

Case #1

B-3 to R-1

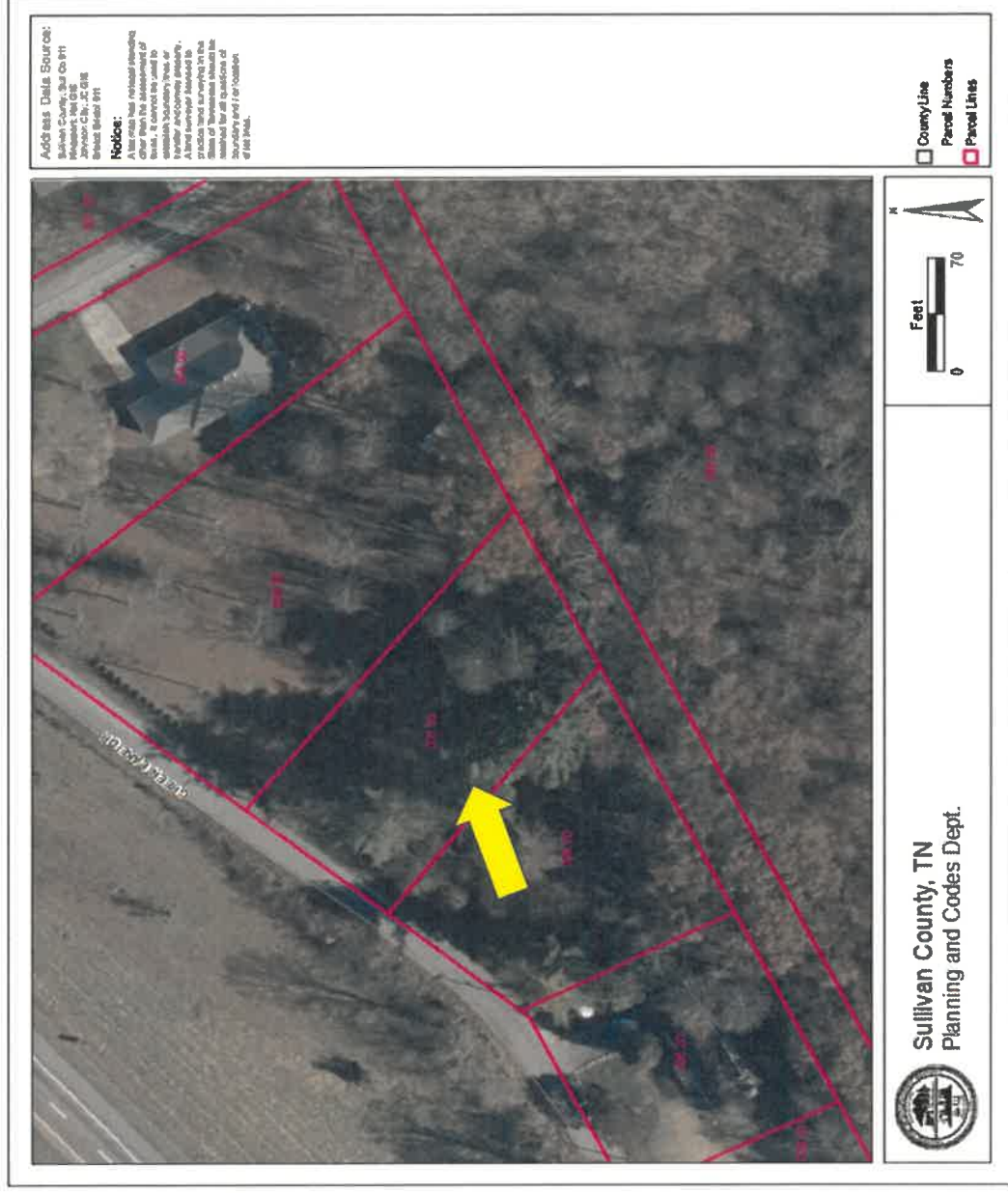
General Business Service District to Single Family Residential for the purposed of adding a single-family home on the vacant lot
Tax Map 092L, Group C, Parcel 005.00

for David and Brenda Byerly

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

Kingsport City Urban Growth Boundary
1624 Green Lake Dr, Kingsport

Civil District 14th
Commission District 7th
(Jones, Ward)



PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: May 19, 2025

Property Owner: David and Brenda Byerly

Address: 1624 Green Lake Dr, Kingsport, TN 37663

Phone number: 423-282-0343

Email: dbatenns@yahoo.com

Property Identification

Tax Map: 092L

Group: C

Parcel: 005.00

Zoning Map:

Zoning District: B-3

Proposed District: R-1

Civil District: 14

Property Location: 1624 Green Lake Dr, Kingsport, TN 37663

Commission District: 7

Purpose of Rezoning: To have the same zoning as other lots in this subdivision

Meetings

Planning Commission:

Place: Kingsport Planning Commission 415 Broad St 3rd FL Boardroom

Date:

Time: 6:00 PM

Approved: _____

Denied: _____

County Commission:

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

Date: 8/14/2025

Time: 6:00 PM

Approved: ☒ APPROVED 18 YES 6 NO

Denied: _____

DEED RESTRICTIONS

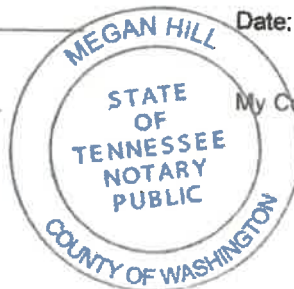
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: _____

Date: May 19, 2025

Notary Public: _____

Megan Hill



My Commission Expires: 08/03/2026

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/11/2024	\$25,000	3625	2766	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
6/22/2023	\$0	3564	1126		QC - QUITCLAIM DEED	-
4/7/1955	\$0	0157A	00452		-	-

Property Information	1624 Green Lake Drive Rezoning		
Address	1624 Green Lake Dr. Kingsport, TN 37663		
Tax Map, Group, Parcel	Tax Map 092L, Group C, Parcel 005.00		
Civil District	14 th Civil District		
Overlay District	N/A		
Land Use Designation	B-3		
Acres	+/- .5		
Existing Use	Vacant	Existing Zoning	B-3
Proposed Use	Residential	Proposed Zoning	R-1
Owner/ Applicant Information			
Name: David and Brenda Byerly Address: 1624 Green Lake Dr. City: Kingsport State: TN Zip Code: 37663 Phone: (423)-282-0343		Intent: To rezone from county B-3 to R-1 for the purposes of allowing a modular home to be built on the parcel.	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • The zoning change is compatible with the surrounding residential zoning. • The zoning change will appropriately match the areas existing use. <p>Staff Field Notes and General Comments:</p> <p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 1624 Green Lake Drive from county B-3 to R-1. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.</p>			
Planner: Samuel Cooper		Date: 6/19/2025	
Planning Commission Action		Meeting Date	6/19/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Sullivan County Zoning Code

4. **B-3, General Business Service District** - This district is designed to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; drive-in stores; eating and drinking places, financial institutions; and offices. The uses in this district service a broad market spectrum and, therefore, ease of automotive access is a requirement. However, it is not intended that this district permit uses, which generate large volumes of truck traffic. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. Appropriate open space between commercial and agricultural or residential areas is required. New B-3 districts should be located near or be contiguous with existing commercial districts along arterial or major collector routes.

5. **R-1, Low Density/Single-Family Residential District** - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

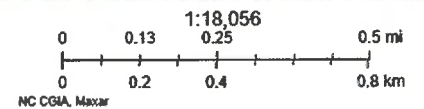
1624 Green Lake Dr. Vicinity Map



5/22/2025, 4:07:31 PM

Urban Growth Boundary
Municipal Boundary
KINGSPORT

MT CARMEL	JOHNSON CITY
CHURCH HILL	Demolition Liens



Web AppBuilder for ArcGIS

Web AppBuilder for ArcGIS

1624 Green Lake Dr. Sullivan County Zoning Map



1624 Green Lake Dr. Future Land Use



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Sullivan County Parcels Jan 2023

Parcels

Streets

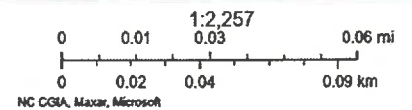
Interstate
Expressway

Major Arterial
Minor Arterial
Collector Street
Local Street
Private Street
Ramp
Future Land Use
Agri/Vacant
Industrial

