

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

August 8, 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	5/30/2024	William Rowland	none	yes	yes	Sullivan County	R-3/B-3	all B-3	18th	7th
2										
3										
4										
Voting Summary:										
Name	Case Order	yes	no	pass / abstain	absent	Approved (yes or no)				
Rowland	1	19			5	Yes				
	2									
	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:

ZTA: Zoning Text Amendment

**PETITION TO SULLIVAN COUNTY FOR REZONING**

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

Date: 5/30/24

Property Owner: William Rowland

Address: 3460 Hwy 75 Kingsport, TN 37663

Phone number: 423-444-9908

Email: wejrowland@hotmail.com

**Property Identification**

Tax Map: 107

Group: split zone

Parcel: 026-15

Zoning Map:

Zoning District: R3/B-3

Proposed District: B3

Civil District: 18

Property Location: 3500 Hwy 75, Kingsport TN 37663

Commission District: 7th

Purpose of Rezoning: To allow group assembly and outdoor recreation

(to align with resubdivision plat BK 57, pg 197-198 Lot 42-A

**Meetings** & plat BK 57, 340 updated

Planning Commission: Sullivan County Planning Commission

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

Date: 7-16-24

Time: 6:00 PM

Approved: ✓

Denied: \_\_\_\_\_

**County Commission:**

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

Date: 8-08-24

Time: 6:00 PM

APPROVED 19 YES, 5 ABSENT

Approved: ✓

Denied: \_\_\_\_\_

**DEED RESTRICTIONS**

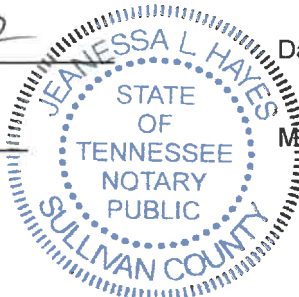
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: William Rowland

Date: 5/30/24

Notary Public: Jessica Hayes

My Commission Expires: 12/28/24



F. ZONING PLAN AMENDMENTS: REZONING REQUESTS OR TEXT AMENDMENTS

THE CHAIR WILL READ THE OPENING STATEMENT ON THE PROCESS FOR HEARING REZONING REQUESTS

F1. REZONING REQUEST FROM B-3/R-3A (HIGH DENSITY RESIDENTIAL) TO B-3 (GENERAL BUSINESS)

FINDINGS OF FACT –

Landowner:	William Rowland
Applicants:	same
Representative:	same
Location:	3500 Hwy 75, Kingsport
Address of Owners:	3460 Hwy 75, Kingsport
Civil district of rezoning:	18 <sup>th</sup>
Commission District of rezoning:	7 <sup>th</sup>
Parcel ID:	Tax Map 107, Parcel 026.15
Subdivision of Record:	Bill Rowland Property Replat, Book 57, page 197-198 lot 4R-A
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Existing Land Use of Lot:	vacant, former Haunted Trail, temporary use
Utility District:	Johnson City Utility District
Public Sewer:	Johnson City Public Sewer on highway
Lot/Tract Acreage:	4.61 acres
Flood Plain:	n/a
Existing Zoning:	B-3 on frontage strip and R-3A above
Surrounding Zoning:	B-3, M-1 and R-3A
Proposed Zoning Request:	B-3
Surrounding Land Uses:	Business, storage lot, vacant
2006 Land Use Plan:	same as zoning plan
Neighborhood Opposition:	none received

Staff Field Notes and Findings of Facts:

- The owner is requesting a rezoning from the split zoning of R-3A/B-3 to all B-3 to align with the most recent combination plat of the highway frontage lots.
- The upper area in question, is very rocky, wooded and difficult to use without having areas for building and parking. The frontage lot, already zoned B-3, would provide the necessary parking and area for a building, while ensuring the remaining tree line on the rear property to be maintained for buffering.
- The tract in consideration for rezoning, was previously used temporarily as a haunted trail during the Halloween season.
- Attached as exhibits included: zoning map, recent combination subdivision plat, land use map, recent pictures of the site taken by staff and the 2023 TDOT aerial image.

