

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

September 12, 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	6/24/2024	Brian Glover	yes	yes	yes	Bristol Regional Planning Commission	A-1	R-2A	22nd	1st
2	6/28/2024	Lloyd & Connie Baker	no	yes	yes	Kingsport Regional Planning Commission	PBDC	R-1	7th	6th
3										
4										
Voting Summary:										
Name	Case Order	yes	no	pass / abstain	absent	Approved (yes or no)				
Glover	1	17			7	YES				
Baker	2	17			7	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

ZTA: Zoning Text Amendment

footnote:

PETITION TO SULLIVAN COUNTY FOR REZONING

Bristol UGB

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: 6-24-24

Property Owner: BRIAN GLOVER
Address: 112 STERLING SPRINGS DR.
JOHNSON CITY, TN 37604
Phone number: (423) 444-6244 Email: BGLOVER+N@GMAIL.COM

Property Identification

Tax Map: 039N Group: A Parcel: 002.00
Zoning Map: 10 Zoning District: A-1 Proposed District: R2A Civil District: SULLIVAN
Property Location: BRISTOL CAVERNS HWY / ANTIOCH BAPTIST CHURCH Commission District: 1ST SULLIVAN
Purpose of Rezoning: REZONE TO DUPLEX

Meetings

Planning Commission: BRISTOL REGIONAL PLANNING COMMISSION

Place: HISTORIC COURTHOUSE, 2ND FLOOR, 3411 HWY 126 BLOUNTVILLE TN

Date: AUGUST 19, 2024 Time: 6:00 PM

Approved: _____ Denied: _____

County Commission: @WORK SESSION / ZONING HEARING

Place: HISTORIC COURTHOUSE 2ND FLOOR COMMISSION CHAMBERS 3411 HIGHWAY 126, BLOUNTVILLE TN

Date: SEPTEMBER 12, 2024 Time: 6:00 PM

Approved: ✓ 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: Brian D. Glover

Date: 6-25-24

Notary Public: Spencer Fierszt

My Commission Expires: November 3, 2032

SPENCER FIERSTZ
Notary Public
State Of South Carolina
My Commission Expires Nov 3, 2032

Ambre Torbett

From: Carty Leonard <cleonard@bristoltn.org>
Sent: Wednesday, September 4, 2024 2:30 PM
To: Ambre Torbett
Subject: **EXTERNAL**Sullivan County Rezoning
Attachments: Staff Report - RZZ24-04 Bristol Caverns Hwy R2A.pdf

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email ***

Ambre,

I have attached a copy of the staff report from last month's Planning Commission meeting. The commission sent a favorable recommendation.

Best,

Carty Leonard
Planner |City of Bristol, TN
Office: 423-989-5518
Email: cleonard@bristoltn.org

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.

Sullivan County Rezoning Recommendation



SUMMARY

Owner/Applicant:
Brian Glover

Location:
1641 Bristol Caverns
Highway

Tax Map (TM):
Sullivan County TM 39N,
Group A, Parcel 2.00

Acreage: 1.45 acres

Zoning:
A-1

Request:
Rezone (within UGB) from
A-1 to R-2A

Recent Land Use:
Institutional

Future Land Use:
Duplex

Water Service:
City of Bristol

Sanitary Sewer Service:
Private

Staff Recommendation:
Send a favorable
recommendation to the
Sullivan County Commission
for this request.

Public Notification:
The notification process is
handled by Sullivan County.
The sign is on the property.

Public Comments:
One call from adjacent
property owner

Planner:
Carty Leonard

BACKGROUND

The property owner, Brian Glover., requested that the approximately 1.45-acre property at 1641 Bristol Caverns Highway be rezoned from A-1 (Low Density/Single-Family Residential District) to R-2A (Medium Density Residential District). The property is located on the north side of Bristol Caverns Highway, to the west of former Holston Valley Middle School. The property is in the eastern end of the Sullivan County Urban Growth Boundary. The purpose of the rezoning, as stated on the application, is to covert the former church into a duplex.

Per Sullivan County Zoning Resolution, the requested R-2A (Medium Density Residential District) is designed to provide suitable areas for single-family and two-family residential development within areas that are predominantly characterized by lowdensity suburban residential development. Bristol Caverns Highway is a collector in Bristol Road Plan.

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 September 12, 2024.