Multi-Family
Public
Retail/Commercial
Single Family
Industrial

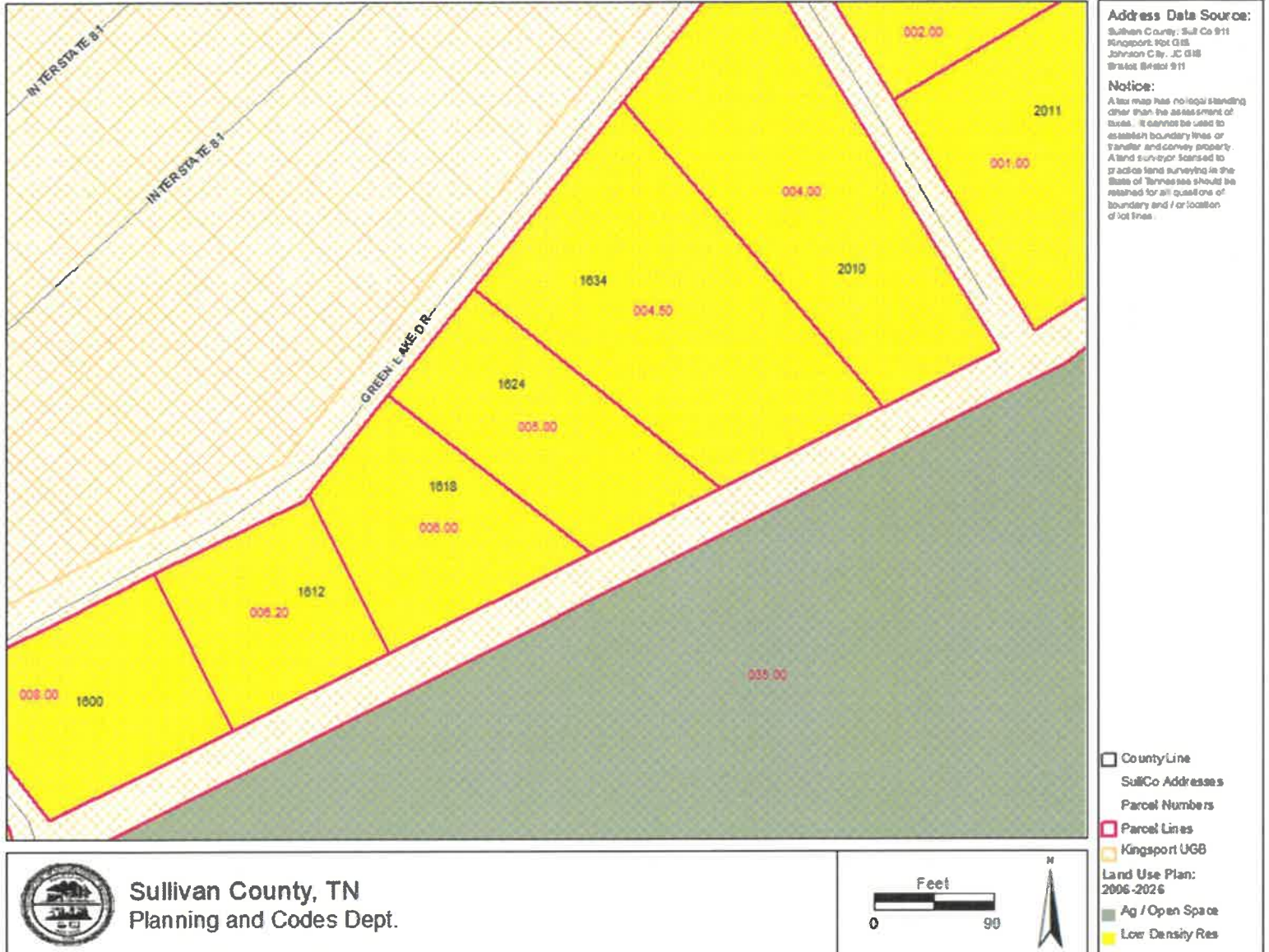
Single and Multi-Family
Utilities
Urban Growth Boundary
Municipal Boundary
KINGSPORT