Meeting Notes at Planning Commission:

- *No opposition present.*
- *Applicant was confirmed to be present by Chair Mark Webb.*
- *Laura McMillan motioned to send a **favorable** recommendation to County Commission. Steven Hobbs seconded the motion by Laura McMillan. The motion carried unanimously.*



# 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

July 3, 2024

Dear Property Owner:

Please be advised that your adjacent landowner, **William Rowland**, has requested a rezoning of his property located at 3500 Hwy 75, Kingsport, from High Density Residential (R-3) to General Business (B-3) for the purpose of the construction of a group assembly/outdoor recreational facility. This tract is currently split zoned and approximately 4.65 acres and being Tax Map 107, Parcel 026.15. The following are the scheduled meeting dates for this request:

**Sullivan County Regional Planning Commission – Tuesday, July 16, 2024 at 6:00PM**  
*(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2<sup>nd</sup> Floor)*

**Sullivan County Commission's Work Session – Thursday, August 8, 2024 at 6:00 PM**  
*(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2<sup>nd</sup> Floor)*

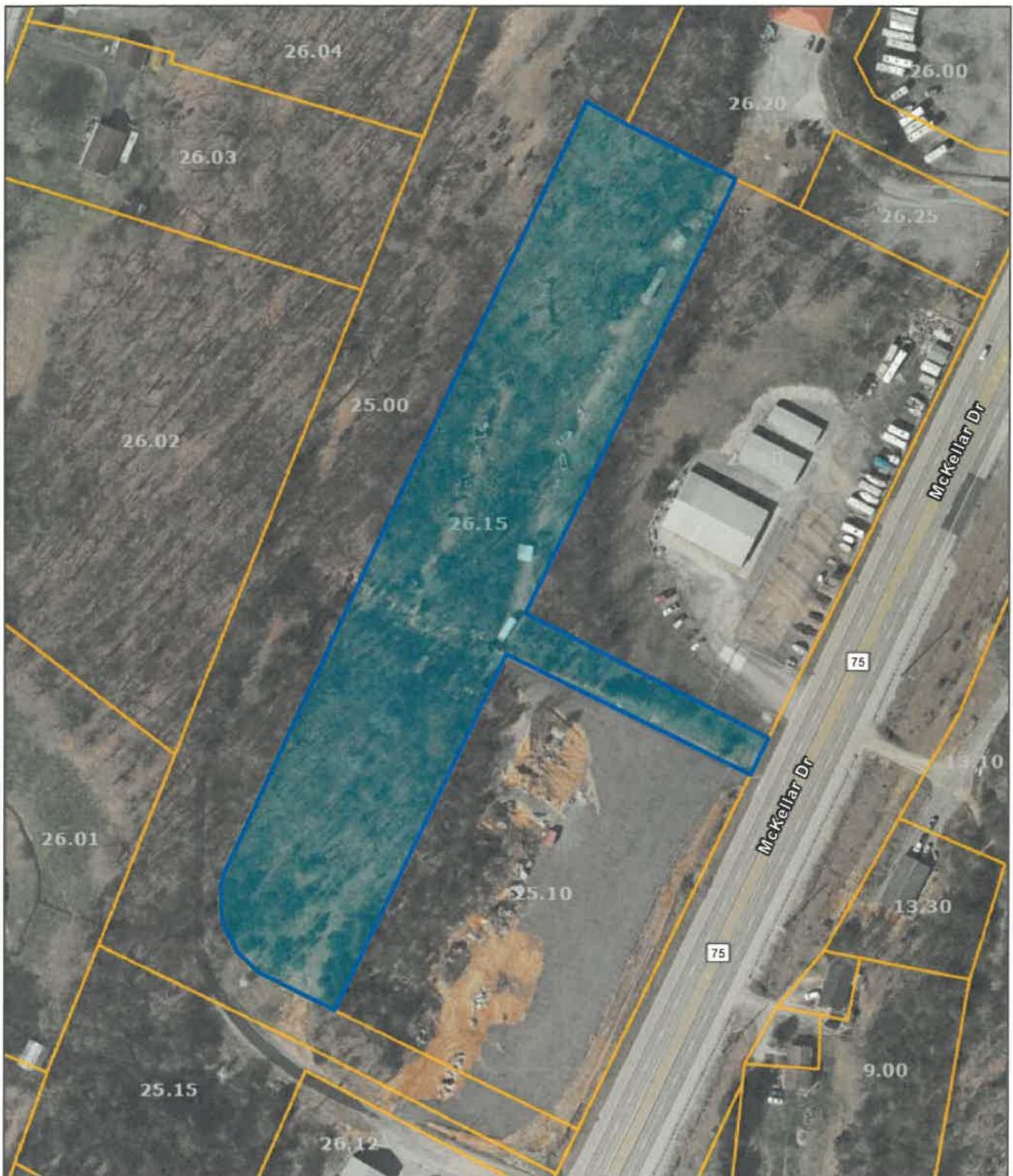
Please let me know if you need any special assistance for these public meetings. The meetings are open to the general public and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office during normal business hours. My email address is [planning@sullivancountyttn.gov](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

