

Zoning Plan: Rezoning Requests and/or Zoning Text Amendments

April 10, 2025 - 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: Hayes

[illegible]

* 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

Case #1

R-1 to R-2

Medium Density Residential for Singlewide Mobile Home
Tax Map 013N, Group F, Parcel 008.00

for Jared Louis Goad

Kingsport Regional Planning Commission
voted to send a favorable recommendation
to the County Commission

Kingsport City Urban Growth Boundary
1111 Kinzer Ln, Kingsport

Civil District 11th
Commission District 10th
(Crawford, Stidham)



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: 3-20-2025

Property Owner: Jared Louis Good

Address: 1111 Kinzer Ln

Phone number: 423-367-9120

Email: JaredGood10@gmail.com

Property Identification

Tax Map: 013N

Group: F

Parcel: 008.00

Zoning Map: 6

Zoning District: R-1

Proposed District: R-2

Civil District: 14th

Property Location: 1111 Kinzer Lane

Commission District: 10

Purpose of Rezoning: to allow for single wide

Meetings

Planning Commission: Kingsport

Place: 415 Broad Street 3rd Floor Boardroom

Date: May 15th 2025

Time: 5:30pm

Approved: _____

Denied: _____

County Commission:

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

Date: June 12th 2025

Time: 6:00 PM

Approved: ☒ APPROVED 18 YES, 6 ABSENT

Denied: _____

DEED RESTRICTIONS

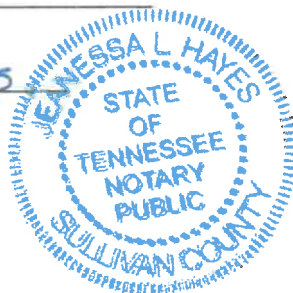
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

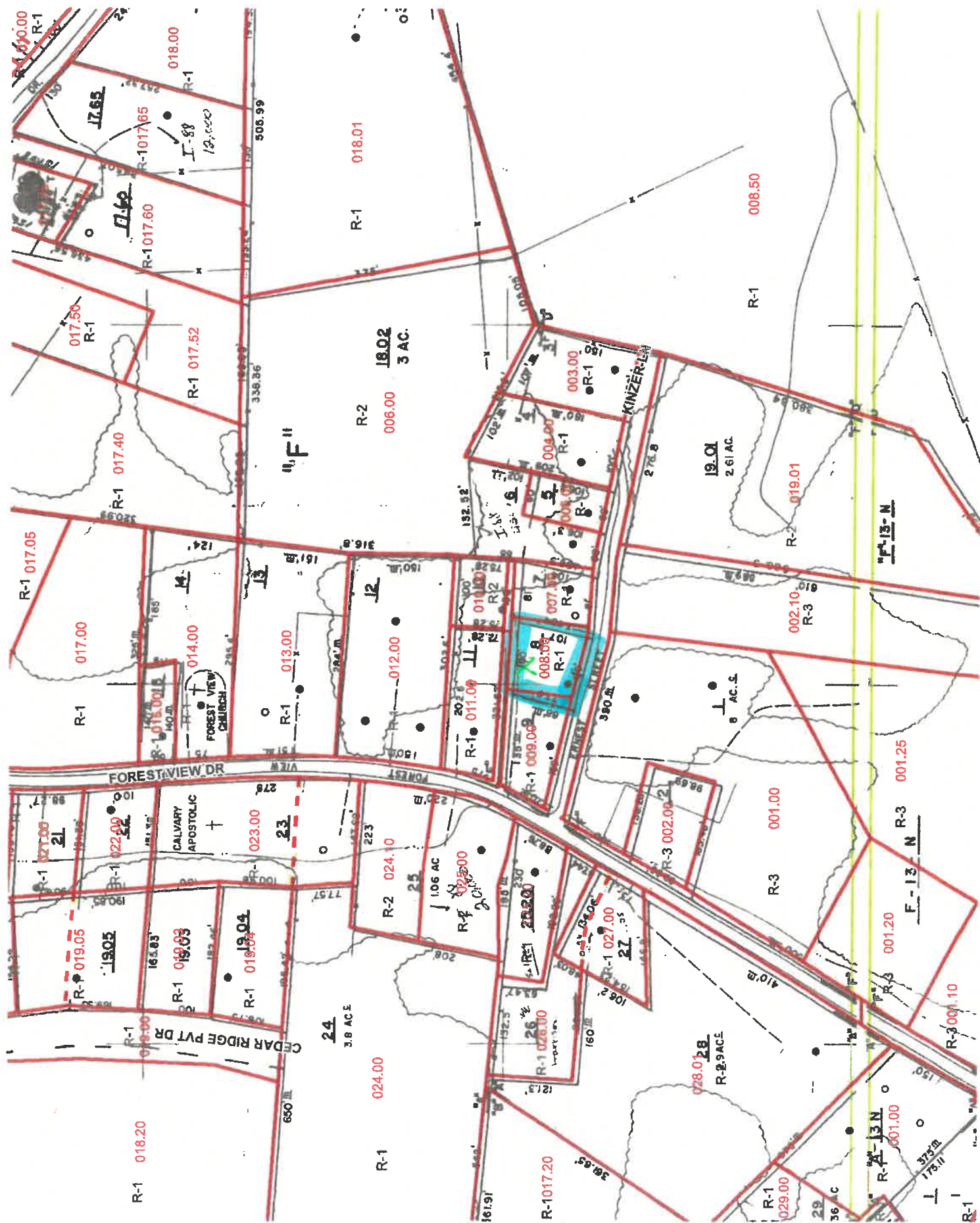
Owner's Signature: [Signature]

