

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

June 13, 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 | 4/11/2024 | Atioch Baptist Church, Inc | yes | no | no | Bristol | A-1 | PBD/SC | 22nd | 1st |
| 2 | 4/12/2024 | Steve Huff | yes | yes | yes | Sullivan County | R-1 | B-3 | 14th | 7th |
| 3 | 4/15/2024 | George M. Moody, Trustee | yes | yes | yes | Kingsport | R-1 | PBD/SC | 5th | 6th |
| 4 | 3/21/2024 | 3 Fees, LLC (Vic-Devie) DEFERRED by Applicant | yes | yes | no | Kingsport | A-1 | PMD-2 | 43th | 8th |
| Voting Summary: | | | | | | | | | | |
| Name | Case Order | yes | no | pass / abstain | absent | Approved (yes or no) | | | | |
| Antioch Baptist | 1 | 16 | | | 8 | YES | | | | |
| Steve Huff | 2 | 16 | | | 8 | YES | | | | |
| Moody | 3 | 16 | | | 8 | YES | | | | |
| Vic Davis | 4 | DEFERRED by applicant | | | | | | | | |

* 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:

PUBLIC NOTICE

Sullivan County Regional Planning Commission shall hold a public meeting on Tuesday, May 21, 2024 at 6PM within the Historic Courthouse, located at 3411 Hwy 126, Blountville. The purpose of the meeting is to review a rezoning request at 5413 Fort Henry Drive, from R-1 (Single-Family Residential) to B-3 (General Business) for Steve Huff. The request is to rezone half of Tax Map 107I, Group D, Parcel 001.00 in order for Mr. Huff to expand the Steve Huff Plumbing Business. The Bristol Regional Planning Commission shall hold a public meeting on Monday, May 20, 2024 at 5:00PM in the Easley Annex Conference Room at 104 8th Street, Bristol, TN to review a rezoning request from A-1 (General Agricultural) to PBD/SC (Planned Business/Shopping Center) located at Tax Map 039N, Group A, Parcel 002.00 for the trustees of Antioch Baptist Church located along Bristol Caverns Hwy. The purpose of the rezoning request is to repurpose/redevelop the church for a wedding venue facility. The Kingsport Regional Planning Commission shall hold a public meeting on Thursday, May 16, 2024 at 5:30PM to be held in City Hall Conference Room located at 415 Broad Street, 4th Floor, Kingsport, TN to review two rezoning requests: George M. Moody, Trustee has requested a rezoning from R-1 to PBD/SC for Tax Map 049, Parcel 068.00 and Daniel V Davis, dba 3Teas LLC has requested a rezoning from A-1 to PMD-2 (Planned Heavy Manufacturing District) for Tax Map 090, Parcel 059.00 for a future rock quarry/borrow site. The final public hearing of the proposed four individual property rezoning map amendments shall be heard by the Sullivan County Commission during the June 13, 2024 Work Session Zoning Hearing, 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.

Zoning Final Public Hearing for Zoning Plan Amendments:

Individual Property Rezoning Requests and/or Zoning Resolution Amendments

[Sullivan County Commission @ Work Session - Zoning Hearing: June 13, 2024](#)

Individual Rezoning Requests Reviewed by Applicable Regional Planning Commission:

Bristol Regional Planning Commission: May 20, 2024 (Antioch Baptist Church – Case 1)

Sullivan County Regional Planning Commission: May 21, 2024 (Huff – Case 2)

Kingsport Regional Planning Commission: May 16, 2024 (Moody - Case 3; Davis - Case 4)

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: 04/11/24

Property Owner: Antioch Baptist Church Inc (Holston Valley Bible Church)

Address: Bristol Caverns Hwy Bristol, TN 37620 Mailing address: 190 Salem Drive, Bristol, VA 24201-4592

Phone number: 276-669-4030

Email: pastor@antiochbristol.com

Property Identification

Tax Map: 039 N

Group: A

Parcel: 002.00

Zoning Map:

Zoning District: A-1

Proposed District: PBD/SC

Civil District: 224

Property Location: Tbd Bristol Caverns Hwy, Bristol, TN 37620

Commission District: 1

Purpose of Rezoning: Property to transition from a church to a wedding venue.

Meetings

Planning Commission: Bristol planning Commission

Place: 8th St, Easley Annex Conference Room

Date: May 20, 2024

Time: 5:00 PM

Approved: _____

Denied:

County Commission:

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

Date: June 13, 2024

Time: 6:00 PM

Approved: APPROVED 16 YES 8 NO

Denied: _____

DEED RESTRICTIONS

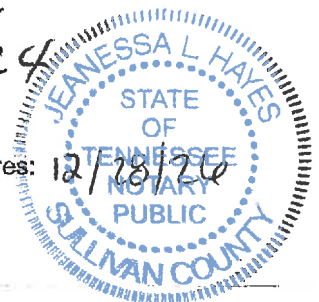
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

TRUSTEES

Owner's Signature: Demetrius C. Clark Date: 4/10/24

Notary Public: Jeanessa Hayes

My Commission Expires: 12/31/26



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 26, 2024

Dear Property Owner:

Please be advised Antioch Baptist Church, Inc has requested a rezoning of their property from General Agricultural (A-1) to Planned Business/Shopping Center District (PBD/SC) for the purpose of repurposing/redeveloping the church campus for a wedding venue. The property is located on Bristol Caverns Hwy, and being Tax Map 039N, Group A, Parcel 002.00. The following are the scheduled meeting dates for this request:

Bristol Regional Planning Commission – Monday, May 20, 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, June 13, 2024 at 6:00 PM
(to be held at 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,

A handwritten signature in blue ink, appearing to read "A. Torbett".

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

Ambre Torbett

From: Heather Moore <hmoore@bristoltn.org>
Sent: Tuesday, May 21, 2024 12:09 PM
To: Ambre Torbett
Cc: Cherith Young
Subject: **EXTERNAL**Bristol PC Recommendation to Sullivan County Commission on Bristol Caverns Rd rezoning
Attachments: Bristol Caverns Hwy Rezoning PC packet.pdf

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

Good afternoon, Ambre. The Bristol Planning Commission reviewed the Sullivan County rezoning request for 1641 Bristol Caverns Highway to PBD/SC at the May 20, 2024 monthly meeting. The vote was unanimous (8 in attendance) to follow staff recommendation and send a recommendation not in favor of the rezoning request for the following reasons:

- PBD/SC zoning is a use classification different from the surrounding area, which is mostly single-family residential.
- PBD/SC zoning disagrees 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 sole benefit of the property owner.
- This could be considered spot zoning.

After discussion and in the spirit of cooperation, the Commission suggested sharing Bristol Zoning Ordinance's Section 217 (Special Use Permit and Special Adaptive Reuse Permit) with Sullivan County Commission and staff. The Special Adaptive Reuse Permits are for a nonresidential use proposed for operation in an eligible commercial or institutional building located in a residential zoning district. The adaptive reuse must be approved by the Planning Commission. This is suggested as a potential alternative, which would not necessitate the rezoning process.

The packet reviewed by Bristol Planning Commission is attached. Please don't hesitate to let me know if you have any questions or comments. 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

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

Sullivan County Rezoning Recommendation



SUMMARY

Owner/Applicant:
 Antioch Baptist Church,
 Inc. (Bristol, Virginia)

Location:
 1641 Bristol Caverns
 Highway

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

Acreage: 1.45 acres,
 approximately

Zoning:
 A-1

Request:
 Rezone (within UGB) from
 A-1 to PBD/SC

Recent Land Use:
 Institutional

Future Land Use:
 Wedding venue

Water Service:
 City of Bristol

Sanitary Sewer Service:
 Private

Staff Recommendation:
 Send an unfavorable
 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 received in opposition.

Planner:
 Heather Moore

BACKGROUND

The property owner, Antioch Baptist Church, Inc., 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 PDD-SC (Planned Business/Shopping Center District). The property is located on the north side of Bristol Caverns Highway, to the west of Old 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 “Property to transition from a church to a wedding venue.” Antioch Baptist Church Pastor Brad Davis, speaking for the church board of trustees, explained through telephone call on April 31, 2024, that the board of trustees has a contract with 2 separate individuals who plan to work together to operate a wedding venue on the property. Ambre Torbett, Director of the Sullivan County Department of Planning and Codes, verified that a wedding venue use is a non-religious land use and is not a farm exemption, so the use is not allowed in A-1. Telephone communication with Ms. Torbett on May 3, 2024, explained that Sullivan County staff suggested the PBD/SC because oversight by the Planning Commission would be included in the review of site plans. Ms. Torbett clarified that this was discussed as a district that would allow the wedding venue use and was not a recommendation in favor of the PBD/SC zone.

Per Sullivan County Zoning Resolution Article IV Commercial District Regulations, the requested PBD/SC (Planned Business and/or Shopping Center District) is designed to provide adequate space along major arterial and collector roads, while serving the needs of the motoring public. 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 June 13, 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 first known application for the city's review.

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.



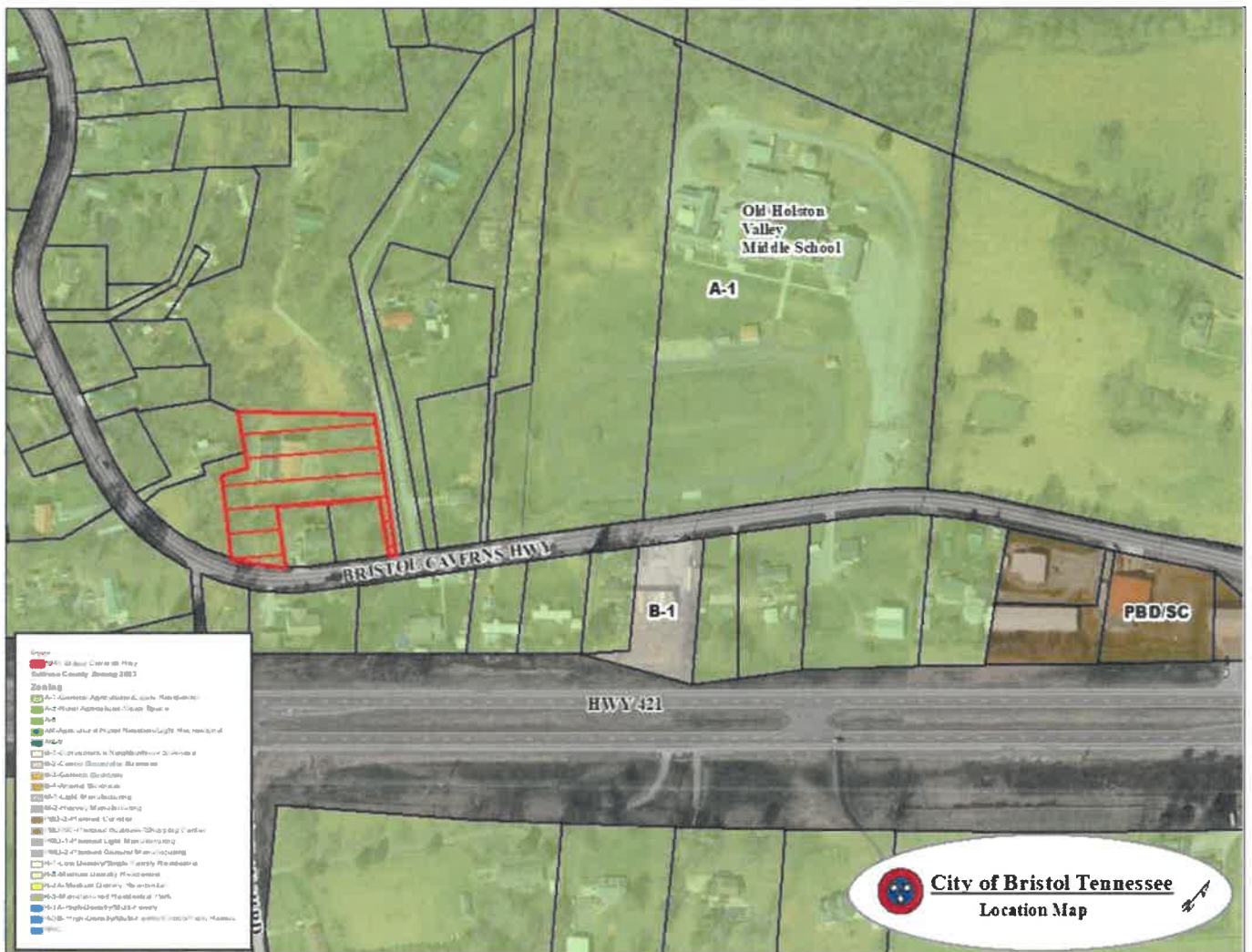
The Public Works Division reviewed the site, and had the following guidance for future development:

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 a 2,684 square foot building was constructed in 1997. The church use ended in 2018 or 2019, per conversation with Pastor Davis.

