

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

July 11, 2024 - Work Session

**RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.
motion by: Calton 2nd by: Gardner**

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	5/3/2024	Donald Hartley	none	yes	yes	Sullivan County	B-3	R-1	9th	5th
2	5/16/2024	Andrew Shivley	none	yes	yes	Sullivan County	B-3	R-2A	10th	6th
3										
4										
Voting Summary:										
<u>Name</u>	<u>Case Order</u>	<u>yes</u>	<u>no</u>	<u>pass / abstain</u>	<u>absent</u>	<u>Approved (yes or no)</u>				
Hartley	1	20			4	YES				
Shivley	2	20			4	YES				
	3									
	4									

* Completed Application is when all information is signed, fee has been paid and no outstanding documents needed. Date of Application is when the applicant initially files

footnote:

PUBLIC NOTICE

Sullivan County Regional Planning Commission shall hold a public meeting on Tuesday, June 18, 2024 at 6PM within the Historic Courthouse, located at 3411 Hwy 126, Blountville. The purpose of the meeting is to review two individual rezoning requests: 1) Donald Hartley, property at 176 Allison Road, Piney Flats, Tax Map 124, parcel 145.00 from B-3 (General Business) back to R-1 (Single-Family Residential); and 2) Andrew Shivley, property at 158 New Beason Well Road, Kingsport, Tax Map 031B, Group G, Parcels 001.10 and 002.05 from B-3 (General Business) to R-2A (Duplex/Residential).

The final public hearing of the proposed two individual property rezoning map amendments shall be heard by the Sullivan County Commission during the July 11, 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.

#1

JCUGB

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: 05/03/24

Property Owner: Donald Hartley

Address: 1079 HUNTING Hill RD PINEY FLATS TN 37686

Phone number: 423-646-5545

Email: PICKERSCOVE@YAHOO.COM

Property Identification

Tax Map: 124	Group:	Parcel: 145.00	
Zoning Map: 26	Zoning District: B-3	Proposed District: R-1	Civil District: 09
Property Location: 176 Allison Rd			Commission District: 5 th
Purpose of Rezoning: Rezone From Commercial to Residential			

Meetings

Planning Commission: Sullivan County Planning Commission

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

Date: June 18 2024

Time: 6:00 PM

9 yes / absent

Approved:

Denied:

County Commission:

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

Date: July 11 2024

Time: 6:00 PM

APPROVED 20 YES, 4 ABSENT

Approved:

Denied:

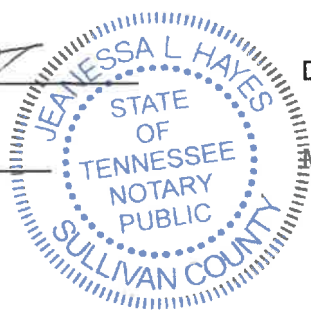
DEED RESTRICTIONS

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

Owner's Signature: Donald Hartley

Date: 5/03/24

Notary Public: Jeanessa Hayes



My Commission Expires: 12/28/26

F. ZONING PLAN AMENDMENTS: REZONING REQUESTS OR TEXT AMENDMENTS

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

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

FINDINGS OF FACT –

Landowner:	Donald Hartley
Applicants:	same
Representative:	same
Location:	176 Allison Road, Piney Flats
Mailing Address of Owners:	1079 Hunting Hill Road, Piney Flats
Location of Existing Business:	3166 Hwy 126, Blountville (renting a store front)
Civil district of rezoning:	9th
Commission District of rezoning:	5 th
Parcel ID:	Tax Map 124, Parcel 145.00
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Johnson City Urban Growth Boundary
Existing Land Use of Lot:	rental house
Utility District:	Johnson City Utility District
Public Sewer:	Johnson City Public Sewer
Lot/Tract Acreage:	.5 of an acre
Flood Plain:	n/a
Existing Zoning:	B-3
Surrounding Zoning:	R-1
Proposed Zoning Request:	R-1
Surrounding Land Uses:	single family/low density residential and existing businesses
2006 Land Use Plan:	Low density residential
Neighborhood Opposition:	none received

Staff Field Notes and Findings of Facts:

- The owner is requesting a rezoning from General Business back to low density residential in order to renovate the home back to living accommodations. The previous owner converted the home into a sales office for his masonry business.
- The corner lot is surrounded by residential land uses on all sides.
- While the location is near the Food City Shopping Center across Allison Road, this lot was not ideal for commercial redevelopment due to the restricted access, topography, sight visibility and lot size.
- Staff recommends in favor of this rezoning request.

