234 TN 126, Bristol TN 37620

P.A.D

Commission District: 3rd

Purpose of Rezoning: Rezoning surveyed parcel for purpose of woodshop

Meetings

Planning Commission: Bristol Planning Commission

Place: 8th St - Easley Annex Conference Room (Bristol) 104 8th Street

Date: 03/18/24

Time: 5:00 PM - Monday

8 yes / 1 absent

Approved: ✓

Denied: _____

County Commission:

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

Date: 04/17/24

Time: 6:00 PM Thursday

APPROVED 22 YES, 2 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: Noah Hosburgh

Date: Jul 21 2023

Notary Public: Jessica Hayes

My Commission Expires: 12/28/26



Sullivan County Rezoning Recommendation



SUMMARY		
Owner/Applicant: Noah Hosburgh Location: 1234 HWY 126 Tax Map (TM): Sullivan County TM 36, Part of Parcel 111.00 Acreage: 1.012 (of an 8.2-acre parcel) Zoning: R-1	Request: Rezoning within the Urban Growth Boundary (UGB) from R-1 to PAD Recent Land Use: Single-family home Future Land Use: Woodworking shop Water Service: Blountville Utility District Sanitary Sewer Service: Private	Staff Recommendation: Send a favorable recommendation to the Sullivan County Commission for this request Public Notification: Sullivan County placed a sign on the property Public Comments: None received as of the packet publication Planner: Heather Moore

BACKGROUND

On January 18, 2024, property owner Noah Hosburgh requested that 1.012 acres of his 8.2-acre parcel be rezoned from R-1 (Low Density/Single-Family Residential District) to PAD (Planned Artisan District) zoning. The property is located on the south side of Highway 126, which is an arterial roadway in Sullivan County. Mr. Hosburgh's rezoning request is prompted by his desire to construct a woodworking shop adjacent to his residence. The County's R-1 zone does not allow this, but the newly created PAD zone will. Mr. Hosburgh is also pursuing a subdivision plat application to subdivide his residence from the woodworking shop if the PAD rezoning request is approved. A copy of the preliminary subdivision plat of the parcel is attached showing the proposed lot to be rezoned.

Previously, the Bristol Tennessee Municipal-Regional Planning Commission reviewed an application (RZZ24-607) to rezone this property from R-1 (Low Density/Single-Family Residential District) to M-1 (Light Manufacturing District) on September 18, 2023. A negative rezoning recommendation was sent to Sullivan County Commission on this request.

Following the Bristol Tennessee Municipal-Regional Planning Commission meeting, Sullivan County sent proposed amendments to create a new PAD (Planned Artisan District) zoning district in the Sullivan County Zoning Resolution. The new district proposed regulations that would allow for craft and artisan uses such as woodworking, to occur in certain locations in the County. The Bristol Tennessee Municipal-Regional Planning Commission reviewed and discussed the proposed amendment during the November 20, 2023 meeting. The Commission voted unanimously to defer a vote until December. On December 18, 2023, a recommendation on the text amendment for the new PAD district was approved by the Bristol Tennessee Municipal-Regional Planning Commission. The Kingsport Planning Commission and Sullivan County Planning Commission also recommended approval of the PAD ordinance. The PAD district was later enacted by the Sullivan County Commission on January 11, 2024.

State law requires the Bristol Tennessee Municipal-Regional Planning Commission to provide a recommendation on the proposed rezoning because the property is located within the city's Urban Growth Boundary. The recommendation will be forwarded to the Sullivan County Commission for final action on April 11, 2024.



1234 Highway 126, taken from the trucking company across Highway 126, and Hosburgh residence



Former Red Rooster restaurant building on adjacent property

PREVIOUS ACTIONS

The Bristol Tennessee Municipal-Regional Planning Commission reviewed an application to rezone this property from R-1 (Low Density/Single-Family Residential District) to M-1 (Light Manufacturing District) on September 18, 2023, and voted to send an unfavorable rezoning recommendation to the Sullivan County Commission.