Zoning and Land Use

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

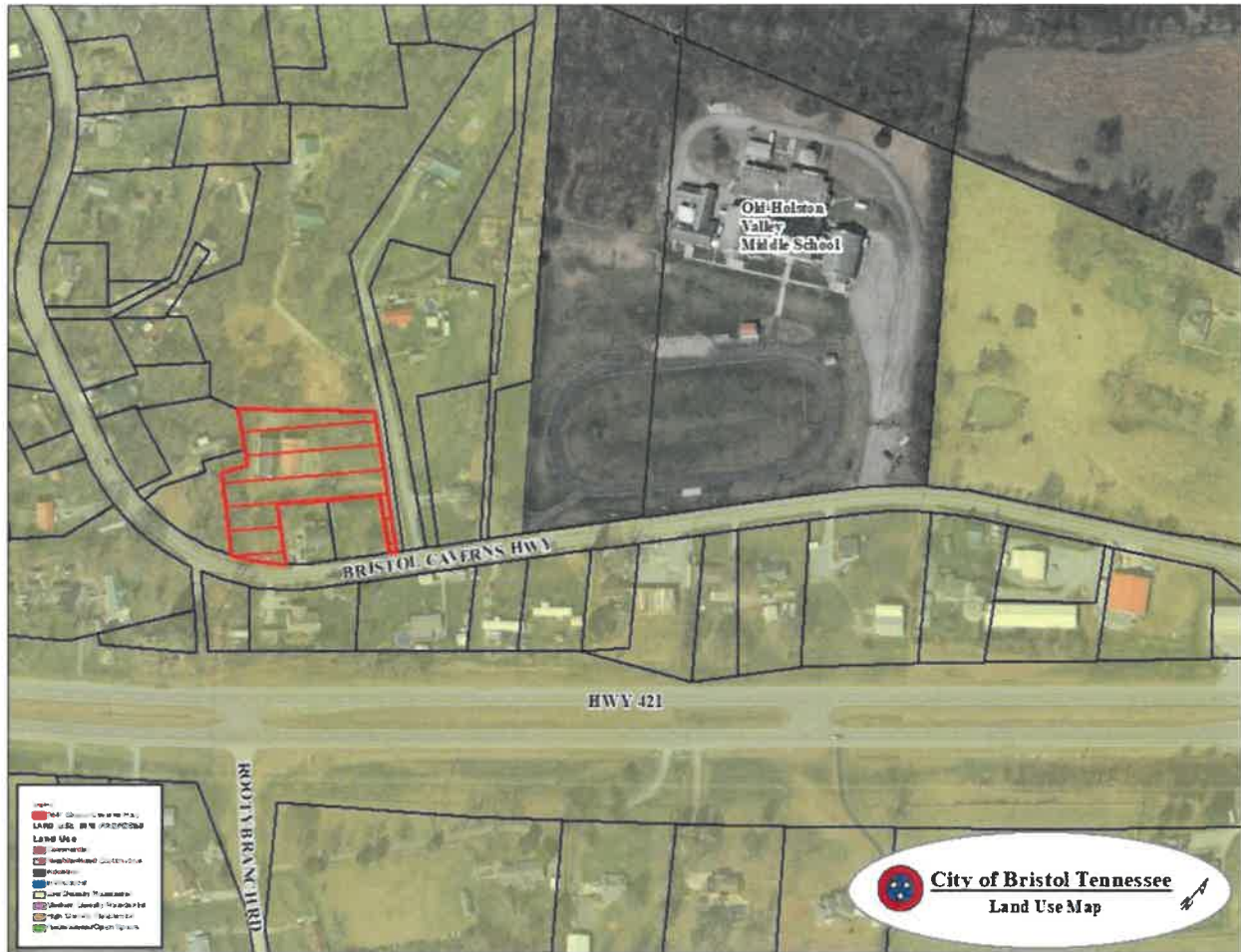


| | Existing Zoning | Existing Land Use |
|-------------------------|---|--|
| Subject Property | Sullivan County A-1 (General Agricultural/Estate Residential) | Residential - Single-family |
| North | Sullivan County A-1 (General Agricultural/Estate Residential) | Across Bristol Caverns Highway, Vacant 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 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 PBD/SC disagrees 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 PBD/SC zoning is not adjacent to the subject, or in close proximity. The planned use of the subject property, if zoned to PBD/SC, appears to benefit only the future property owners. The zone would not blend well with the A-1 zone and use of the surrounding neighborhood.

Rezoning this parcel to PBD/SC would create a “spearhead” of non-residential zoning into a firmly established residential area. It is important to note that if rezoned, any use permissible in the PBD/SC zone could be placed on the property. PBD/SC uses allowed with Planning Commission review include animal care and veterinary services, fast food restaurants, and self-storage/mini-warehouse facilities, to name a few. The variety of non-residential land uses allowable in the PBD/SC district do not agree with uses allowed in the surrounding A-1 district.

This request could be considered spot zoning, for the following reasons:

- PBD/SC Zoning would be a use classification different from the adjacent and surrounding area.

- The rezoning would not be consistent with the Future Land Use Plan and Policy.
- The reason for the rezoning request is for the sole benefit of the property owner.

STAFF RECOMMENDATION

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

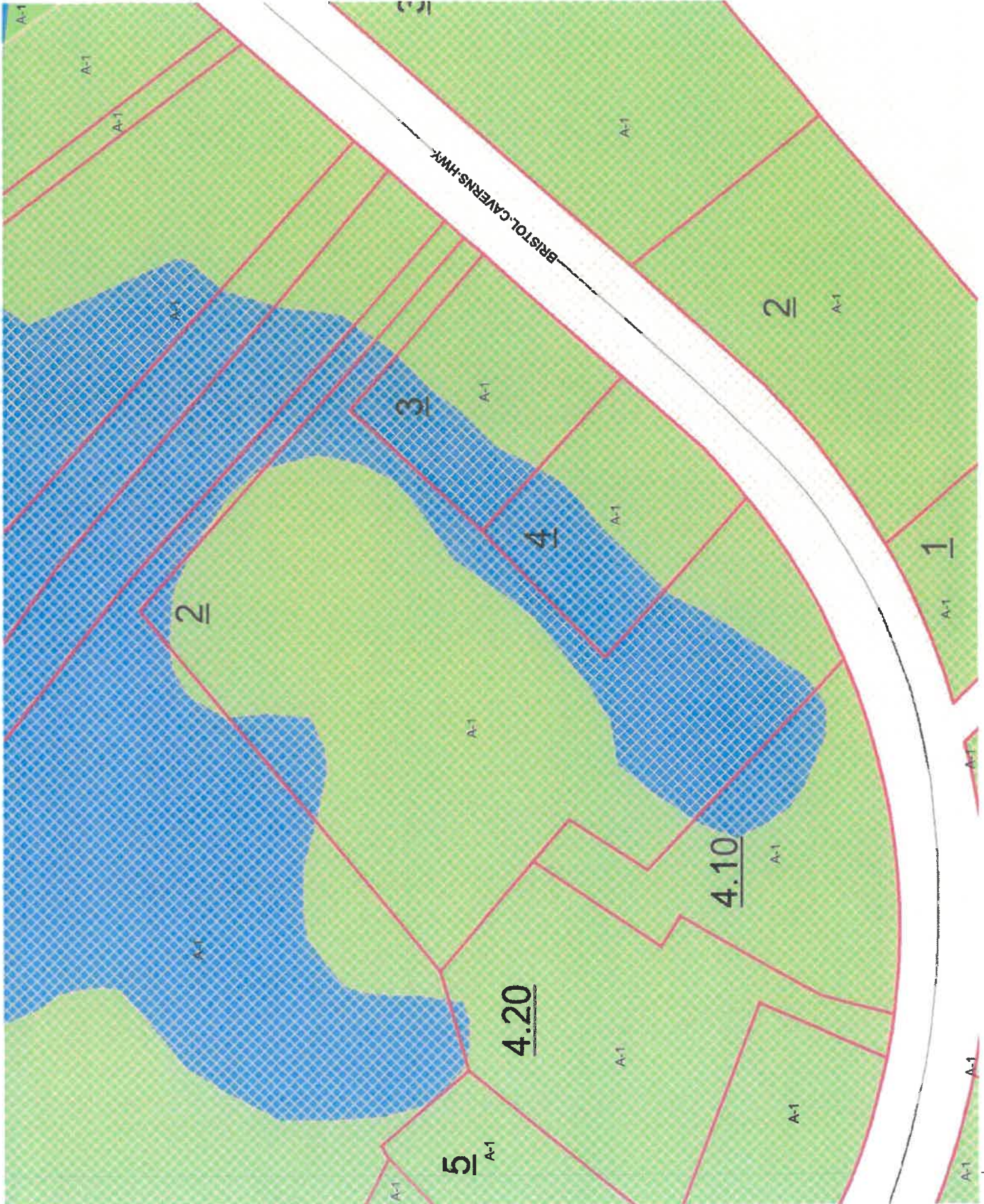
- PBD/SC zoning is a use classification different from the surrounding area, which is mostly single-family residential.
- PBD/SC zoning disagrees with the City of Bristol Future Land Use Plan and Policy, which projects low density residential use for the area.
- The reason for the rezoning request is for the sole benefit of the property owner.
- This could be considered spot zoning.

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 June 13, 2024.



Heather Moore, AICP
Land Use Planner



Sullivan (082)

Tax Year 2024 | Reappraisal 2021

Jan 1 Owner
 CHURCH ANTIOCH BAPTIST INC
 190 SALEM DR
 BRISTOL VA 24201

Current Owner
 190 SALEM DR
 BRISTOL VA 24201

BRISTOL CAVERNS HWY
 Ctlr/Map: Group: Parcel:
 039N A 002.00

SI: 000

PI:

Value Information

Land Market Value: \$32,000
 Improvement Value: \$174,400
 Total Market Appraisal: \$206,400
 Assessment Percentage: 40%
 Assessment: \$82,560

Additional Information

General Information

Class: 08 - Commercial
 City #:
 Special Service District 1: 000
 District: 22
 Number of Buildings: 2
 Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
 Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

| Building # | Type | Description | Units |
|------------|-------------|-------------|-------|
| 1 | STP - STOOP | 7X16 | 112 |

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0
 Calculated Acres: 1.46
 Total Land Units: 1

| Land Code | Soil Class | Units |
|-----------|------------|-------|
| 10 - COM | | 1.00 |

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
 Exterior Wall:
 12 - BRICK/WOOD
 Heat and AC:
 7 - HEAT AND COOLING SPLIT
 Quality:
 1 - AVERAGE
 Square Feet of Living Area:
 2684
 Foundation:
 02 - CONTINUOUS FOOTING
 Roof Framing:
 02 - GABLE/HIP
 Cabinet/Millwork:
 03 - AVERAGE
 Interior Finish:
 07 - DRYWALL
 Bath Tiles:
 00 - NONE
 Shape:
 01 - RECTANGLE

Stories:
 1.00
 Actual Year Built:
 1997
 Plumbing Fixtures:
 5
 Condition:
 AV - AVERAGE
 Floor System:
 04 - WOOD W/ SUB FLOOR
 Roof Cover/Deck:
 03 - COMPOSITION SHINGLE
 Floor Finish:
 11 - CARPET COMBINATION
 Paint/Decor:
 03 - AVERAGE
 Electrical:
 03 - AVERAGE
 Structural Frame:
 00 - NONE

Building Areas

| Areas | Square Feet |
|------------|-------------|
| BAS - BASE | 2,684 |

Building Sketch



Residential Building #: 2

Improvement Type:
 01 - SINGLE FAMILY
 Exterior Wall:
 12 - BRICK/WOOD
 Heat and AC:
 7 - HEAT AND COOLING SPLIT
 Quality:
 1 - AVERAGE
 Square Feet of Living Area:
 2156
 Foundation:
 02 - CONTINUOUS FOOTING
 Roof Framing:
 02 - GABLE/HIP
 Cabinets/Millwork:
 03 - AVERAGE
 Interior Finish:
 07 - DRYWALL
 Bath Tiles:
 00 - NONE
 Shape:
 02 - L-SHAPED

Building Sketch



Stories:
 1.00
 Actual Year Built:
 1974
 Plumbing Fixtures:
 4
 Condition:
 AV - AVERAGE
 Floor System:
 01 - SLAB ON GRADE
 Roof Cover/Deck:
 03 - COMPOSITION SHINGLE
 Floor Finish:
 11 - CARPET COMBINATION
 Paint/Decor:
 03 - AVERAGE
 Electrical:
 03 - AVERAGE
 Structural Frame:
 00 - NONE

Building Areas

| Areas | Square Feet |
|---------------------------|-------------|
| BAS - BASE | 2,156 |
| OPF - OPEN PORCH FINISHED | 128 |

SULLIVAN COUNTY ZONING RESOLUTION

3-101.2 District Purposes

A-1, General Agricultural/Estate Residential District - These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings and such other structures as are customary and accessory, thereto. The intensity of development permitted within these districts is directly related to the availability of public water service. These districts also include community facilities, public utilities, and open uses, which 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. These districts provide for large tracts and open space on the fringe of higher densities of residential development and may transition into other districts as development evolves. These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix) and singlewide mobile homes on individual parcels.

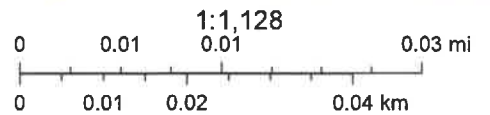
4-101.2 District Purposes

PBD/SC, Planned Business and/or Shopping Center District – This district is designed to provide adequate space along major arterial and collector roads, while serving the needs of the motoring public. This district is compatible with the Planned Corridor Business District in all aspects yet offers a broader scope of uses permitted. This district is designed to promote the clustering of developments along major routes through the use of access streets or interior roads while providing adequate buffering between existing abutting residential and agricultural land uses. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. The previous zoning code had a separate category for the Shopping Center District; however, the setbacks and development standards were the same and the uses were very similar. These districts have been combined for simplicity.



Date: May 14, 2024

County: Sullivan
 Owner: CHURCH ANTIOCH BAPTIST INC
 Address: BRISTOL CAVERNS HWY
 Parcel Number: 039N A 002.00
 Deeded Acreage: 0
 Calculated Acreage: 1.46
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, Tennessee STS GIS, VGIN, © 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.