Meeting Notes at Planning Commission:

- *Staff read her report and findings.*
- *The chair called for anyone in the audience who wanted to speak in opposition to the request. None received.*
- *The chair called for anyone in the audience to speak in favor of this request.*
- *The vice chair asked if the applicant was present. Mr. Hartley raised his hand. No further discussion.*
- *Steven Hobbs motioned to forward a favorable recommendation to the County Commission for this rezoning request.*
- *Mary Ann Hager seconded the motion and the vote in favor passed unanimously.*

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.

JC Sewer Lines

JC Water Lines

Lot Lines

Parcel Lines
 (20220325)

Current Zoning

A-1

A-2

A-5

AR

B-1

B-2

B-3

B-4

M-1

M-2

PAD

PBD-3

PBD/SC

PMD-1

PMD-2

R-1

R-2

R-2A

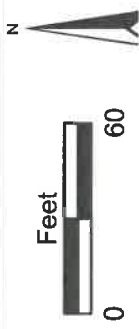
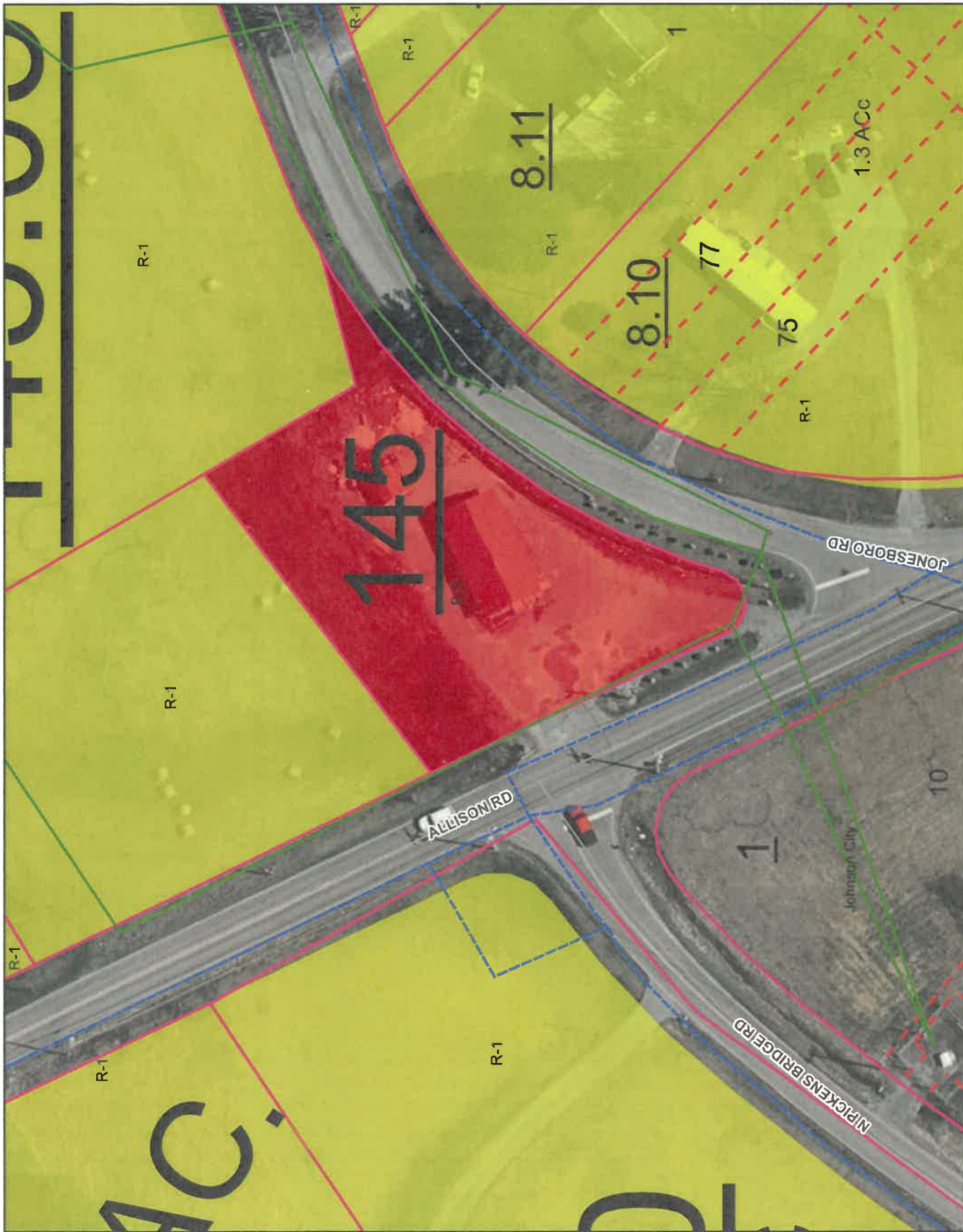
R-3