SPECIFICATIONS

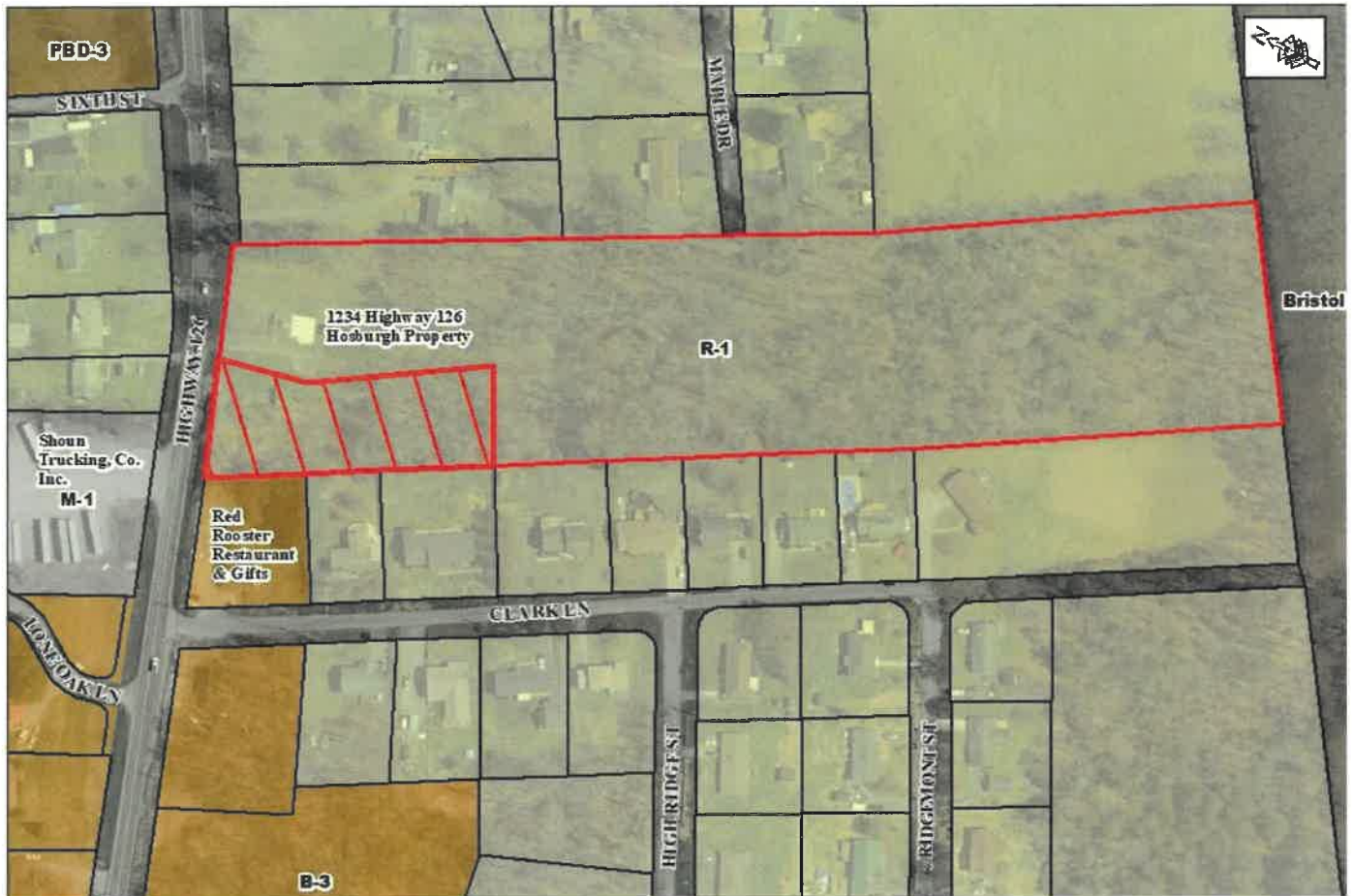
General

The subject property is in the southern portion of Bristol's Urban Growth Boundary (UGB). The site has gentle rolling topography. The following map includes contour lines at 20-foot intervals. The property is not impacted by the Special Flood Hazard Area. Water is currently available through the Blountville Utility District.



Zoning and Land Use

The zoning of the subject property, surrounding parcels, and existing land uses are listed below.