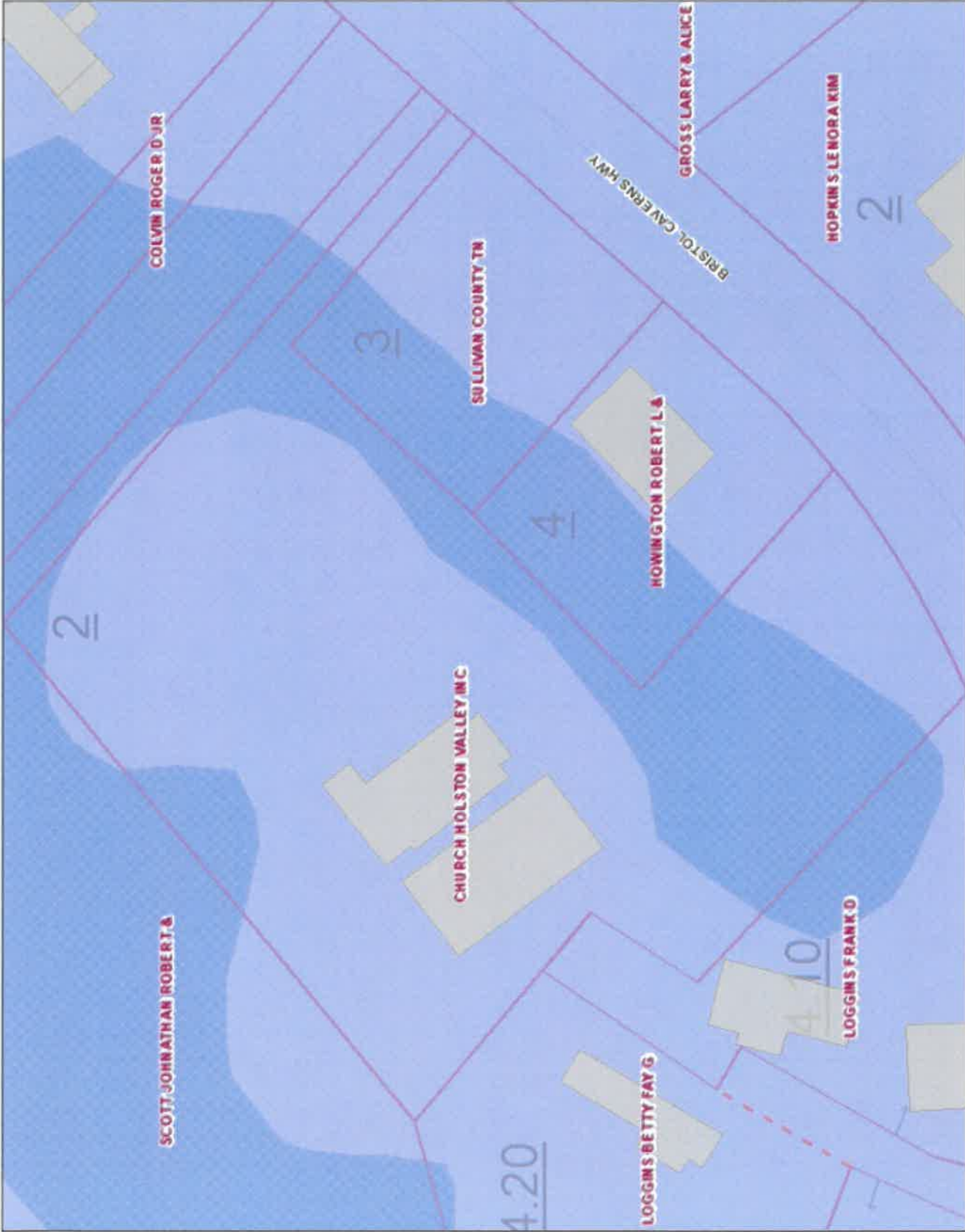
Address Data Source :
 Sullivan County, Sul Co 011
 Kingsport, KY GIS
 Johnson City, JC GIS
 Bristol, Bristol 511

Notice:

A GIS map has no legal standing other than the measurements of areas. 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
County
Commission District

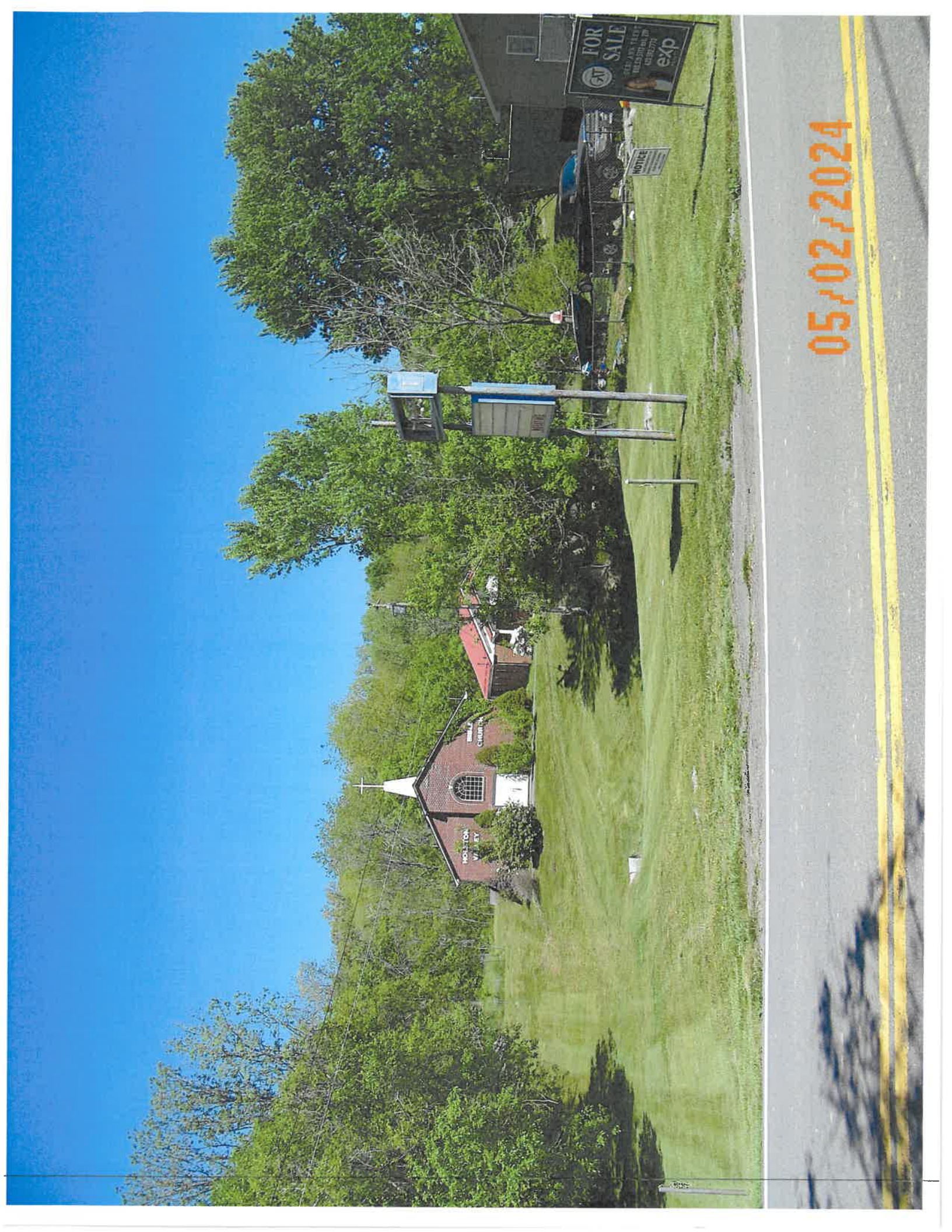
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10
 - 11
- Lot Lines
 Parcel Lines (20220325)
 Bristol UGB



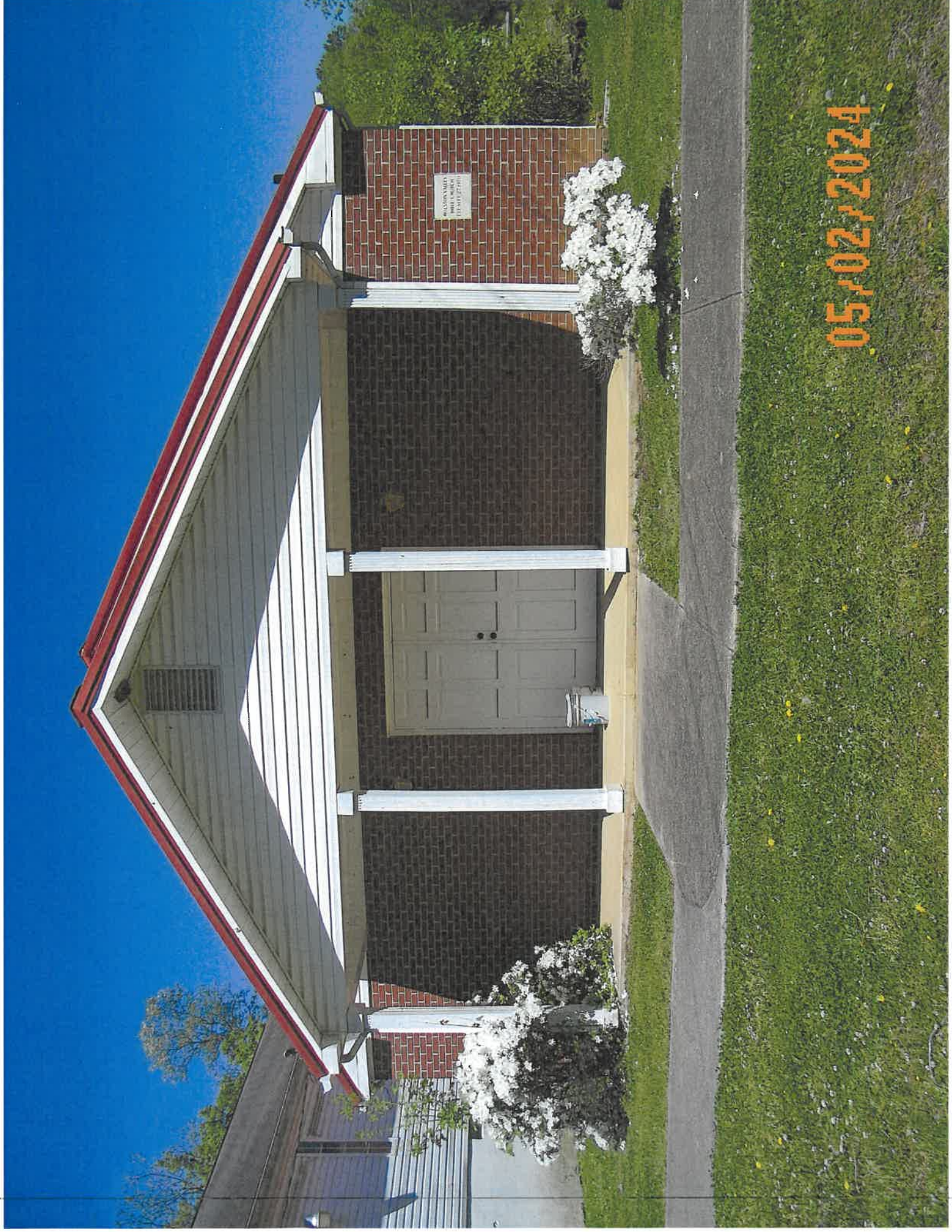
Parcel Increase Rule View (6/18/2007)
 1. 10% Increase Through District
 2. 15% Increase Through District
 3. 20% Increase Through District
 4. 25% Increase Through District
 5. 30% Increase Through District
 6. 35% Increase Through District
 7. 40% Increase Through District
 8. 45% Increase Through District
 9. 50% Increase Through District
 10. 55% Increase Through District
 11. 60% Increase Through District



Sullivan County, TN
 Planning and Codes Dept.



05/02/2024



WILSONS ABBEY
WORLD CHURCH
15300 27700

05/02/2024



05/02/2024

2

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: 4-12-24

Property Owner: Steve Huff

Address: 309 Summit Oaks Circle Kingsport, TN 37663

Phone number: 423-817-0748

Email: stevhuff309@gmail.com

Property Identification

Tax Map: 107I

Group: D

Parcel: 001/00 (118.00 - see survey)

Zoning Map: 25

Zoning District: R-1

Proposed District: B-3

Civil District: 14

Property Location: 5413 Ft. Henry Dr Kingsport, TN 37663

Commission District: 7th

Purpose of Rezoning: R1 to R3 For business expansion

Meetings

Planning Commission: Sullivan County Planning Commission

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

Date: May 21 2024

Time: 6:00 PM

Approved:

Denied:

County Commission:

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

Date: June 13, 2024

Time: 6:00 PM

Approved:

APPROVED 16 YES 8 NO

Denied:

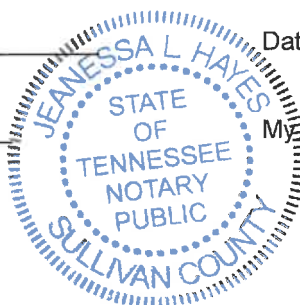
DEED RESTRICTIONS

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: Steve Huff

Date: 4-12-24

Notary Public: Jeanessa Hayes



My Commission Expires: 12/28/26

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 29, 2024

Dear Property Owner:

Please be advised that your neighbor, **Steve Huff**, who owns Steve Huff Plumbing, has requested a rezoning of his property located at 5413 Fort Henry Drive, Kingsport, from Single Family Residential (R-1) to General Business (B-3) in order to expand his business to this property. He is requesting the rezoning of approximately 3.80 acres of the total 7.56 acres of his property, which is Tax Map 1071, Group D, Parcel 001.00 to be rezoned. The remaining 3.70 acres shall remain R-1, Single-Family Residential. Attached is a survey illustrating the proposed split-zoning. The following are the scheduled meeting dates for this request:

Sullivan County Regional Planning Commission – Tuesday, May 21, 2024 at 6:00PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd Floor)