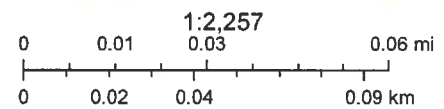


# Sullivan County - Parcel: 107 026.15



Date: December 11, 2023

County: Sullivan  
Owner: ROWLAND WILLIAM E JR  
Address: HWY 75 3500  
Parcel Number: 107 026.15  
Deeded Acreage: 4.65  
Calculated Acreage: 0  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2023



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

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.





# Tennessee Property Viewer



Sullivan (082)

Tax Year 2024 | Reappraisal 2021

Jan 1 Owner

ROWLAND WILLIAM E JR

3460 HWY 75

KINGSPORT TN 37663

Current Owner

3460 HWY 75

KINGSPORT TN 37663

HWY 75 3500

Ctrl Map: 107

Parcel: 026.15

SI: 000

Value Information

Land Market Value: \$10,400  
Improvement Value: \$0  
Total Market Appraisal: \$10,400  
Assessment Percentage: 25%  
Assessment: \$2,600

Subdivision Data

Subdivision:  
BILL ROWLAND PROP REPLAT

Plat Book: 57      Plat Page: 197-198      Block:      Lot: 4R-A

Additional Information

General Information

Class: 00 - Residential  
City #:      City:      Special Service District 2: 000  
Special Service District 1: 000      Neighborhood: A54  
District: 18      Number of Mobile Homes:  
Number of Buildings: 0      Utilities - Electricity: 01 - PUBLIC  
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL      Zoning:  
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Units
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Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/18/2012	\$0	3052	1366	-	-	-

Land Information

Deed Acres: 4.65	Calculated Acres:	Total Land Units: 4.65
Land Code	Soil Class	Units
03 - SMALL TRACT		4.65



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.