R-3A

R-3B

RRC

Water

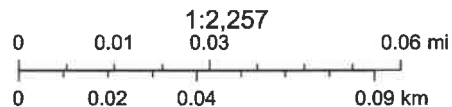


Sullivan County - Parcel: 124 145.00



Date: June 6, 2024

County: Sullivan
Owner: COLEMAN HOWARD & POLLY
Address: ALLISON RD 176
Parcel Number: 124 145.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, City of Johnson City, TN, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

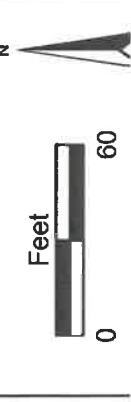
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Address Data Source
Sullivan County, TN
Knox County, TN
Johnson City, TN
Carmel, TN
Bristol, TN

Notice:
A tax map has no legal standing, other than for the assessment of taxes. It should not be used to establish boundary lines or transfer real estate property. A land survey or plat is required to be recorded in the State of Tennessee should be used to establish a boundary and/or location.

- FType**
- Area of Complex Channels
 - Area to be Submerged
 - Bay/Inlet
 - Bridge
 - Canal/Ditch
 - Dam/Weir
 - Flume
 - Foreshore
 - Hazard Zone
 - Inundation Area
 - Lock Chamber
 - Rapids
 - Sea/Ocean
 - Special Use Zone
 - Spillway
 - Stream/River
 - Submerged Stream
 - Wash
 - Water Intake/Outflow

- Waterbody - Large Scale**
- FType**
- Estuary
 - Ice Mass
 - Lake/Pond
 - Playa
 - Reservoir
 - Swamp/Marsh



Flood Insurance Rate Map (FIRM) 2016

- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined



Sullivan County, TN
Planning and Codes Dept.

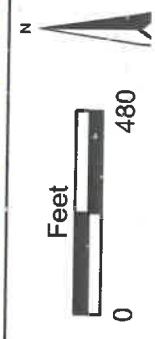
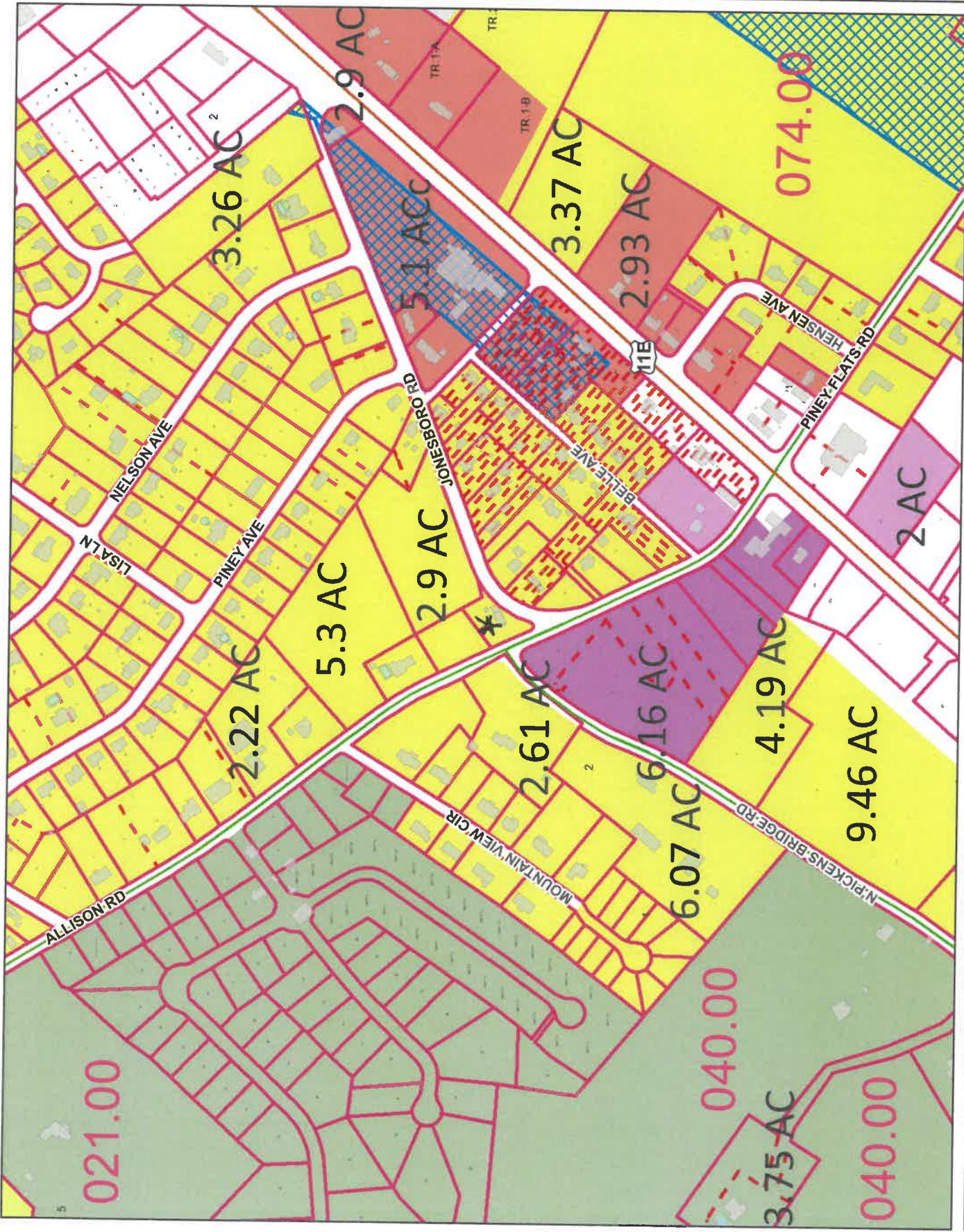
Address Data Source:
 Sullivan County: Sull Co 911
 Kingsport: Kot GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