Sullivan County Commission's Work Session – Thursday, June 13, 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

F. ZONING PLAN AMENDMENTS: MAP OR RESOLUTION (TEXT) OR REZONING REQUESTS:

- *The chairman read the opening statement regarding the rezoning procedures and confirmed that the Final Public Hearing is Scheduled for Thursday, June 13, 2024, at 6:00PM During the County Commission Work Session*

F1. REZONING REQUEST FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO B-3 (GENERAL BUSINESS)

FINDINGS OF FACT—

| | |
|---|--|
| Landowner: | Steve Huff |
| Applicants: | same |
| Representative: | same |
| Location: | 5413 Fort Henry Drive, Kingsport |
| Mailing Address of Owners: | 309 Summit Oaks Circle, Kingsport – residence |
| Location of Existing Business: | Whitherspoon Drive, Kingsport (adjacent parcel) |
| Civil district of rezoning: | 14th |
| Commission District of rezoning: | 7th |
| Parcel ID: | Tax Map 107I Group D Parcel 001.00 |
| Subdivision of Record: | n/a |
| PC1101 Growth Boundary: | Sullivan County Planned Growth Area |
| Existing Land Use of Lot: | Wooded, open space |
| Utility District: | Kingsport Utility District |
| Public Sewer: | n/a |
| Lot/Tract Acreage: | 3.8 acres of the 8.58 acres total |
| Flood Plain: | n/a |
| Existing Zoning: | R-1 |
| Surrounding Zoning: | B-3, R-1 and A-2 |
| Proposed Zoning Request: | B-3 |
| Surrounding Land Uses: | single family/low density residential and existing businesses |
| 2006 Land Use Plan: | Corridor Commercial along highway frontage |
| Neighborhood Opposition: | |

Staff Field Notes and Findings of Facts:

- The owner is requesting a rezoning of a portion of the site from R-1 to B-3 to be able to expand his existing plumbing business.
- The existing business fronts along Whitherspoon Drive around the corner and has already expanded once before. The owner purchased parcel 118.00 along Fort Henry Drive, which is already zoned B-3 and purchased parcel 1.00 behind the highway frontage in order to replat and expand his operation. Of the total 8.56 acres, he is requesting 3.8 to be rezoned to B-3 and combined with the existing B-3 zone along Fort Henry Drive (see attached survey). The remaining 3.78 acres is wooded and abuts residential lots. He has requested that area to remain zoned R-1.

Meeting Notes at Planning Commission:

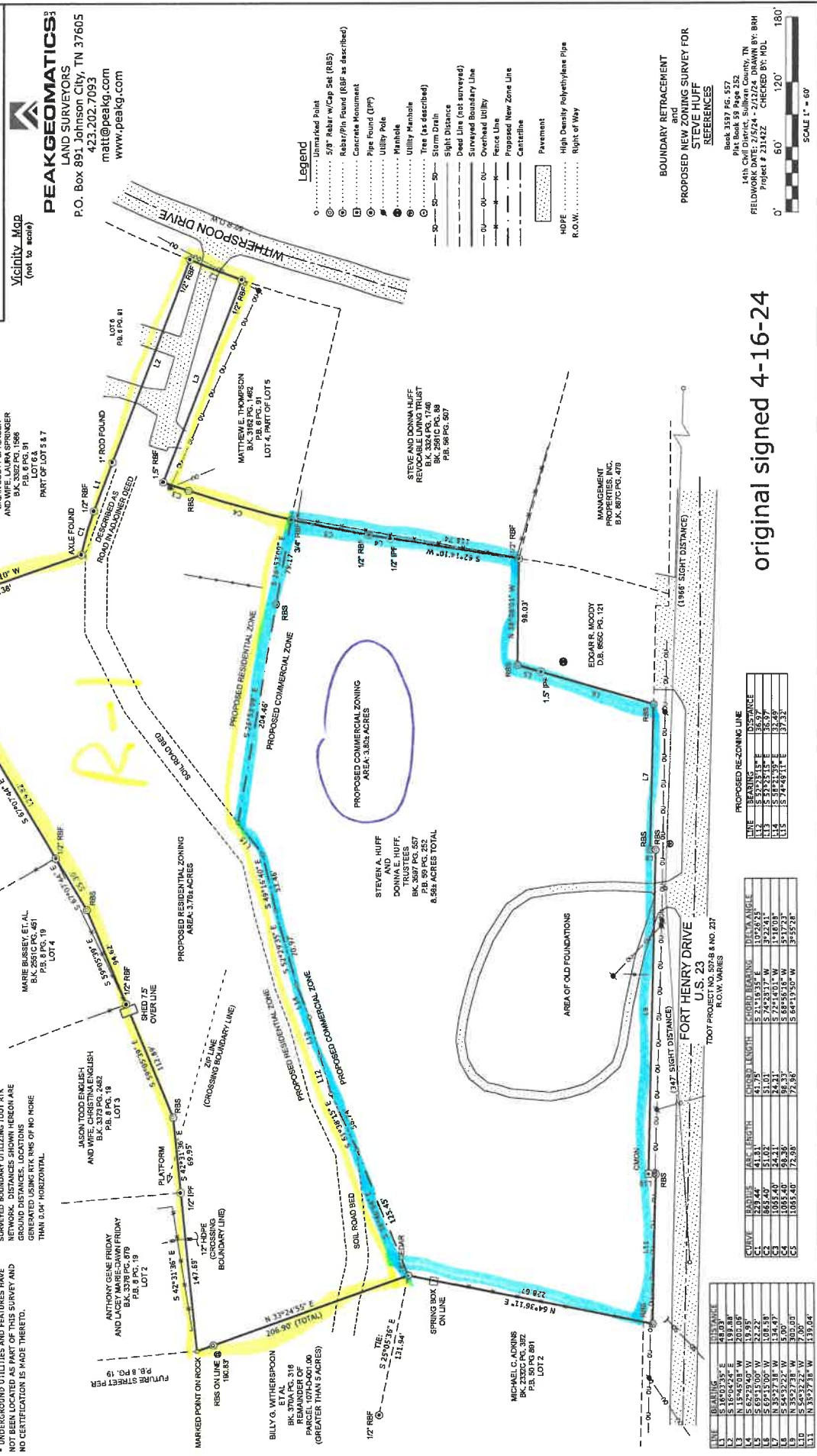
- *Linda Brittenham opined, that in conjunction with what is already there, it is a reasonable request. Members agreed.*
- *Linda Brittenham motioned to send a favorable recommendation on the County Commission. Calvin Clifton seconded the motion as well as John Moody. The motion to forward a favorable rezoning recommendation to the County Commission, passed unanimously.*

NOTES

- * THIS SURVEY IS A SURVEY OF AN EXISTING PARCEL OF LAND.
- * THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND ENCUMBRANCES, INCLUDING BUT NOT LIMITED TO, NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 471650035D 9/23/2006.
- * ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, RIDGES ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) CONSULT WITH THE APPROPRIATE AUTHORITIES, TO MAKE SUCH DETERMINATION.
- * DATA COLLECTED UTILIZING GPS AND TRADITIONAL SURVEY METHODS.
- * SUBJECT TO RESTRICTIONS, RIGHT OF WAYS, EASEMENTS, DEDICATIONS, ETC. PER P.B. 8, PG. 19 AND P.B. 6 PG. 21 ANNOTATED.
- * CHALSON BR75 GPS EQUIPMENT WAS USED IN THE ORIENTATION AND LOCATION OF THE PROPERTY. THE DISTANCES SHOWN HEREON ARE GENERATED USING RTK RNS OF NO MORE THAN 0.04' HORIZONTAL.
- * JASON TODD ENGLISH AND WIFE, CHRISTA ENGLISH, B.K. 3182 PG. 1462 P.B. 6 PG. 19 LOT 3
- * ANTHONY GEORGE FRIDAY AND LACEY MARIE-DAVIA FRIDAY, B.K. 378 PG. 879 P.B. 12, PG. 19 LOT 4
- * ANTHONY GEORGE FRIDAY AND LACEY MARIE-DAVIA FRIDAY, B.K. 378 PG. 879 P.B. 12, PG. 19 LOT 4
- * BILLY G. WITHERSPOON, B.K. 378 PG. 879 P.B. 12, PG. 19 LOT 4
- * MARISSA BUCKLEY ET AL., B.K. 2551C PG. 461 P.B. 8 PG. 19 LOT 4
- * CRYSTAL QUINN, B.K. 358 PG. 1795 P.B. 12, PG. 19 LOTS
- * RONALD D. HALE AND WIFE, MARY SUE HALE, B.K. 358 PG. 1795 P.B. 12, PG. 19 LOTS 6 & 7
- * BRANSCOTT SPRINGER AND WIFE, LAURA SPRINGER, B.K. 3592 PG. 1866 P.B. 12, PG. 31 PART OF LOT 5 & 7
- * MATTHEW E. THOMPSON, B.K. 3182 PG. 1462 P.B. 6 PG. 19 LOT 4, PART OF LOT 5
- * STEVEN A. HUFF AND DONNA HUFF REVOCABLE LIVING TRUST, B.K. 358 PG. 1795 P.B. 12, PG. 19 LOT 4
- * STEVE AND DONNA HUFF REVOCABLE LIVING TRUST, B.K. 358 PG. 1795 P.B. 12, PG. 19 LOT 4
- * EDGAR R. MOODY, D.B. 865C PG. 121 B.K. 867C PG. 479
- * MANAGER INC. PROPERTIES, INC., B.K. 867C PG. 479
- * MICHAEL G. JONES, B.K. 2552C PG. 322 P.B. 50 PG. 891 LOT 2

PEAKGEOMATICS
 LAND SURVEYORS
 P.O. Box 891 Johnson City, TN 37605
 423.202.7093
 matt@peakg.com
 www.peakg.com

5413 FORT HENRY DR.
 Vicinity Map
 (not to scale)



- Legend**
- Unmarked Point
 - ⊙ 5/8" Rubber w/Cap Set (RES)
 - ⊠ Rebar/Pin Found (RIP as described)
 - ⊡ Concrete Monument
 - ⊙ Pipe Found (RIP)
 - ⊙ Utility Pole
 - ⊙ Manhole
 - ⊙ Utility Manhole
 - ⊙ Tree (as described)
 - ⊙ Storm Drain
 - Slight Distance
 - Dead Line (not surveyed)
 - Surveyed Boundary Line
 - Overhead Utility
 - Fence Line
 - Proposed New Zone Line
 - Centerline
 - ▭ Pavement
 - ▭ High Density Polyethylene Pipe
 - ⋯ R.O.W. Right of Way

BOUNDARY RETRACEMENT and PROPOSED NEW ZONING SURVEY FOR STEVE HUFF REFERENCES

Book 3187 PG. 557
 Plat Book 59 Page 523
 1417, CH. 1417
 FIELDWORK DATE: 2/5/24 - 2/12/24 DRAWN BY: BRH
 Project # 231422 CHECKED BY: MDL
 0' 60' 120' 180'
 SCALE 1" = 60'

PROPOSED REZONING LINE

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| L1 | S 74° 48' 11" E | 17.32' |
| L2 | S 74° 48' 11" E | 32.64' |
| L3 | S 74° 48' 11" E | 32.64' |
| L4 | S 74° 48' 11" E | 32.64' |
| L5 | S 74° 48' 11" E | 17.32' |

AREA OF OLD FOUNDATIONS

| CURVE | BEARING | CHORD BEARING | CHORD LENGTH | AREA | ANGLE |
|-------|-----------------|-----------------|--------------|--------|-------|
| C1 | S 74° 48' 11" E | S 74° 48' 11" E | 32.64' | 32.64' | 180° |
| C2 | S 74° 48' 11" E | S 74° 48' 11" E | 32.64' | 32.64' | 180° |
| C3 | S 74° 48' 11" E | S 74° 48' 11" E | 32.64' | 32.64' | 180° |
| C4 | S 74° 48' 11" E | S 74° 48' 11" E | 32.64' | 32.64' | 180° |
| C5 | S 74° 48' 11" E | S 74° 48' 11" E | 32.64' | 32.64' | 180° |

AREA OF OLD FOUNDATIONS

| CURVE | BEARING | CHORD BEARING | CHORD LENGTH | AREA | ANGLE |
|-------|-----------------|-----------------|--------------|--------|-------|
| C1 | S 74° 48' 11" E | S 74° 48' 11" E | 32.64' | 32.64' | 180° |
| C2 | S 74° 48' 11" E | S 74° 48' 11" E | 32.64' | 32.64' | 180° |
| C3 | S 74° 48' 11" E | S 74° 48' 11" E | 32.64' | 32.64' | 180° |
| C4 | S 74° 48' 11" E | S 74° 48' 11" E | 32.64' | 32.64' | 180° |
| C5 | S 74° 48' 11" E | S 74° 48' 11" E | 32.64' | 32.64' | 180° |

AREA OF OLD FOUNDATIONS

| CURVE | BEARING | CHORD BEARING | CHORD LENGTH | AREA | ANGLE |
|-------|-----------------|-----------------|--------------|--------|-------|
| C1 | S 74° 48' 11" E | S 74° 48' 11" E | 32.64' | 32.64' | 180° |
| C2 | S 74° 48' 11" E | S 74° 48' 11" E | 32.64' | 32.64' | 180° |
| C3 | S 74° 48' 11" E | S 74° 48' 11" E | 32.64' | 32.64' | 180° |
| C4 | S 74° 48' 11" E | S 74° 48' 11" E | 32.64' | 32.64' | 180° |
| C5 | S 74° 48' 11" E | S 74° 48' 11" E | 32.64' | 32.64' | 180° |

TOTOT PRO. SECTION 502.8 & NO. 217
 R.O.W. VARIES

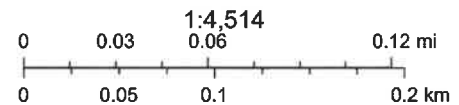
original signed 4-16-24

Sullivan County - Parcel: 107 118.00



Date: May 14, 2024

County: Sullivan
Owner: WITHERSPOON GEORGE A ETAL
Address: FORT HENRY DR 5413
Parcel Number: 107 118.00
Deeded Acreage: 0
Calculated Acreage: 2.3
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, 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.