1641 Bristol Caverns Hwy,
Egress on east side



Western end of 1641 Bristol Caverns Highway,
taken from Bristol Caverns Hwy



PREVIOUS ACTIONS

This is the second application for the city's review. On May 20, 2024, an application by the same owner to rezone this property to PBD-SC was considered by the Bristol Planning Commission. The Commission voted to send a negative recommendation on the rezoning request. The application was later withdrawn prior to the Sullivan County Commssion's review of the application.

SPECIFICATIONS

General

The property is in the eastern portion of Bristol's Urban Growth Boundary. It has a rolling topography. The map below includes contour lines at 20-foot intervals. Part of the property is in Flood Zone A.

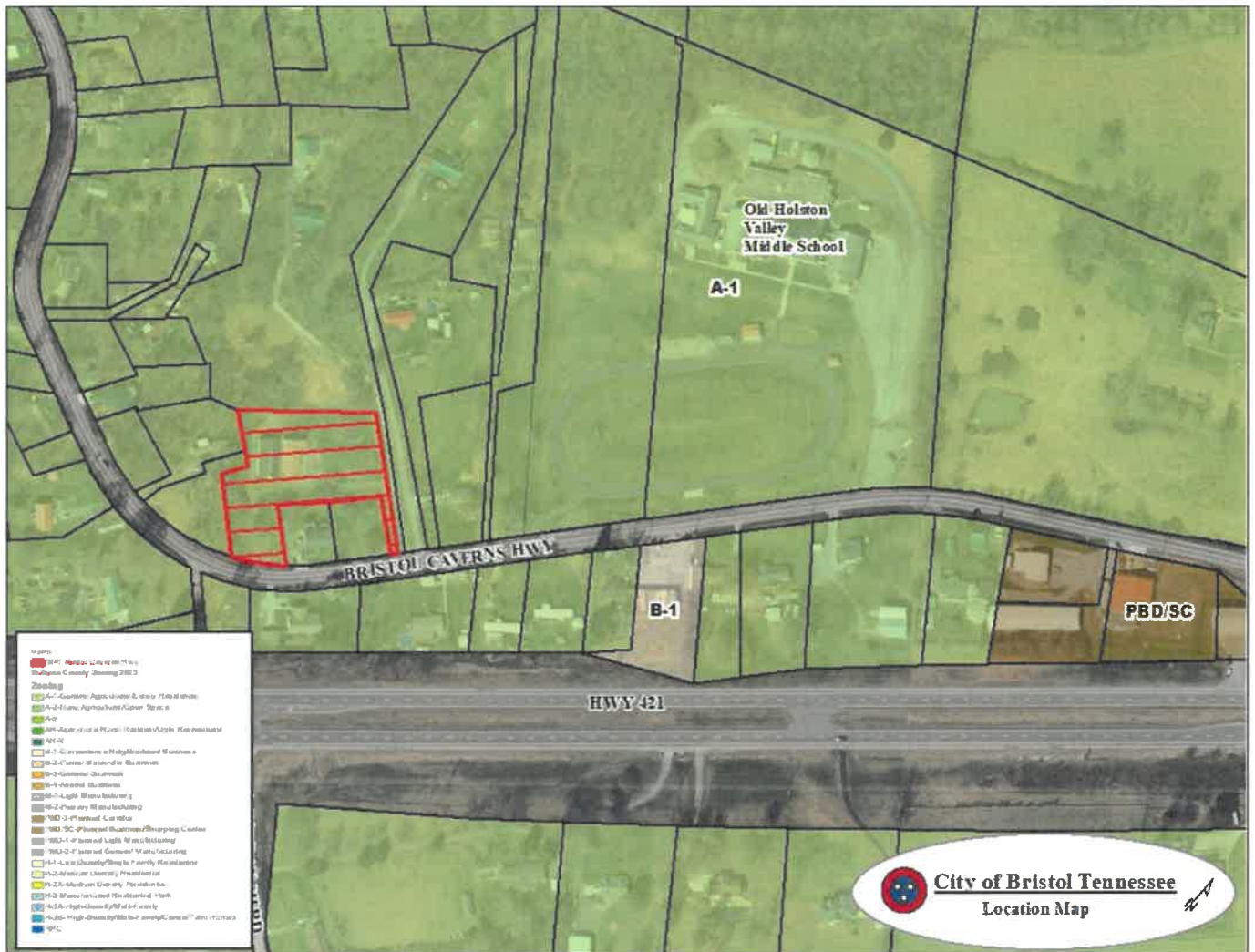


The Public Works Division reviewed the site, and had the following guidance for future development:

1. Water is available through City of Bristol.
2. Sanitary sewer is not available.
3. Access is permitted by TDOT.

Tennessee Property Assessment Data show that the 2,684 square foot church building was constructed in 1997. The church use ended in 2018 or 2019, per conversation with Pastor Davis.