Date: 03/20/25

Notary Public: [Signature]

My Commission Expires: 12/28/26



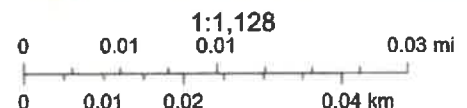


Sullivan County - Parcel: 013N F 008.00



Date: March 20, 2025

County: SULLIVAN
Owner: GORDON MIKE H
Address: KINZER LN 1111
Parcel ID: 013N F 008.00
Deeded Acreage: 0.23
Calculated Acreage: 0.23



Eari Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

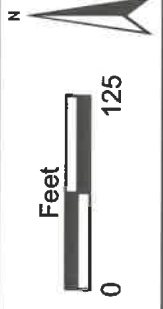
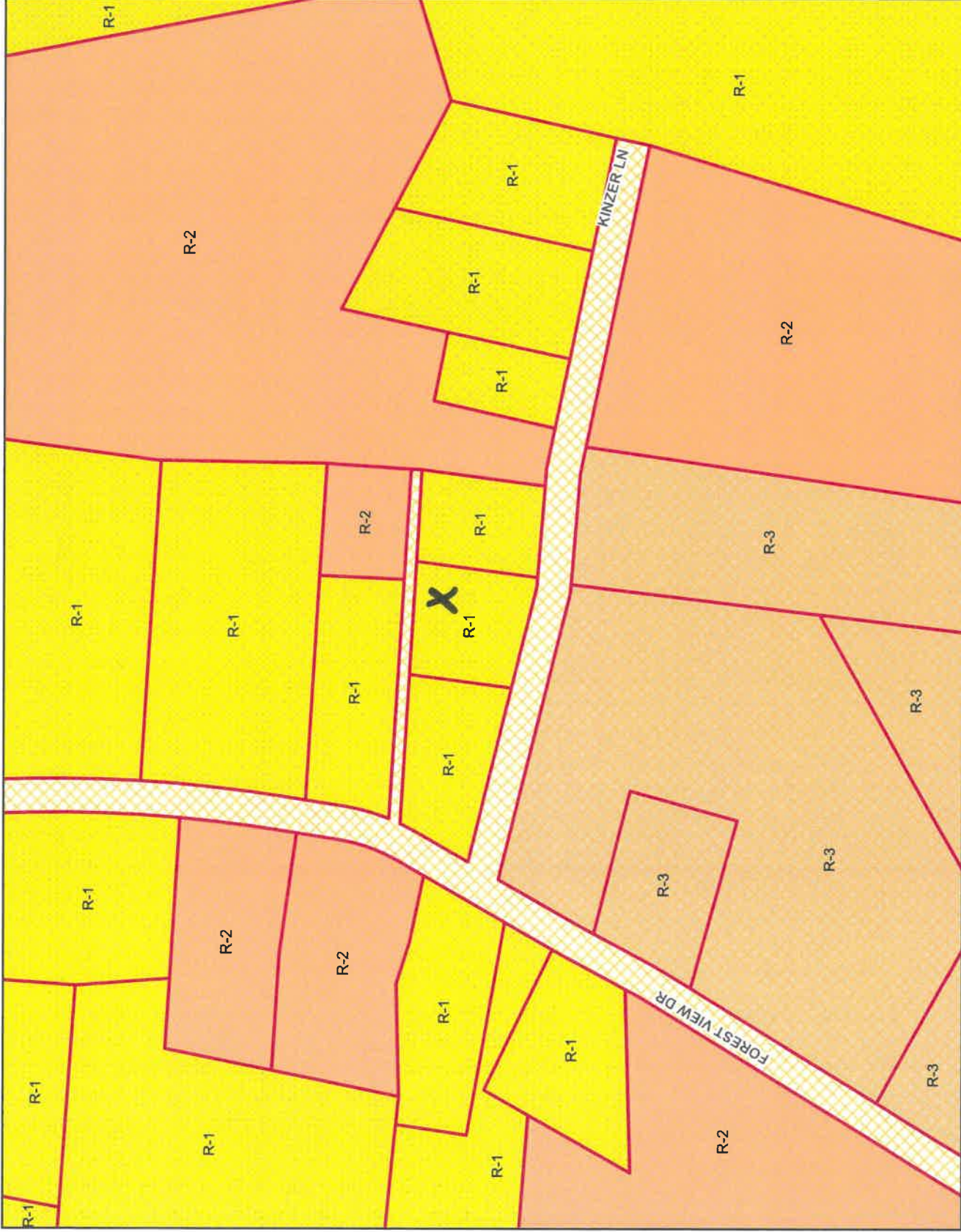
The property lines are compiled from information maintained by your local

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
-  Parcel Lines
-  Kingsport UGB
- Current Zoning**
 -  R-1
 -  R-2
 -  R-3



Sullivan County, TN
Planning and Codes Dept.



Address Data Source:

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

Notice:

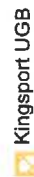
A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.



County Line



Parcel Lines



Kingsport UGB

Land Use Plan:

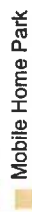
2006-2026



Low Density Res



High Density Res



Mobile Home Park



Sullivan County, TN
Planning and Codes Dept.