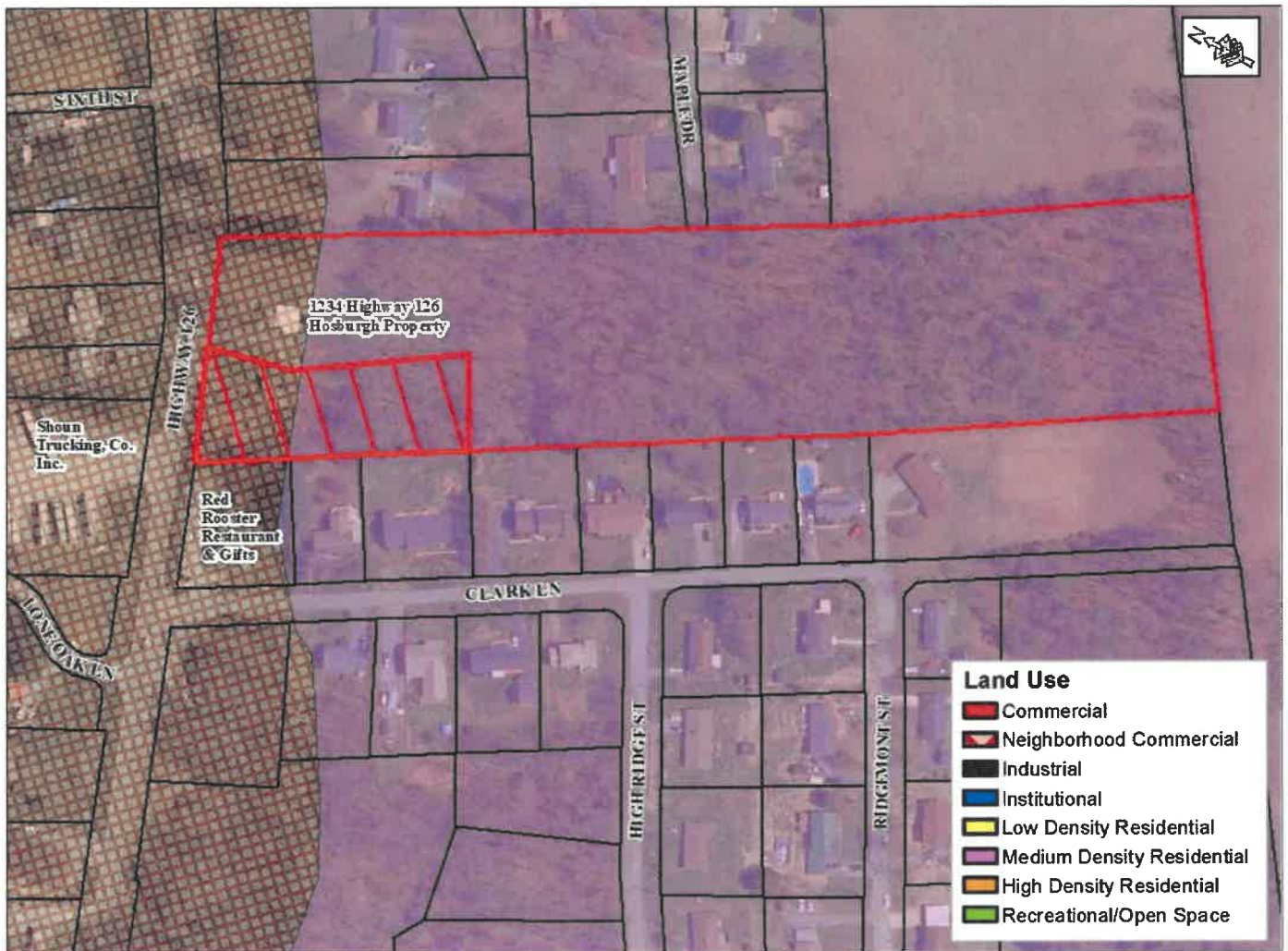


	Existing Zoning	Existing Land Use
Subject Property	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Vacant (part of parcel)
North	Sullivan County, R-1 (Low Density/Single-Family Residential District) & M-1 (Light Manufacturing District)	Residential – Single-family and Truck Company
South	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Residential – Single-family (part of current parcel)
East	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Residential – Single-family (part of current parcel)
West	Sullivan County, B-3 (General Business) & R-1 (Low Density/Single-Family Residential District) &	Former restaurant (Red Rooster) current Residential – Single-family

The property is surrounded by a variety of uses, primarily residential (single-family). A former restaurant is located to the west (with current use understood as single-family residential). Shoun Trucking, Inc., located across Highway 126, was rezoned to M-1 in 2020. The Bristol Tennessee Municipal-Regional Planning Commission forwarded an unfavorable recommendation to the County Commission on this request.

Land Use Plan and Policy

The Land Use Map indicates that the majority of the site will be developed as medium-density residential and the northern portion along Highway 126 will be developed as neighborhood commercial, as shown below. Rezoning the site to PAD agrees with the Future Land Use Plan and Policy.



ANALYSIS

The site on Highway 126 is currently single-family residential and vacant. It is surrounded by varying uses, mainly residential - an adjacent residential neighborhood to the west and the residence on the parcel to the west, east, and south combine with the parcel across Highway 126 to the north beside the trucking company. M-1 zoning is located across Highway 126. The arterial highway is an appropriate location for the development of non-residential businesses. The lot that is planned to house the woodworking facility is 1.012 acres, which is larger than the 43,650 square feet (1 acre) that is required for the PAD or the R-1 zone. The lot's large size, combined with its location on the arterial and the owner living on adjacent property help to mitigate any negative effects.

Staff analyzed the Sullivan County Zoning Resolution and found that the uses allowed in the PAD district are intended and limited to provide space exclusively for individual artistic and cultural practices that produce on-site manufactured goods through the use of handheld power tools and light motorized apparatuses. This is similar to the Artisan/Technical Production use developed for the B-2E District. Bristol's B-3 district also allows some limited manufacturing uses.

Staff also reviewed Sullivan County bulk standards. The PAD minimum lot size is 43,560 square feet (1 acre), equal to the R-1 district's minimum lot size requirement of 1 acre.

Setbacks in the Sullivan County PAD zone are compared with Sullivan County's R-1 below.

	<u>PAD</u>	<u>R-1</u>
Front:	40 feet	30 feet
Rear:	30 feet	30 feet
Sides:	30 feet	12 feet

Setbacks and maximum building area requirements are greater in the PAD district than in the R-1 district. An additional 18 feet of buildable area on both sides of each lot would be allowed for building area in R-1.

The PAD is not adjacent to the parcel or in close proximity which could suggest spot zoning, however, the PAD is the newest zoning district to be created in Sullivan County, therefore no properties currently enjoy this zoning. Rezoning the property to PAD would benefit the owner, who stated his interest in a woodworking facility adjacent to his residential property, as well as additional parties interested in locating artistic and cultural practice businesses in Sullivan County.