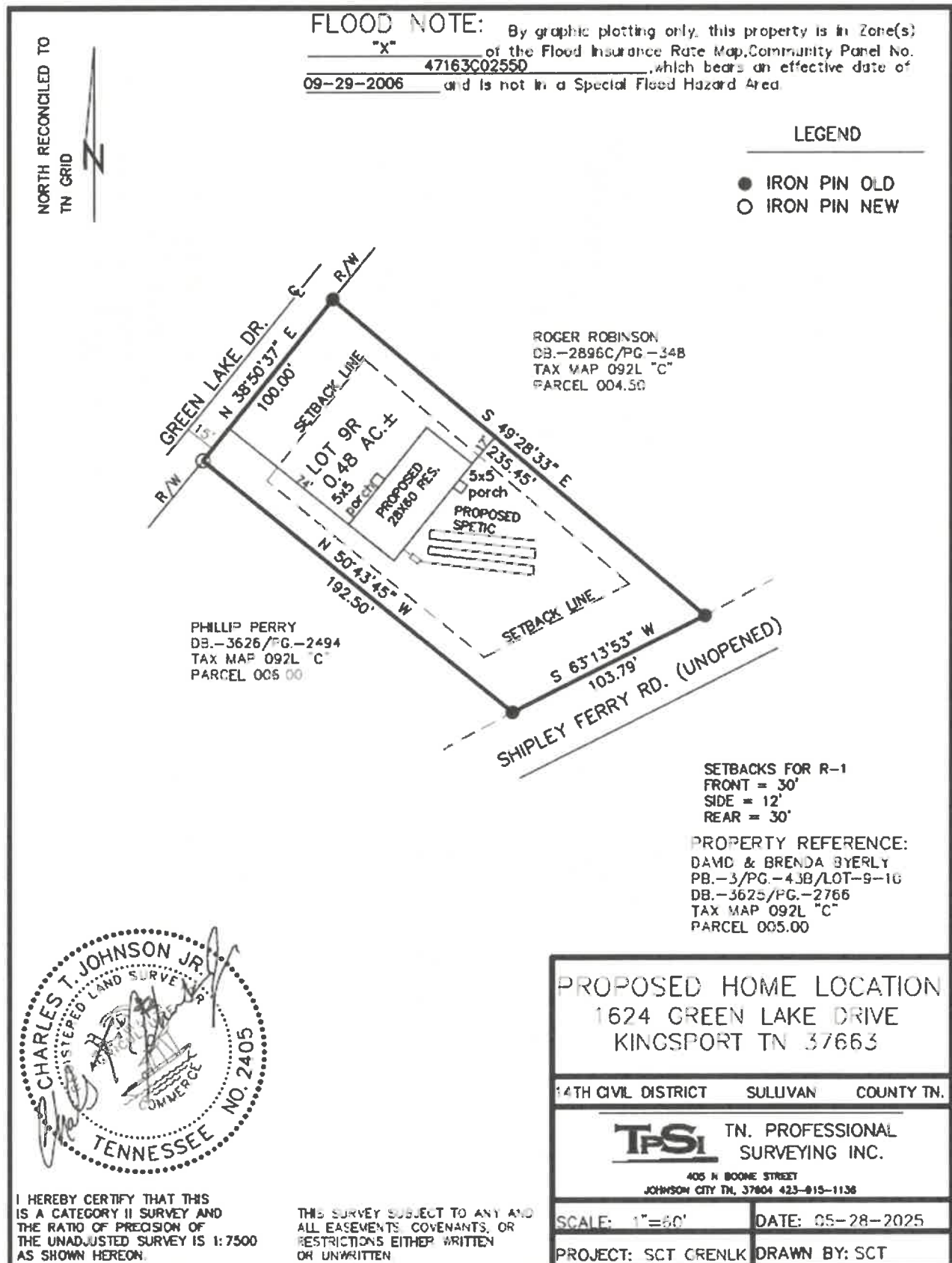
MT CARMEL
CHURCH HILL
JOHNSON CITY
Kpt 911 Address



Web AppBuilder for ArcGIS

Sullivan County Future Land Use





Northern Property View



Green Lake Drive



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 is nestled between county R-1 zoning and it will permit a use that is suitable for the Future Land Use development plan.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal will not have any adverse effect on the existing use or usability of the adjacent or nearby properties.
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 Residential/Low-Density development.

Proposed use: County, R-1 (Low Density/ Single-Family Residential District)

The Future Land Use Plan 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 of the property present supporting grounds for the zoning change, as the immediate surrounding parcels are similarly zoned residential, R-1.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-1 zone will exist in harmony with existing R-1 zones adjacent to the property.

Recommendation

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 1624 Green Lake Dr. from county B-3 to R-1. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.