Sullivan (082)

Tax Year 2024 | Reappraisal 2021

Jan 1 Owner

WITHERSPOON GEORGE A ETAL
226 DANCY LN
KINGSPORT TN 37663

Current Owner

HUFF STEVEN A &
DONNA E
226 DANCY LN
KINGSPORT TN 37663

FORT HENRY DR 5413

Ctrl Map: 107
Group: 118.00
Parcel: 118.00
PI:
St: 000

Value Information

Land Market Value: \$35,200
Improvement Value: \$0
Total Market Appraisal: \$35,200
Assessment Percentage: 25%
Assessment: \$8,800

Additional Information

General Information

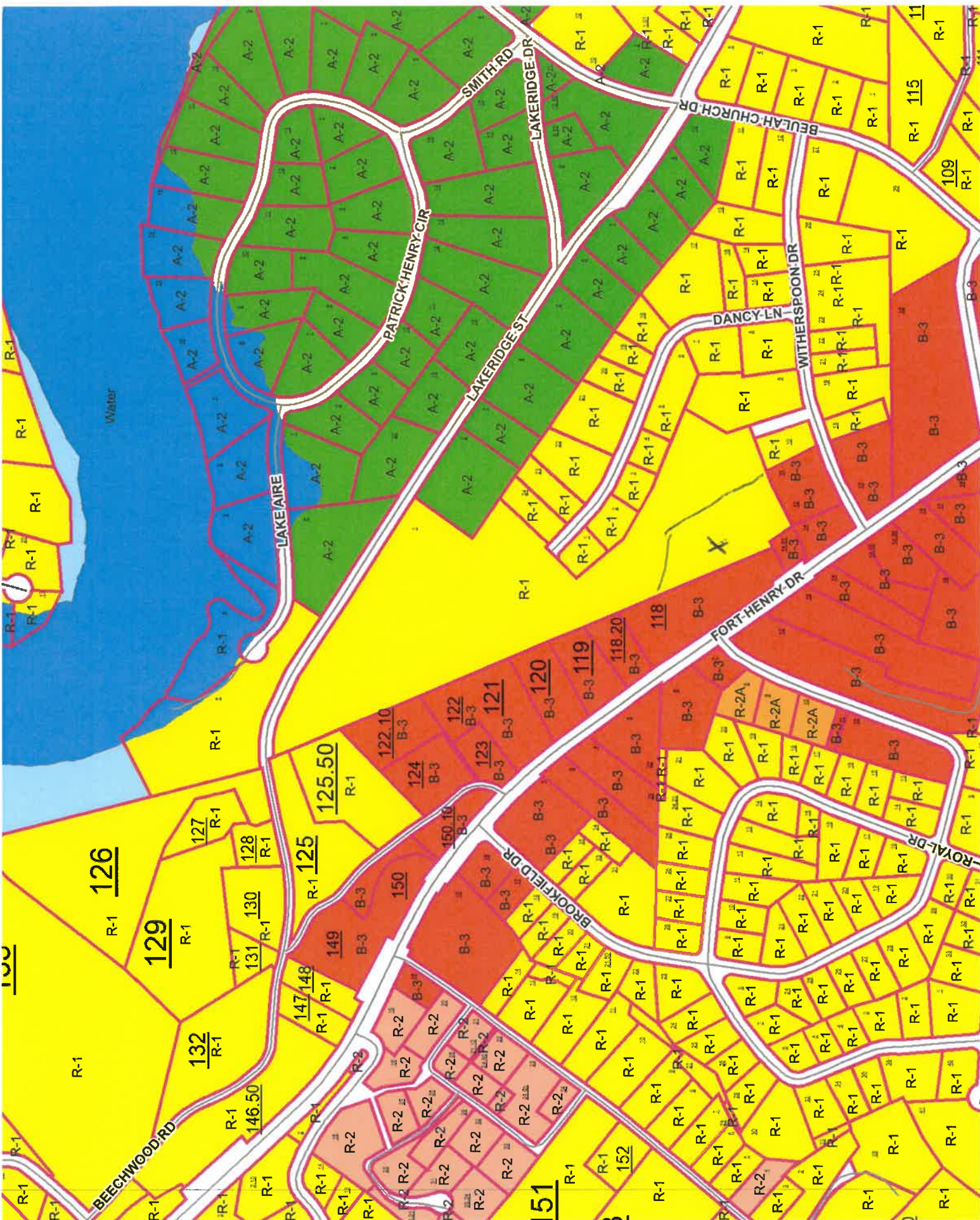
Class: 00 - Residential
City #: City:
Special Service District 1: 000 Special Service District 2: 000
District: 14 Neighborhood: A54
Number of Buildings: 0 Number of Mobile Homes: 0
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL Utilities - Electricity: 01 - PUBLIC
Utilities - Gas/Gas Type: 00 - NONE Zoning: R-1

Outbuildings & Yard Items

| Building # | Type | Description | Units |
|--|------|-------------|-------|
| | | | |
| <p>Sale Information Long Sale Information list on subsequent pages</p> | | | |
| <p>Land Information Deed Acres: 0 Calculated Acres: 2.3 Total Land Units: 2.3</p> | | | |
| Land Code | | Soil Class | Units |
| 03 - SMALL TRACT | | | 2.30 |

Sale Information

| Sale Date | Price | Book | Page | Vacant/Improved | Type Instrument | Qualification |
|-----------|-----------|-------|-------|-----------------|--------------------|-------------------------|
| 3/12/2024 | \$250,000 | 3597 | 557 | V - VACANT | WD - WARRANTY DEED | M - PHYSICAL DIFFERENCE |
| 3/27/1992 | \$0 | 827C | 594 | | - | - |
| 2/24/1970 | \$0 | 0WB11 | 00599 | | - | - |

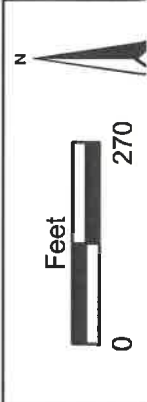
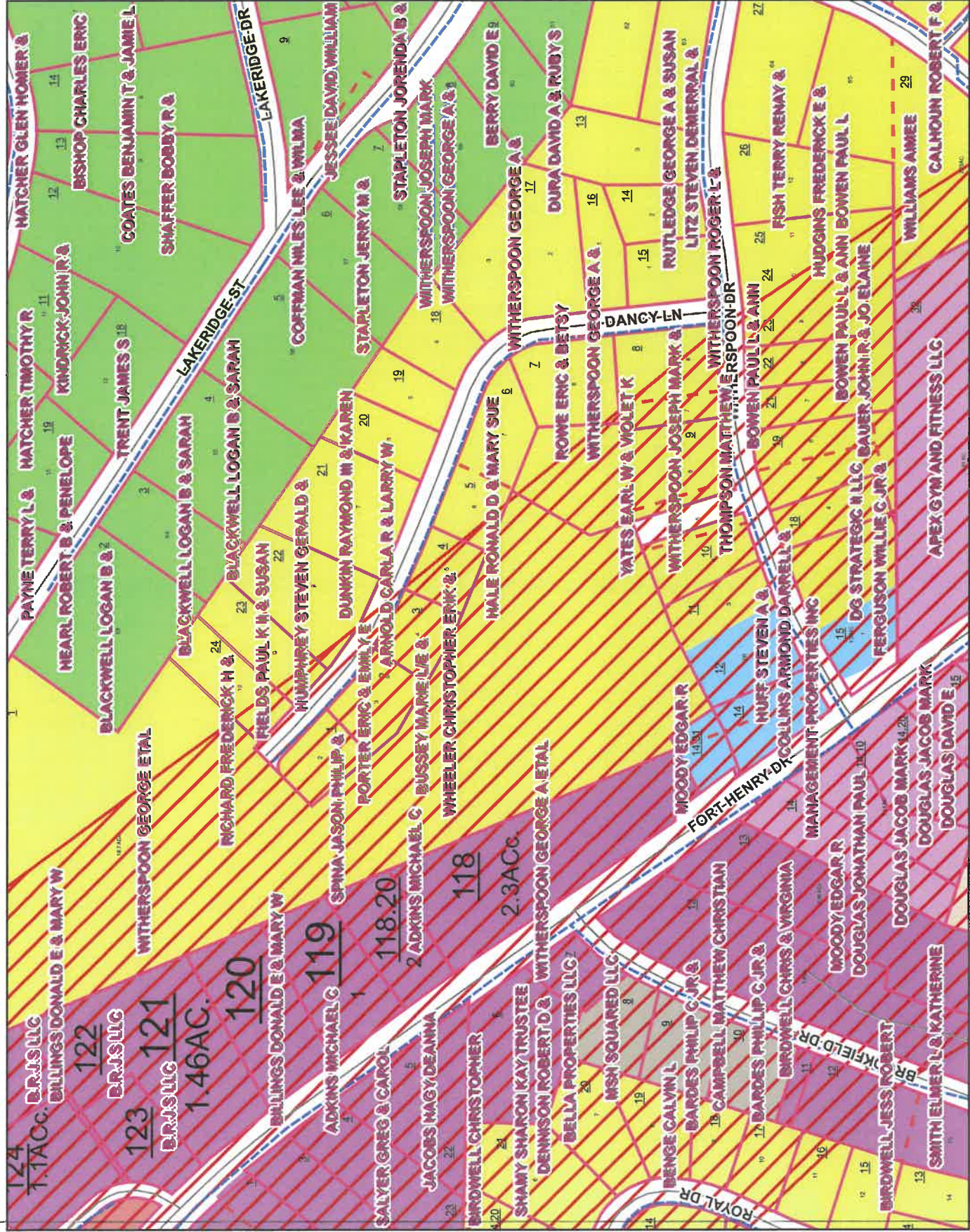


Address Data Source
 Sullivan County: Sull Co 911
 Kingsport: Kpt GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

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 to verify the accuracy of boundary and/or location of Right-of-Way Water 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
- 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 - Parcel: 1071 E 011.00



Date: May 3, 2024

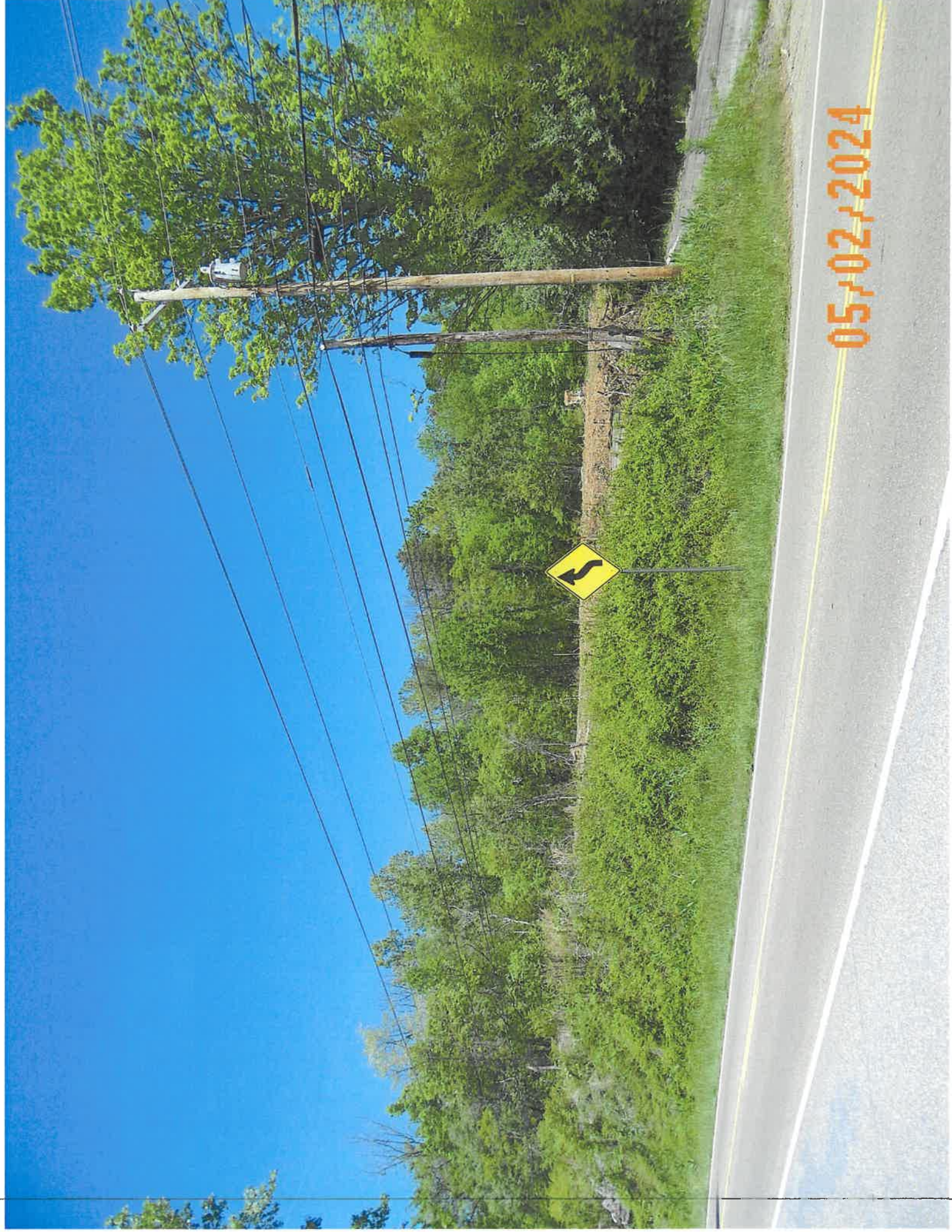
County: Sullivan
Owner: HUFF STEVE ANDREW &
Address: WITHERSPOON DR 119
Parcel Number: 1071 E 011.00
Deeded Acreage: 0.99
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023