KENNEDY GARY &
DEBORAH RANEE
1115 KINZER LN
KINGSPORT TN 37660

KENNEDY REBA
1706 FOREST VIEW DRIVE
KINGSPORT TN 37660

GRIFFITH ARVIL & LOUELLA
% PEGGY L HORNER
306 CHASE CT
MT CARMEL TN 37645

HICKMAN ALLEN
300 ADAMS RD
BLOUNTVILLE TN 37617

HOOD ALLYN
151 CLAY ST
KINGSPORT TN 37660

GADDY KENNETH E
1116 KINZER LN
KINGSPORT TN 37660-6206

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

April 17, 2025

Dear Property Owner:

Please be advised **JARED LOUIS GOAD** has requested the rezoning of his property from Low Density/Single Family Residential District (R-1) to Medium Density Residential District (R-2) for the purpose of placing a singlewide mobile home on the property. This property is located at 1111 Kinzer Ln, Kingsport and being Tax Map 013N, Group F, Parcel 008.00. 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 April 17, 2025
To be held at Kingsport City Hall, 415 Broad Street, 3rd Floor

Sullivan County Commission – Thursday, 6:00 PM on May 8, 2025
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

Sullivan (082)		Jan 1 Owner	Current Owner	KINZER LN 1111		
Tax Year 2024 Reappraisal 2021		GORDON MIKE H	GOAD JARED LOUIS	Ctrl Map:	Group:	Sl:
		PO BOX 3332	1717 FOREST VIEW DR	013N	F	000
		KINGSPORT TN 37664	KINGSPORT TN 37660	Parcel: 008.00		

Value Information

Land Market Value:	\$7,000
Improvement Value:	\$0
Total Market Appraisal:	\$7,000
Assessment Percentage:	25%
Assessment:	\$1,750

Subdivision Data

Subdivision:

MIKE H GORDON SURVEY

Plat Book:	Plat Page:	Block:	Lot:
58	272		

Additional Information

General Information

Class: 00 - Residential	City:
City #:	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: A67
District: 11	Number of Mobile Homes: 0
Number of Buildings: 0	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL	Zoning: R-2
Utilities - Gas/Gas Type: 00 - NONE	

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
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Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.23	Calculated Acres: .23	Total Land Units: 100
Land Code	Soil Class	Units
01 - RES		100.00

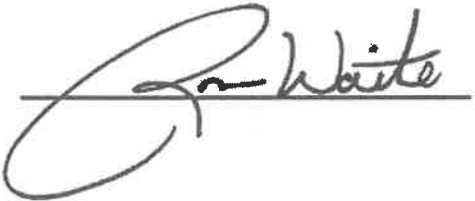
Property Information	1111 Kinzer Lane County Rezoning		
Address	1111 Kinzer Ln.		
Tax Map, Group, Parcel	Tax Map 013N Group F Parcel 008.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Single-Family		
Acres	+/- .23		
Existing Use	Residential	Existing Zoning	R-1
Proposed Use	Residential	Proposed Zoning	R-2
Owner/ Applicant Information			
Name: Jared Goad Address: 1111 Kinzer Ln City: Kingsport State: TN Zip Code: 37660 Phone: (423)367-9120		Intent: To rezone from county R-1 to R-2 for the purposes of allowing for a single-wide on the property.	
Planning Department Recommendation			
The Kingsport Planning Division sending a positive recommendation to Sullivan County Commission for the following reasons: • The zoning change is compatible with the surrounding residential zoning. • The zoning change will appropriately match the areas existing use. Staff Field Notes and General Comments: Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 1111 Kinzer Ln. from R-1 to R-2. The rationale for this recommendation is based upon the subject area being in conformance with the existing land uses of both county and city Future Land Use Plans.			
Planner: Samuel Cooper		Date: April 17, 2025	
Planning Commission Action		Meeting Date	April 17, 2025
Approval:	Yes		
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Affidavit of Publication
TIMES NEWS
701 Lynn Garden Drive • Kingsport
County of Sullivan, State of Tennessee

I, Ron Waite, being duly sworn upon oath, deposes and state that I am the publisher of the Times News, a daily newspaper published in the City of Kingsport, County of Sullivan, in the State of Tennessee. This Legal Notice contains a true and correct copy of what was published in the regular edition of said newspaper, in consecutive issues on the following dates:

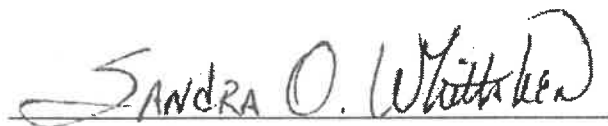
Publication Dates: 04/09/2025

Ad#: 9384

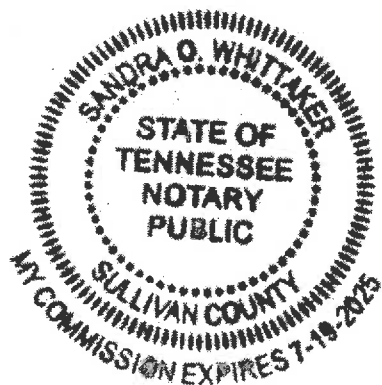


Ron Waite

Signed and sworn to before me
on 04/09/2025



Sandra O. Whittaker - Notary Public
My commission expires: July 19, 2025



PUBLIC NOTICE

The Kingsport Regional Planning Commission shall hold a public meeting on Thursday, April 17, 2025 at 5:30PM within the Board Room of City Hall, located at 415 Broad Street, Kingsport, TN to consider an individual rezoning request from Jared Goad to rezone his property located at 1111 Kinzer Lane, Kingsport from R-1 (Single Family Residential) to R-2 (Medium Density Residential) for the purposed of adding a single wide mobile home on the vacant lot. This parcel is Tax Map 013N, Group F, Parcel 00800 and falls within the Kingsport Urban Growth Boundary.