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

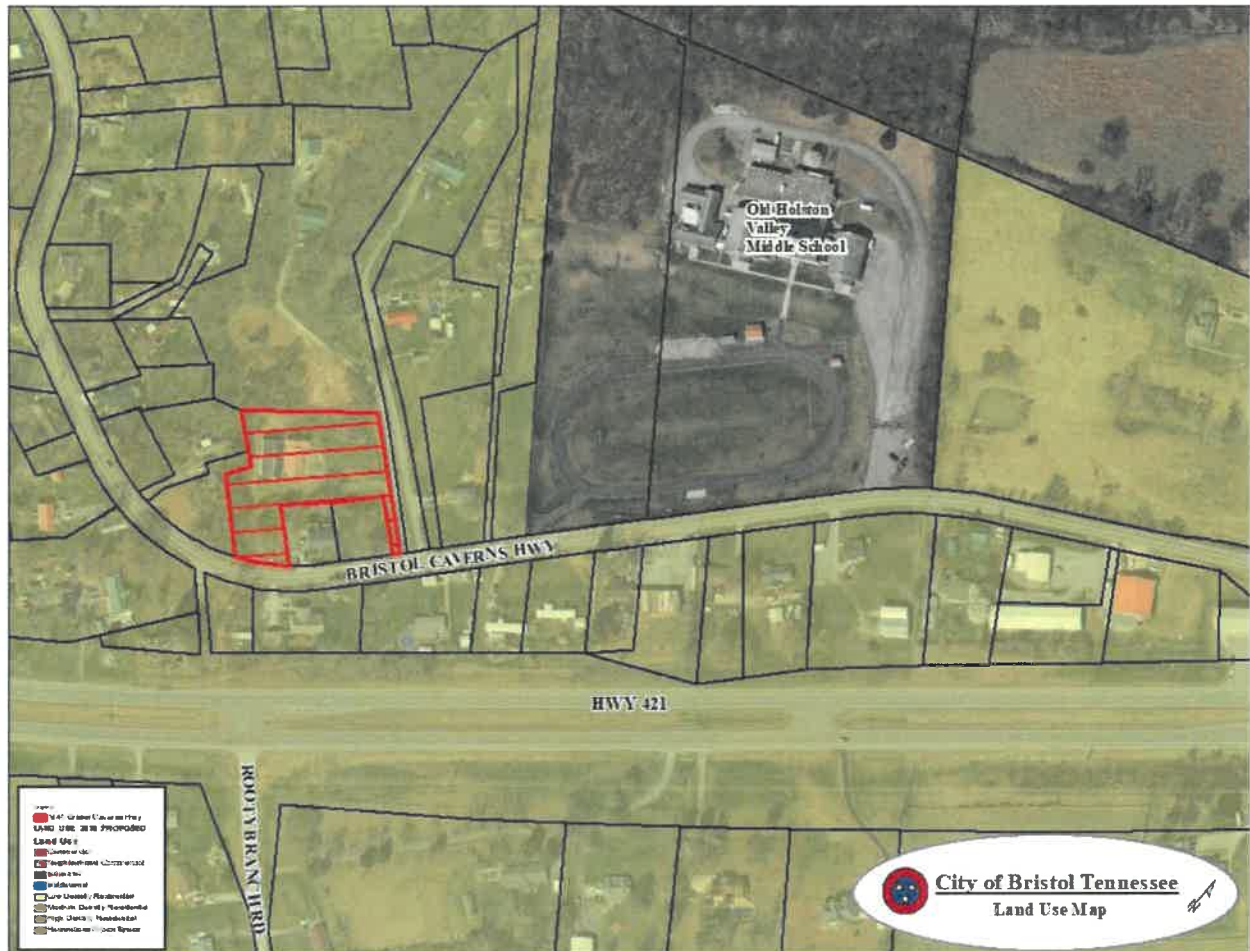


	Existing Zoning	Existing Land Use
Subject Property	Sullivan County A-1 (General Agricultural/Estate Residential)	Residential - Single-family
North	Sullivan County A-1 (General Agricultural/Estate Residential)	Across Bristol Caverns Highway, Vacant and Residential - Single-family
South	Sullivan County A-1 (General Agricultural/Estate Residential)	Vacant and Residential - Single-family
East	Sullivan County A-1 (General Agricultural/Estate Residential)	Residential - Single-family
West	Sullivan County A-1 (General Agricultural/Estate Residential)	Vacant and Mobile home