County Line

Lot Lines

Parcel Numbers

Parcel Owner

Labels

Parcel Lines

Planned Growth

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

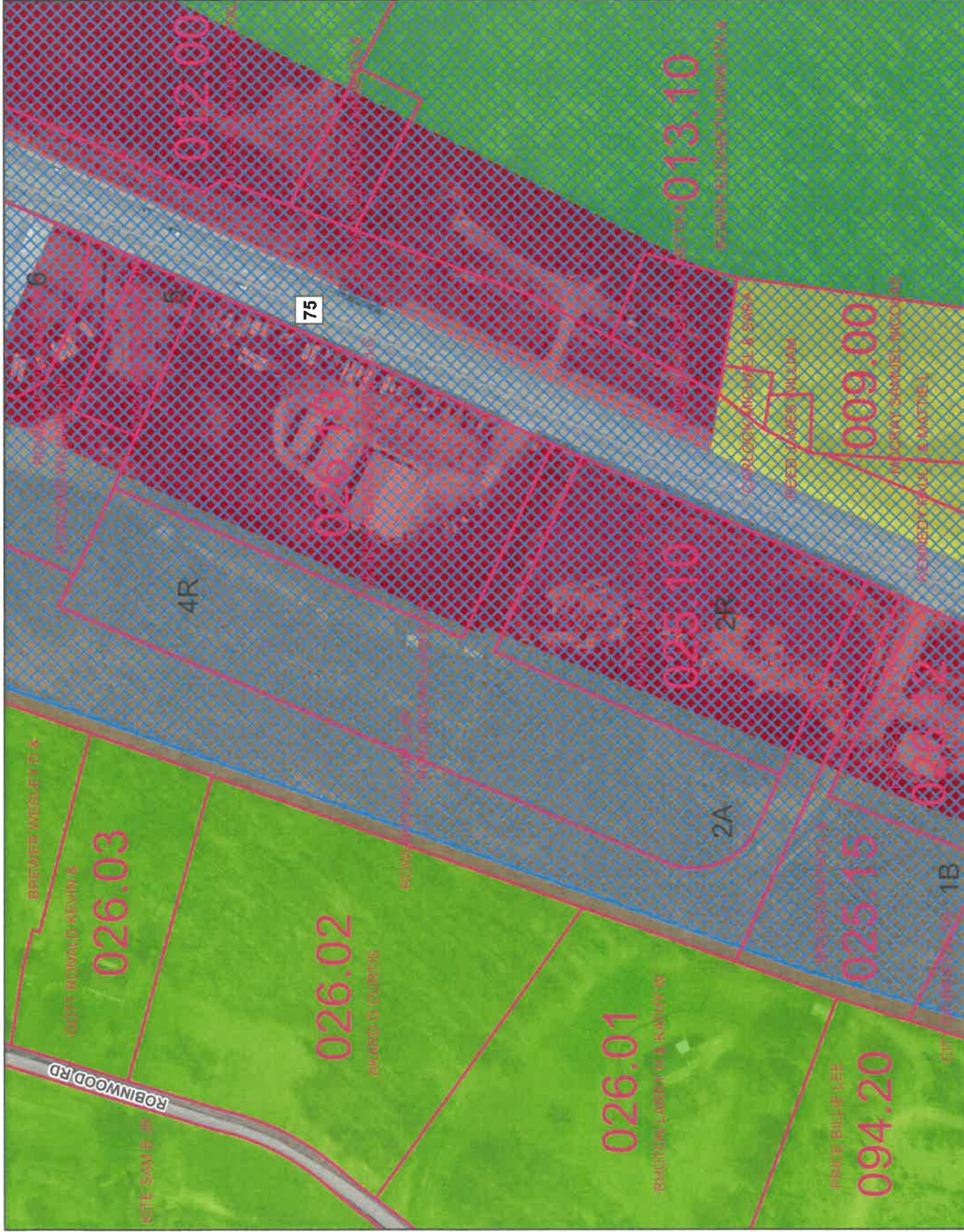
Medium Density

Res

High Density Res

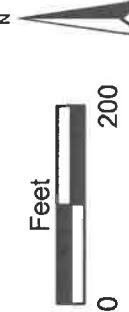
Mobile Home Park

Water



Flood Insurance Rate Map (FIRM) 2007

0.2% Annual Chance Flood Hazard  
Zone A - 1% Base Flood Elevations Determined  
Zone AE - Base Flood Elevations Determined



Sullivan County, TN  
Planning and Codes Dept.