The Sullivan County Regional Planning Commission has recommended in favor of a Zoning and Building Permit Fee update amendment to Article 12-109 of the Zoning Resolution. This amendment shall also be reviewed by the Bristol Regional Planning Commission on Monday, April 21, 2025 at 5:00PM within the Easley Annex Conference Room of the Development Services Building located at 104 8th Street, Bristol. This amendment shall also be reviewed by the Kingsport Regional Planning Commission also held on April 17, 2025 as noted above.

The final public hearing of the proposed individual property rezoning map amendment and the Zoning Text Amendment shall be heard by the Sullivan County Commission during the Thursday, May 8, 2025 Work Session Zoning Hearing at 6:00PM, which 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 & Codes Department at 423.323.6440 . Copies of the requests are filed in the Sullivan County Planning & Codes Department located next to the courthouse, within the Historic Snow House at 3425 Hwy 126, Blountville, TN. The public is welcome to attend all these meetings.

PUB1T: 4/9/25



Times News • Johnson City Press • The Tomahawk • Erwin Record • Herald & Tribune
Main Office: 701 Lynn Garden Drive Kingsport, TN 37660 • 423-392-1311

Classified Invoice

SULLIVAN CO PLANNING & CODES
3425 TENN. HWY 126
HISTORICAL SNOW HOUSE
BLOUNTVILLE, TN 37617

Acct#:1047408
Ad#:9384
Phone#:423-323-6440
Date:04/04/2025

Salesperson: Ashley Blevins

Classification: Legal Notices

Ad Size: 2.0 x 34.00

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Kingsport Times News	04/09/2025	04/09/2025	1	129.20	129.20
Affidavit	-	-	-	-	5.00
Box Charge	-	-	-	-	5.00
Underline No Charge	-	-	-	-	0.00

Payment Information:

Date: 04/04/2025 Order#: 9384 Type: ACCOUNT:Bill at Expiry

Total Amount: 139.20

Amount Due: 139.20

Thank you for your business.

Ad Copy

Case #2

Zoning Text Amendment: Building Permit/Zoning Compliance Fee Schedule

Sullivan County Regional Planning Commission, and Kingsport Regional Planning Commission voted to send a favorable recommendation to the County Commission. Bristol Regional Planning Commission voted 5-1-3 to send a negative recommendation to the County Commission.

Table 12-109 – Building Permit/Zoning Compliance Fee Schedule

<i>Zoning Compliance Fee Schedule UPDATED AND APPROVED BY COUNTY COMMISSION ON AUGUST 14, 2003. One and Two-Family Residential Building Codes adopted on July 21, 2000 and became effective January 1, 2010; Amended in June 2018 to include SJ Archived Fee per County Commission Resolution; Amended on February 21, 2020 to include plumbing/mechanical permit for remodels. Renewal Fee and Pool Fee amended on May 21, 2020</i>			
	Current	Proposed	3 Dollar Archive Fee
Residential Accessory Structure (Not site built)			
(Gazebo, yard barn, small storage building with no garage doors (roll-up doors ok), detached metal carport, shed)	\$25.00	\$55.00	\$3.00
Residential Accessory Structure (Site built)			
(Gazebo, yard barn, small storage building with no garage doors (roll-up doors ok), detached metal carport, shed)	cost	\$100.00	\$3.00
Residential Plumbing/Mechanical			
Flat rate for replacement/remodel plumbing/mechanical improvements	\$25.00	\$55.00	\$3.00
Pool Permit			
In and above ground pools	\$55.00	\$100.00	\$3.00
Mobile Homes			
On individual lot or per unit within mobile home park	\$75.00	\$100.00	\$3.00
Residential Schedule Cost			
• Modular Homes	\$55.00	\$170.00	\$3.00
• Pool Houses	\$75.00	\$270.00	\$3.00
• Site-Built Homes	\$200.00	\$470.00	\$3.00
• Detached Garage	\$250.00	\$670.00	\$3.00
• Room Additions (Attached Site-Built Carports, Decks, Porches)	\$300.00	\$770.00	\$3.00
	\$350.00	\$870.00	\$3.00
	\$400.00	\$1270.00	\$3.00
	\$450.00	\$1370.00	\$3.00
	\$500.00	\$1470.00	\$3.00
	\$550.00	\$1570.00	\$3.00
	\$600.00	\$1670.00	\$3.00
	\$650.00	\$1770.00	\$3.00
	\$700.00	\$2270.00	\$3.00
	\$800.00	\$2470.00	\$3.00
	\$900.00	\$2670.00	\$3.00
	\$1,000.00	\$3170.00	\$3.00
	\$1,250.00	\$3570.00	\$3.00
	\$1,500.00	\$3970.00 + 1.00 per every 1000.00	\$3.00
	\$1,600.00 and up		
Construction without a building permit application obtained			See above fee schedule
Reinspection Fee			
Demolition Permit	0	\$25.00	\$3.00
	After 2nd fail	n/a	\$100.00
Building Permit Renewal Fee			
Based upon total cost of project or included in new home permit fee			
Flat rate for any expired building permit – more than 6 months in-between inspections and/or 3 years.	\$55.00 for primary structure, \$25 for detached accessory structure	\$55.00	\$3.00