Residential use or vacant properties surround the subject on all sides. The vacant property between the subject property and Bristol Caverns Highway was purchased by Sullivan County several years ago due to flood drainage issues. A rezoning application from B-1 (Convenience Neighborhood Business District) to A-1 (General Agricultural/Estate Residential District) for the parcel to the immediate west of the subject site along Bristol Caverns Highway was reviewed by this body in 2020, and a positive recommendation on the rezoning was forwarded to the Sullivan County Commission on the request. The minutes for the May 18, 2020, Planning Commission meeting included a basis for the vote as the subject parcel aligned with the residential character of the surrounding properties and the city of Bristol Future Land Use Plan, projecting low density residential use in the area.

Land Use Plan and Policy

The Land Use Map indicates that the site will be developed as low density residential, as shown on the following page. Rezoning the site to R-2A agrees with the Future Land Use Plan and Policy.



ANALYSIS

The surrounding properties are zoned A-1 in this area, and the dominant land use is low density residential in a rural environment. Non-residential and non-agricultural zoning is not located anywhere near the subject site. A B-1 lot appears to be located over 400 feet east across Bristol Caverns Highway. The requested R-2A zoning is not adjacent to the subject, or in close proximity. Because of surrounding residential uses, rezoning this parcel to R-2A would agree with the firmly established residential area. R-2A can be seen as acceptable. It is important to note that if rezoned, any use permissible in the R-2A zone could be placed on the property. R-2A uses allowed include single family, Duplexes, and manufactured homes, to name a few. The R-2A zone does not allow any commercial uses. A full list of the permitted uses for the R-2A and A-1 zones are included.

Following the Planning Commission's review of the previous application in May, staff shared the city's special adaptive reuse with Sullivan County but no option like this exists in Sullivan County yet. Allowing the former church building to be converted into a duplex may allow the utilization of a building that would otherwise fall into despair.

The spot zoning questions must be discussed regarding this rezoning request:

- R-2A Zoning is a use classification different from the adjacent and surrounding area.
- The rezoning would be consistent with the Future Land Use Plan and Policy.
- The reason for the rezoning request is for the benefit of the community and Sullivan County as well as for the property owner.

STAFF RECOMMENDATION

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

- R-2A zoning is a residential use classification similar to the surrounding area, which is mostly single-family residential.
- R-2A zoning agrees with the City of Bristol Future Land Use Plan and Policy, which projects low density residential use for the area.
- The reason for the rezoning request is for the benefit of the community and County as well as the property owner.

REVIEW/APPROVAL PROCESS – 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 September 12, 2024.