STAFF RECOMMENDATION

Staff recommends the Bristol Tennessee Municipal-Regional Planning Commission send a favorable recommendation to the Sullivan County Commission for the PAD rezoning request for the following reasons:

- Multiple zoning districts are adjacent, with residential, commercial, and manufacturing uses along Highway 126.
- The PAD District is a new zoning classification in Sullivan County.
- The property is located on Highway 126, which is an arterial roadway.
- The request is supported by the Bristol Tennessee Future Land Use Map.

NEXT STEPS

Staff will communicate the Bristol Municipal Regional Planning Commission's recommendation to the Sullivan County Commission. The Sullivan County Commission is scheduled to hear this request on April 11, 2024.



Heather Moore, AICP
Land Use Planner

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, which 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. *(Approved/Added District on January 11, 2024)*

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

	PMD-2	PMD-1	M-2	M-1	PAD
I. MANUFACTURING ACTIVITIES					
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 – <i>see B-103.4 (approved 01/11/2024)</i>	PC	PC	PC	PC	PC
II. COMMERCIAL ACTIVITIES					
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 Outdoor and Indoor Sport Shooting Ranges (<i>amended on 03/15/10</i>)	PC	PC	PC	PC	X
III. COMMUNITY FACILITY ACTIVITIES					
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 Utility Service	SUP	SUP	SUP	SUP	SUP
E. Extensive Impact Facilities – Limited (<i>see B-104.6 part 6</i>)	PC	PC	PC	X	X
F. Intermediate Impact Facilities (Telecommunication Transmission Facilities – PC approval)	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
IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES					
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
V. ACCESSORY ACTIVITIES					
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

KEY TO INTERPRETING USE CLASSIFICATIONS	
P	= Indicates Permitted Use.
SUP	= Indicates Use Permitted with Supplemental Provisions.
PC	= Indicates Permitted Use on Site Plan Review by the Planning Commission.
O	= Indicates Use Allowable within Special Overlay District (See Article VIII, Section 8-401, <u>ADULT ENTERTAINMENT DISTRICTS</u>)
BZA	= Special Exception of Use after Approval of the Board of Zoning Appeals
NOTES:	
(1)	See Section 5-104.
*Approved Alternative Training Facilities – 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.	

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
I. MAXIMUM LOT COVERAGE BY ALL BUILDINGS (As Percent (%) of Total Lot Area (See amendment##))	N/A	N/A	N/A	N/A	50
II. Maximum Impermeable Surface Ratio (As % of Lot Area)	75	75	75	75	75
III. MINIMUM ZONE LOT REQUIREMENTS					
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
IV. MAXIMUM HEIGHT – 55' (unless approved by the local fire department to be higher)	2 stories	2 stories	2 stories	2 stories	2 stories
V. MINIMUM YARD REQUIREMENTS (in Feet)					
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
NOTES:					
(1) The minimum lot size shall be as required to meet other provisions of this article.					<i>PAD approved on 01/11/2024</i>
(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.

GENERAL NOTES:

- This property is subject to any and all restrictions, zoning, easements, and encumbrances of record whether shown or not shown hereon.
- This survey has been completed without the benefit of a full title curative due diligence.
- Deed References and Adjoining Land Owner Information are provided for reference only and do not constitute a warranty for accuracy shown.
- All Building Setbacks shall conform to the applicable zoning requirements in effect at the time of construction, and the corner line "Track A" from N-1 to N-1.

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that the water supply system, sewerage system, or stormwater system, as shown on this plan, meets the requirements of the Tennessee Department of Environment and the Tennessee Department of Health and is hereby approved as shown.

Date: _____

City Board Director or the State Environmental Specialist

CERTIFICATE OF THE APPROVAL FOR SUBDIVISION ASSIGNMENT

I hereby certify that the subdivision as shown on this plan, as approved as depicted.

Date: _____

Subdividing County Director of Planning and Zoning

CERTIFICATE OF THE APPROVAL FOR RECORDING

I hereby certify that the subdivision as shown on this plan, as approved as depicted, meets the requirements of the Tennessee Department of Environment and the Tennessee Department of Health and is hereby approved as shown.

Date: _____

County Engineer or Sullivan County Commissioner of Highways

CERTIFICATE OF THE APPROVAL OF ERECTOR

I hereby certify that the subdivision as shown on this plan, as approved as depicted, meets the requirements of the Tennessee Department of Environment and the Tennessee Department of Health and is hereby approved as shown.