*- existing business
+ office*



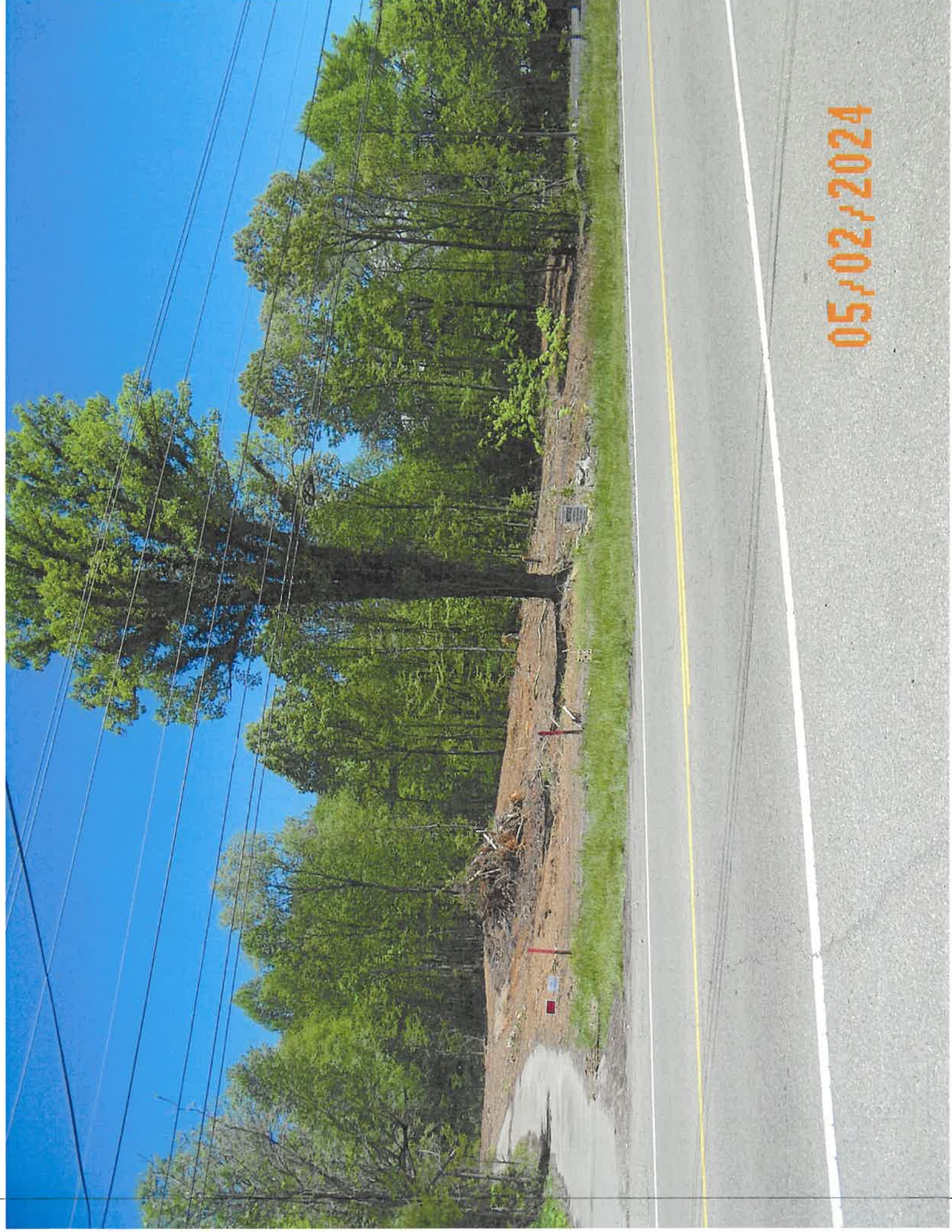
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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

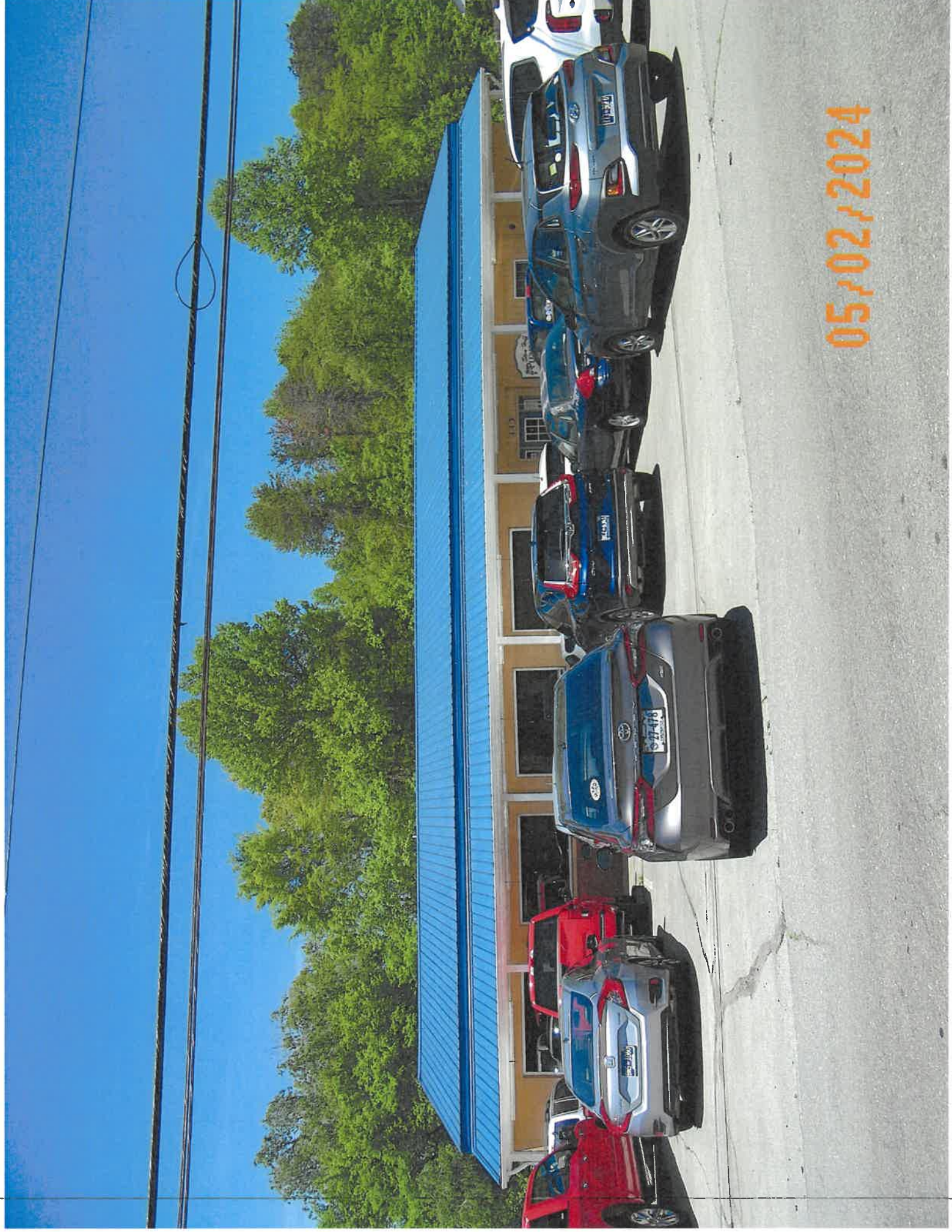


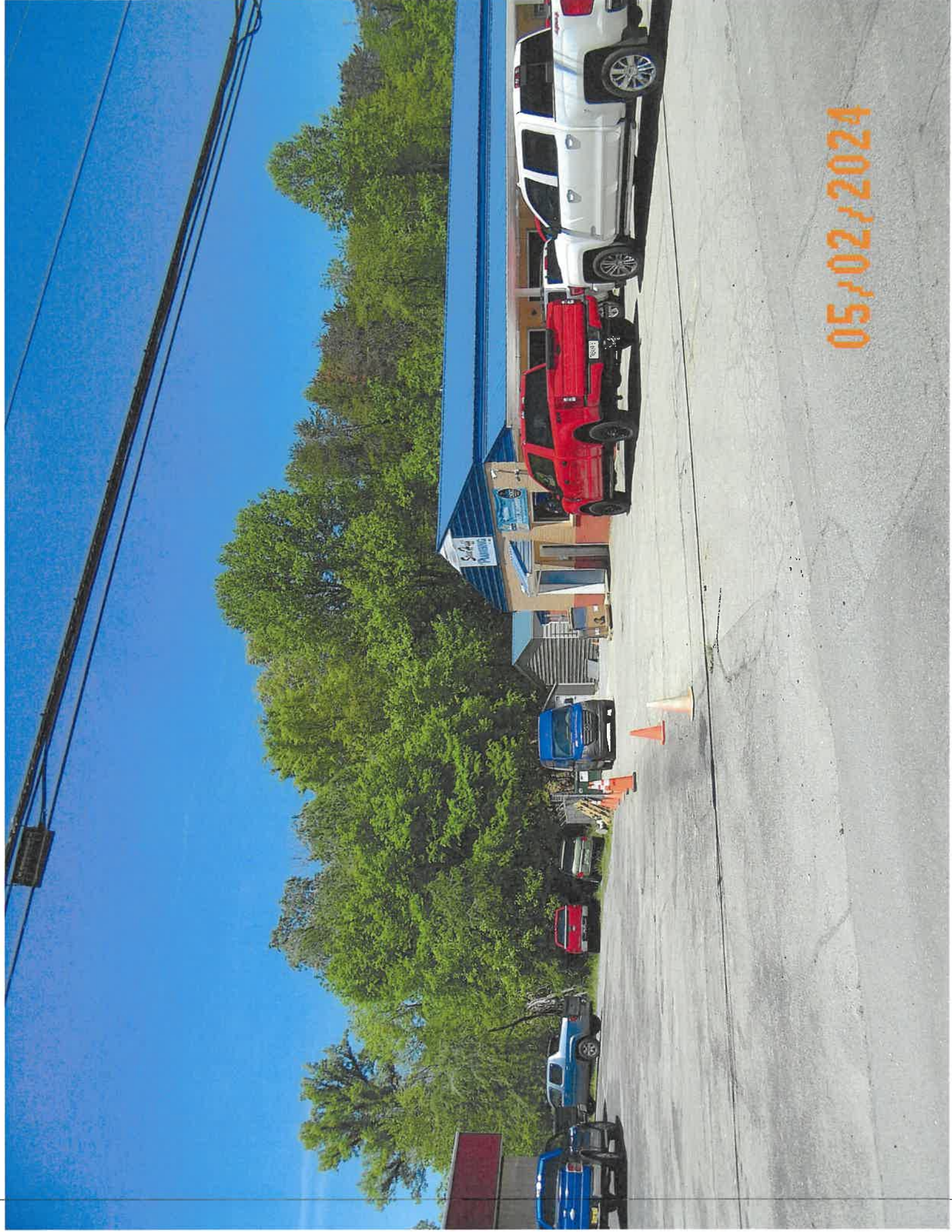
05/02/2024

05/02/2024



05/02/2024





05/02/2024

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: 4/15/2024

Property Owner: George M. Moody, Trustee

Address: 1312 Linville Street, Kingsport, TN 37660

Phone number: 423-782-7901

Email: glmoody@charter.net

Property Identification

Tax Map: 049

Group:

Parcel: 068.00

Zoning Map: 7

Zoning District: R-1

Proposed District: PBD-5C

Civil District: 05th

Property Location: Highway 126 & Overhill Road

Commission District: 06th

Purpose of Rezoning:

Meetings

Planning Commission: Kingsport Planning Commission

Place: Kingsport City Hall, 415 Broad Street 3rd Floor Kingsport TN

Date: May 16 2024

Time: 5:30

Approved:

Denied:

County Commission:

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

Date: June 13 2024

Time: 6:00 PM

Approved: APPROVED 16 YES 8 NO

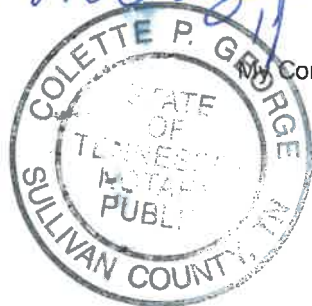
Denied:

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: George M. Moody Date: 4/10/2024

Notary Public: Colette P. George My Commission Expires: 7/1/24



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 16, 2024

Dear Property Owner:

Please be advised **George M Moody Jr., Trustee** has requested the rezoning of his property from single-family residential (R-1) to Planned Business (PBD/SC) for the purpose of selling the remaining parcel. This property is located along the corner of Hwy 126 and Overhill Drive, and being a portion of Tax Map 49, Parcel 68.00. 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 May 16, 2024
To be held at Kingsport City Hall, 415 Broad Street, 3rd Floor

Sullivan County Commission – Thursday, 6:00 PM on June 13, 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

Ambre Torbett

From: Weems, Ken <KenWeems@KingsportTN.gov>
Sent: Thursday, May 16, 2024 11:22 PM
To: Ambre Torbett
Cc: Pyatte, Lori
Subject: **EXTERNAL** May KRPC county zoning results

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

Ambre,

I'm out of the office tomorrow so wanted to give a quick update tonight. Call me next week if you have any q's

Sullivan Gardens Parkway PMD-2: KRPC sends a negative recommendation.