Carty Leonard, Planner

TABLE 3-102A
USES AND STRUCTURES ALLOWABLE WITHIN
AGRICULTURAL AND RESIDENTIAL DISTRICTS

PRINCIPAL USES AND ACTIVITIES	A-5 A-2 Or A-1	AR A-RV or RRC	R-1	R-2 R-2A	R-3A R-3B	R-3
I. RESIDENTIAL ACTIVITIES						
A. Permanent						
1. Single-Family Detached Dwelling	P	P	P	P	P/P	P
2. Duplex Dwelling	X	X	X	P	P / X	X
3. Single-Family Attached (condominiums/PUD)	X	X	X	X	SUP*	SUP
4. Multi-Family (apartments and townhouses)	X	X	X	X	SUP/X	SUP
5. Manufactured Home (singlewide mobile home)	Farm /P	P	X	P/X	X	P
6. Manufactured Home Park (2 or more singlewides)	X	X	X	X	X	PC
7. Open Space Residential Development Plan	X / PC/PC	PC	PC	PC	PC	X
<i>* R-3B Districts shall only allow single-family attached and single-family detached homes on an owner-occupied basis.</i>						
B. Semi-Transient						
1. Lodge/Cabin	X	X (RRC only)	X	X	X	X
2. Boarding House	X	X	X	X	X	X
II. COMMUNITY FACILITIES ACTIVITIES						
A. Administrative Services						
1. Government Offices	P	P	P	P	P	P
2. Civil Defense Facilities	P	P	P	P	P	P
3. Court Buildings	P	P	P	P	P	P
4. Fire Department Facilities	P	P	P	P	P	P
5. Police Department Facilities	P	P	P	P	P	P
6. Post Offices	P	P	P	P	P	P
B. Child Care Facilities (5 or more unrelated children)						
1. Childcare Center (13+)	X	X	X	X	PC	X
2. Family Childcare Home (5-7 -see accessory use)	X	SUP	X	SUP	SUP	X
3. Group Childcare Home (8-12, accessory use)	X	SUP	X	X	X	X
C. Community Assembly						
1. Civic, Social, Fraternal and Philanthropic	SUP	SUP	BZA	BZA	BZA	SUP
2. Private (nonprofit) Clubs, Lodges, Meeting Halls, and Community Centers	SUP	SUP	BZA	BZA	BZA	SUP
D. Cultural and Recreational Services Amended 09 17 07 (This section applies to all community services and centers that are non-commercial and owned/managed by a governmental entity, religious or other Not-For-Profit agency/HOA)						
1. Art Galleries (noncommercial)	X	X	X	X	X	X
2. Athletic Associations	X	X	X	X	X	X
3. Libraries (Public/Non-Profit)	P	P	P	P	P	X
4. Museums	P	P	X	X	X	X
5. Parks, Playgrounds and Playfields	SUP	SUP	SUP	SUP	SUP	X
6. Planetariums and Aquariums	SUP	SUP	X	X	X	X
7. Recreation Centers and Gymnasiums (nonprofit)	X	P	X	X	X	X
8. Campgrounds (non-profit)	X	PC	X	X	X	X
9. Swimming Pools, Marinas, and Beaches	SUP	SUP	SUP	SUP	SUP	SUP
10. Yachting Clubs (private)	SUP	SUP	SUP	SUP	SUP	X
11. Zoological and Botanical Gardens (noncommercial)	SUP	SUP	SUP	X	X	X
12. Other Light Recreational Seasonal Uses	X/SUP	SUP in AR only	X	X	X	X
E. Educational Facilities						
1. Public, Parochial and Private Kindergartens, Primary and Secondary Schools	P	P	P	P	P	P

USES Cont.	A-5 & A-2 / A-1	AR/ A-RV / RRC	R-1	R-2/R-2A	R-3A/R-3B	R-3
F. Essential Public Transport, Utility and Communication						
1. Electrical and Gas Distribution Lines	P	P	P	P	P	P
2. Pumping Facilities for Water and Sewer Systems	P	P	P	P	P	P
3. Rights-of-Way for All Modes of Transportation	P	P	P	P	P	P
4. Sewage Collection Lines	P	P	P	P	P	P
G. Extensive Impact Facilities - Limited						
1. Airports, Air Cargo Terminals, Heliports, Helistops and Any Other Aeronautical Device (A-1 and AR only)	X/PC	PC	X	X	X	X
H. Health Care Facilities						
1. Center for Observation and Rehabilitation	X	X	X	X	X	X
2. Hospitals	X	X	X	X	X	X
3. Medical Clinics	X	X	X	X	X	X
I. Intermediate Impact Facilities - Limited						
1. Cemeteries, Columbarium and Mausoleums	P	P	P	P	P	P
2. Colleges, Junior Colleges and Universities (excluding for profit business & technical schools)	X	X	X	X	X	X
3. Marinas and Yacht Clubs (non-profit)	X	X	X	X	X	X
4. Electrical & Gas Substations (excluding Solar/Wind Farms as amended on 02 17 2022)	SUP	SUP	SUP	SUP	SUP	SUP
5. Golf Courses	PC	PC	PC	PC	PC	X
6. Major Mail Processing Centers	X	X	X	X	X	X
7. Radio, Telephone and Television Towers and Telecommunication Transmission Facilities	PC	PC	PC	PC	PC	PC
8. Water Storage Tanks and Facilities	P	P	P	P	P	P
J. Religious Assembly Facilities						
1. Chapels, Churches, Convents, Monasteries, Sanctuaries, Synagogues, Temples and other religious accessory facilities	SUP	SUP	SUP	SUP	SUP	SUP
III. Commercial/Recreational - Limited – Amended 09 17 07						
A. Group Assembly and Commercial Outdoor Recreational Facilities – Limited Uses						
1. Commercial Campgrounds – RVs, Cabins, Campsites SUBJECT to APPENDIX D – By Type	X	PC	X	X	X	X
2. Commercial/Private Golf Courses and accessory uses	P	P	P	P	P	P
3. Commercial Boat Docks, Marinas, and Accessory Boat Rental	X	PC	X	X	X	X
B. Recreational Sport Shooting Range Facilities Indoor and Outdoor Amended 03/15/10 (AR zone only)	X	PC/X/X	X	X	X	X