Existing Zoning:	PBD/SC – Planned Business/Shopping Center
Surrounding Zoning:	R-1,R-3, R-2, R-3A, A-1
Proposed Zoning Request:	R-1 and R-3A split
Surrounding Land Uses:	Single Family Subdivision and Townhouses with Commercial along Hwy 11E frontage lots
2006 Land Use Plan:	Low Density Residential
Neighborhood Opposition:	none

Staff Field Notes and Findings of Facts:

- The developers are requesting a rezoning of the existing single-family dwelling from PBD/SC to R-1 (see minor plat for boundary) and the remaining acreage planned for R-3A zoning to allow for an 18-unit Townhouse Condominium Development.
- The developer of the adjoining Condominium Development, Stratford Glen, was also built by Terry Orth Construction.
- The developer's engineer and surveyor have submitted a Concept Plan to meet the Zoning Requirements for such use.
- The Zoning District Map has this parcel spot zoned to PBD/SC in the original zoning plan.
- The Land Use Plan has this designated Low Density Residential; however, due to the construction of the condominium development directly adjacent (NE) the proposed land use would be a continuation of the existing land use. The adjacent condominium development is within the City of Bluff City.
- This area is served by Johnson City Public Utilities and the city has agreed to serve the townhouses for public water and public sewer. Garbage pick-up will have to be contracted out to private disposal service as all county properties have.
- Staff recommends in favor of this rezoning request:
 - the proposed rezoning would conform with existing surrounding land uses;
 - existing commercial zone would allow for incompatible land uses in this residential area;
 - public utilities are approved to support the planned residential development.

Meeting Notes at Planning Commission:

- Chance Street – Gateway Development Representative Present
- Drew Deakins asked Street how many units there would be.
 - Street stated that there would be 18 units.
- Mark Webb asked Street what would be done with the home that is currently on the property.
 - Street stated that the home would be kept on the property as is and sold off. Additionally stating that is is "a nice home."
- Mark Webb asked Street if there would be an access to the property off of Hemlock Ct in the rear.
 - Street stated that it was not a viable option for entry to the property.
- Linda Brittenham stated that the development is "great for Piney Flats."
- Mary Ann Hager made a motion to send a favorable recommendation on to county commission. Linda Brittenham seconded the motion made by Mary Ann Hager. The motion carried unanimously.

F2. FEE SCHEDULE UPDATE: AMENDMENT TO ARTICLE 12-109

Meeting Notes at Planning Commission:

- Linda Brittenham asked, "What does IRC mean?"
 - Staff responded that IRC stands for International Residential Code and that the 2018 IRC is what the county has adopted for building codes. The IRC also provides a fee schedule as a suggestion.
- Drew Deakins made a motion to forward a favorable recommendation on to county commission. Calvin Clifton seconded the motion made by Drew Deakins. The motion carried unanimously.



Outlook

****EXTERNAL**RE: **EXTERNAL**RE: **EXTERNAL**RE: **EXTERNAL**RE: **EXTERNAL**RE: **EXTERNAL**RE: **EXTERNAL**RE: Rezoning Request in Kingsport UGB - KINZER LN 1111 - 013N F 008.00**

From: Cooper, Samuel <SamuelCooper@KingsportTN.gov>
Date: Mon 4/21/2025 3:12 PM
To: Luke Meade <landuse@sullivancountytn.gov>

***** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email *****
It's no bother. Yes, Ken took it before the planning commission this past Thursday, they sent a positive recommendation for all the changes. I remember because Aldermen Mayes had questions about it and Calvin Clifton happened to be there that same night to answer them for him.

Sincerely,

Samuel Cooper
Planner II

SamuelCooper@KingsportTN.gov



415 Broad Street, 2nd floor
Kingsport, TN 37660
www.kingsporttn.gov

From: Luke Meade [mailto:landuse@sullivancountytn.gov]
Sent: Monday, April 21, 2025 3:08 PM
To: Cooper, Samuel <SamuelCooper@KingsportTN.gov>
Subject: Re: **EXTERNAL**RE: **EXTERNAL**RE: **EXTERNAL**RE: **EXTERNAL**RE: **EXTERNAL**RE: Rezoning Request in Kingsport UGB - KINZER LN 1111 - 013N F 008.00

Sam,

Sorry to bother you, but did you happen to take our text amendment back in front of the PC. I know that Ambre had spoken with Ken about it, but I never heard back on it. It would have been dealing with our permit fee schedule.