Date: _____

City Engineer or Sullivan County Commissioner of Highways

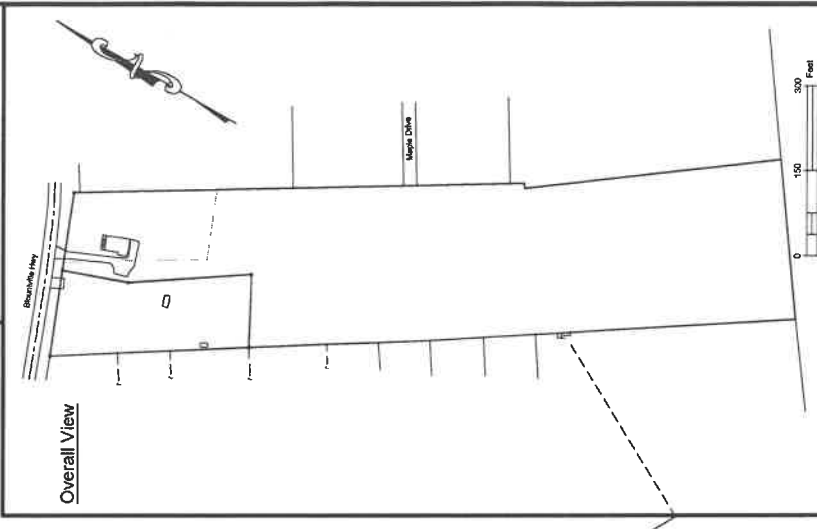
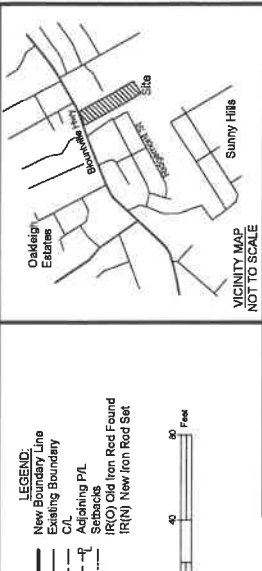
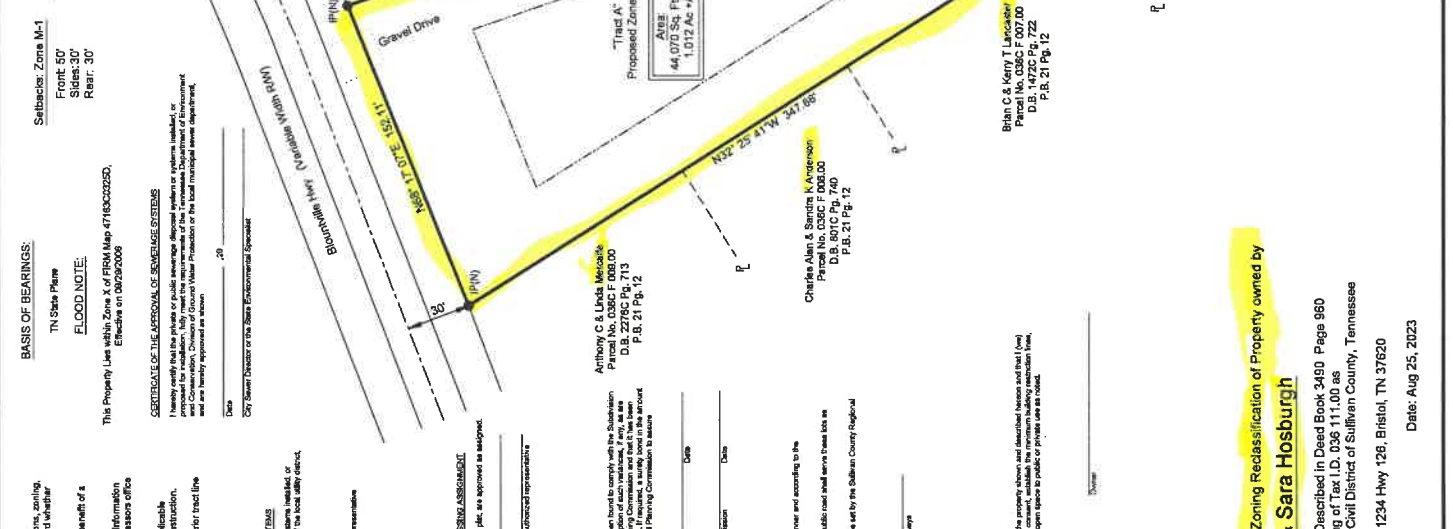
CERTIFICATE OF OWNERSHIP AND DESIGNATION

I hereby certify that the property shown and described hereon is a true and correct copy of the subdivision as shown on this plan, as approved as depicted, and that the requirements have been placed as shown hereon to the satisfaction of the subdivision regulations. No Field Work Performed.

Date: _____

PRELIMINARY (FOR REVIEW)

Tennessee Registered Land Surveyor



HIGHLANDS
SURVEYING AND MAPPING LLC
3645 Oak Chapel Rd. Oakdale Springs, VA 24340
(778) 417-1180 (778) 808-7777
aharris@hmlc.com

SEAL OF THE SULLIVAN COUNTY PLANNING COMMISSION

CERTIFICATE OF ACCURACY:

I hereby certify that this plan shown and described hereon is a true and correct copy of the subdivision as shown on this plan, as approved as depicted, and that the requirements have been placed as shown hereon to the satisfaction of the subdivision regulations. No Field Work Performed.