PETITION TO SULLIVAN COUNTY FOR REZONING

Bristol

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: 6-24-24

Property Owner: BRIAN GLOVER
Address: 112 STERLING SPRINGS DR.
JOHNSON CITY, TN 37604
Phone number: (423) 444-6244 Email: BGLOVER+N@gmail.com

Property Identification

Tax Map: 039 Group: N Parcel: 002.00
Zoning Map: 10 Zoning District: 22A-1 Proposed District: 22 R2A Civil District: 22nd Sullivan
Property Location: BRISTOL CAVERNS HWY / ANTIOCH BAPTIST CHURCH Commission District: 1ST Sullivan
Purpose of Rezoning: REZONE TO DUPLEX

Meetings

Planning Commission: Bristol Regional Planning Commission

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

Date: August 19, 2024 Time: 5:00 PM

Approved: _____ Denied: _____

County Commission: 2nd Work Session / Zoning Hearing

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

Date: September 12, 2024 Time: 6:00 PM

Approved: ✓ APPROVED 17 YES 7 ABSENT
Denied: _____

received via UPS
6/28/24

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: Brian D. Glover

Date: 6-25-24

Notary Public: Spencer Fierszt

My Commission Expires: November 3, 2032

SPENCER FIERSZT
Notary Public
State Of South Carolina
My Commission Expires Nov 3, 2032

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 29, 2024

Dear Property Owner:

Please be advised that your adjacent landowner, Antioch Baptist Church has placed their property up for sale and a proposed buyer, Brian Glover, has requested a rezoning of the church property located on Bristol Caverns Hwy from the existing A-1/General Agricultural Zoning District to a proposed R-2A (Medium Density Residential) for the purpose of remodeling the buildings into a residential duplex. The property is Tax Map 039N Group A Parcel 00200 and is located within Sullivan County but within the Bristol Urban Growth Boundary and Planning Area. Therefore, the Bristol Regional Planning Commission shall first hear this case prior to County Commission consideration. The following are the scheduled meeting dates for this request:

Bristol Regional Planning Commission – Monday, August 19, 2024 at 5:00PM
(To be held at 104 8th Street, Bristol, TN within the Easley Annex Conference Room)

Sullivan County Commission's Work Session – Thursday, September 12, 2024 at 6:00 PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 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

HOWINGTON, ROBERT L &
MICHELE W
2320 ORCHARD RD
SHADY VALLEY TN 37688

MATTE, JOHN G
57 WEAVER ST
BUFFALO NY 14206

SCOTT, JOHNATHAN ROBERT &
ANNA M SMITH
1645 BRISTOL CAVERNS HWY
BRISTOL TN 37620

COLVIN, ROGER D JR
1651 BRISTOL CAVERNS HWY
BRISTOL TN 37620

GROSS, LARRY & ALICE
1642 BRISTOL CAVERNS HWY
BRISTOL TN 37620

HOPKINS, LENORA KIM
1636 BRISTOL CAVERNS HWY
BRISTOL TN 37620

BOLLING, JOSEPH D
C/O KIMBERLY ANN BOLLING
1624 BRISTOL CAVERNS HWY
BRISTOL TN 37620

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 06/28/2024

Property Owner: LLOYD V BAKER & CONNIE D BAKER

Address: 409 S VALLEY VIEW CIR KINGSPOUT TN 37664

Phone number:

Email:

Property Identification

Tax Map: 048M

Group: D

Parcel: 005.00

Zoning Map: 7

Zoning District: PBDSC

Proposed District: R-1

Civil District: 07

Property Location: OLD FALL CREEK RD BLOUNTVILLE TN 37617

Commission District: 6

Purpose of Rezoning: TO ALLOW SINGLE FAMILY RESIDENCE

Meetings

Planning Commission: Kingsport Planning Commission

Place: 415 Broad St, 3rd Floor Board Room

Date: Aug 15 2024

Time: 5:30 PM

Approved: _____

Denied: _____

County Commission:

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

Date: Sept 12 2024

Time: 6:00 PM

Approved: ☒ 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: L V Baker

Date: 7-9-24

Notary Public: Alice C Redwine

My Commission Expires:

5-21-28

LV Baker@charter.net
423-502-0315



Ambre Torbett

To: McMurray, Jessica
Subject: RE: **EXTERNAL**FW: EXTERNAL: Pictures of Baker Property on Old Fall Creek Rd

Ambre,

The Kingsport Planning Commission voted 5-0 to send a POSITIVE recommendation to the Sullivan County Commission to rezone from PBD/SC to R-1.