Best,
Luke



Outlook

****EXTERNAL**Bristol Planning Commission recommendation April 21, 2025 - Fee Schedule text amendment**

From Heather Moore <hmoore@bristoltn.org>
Date Wed 4/23/2025 4:14 PM
To Ambre Torbett <planning@sullivancountytn.gov>; Luke Meade <landuse@sullivancountytn.gov>

 1 attachment (1 MB)
PC Packet April 21 2025.pdf;

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

Good afternoon, Luke and Ambre. Bristol Municipal Regional Planning Commission met on April 21st, 2025, in full attendance (9 present). The Sullivan County Fee Schedule text amendment was reviewed. Discussion took place about the appropriateness of the proposed fee increases, with some commissioners expressing concerns about the cost adjustments. Then **the Commission voted 5-1-3 to send an unfavorable recommendation to Sullivan County Commission (Dr. Webb voted against this; Mr. Akard and Mr. Slagle voted for it; 3 abstained).** Bristol's staff report 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>>
Office: 423-989-5549
Fax: 423-989-5717

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To: Bristol Tennessee Municipal-Regional Planning Commission
From: Heather Moore
Date: April 21, 2025
Subject: Amend Sullivan County Zoning Resolution - Fee Schedule

BACKGROUND

The Sullivan County Planning staff emailed an updated proposed amendment to *Table 12-109 – The Building Permit/Zoning Compliance Fee Schedule* included in the Sullivan County Zoning Resolution on April 2, 2025. The Sullivan County Planning Commission unanimously approved the attached fee schedule update during their March 18, 2025, meeting.

As state law requires, the Bristol Municipal Regional Planning Commission is requested to review and forward a recommendation to the Sullivan County Commission regarding the proposed changes. The Planning Commission recommendation will be forwarded to the Sullivan County Commission for review on May 8, 2025.

PREVIOUS ACTIONS

The Bristol Municipal Regional Planning Commission last reviewed a draft of the Sullivan County fee schedule on November 18, 2024, and previously on October 21, 2024. During the October meeting, the Bristol Planning Commission voted to table a vote on the topic and then voted in November 2024 to send a negative recommendation to the Sullivan County Commission.

PROPOSAL

The proposed text amendment prepared by Sullivan County staff is attached.

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 will hear this request on May 8, 2025, at 6 p.m.

A handwritten signature in black ink, appearing to read "Heather Moore".

Heather Moore, AICP
Land Use Planner

PROPOSED UPDATE - Table 12-109 – Building Permit/Zoning Compliance Fee Schedule

*Zoning Compliance FEE SCHEDULE UPDATED AND APPROVED BY COUNTY COMMISSION ON AUGUST 18, 2003. *One- and Two-Family Residential Building Codes adopted on July 21, 2009 and become effective January 1, 2010; Amended in June 2018 to include \$3 Archival Fee per County Commission Resolution; Amended on February 20, 2020 to include plumbing/mechanical permit for remodels. Renewal Fee and Pool Fee amended on May 21, 2020*

		Current	Proposed	3 Dollar Archive Fee
Residential Accessory Structure (Not site built)	(Gazebo, yard barn, small storage building with no garage doors (roll-up doors ok), detached metal carport, shed)	\$25.00	\$55.00	\$3.00
Residential Accessory Structure (Site built)	(Gazebo, yard barn, small storage building with no garage doors (roll-up doors ok), detached metal carport, shed)	cost	\$100.00	\$3.00
Residential Plumbing/Mechanical	Flat rate for replacement/remodel plumbing/mechanical improvements	\$25.00	\$55.00	\$3.00
Pool Permit	In and above ground pools	\$55.00	\$100.00	\$3.00
Mobile Homes	On individual lot or per unit within mobile home park	\$75.00	\$100.00	\$3.00
Residential Schedule Cost				
- Modular Homes - Pool Houses - Site-Built Homes - Detached Garage - Room Additions (Attached Site-Built Carports, Decks, Porches)	\$1 to 25,000	\$55.00	\$170.00	\$3.00
	\$25,001 to \$50,000	\$75.00	\$270.00	\$3.00
	\$50,001 to \$100,000	\$200.00	\$470.00	\$3.00
	\$100,001 to \$150,000	\$250.00	\$670.00	\$3.00
	\$150,001 to \$200,000	\$300.00	\$770.00	\$3.00
	\$200,001 to \$250,000	\$350.00	\$970.00	\$3.00
	\$250,001 to \$300,000	\$400.00	\$1270.00	\$3.00
	\$300,001 to \$350,000	\$450.00	\$1370.00	\$3.00
	\$350,001 to \$400,000	\$500.00	\$1470.00	\$3.00
	\$400,001 to \$450,000	\$550.00	\$1570.00	\$3.00
	\$450,001 to \$500,000	\$800.00	\$1670.00	\$3.00
	\$500,001 to \$600,000	\$1,000.00	\$1870.00	\$3.00
	\$600,001 to \$700,000		\$2070.00	\$3.00
	\$700,001 to \$800,000		\$2270.00	\$3.00
	\$800,001 to \$900,000		\$2470.00	\$3.00
	\$900,001 to \$1,000,000		\$2670.00	\$3.00
	\$1,000,001 to \$1,250,000		\$3170.00	\$3.00
	\$1,250,001 to \$1,500,000		\$3570.00	\$3.00
	\$1,500,001 and up		\$3970.00 + 1.00 per every 1000.00	\$3.00
Construction without a building permit application obtained	Permit fee is doubled (minus initial Archive fee)	See above fee schedule		
Reinspection Fee	After 2 nd fail	0	\$25.00	\$3.00
Demolition Permit	Based upon total cost of project or included in new home permit fee	n/a	\$100.00	\$3.00
Building Permit Renewal Fee	Flat rate for any expired building permit – more than 6 months in-between inspections and/or 3 years.	\$55.00 for primary structure. \$25 for detached accessory structure	\$55.00	\$3.00
Sign Permit	Per structure (wall and freestanding)	\$25.00	\$55.00	\$3.00