Date: _____

PRELIMINARY (FOR REVIEW)

Tennessee Registered Land Surveyor

Boundary Line Adjustment and Zoning Reclassification of Property owned by

Noah & Sara Hosburgh

Being all of the Property Described in Deed Book 3490, Page 860 and consisting of Tax I.D. 036 111.00 as Property Located in The 5th Civil District of Sullivan County, Tennessee

Property Address: 1234 Hwy 126, Bristol, TN 37620

Scale: 1"=40'

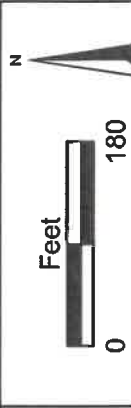
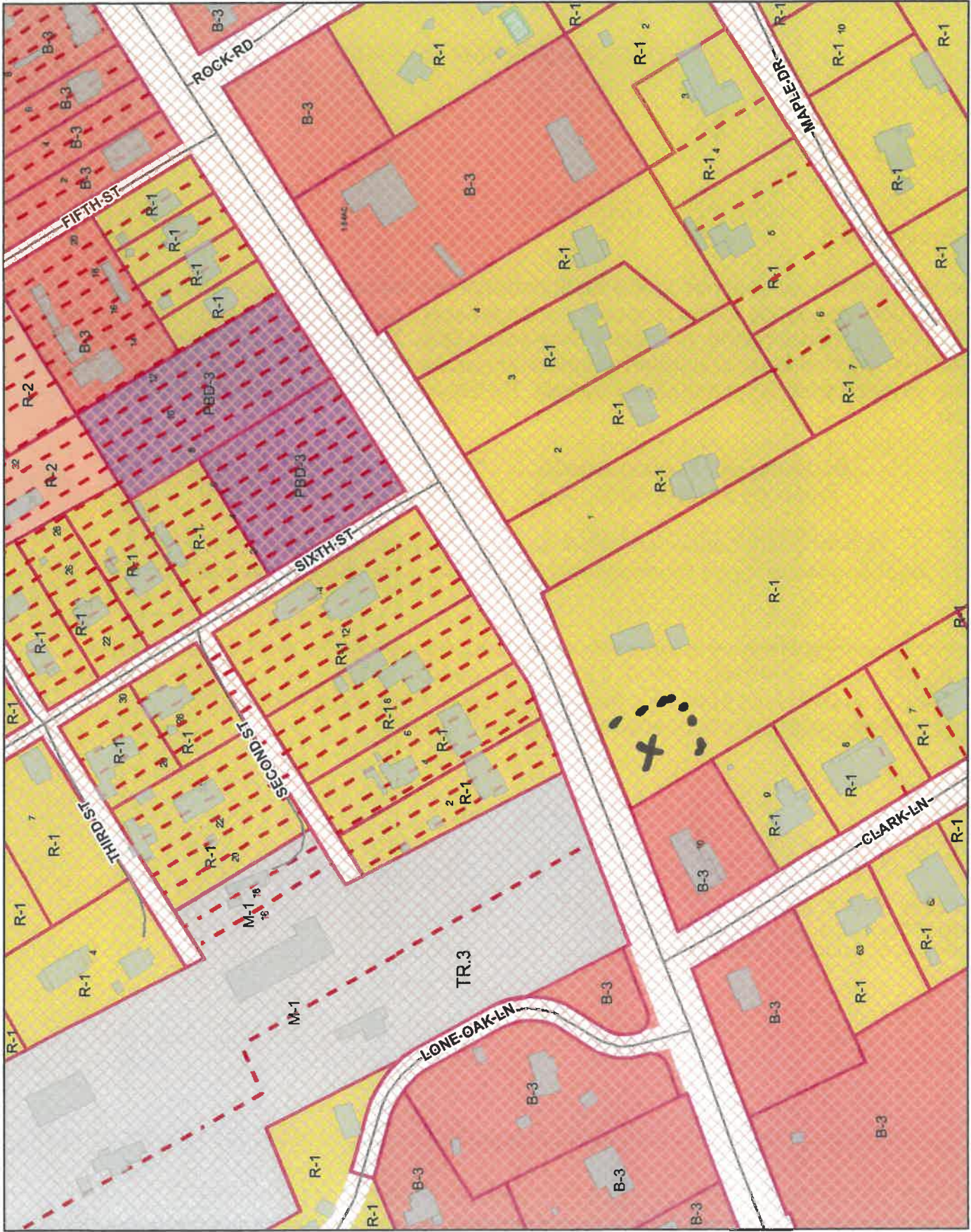
Date: Aug 25, 2023

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.