07/10/2024





AIRPORT  
STORAGE

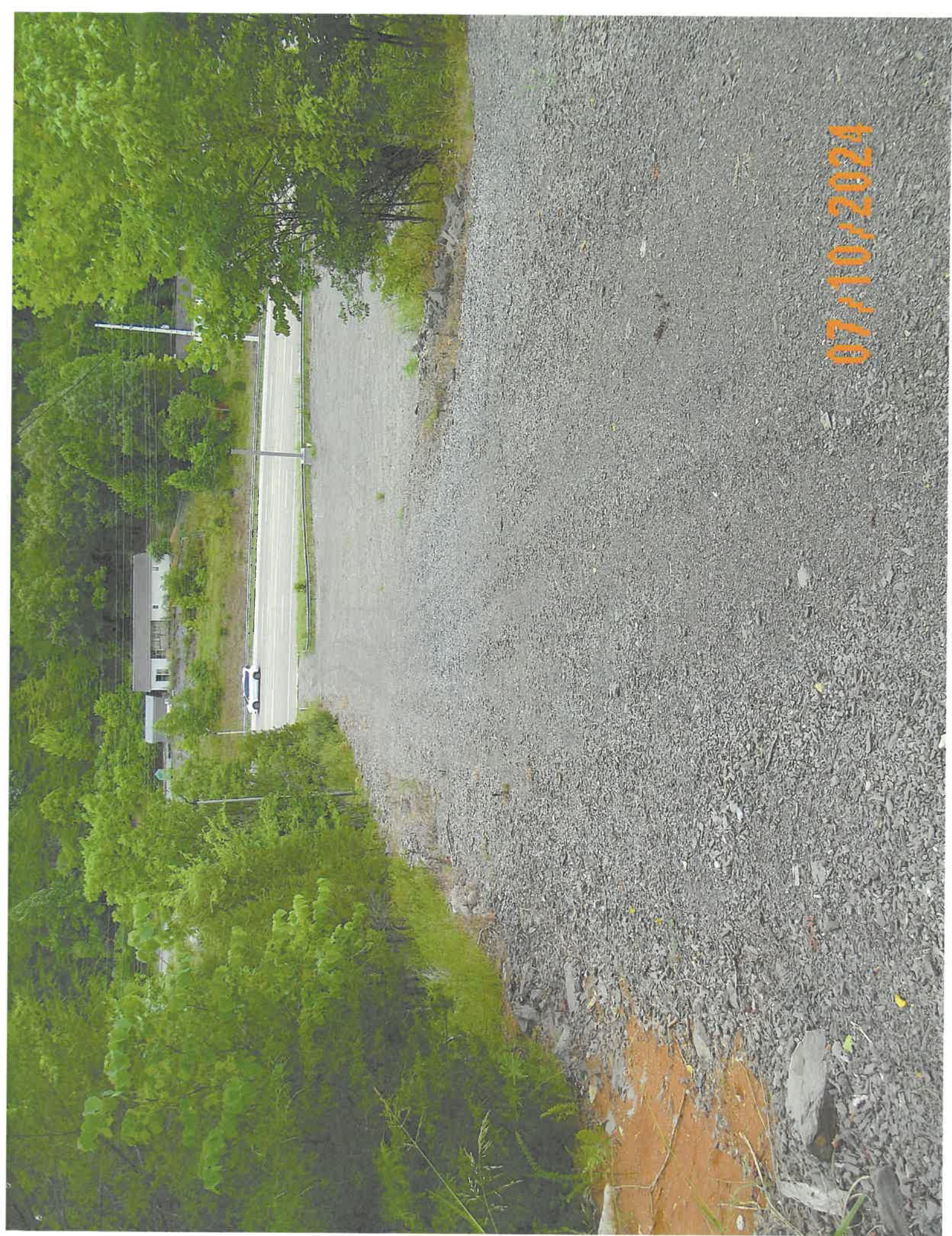
726-2127

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

07/10/2024



07/10/2024





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

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- ☐ County Line
- ☐ Parcel Acres
- ☐ Parcel Numbers
- ☐ Parcel Owner Labels
- ☐ Parcel Lines
- ☐ Kingsport UGB
- Current Zoning**

- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PAD
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- RRC
- Water