Overhill Drive PBD/SC: KRPC sends a positive recommendation

Lori is sending you a scan of all the citizen input we received. I appreciate you sending us yours earlier as I like for them to see it all.

Sent from my Verizon, Samsung Galaxy smartphone

Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE24-0071**

Airport Parkway Rezoning

| | | | |
|--|---|--|----------------|
| Property Information | | | |
| Address | | Airport Parkway | |
| Tax Map, Group, Parcel | | Tax Map 094 Parcel 014.50 & Parcel 015.00 | |
| Civil District | | 18 54 | |
| Overlay District | | N/A | |
| Land Use Designation | | Retail/Commercial | |
| Acres | | Rezone Site 40.0 acres +/- | |
| Existing Use | Vacant land | Existing Zoning | MX |
| Proposed Use | New single family residential development | Proposed Zoning | PD |
| Owner /Applicant Information | | | |
| Name: Industrial Development Board of Kingsport Address: 400 Clinchfield Street City: Kingsport State: TN Zip Code: 37660 Email: Phone Number: | | Intent: <i>To rezone from MX (Mixed Use District) to PD (Planned Development District) to accommodate future single family residential development.</i> | |
| Planning Department Recommendation | | | |
| <p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> • <i>The zoning change is compatible with adjacent residential zoning districts.</i> • <i>The zoning change will appropriately match the proposed use.</i> • <i>The current MX zone does allow for single family uses, however rezoning to PD will allow the developer to fully utilize the property for housing development.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>The parcels lie at the intersection of Airport Parkway and Airport Road, directly across from Tri-Cities Airport and beside Hamlett-Dobson Funeral Home and Memorial Park.</i> • <i>The rezoning site is currently vacant with two dilapidated barns located on the property.</i> • <i>The land lies in a gentle roll, with undulating slopes that rise and fall over green pasture.</i> | | | |
| Planner: | Jessica McMurray | Date: | April 29, 2024 |
| Planning Commission Action | | Meeting Date: | May 16, 2024 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0071

PROPERTY INFORMATION

| | |
|-------------------------|---|
| ADDRESS | Parcel 014.50 & Parcel 015.00 |
| DISTRICT | 18 |
| OVERLAY DISTRICT | N/A |
| EXISTING ZONING | MX (Mixed Use District) |
| PROPOSED ZONING | PD (Planned Development District) |
| ACRES | Rezone Site 40.0 acres +/- |
| EXISTING USE | vacant land |
| PROPOSED USE | New single family residential development |

PETITIONER

ADDRESS **400 Clinchfield Street, Kingsport, TN 37660**

REPRESENTATIVE

PHONE

INTENT

To rezone from MX (Mixed Use District) to PD (Planned Development District) to accommodate future single family residential development.

Vicinity Map



Surrounding City Zoning Map



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0071

Future Land Use Plan 2030



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0071

Aerial



View from Airport Parkway



View from Airport Road



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0071

View from Airport Parkway (facing Airport Rd)



View from Airport Parkway (facing west)



View from Airport Parkway (facing north)



View facing Airport Road



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0071

Existing Zoning/ Land Use Table

| Location | Parcel / Zoning Petition | Zoning / Name | History Zoning Action Variance Action |
|-----------|--------------------------|---|---|
| North | 1 | <u>Zone: City MX</u> Use: industry/manufacturing | |
| Northeast | 2 | <u>Zone: County R-1</u> Use: single family | |
| East | 3 | <u>Zone: County A-1</u> Use: airport | |
| Southeast | 4 | <u>Zone: City B-4</u> Use: memorial gardens/funeral services | |
| South | 5 | <u>Zone: County R-1</u> Use: single-family | |
| Southwest | 6 | <u>Zone: County A-1</u> Use: vacant | |
| West | 7 | <u>Zone: City MX</u> Use: industry/manufacturing | |

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0071

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 6, 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 would permit a use that is most appropriately described as a transition zone between existing single family residences and the commercial-oriented uses. The current MX zone does allow for single family uses, however rezoning to PD will allow the developer to fully utilize the property for housing development.
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.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned. There is also a reasonable economic use for the proposed zone. The current MX zone does allow for single family uses, however rezoning to PD will allow the developer to fully utilize the property for housing development.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The PD rezoning proposal does not conform to the 2030 Land Use Plan, however the PD proposal for this particular site should serve the area well. The current MX zone does allow for single family uses, however rezoning to PD will allow the developer to fully utilize the property for housing development.

Proposed use: New single family residential district.

The Future Land Use Plan Map recommends retail/commercial.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing conditions support approval of the proposed rezoning. The location of the parcel requested for rezoning demonstrates a reasonable transition from the MX, Mixed Use zone to the PD, Planned Development District, along Airport Parkway. The current MX zone does allow for single family uses, however rezoning to PD will allow the developer to fully utilize the property for housing development.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0071

- 6. 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 rezoning site abuts existing county residential districts. The vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the PD zone.

Sullivan (082)
Tax Year 2024 | Reappraisal 2021

Jan 1 Owner
 MOODY GEORGE M JR
 TRUSTEE
 1312 LINVILLE ST
 KINGSPORT TN 37660

Current Owner
 1312 LINVILLE ST
 KINGSPORT TN 37660

HWY 126
 Cir/Map:
 049

Parcel:
 068.00

Group:

SI:
 000

Value Information

Land Market Value: \$103,900 Land Use Value: \$25,800
 Improvement Value: \$0 Improvement Value: \$0
 Total Market Appraisal: \$103,900 Total Use Appraisal: \$25,800
 Assessment Percentage: 25%
 Assessment: \$6,450

Subdivision Data

Subdivision:
 GAINES PARKER SUB OF THE
 Plat Book: Plat Page: Block: Lot:
 1 208 P 13

Additional Information

General Information
 Class: 11 - Agricultural
 City #:
 Special Service District 1: 000
 District: 05
 Number of Buildings: 0
 Utilities - Water/Sewer: 00 - PUBLIC / NONE
 Utilities - Gas/Gas Type: 00 - NONE
 City:
 Special Service District 2: 000
 Neighborhood: A40
 Number of Mobile Homes: 0
 Utilities - Electricity: 01 - PUBLIC
 Zoning: R-1

Outbuildings & Yard Items

| Building # | Type | Description | Units |
|------------|------|-------------|-------|
|------------|------|-------------|-------|

Sale Information

Long Sale Information list on subsequent pages

Land Information

Long Land Information list on subsequent pages

Sale Information

| Sale Date | Price | Book | Page | Vacant/Improved | Type Instrument | Qualification |
|-----------|-------|-------|------|-----------------|-----------------|---------------|
| 12/7/2005 | \$0 | 2340C | 632 | | - | - |
| 7/11/1969 | \$0 | 329A | 222 | | - | - |
| 11/3/1942 | \$0 | 60A | 289 | | - | - |

Land Information

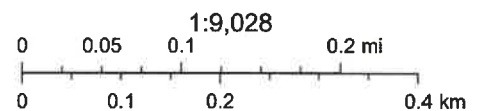
| Deed Acres: 0 | Calculated Acres: 19.5 | Soil Class | Units |
|-------------------------------|------------------------|------------|-------|
| 46 - ROTATION | | G | 3.54 |
| 46 - ROTATION | | A | 0.85 |
| 54 - PASTURE | | G | 1.36 |
| 54 - PASTURE | | A | 1.84 |
| 62 - WOODLAND 2 | | A | 6.71 |
| 62 - WOODLAND 2 | | P | 5.20 |
| Total Land Units: 19.5 | | | |

Sullivan County - Parcel: 049 068.00



Date: May 14, 2024

County: Sullivan
Owner: MOODY GEORGE M JR
Address: HWY 126
Parcel Number: 049 068.00
Deeded Acreage: 0
Calculated Acreage: 19.5
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



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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.

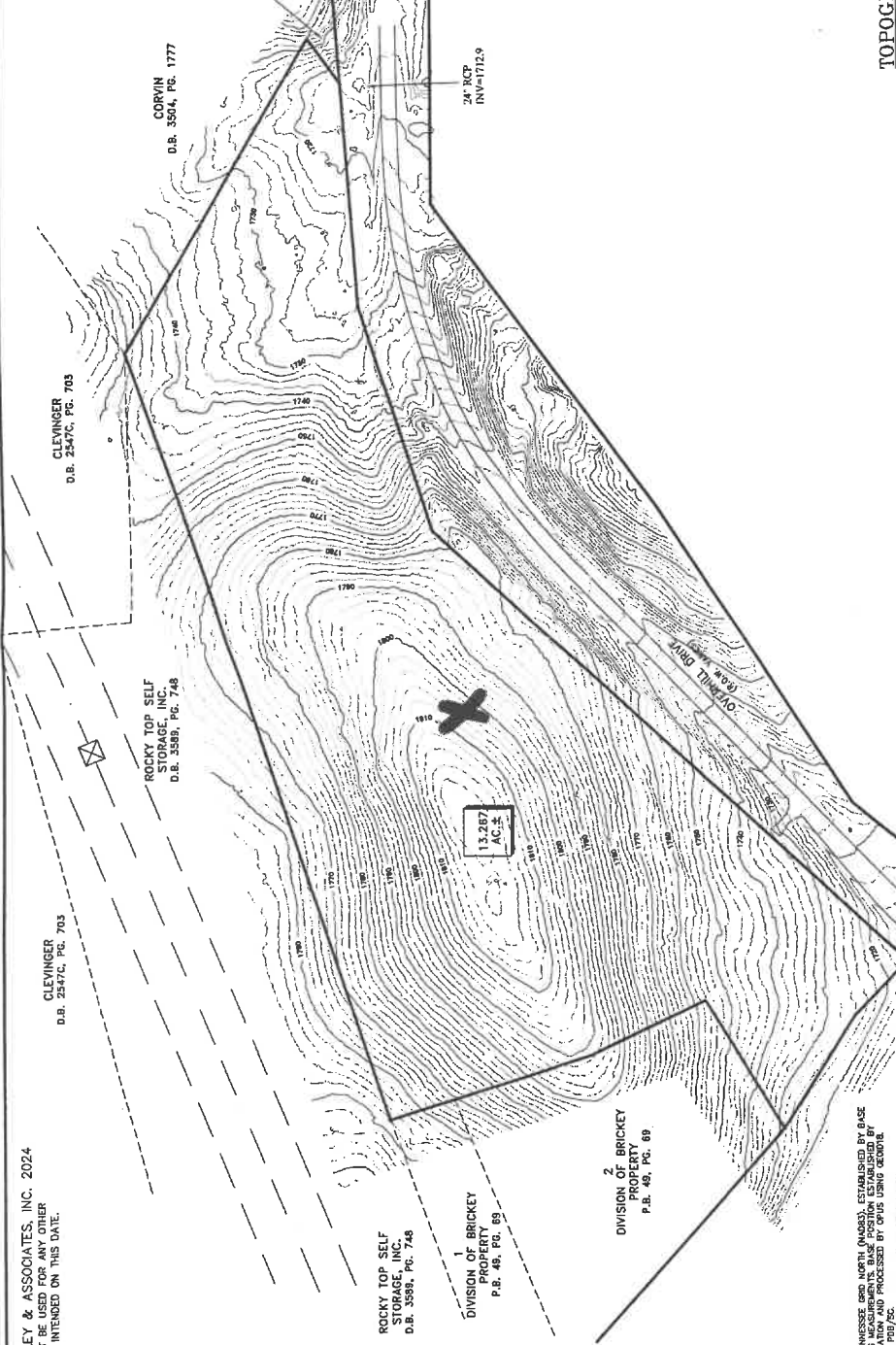
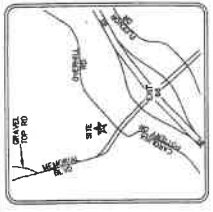
WM. S. TRIMBLE COMPANY, INC.
WINDOWS • DOORS • HARDWARE • BUILDING SPECIALTIES

MICHAEL FOWLER
VICE PRESIDENT

2200 ATCHLEY ST. (37920)
P.O. BOX 154 (37901)
KNOXVILLE, TN
E-Mail: mfowler@wmstrimble.com

DIRECT: 865/609-3483
PHONE: 865/573-1911
FAX: 865/573-8017
www.wmstrimble.com

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 THIS MAP CAN NOT BE USED FOR ANY OTHER
 PURPOSE THAN IS INTENDED ON THIS DATE.