- Buildings
- Lot Lines
- Parcel Lines (20220325)
- Bristol UGB
- Current 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



SULLIVAN COUNTY

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



NOTICE OF REZONING REQUEST

March 27, 2024

Dear Property Owner:

Please be advised that your neighbors, **Noah & Sarah Hosburgh** have requested a one-acre portion of their property at **1234 Highway 126, Bristol** be rezoned from Single Family Residential (R-1) to Planned Artisan District (PAD) for the purpose of developing a Commercial Woodworking Shop. The property ID is Tax Map 036, part of Parcel 111.00 and the proposed lot is staked with surveying flags for your reference. The remaining 7.7 acres of their property will remain zoned R-1 as their primary residence. The following are the scheduled meeting dates for this request:

Bristol Regional Planning Commission – Thursday, April 4, 2024 at 5:00PM
(held at 104 8th Street, Bristol, TN within the Easley Annex Conference Room)

Sullivan County Commission's Work Session – Thursday, April 11, 2024 at 6:00 PM
(held at the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville within the Commission Room, 2nd Floor)

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 or you may call me directly at 423.279.2603.

Regards,

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

3rd notice - change of time for Bristol Planning



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: February 1, 2024

Property Owner: Stephen Joel Smalling

Address: 436 Highway 150, Jasper TN 37347

Phone number: 423-255-8719 Email: stevejsmalling@outlook.com

Property Identification

Tax Map: 1240

Group: B

Parcel: 013.10

Zoning Map: 26

Zoning District: R-1

Proposed District: B-4

Civil District: 09

Property Location: Highway 11E, Piney Flats TN

Commission District: 5

Purpose of Rezoning: Rezoned from R-1 to B-4, probable sale for commercial purpose

Meetings

Planning Commission: Sullivan County

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

Date: March 19 2024

Time: 6:00 PM

8 yes / 1 absent

Approved:

Denied:

County Commission:

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

Date: April 11 2004

Time: 6:00 PM

Approved: APPROVED 22 YES, 2 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: Stephen J Smalling

Date: 2/1/24

Notary Public: Jenessa Hayes

My Commission Expires:



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

- *The chair read the opening statement regarding the rezoning procedures The Final Public Hearing is Scheduled for April 11, 2024, at 6:00PM During the County Commission Work Session*

F1. REZONING REQUEST FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO B-4 (ARTERIAL BUSINESS)

FINDINGS OF FACT –

Landowner:	Stephen Joel Smalling
Applicants:	same
Representative:	same
Location:	Hwy 11E, Piney Flats
Mailing Address of Owners:	436 Highway 150, Jasper, TN
Civil district of rezoning:	9th
Commission District of rezoning:	5th
Parcel ID:	Tax Map 124O, Group B, Parcel 013.10
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Bluff City Urban Growth Boundary
Existing Land Use of Lot:	vacant
Utility District:	Johnson City Utility District
Public Sewer:	Johnson City Sewer and Bristol City Sewer
Lot/Tract Acreage:	3.37 acres
Flood Plain:	n/a
Existing Zoning:	R-1
Surrounding Zoning:	B-4 county and B-3 city
Proposed Zoning Request:	B-4 Arterial Business
Surrounding Land Uses:	commercial redevelopment and shopping center
2006 Land Use Plan:	Commercial Corridor
Neighborhood Opposition:	none

Staff Field Notes and Findings of Facts:

- The owner is requesting a rezoning of the vacant tract from residential to commercial for the purpose of selling the property for future commercial development.
- While this site is located with Bluff City's Urban Growth Boundary, the city does not have regional planning authority outside of city limits.
- Staff recommends in favor of this request for the following reasons:
 - Conforms to land use plan
 - Conforms to zoning plan
 - Extension of existing B-4 zoning along the Hwy 11E corridor
 - Public utilities in place to support future commercial development

Meeting Notes at Planning Commission:

- *Staff read her report and recommendation.*
- *Steve Smalling and his cousin Brent Howse were present. Mr. Smalling stated that he and his sister own the land and would like to sell the property as commercial. He does not live locally anymore. Mr. Howse stated he owns the adjacent tract which is already zoned B-4 and their plan is to sell both parcels together for future commercial development. Mr. Howse stated that his family paid to have sewer connect to their parcel, so together, these parcels could be developed commercially with access to public water and sewer from Johnson City.*
- *Members discussed the request. Mary Ann Hager stated that this was one of the last residentially zoned parcels on the highway in Piney Flats that was still vacant in this vicinity.*
- *Mary Ann Hager motioned to forward a favorable recommendation to the County Commission for the rezoning request. Darlene Calton seconded the motion and the vote in favor passed unanimously.*

Sullivan County - Parcel: 124O B 013.10



Date: February 29, 2024

County: Sullivan
Owner: SMALLING STEPHEN JOEL &
Address: HWY 11E
Parcel Number: 124O B 013.10
Deeded Acreage: 3.37
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, City of Johnson City, TN, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, 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, Sull Co 911
 Kingsport: Kpl GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

Notice:

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

Lot Lines

Parcel Lines
 (20220325)