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

Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE24-0150

Old Fall Creek Road (County Rezoning)

Property Information			
Address	Old Fall Creek Road, Blountville, TN 37617		
Tax Map, Group, Parcel	Map 048M, Group D, Parcel 005.00		
Civil District	7		
Overlay District	n/a		
Land Use Designation	Single-Family		
Acres	3.54+/-		
Existing Use	Commercial	Existing Zoning	PBD/SC (County)
Proposed Use	Single-Family	Proposed Zoning	R-1 (County)
Owner /Applicant Information			
Name: Lloyd V. Baker & Connie D. Baker Address: 409 S. Valley View Circle City: Kingsport State: TN Zip Code: 37664 Phone:		Intent: <i>To rezone from PBD/SC to R-1 to construct a new single-family residence.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons: <ul style="list-style-type: none"> • The zoning change is compatible with the abutting single-family districts • The zoning change matches the city and county Land Use Plans. Staff Field Notes and General Comments: <ul style="list-style-type: none"> • The rezoning site is mostly wooded. • The zoning area consists of 1 parcel and approximately 3.54 +/- acres. • A rezoning to R-1, in staff's opinion, is the most appropriate use for the property. 			
Planner:	Jessica McMurray	Date:	July 18, 2024
Planning Commission Action		Meeting Date:	August 22, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

County Rezoning

ADDRESS

Old Fall Creek Road

DISTRICT

7

OVERLAY DISTRICT

n/a

EXISTING ZONING

PBD-SC (County)

PROPOSED ZONING

R-1 (County)

ACRES

3.54 +/-

EXISTING USE

Vacant

PROPOSED USE

Single-family

INTENT

To rezone from PBD/SC to R-1 to construct a new single-family residence.

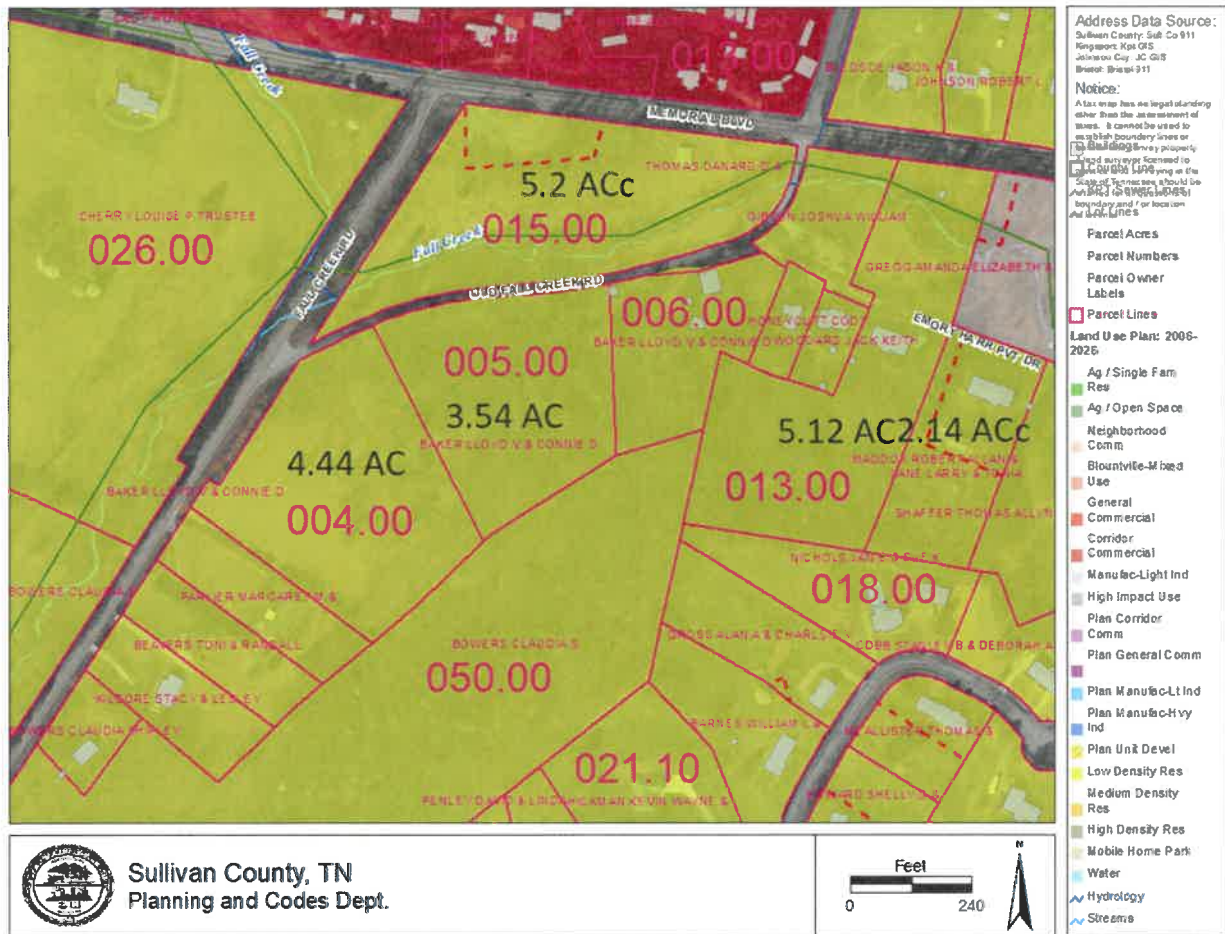
Surrounding Zoning Map (Sullivan County Zoning)