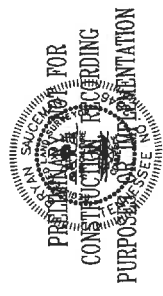
TOPOGRAPHIC SURVEY
 13.287 ACRES
 5TH CIVIL DISTRICT
 SULLIVAN COUNTY
 TENNESSEE
 JANUARY 22, 2024
 SCALE: 1"=100'
 CONTOUR INTERVAL=2'



LEGEND

IRON ROD (OLD)
 PLAT BOOK
 PAGE BOOK
 ACRES
 NOT TO SCALE
 TYPICAL SURVEY
 871 ADDRESS

IR(0)
 P.B.
 D.B.
 AC
 N.T.S.
 TYP.
 [Symbol]



- NOTES:**
- 1) NORTH BASED ON TENNESSEE GEOGRAPHIC NORTH (NAD83), ESTABLISHED BY BASE AND POWER RTN-GPS MEASUREMENTS. BASE POSITION ESTABLISHED BY SURVEY TO PROPERTY IS 2000 POINT AND PROCESSED BY USING GEORIG.
 - 2) SURVEY IS CONDUCTED IN ACCORDANCE WITH CURRENT ZONING RESTRICTIONS AND RESTRICTIONS TO CONFORM WITH CURRENT ZONING RESTRICTIONS.
 - 3) SURVEY IS CONDUCTED IN ACCORDANCE WITH CURRENT ZONING RESTRICTIONS AND RESTRICTIONS TO CONFORM WITH CURRENT ZONING RESTRICTIONS.
 - 4) SURVEY IS CONDUCTED IN ACCORDANCE WITH CURRENT ZONING RESTRICTIONS AND RESTRICTIONS TO CONFORM WITH CURRENT ZONING RESTRICTIONS.
 - 5) SURVEY IS CONDUCTED IN ACCORDANCE WITH CURRENT ZONING RESTRICTIONS AND RESTRICTIONS TO CONFORM WITH CURRENT ZONING RESTRICTIONS.
 - 6) SURVEY IS CONDUCTED IN ACCORDANCE WITH CURRENT ZONING RESTRICTIONS AND RESTRICTIONS TO CONFORM WITH CURRENT ZONING RESTRICTIONS.
 - 7) SURVEY IS CONDUCTED IN ACCORDANCE WITH CURRENT ZONING RESTRICTIONS AND RESTRICTIONS TO CONFORM WITH CURRENT ZONING RESTRICTIONS.
 - 8) SURVEY IS CONDUCTED IN ACCORDANCE WITH CURRENT ZONING RESTRICTIONS AND RESTRICTIONS TO CONFORM WITH CURRENT ZONING RESTRICTIONS.
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 - 10) SURVEY IS CONDUCTED IN ACCORDANCE WITH CURRENT ZONING RESTRICTIONS AND RESTRICTIONS TO CONFORM WITH CURRENT ZONING RESTRICTIONS.
 - 11) SURVEY IS CONDUCTED IN ACCORDANCE WITH CURRENT ZONING RESTRICTIONS AND RESTRICTIONS TO CONFORM WITH CURRENT ZONING RESTRICTIONS.
 - 12) SURVEY IS CONDUCTED IN ACCORDANCE WITH CURRENT ZONING RESTRICTIONS AND RESTRICTIONS TO CONFORM WITH CURRENT ZONING RESTRICTIONS.
 - 13) SURVEY IS CONDUCTED IN ACCORDANCE WITH CURRENT ZONING RESTRICTIONS AND RESTRICTIONS TO CONFORM WITH CURRENT ZONING RESTRICTIONS.
 - 14) SURVEY IS CONDUCTED IN ACCORDANCE WITH CURRENT ZONING RESTRICTIONS AND RESTRICTIONS TO CONFORM WITH CURRENT ZONING RESTRICTIONS.
 - 15) SURVEY IS CONDUCTED IN ACCORDANCE WITH CURRENT ZONING RESTRICTIONS AND RESTRICTIONS TO CONFORM WITH CURRENT ZONING RESTRICTIONS.

ALLEY & ASSOCIATES, INC.
 SURVEYORS
 1000 SULLIVAN COUNTY
 MEMPHIS, TENNESSEE 38103
 TELEPHONE (901) 382-8900
 FAX (901) 382-8900
 E-MAIL: info@alleyandassociates.com

DATE: _____
 BY: _____

WSM TRIMBLE COMPANY
 SULLIVAN COUNTY, TENNESSEE

Address Data Source:
 Sullivan County, Tenn. Co #11
 Kingport, TN 37083
 Johnson City, TN 37601
 Bristol, TN 37620

Notice:

A site 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.

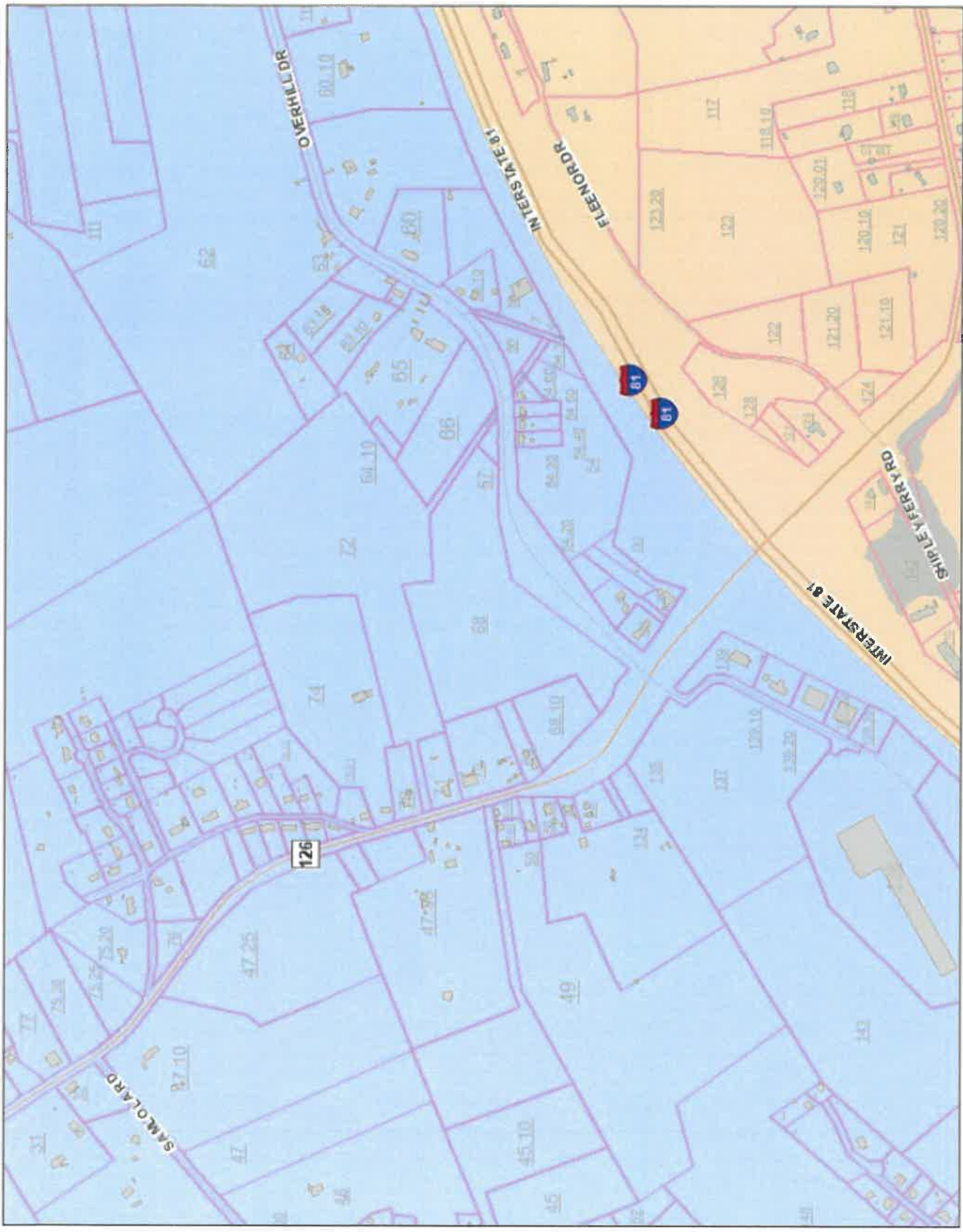
Buildings

County
 Commission Dist

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11

Thoroughfares

- Arterial
- Collector
- Parcel Lines
- (20220325)



Dennis Edward Brickey Sr
5217 Foxfire Pl
Kingsport, TN 37664

May 10, 2024

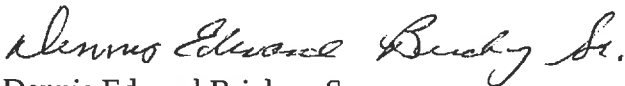
Ambre M. Torbett, AICP
Sullivan County, Tennessee Planning and Codes Department
3425 Highway 126 / Historic Snow House
Blountville, TN 37617

Dear Ms. Torbett,

This letter is in response to a recent request for rezoning of the George M Moody Jr. property located along the corner of Highway 126 and Overhill Drive, and being a portion of Tax Map 49, Parcel 68.00. I am the owner of the property at 5219 Highway 126. My property is designated as Parcel 69, and there is a home situated on the property. My property faces Highway 126. It is bordered on the left by Rocky Top Self Storage, on the back by George Moody, and on the right by Eddie Brickey. The George Moody property is a large acreage. Both its zoning designation and subsequent use promises to significantly impact my property and set a precedent for future growth and development of the Gunnings Community. I am, therefore opposed to, and I respectfully ask the Planning and Zoning Commission to deny the request for rezoning of the Moody property to PBD-SC or any designation that provides for the construction of additional self-storage units, RV/vehicle storage, car washes, or noisy manufacturing facilities. I believe there is reasonable likelihood that my property could be surrounded/landlocked by the aforementioned eyesores.

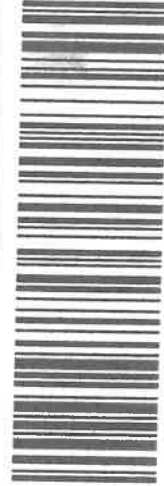
Thank you in advance for your consideration and favorable resolution of this matter.

Kindest Regards,


Dennis Edward Brickey, Sr.

Dennis E. Brickey, Sr.
5217 Foxfire Pl
Kingsport, TN 37664

CERTIFIED MAIL®



9589 0710 5270 1267 5969 68

Retail



37617

RDC 99

U.S. POSTAGE PAID
FCM LETTER
KINGSPORT, TN 37664
MAY 11, 2024

\$8.73

R2304W121570-82

Ambre M. Torbett, AICP

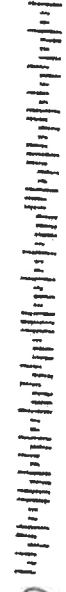
Sullivan County, Tennessee Planning and Codes Department
3425 Highway 126 / Historic Snow House
Blountville, TN 37617

on my desk Friday 5/24/24

**RETURN RECEIPT
REQUESTED**

**RETURN RECEIPT
REQUESTED**

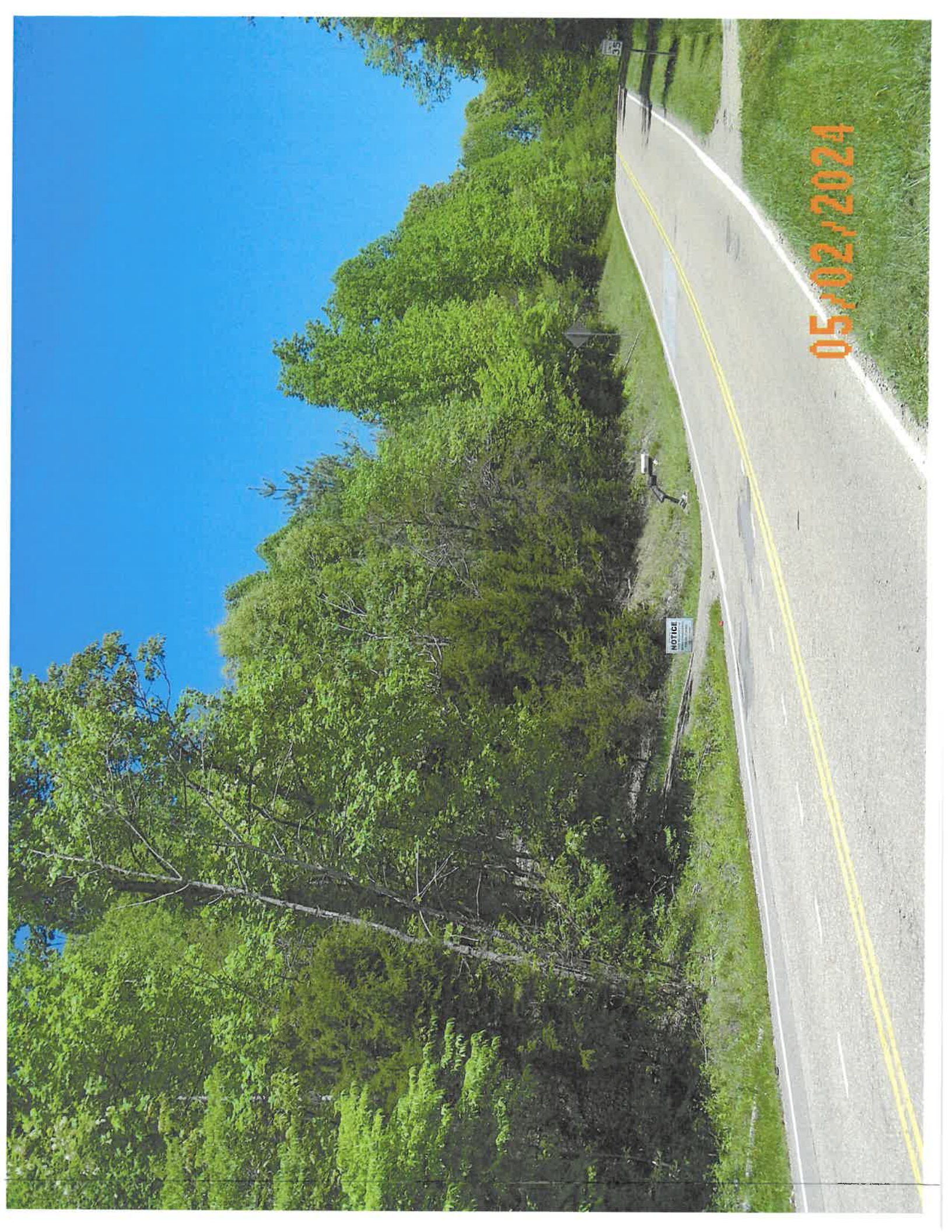
05/20



05/02/2024

NOTICE

5



05,02,2024