Future Growth
 Areas

Commercial

Comm. / Industrial
 Land Use Plan: 2006-2026

Ag / Single Fam
 Res

Ag / Open Space

Neighborhood

Comm

Blountville-Mixed
 Use

General
 Commercial

Corridor
 Commercial

Manufac-Light Ind

High Impact Use

Plan Corridor

Comm

Plan General Comm

Plan Manufac-Lt Ind

Plan Manufac-Hvy
 Ind

Plan Unit Devel

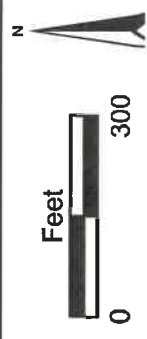
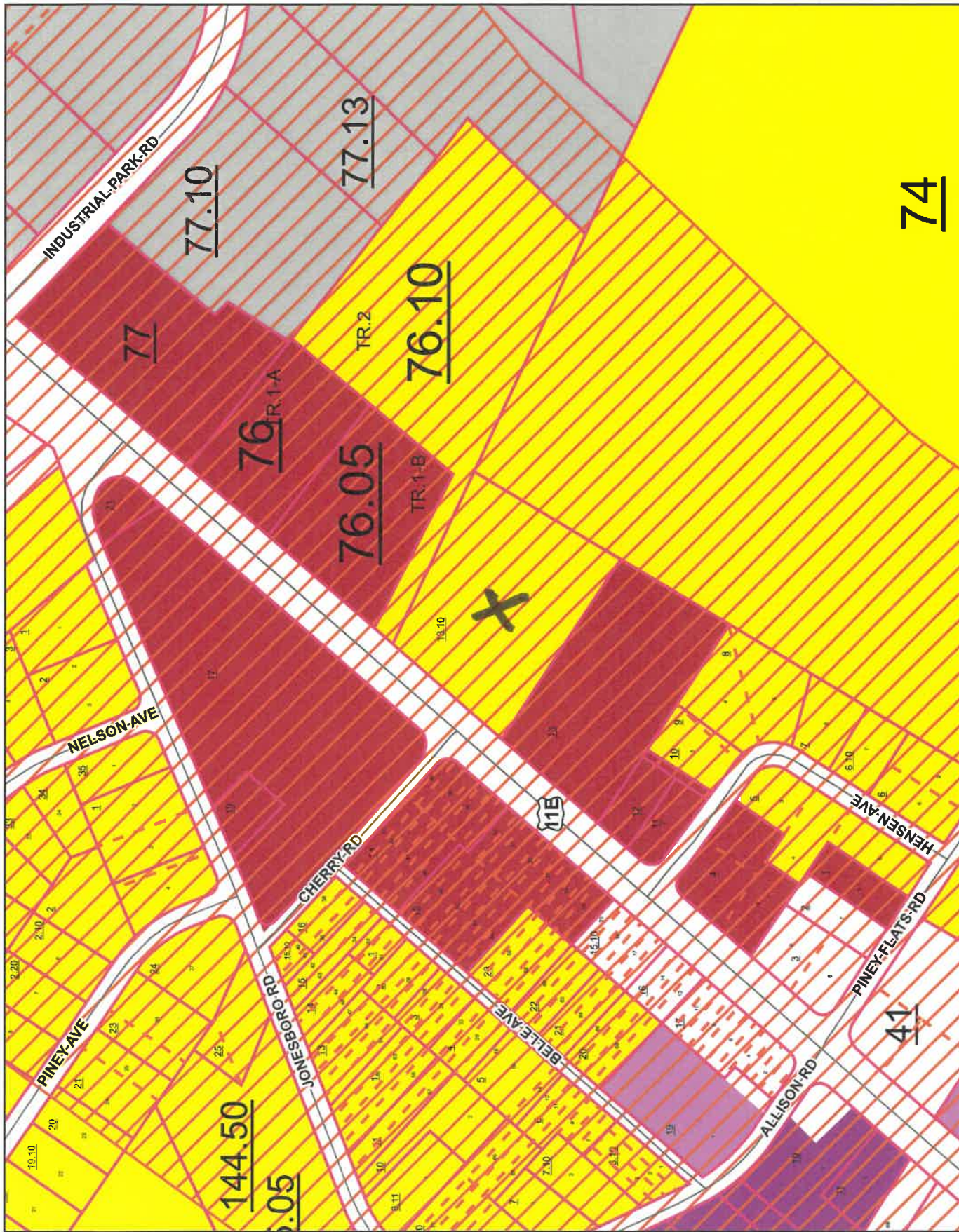
Low Density Res

Medium Density
 Res

High Density Res

Mobile Home Park

Water



Sullivan County, TN
 Planning and Codes Dept.



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

February 28, 2024

Dear Property Owner:

Please be advised that your neighbor, **Stephen Joel Smalling** has requested his property located at along Highway 11E in Piney Flats be rezoned from Single Family Residential (R-1) to Arterial Business (B-4) in order to sell the property in the future. The surround parcels along the highway are currently zoned B-4 as well. Their property ID is Tax Map 124O, Group B, Parcel 013.00. The following are the scheduled meeting dates for this request:

Sullivan County Regional Planning Commission – Tuesday, March 19, 2024 at 6:00PM

(held at the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville within the Commission Room, 2nd Floor)

Sullivan County Commission's Work Session – Thursday, April 11, 2024 at 6:00 PM

(held at the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville within the Commission Room, 2nd Floor)

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 or you may call me directly at 423.279.2603.

Regards,

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