Temporary • Tent / Seasonal Use Permit • Construction/Office Permit	Fireworks sales, Christmas Tree sales, Temporary Construction Office. etc. (commercial zones)	\$300.00	\$300.00	\$3.00
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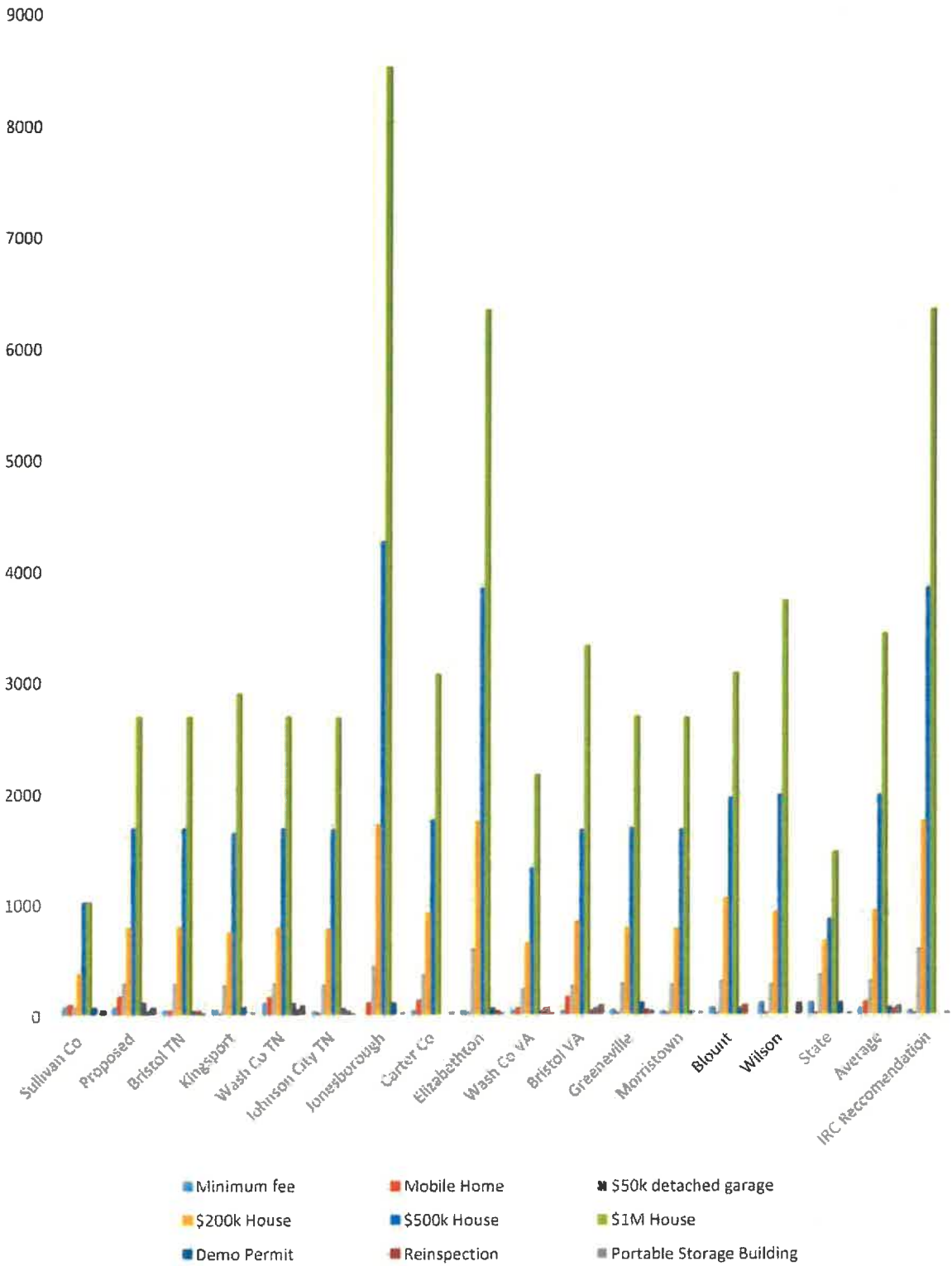
Commercial /Industrial / Non-Residential	Based upon total cost of project (grading, utilities, construction)	Current	Proposed	3 Dollar Archive Fee
	\$1 to 25,000	\$100.00	\$170.00	\$3.00
	\$25,001 to \$50,000	\$100.00	\$270.00	\$3.00
	\$50,001 to \$100,000	\$200.00	\$470.00	\$3.00
	\$100,001 to 150,000	\$200.00	\$670.00	\$3.00
	\$150,001 to 200,000	\$200.00	\$770.00	\$3.00
	\$200,001 to 250,000	\$400.00	\$970.00	\$3.00
	\$250,001 to 300,000	\$400.00	\$1270.00	\$3.00
	\$300,001 to 350,000	\$600.00	\$1370.00	\$3.00
	\$350,001 to 400,000	\$600.00	\$1470.00	\$3.00
	\$400,001 to 450,000	\$600.00	\$1570.00	\$3.00
	\$450,001 to 500,000	\$600.00	\$1670.00	\$3.00
	\$500,001 to 600,000	\$1000.00	\$1870.00	\$3.00
	\$600,001 to 700,000	\$1000.00	\$2070.00	\$3.00
	\$700,001 to 800,000	\$1000.00	\$2270.00	\$3.00
	\$800,001 to 900,000	\$1000.00	\$2470.00	\$3.00
	\$900,001 to 1,000,000	\$1000.00	\$2670.00	\$3.00
	\$1,000,001 to 1,250,000	\$1000.00	\$3170.00	\$3.00
	\$1,250,001 to 1,500,000	\$1000.00	\$3570.00	\$3.00
	\$1,500,001 2,000,000	\$1000.00	\$3970.00	\$3.00
	\$2,000,001 to 5,000,000	\$1000.00	\$6970.00	\$3.00
	5,000,001 and up	\$1000.00	\$6970.00+1000 per additional 1,000,000.00	\$3.00
Multi-Family Residential – per unit	Includes Apartments	\$55.00	\$55.00	\$3.00
Construction without a building permit application obtained	Permit fee is doubled (minus initial Archive Fee)	See above fee schedule		