Site Map



Sullivan County Future Land Use – Low Density Residential



City Future Land Use – Single-Family



Old Fall Creek Road (view facing Old Fall Road, North)



Old Fall Creek Road (East)



Old Fall Creek Road (South)



Old Fall Creek Road (West)



Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal abuts current R-1 zoning and it will permit an appropriate use that is compatible with the city and county Future Land Use plan.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. Abutting property is zoned county R-1, Residential District.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** ? Both the city and county land use plans address the rezoning site as appropriate for Single-Family residential development.

Proposed use: R-1, Residential; Single-family

The Future Land Use Plan Map recommends county: low density residential; city: Single-family

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions support approval of the proposed rezoning, as the surrounding parcels are zoned county R-1, Residential and the city and county Future Land Use plans calls for single-family residential.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-1 zone will exist in harmony with the abutting/ existing R-1.

CONCLUSION

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

Full time Agent, Full time CR
FOR SALE by
Brian Givens
423-327-1434
BrianGivens@ATeamPlus.com
 (Office) 423-247-TEAM

NOTICE
This property is being sold
subject to the terms of the
listing agreement.

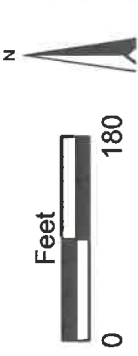
Address Data Source
Sullivan County: Sull Co 911
Kingsport: KOT GIS
Johnson City: JC GIS
Bristol: Bristol 911

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 contacted for all questions of boundary and/or location of lines.

Legend
Parcel Lines
Parcel Acres
Parcel Numbers
Parcel Owner
Parcel Labels
Parcel Lines
Current Zoning

- Lot Lines
- Parcel Acres
- Parcel Numbers
- Parcel Owner
- Parcel Labels
- Parcel Lines
- 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
- Hydrology
- Streams



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 29, 2024

Dear Property Owner:

Please be advised **Lloyd and Connie Baker** have requested the rezoning of their property from Planned Business (PBD/SC) to Single-Family Residential (R-1) for the purpose of building a home. This property is located along Old Fall Creek Road, Blountville and is Tax Map 048M, Group D, Parcel 005.00. This request shall be reviewed by the Kingsport Regional Planning Commission first and then shall be heard by the County Commission. The following are the scheduled public meeting dates for this request:

Kingsport Regional Planning Commission – Thursday, 5:30 PM on August 15, 2024
To be held at Kingsport City Hall, 415 Broad Street, 3rd Floor

Sullivan County Commission – Thursday, 6:00 PM on September 12, 2024
To be held at the Sullivan County Historic Courthouse, Blountville

The County Commission shall hold the public hearing in the Commission Room in the Historic Sullivan County Courthouse, 2nd Floor at 3411 Highway 126, downtown Blountville. Please let me know if you need any special assistance for these public meetings. Both meetings are open to the general public, and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office. My email address is planning@sullivancountyttn.gov or you may call me directly at 423.279.2603.

Regards,

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