Copies of published documents	Zoning books, Subdivision Regulation, Plans	\$5.00	\$10.00	\$3.00
Copies of individual public records	Copies of your property tax map or permit record	Complimentary	Complimentary	
Copies of public records	Requires completed form per Records Commission	\$5.00	\$10.00	\$3.00
Board of Zoning Appeals Application	Includes requests for Setback Variances, Special Exceptions or Administrative Appeals	\$50.00	\$100.00	\$3.00
Rezoning Request	Per application or group application with common plan			
	A-1, A-2, A-5, R-1, R-2, R-2A, R-3, R-3A, R-3B	\$100.00	\$200.00	\$3.00
	B-1, B-2, B-3, B-4, PBD, PBD-3, PUD, M-1, M-2, PMD-1, PMD-2, AR, A-RV, RRC	\$250.00	\$350.00	\$3.00
Request for Deferral (BZA or Rezoning)		\$40.00	\$100.00	\$3.00
Special Called Meetings (BZA or Planning Commission)			\$250.00	\$3.00

Zoning Confirmation Letter		\$25.00	\$3.00
Home Occupation Application		\$25.00	\$3.00
Major Subdivision Plat		\$100.00+\$20.00 per lot	\$3.00
Site Plan Review		\$300.00	\$3.00

APPROVED 14 YES, 4 NO, 6 ABSENT

Local Jurisdictions



Fee	Sullivan Co	Pratt	Bristol TN	Kingsport	Wash Co	Johnson City	Thomsonborough	Carter Co	Elizabeth	Wash Co VA	Bristol VA	Greeneville	Morrisstown	Blount	Wilson	State	Average	Recommendation
Minimum fee	58	58	25	37	100	15	24	25	25	25	30	15	50	100	100	43,846	25	
Mobile Home	78	153	25	Cost Based	150	Cost Based	100	125	Cost Based	50	150	Cost based	Cost Based	Cost Based	Cost Based	Cost Based	103.88	Cost Based
\$50k detached garage	58	273	270	253	270	260	345	345	577	224	250	270	260	290	264	350	289.94	577
\$200k House	353	773	770	728	770	760	902	902	1727	638	828	770	760	1040	914	650	925.5	1727
\$500k House	1003	1673	1670	1628	1670	1660	1743	1743	3827	1309	1654	1670	1660	1940	1964	850	1963.9	3827
\$1M House	1003	2673	2670	2878	2670	2660	8500	3052	6327	2151	3307	2670	2660	3065	3714	1450	3412.4	6327
Demo Permit	58	103	25	57	260	50	100	3052	50	25	25	100	15	50	3714	100	58.083	
Reinspection	25	25	25		40	25			25	50	50	35		75			40.625	
Portable Storage Building	28	58	Cost Based	Cost Based	75	Cost Based	Cost Based	Size Based	Cost Based	Cost Based	75	25	Cost Based	100	Cost Based	Cost Based	68.75	Cost Based
			Charges additional fee for CO	Includes \$7 technology fee for each permit				Fees include \$50 stormwater CO fee		Includes additional fee 10% for plumbing, HVAC, and Gas and	Includes additional fee (5% of permit fee) for plumbing			Mobile homes are cost based unless inside park, then \$40	Rezoning \$600	Min cost of construction calculation \$60.57/sqft		
								Based on square footage, fees above assume 200K=100 sqft, 500K=2500 sqft		Reinspect on charged after 2 fails	\$50 1st reinspect on, \$75 for second, \$100 for 3rd			Reinspect on fee after 1st fail	Charges 0.70/sqft + \$214 (stormwater fee), Fees listed above were calculated assuming	Homes include \$100 fee for plumbing & Mech		
			Demo permit is cost based, Minimum \$25	Demo permit is cost based, Minimum \$100						Demo permit is cost based, Minimum \$25	Demo permit is cost based, Minimum \$25		Demo permit is cost based, Minimum \$15		Remodels are \$0.30 per sqft, minimum \$100	State permits are used locally in Hawkins County		
															Charges 0.10/sqft + \$214 (stormwater fee). Detached garage fee calculated assuming \$100	Demo permit is cost based, Minimum \$100		

Sullivan County vs average