Notice:
 A tax map has no legal standing; other than the assessment of taxes. It cannot be used to establish boundary lines or transfer property, or to carry out a survey. Licensed land surveyors should be retained for any questions of boundary and/or location of legal lines.

- Collector
- Lot Lines
- Parcel Acres
- Parcel Numbers
- Parcel Lines
- Planned Growth

Land Use Plan: 2006-2026

- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Blountville-Mixed Use
- General Commercial
- Corridor Commercial
- 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

Planning & Codes Department
3425 Highway 126 | Historic Snow House
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886



NOTICE OF REZONING REQUEST

June 3, 2024

Dear Property Owner:

Please be advised that your adjacent landowner, **Donald Hartley**, has requested a rezoning of his property located at 176 Allison Road, Piney Flats, from General Business (B-3) back to the original zoning district of Single-Family Residential (R-1) for the purpose of remodeling the dwelling and using it for residential. This parcel is Tax Map 124, Parcel 145.00 and is on the corner of Allison Road and Jonesboro Road at the intersection of N. Pickens Bridge Road. The following are the scheduled meeting dates for this request:

Sullivan County Regional Planning Commission – Tuesday, June 18, 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, July 11, 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

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





Case #2
SC PQA

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 5/16/24

Property Owner: Andrew Shively
Address: 920 Packing House Rd, Kingsport TN 37660
Phone number: 423-484-5406 Email:

Property Identification

Tax Map: 031B Group: G Parcel: 001-10, 2.05
Zoning Map: G Zoning District: B-3 Proposed District: R-2A Civil District: 10
Property Location: 158 New Beacon Well Rd, Kingsport TN 37660 Commission District: 6th
Purpose of Rezoning: Duplex

Meetings

Planning Commission: Sullivan County Planning Commission
Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN
Date: June 18 2024 Time: 6:00 PM
9 yes / 0 absent Approved: Denied:

County Commission:

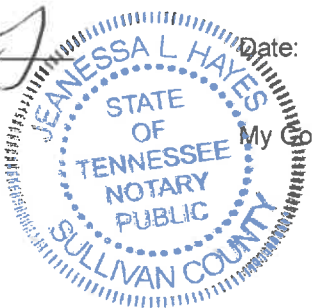
Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN
Date: July 11 2024 Time: 6:00 PM
APPROVED 20 YES, 4 ABSENT
Approved: Denied:

DEED RESTRICTIONS

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

Owner's Signature: Andrew Shively Date: 5/16/24

Notary Public: Jeanessa Hayes My Commission Expires: 12/28/26



F2. REZONING REQUEST FROM B-3 (GENERAL BUSINESS) TO R-2A (MEDIUM DENSITY/TWO-FAMILY RESIDENTIAL)

FINDINGS OF FACT –

Landowner:	Andrew Shivley
Applicants:	same
Representative:	same
Location:	158 New Beason Well Road, Kingsport
Mailing Address of Owners:	920 Packing House Road, Kingsport
Location of Existing Business:	n/a
Civil district of rezoning:	10th
Commission District of rezoning:	6th
Parcel ID:	Tax Map 031B, Group G, Parcels 001.10 and 002.05
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Existing Land Use of Lot:	former hair salon
Utility District:	Bloomingtondale Utility District
Public Sewer:	Kingsport Public Sewer
Lot/Tract Acreage:	.183 and .13 of an acre
Flood Plain:	n/a
Existing Zoning:	B-3
Surrounding Zoning:	R-1, B-3
Proposed Zoning Request:	R-2A
Surrounding Land Uses:	single family/low density residential and existing businesses
2006 Land Use Plan:	Commercial Corridor with Low Density Residential behind
Neighborhood Opposition:	opposition to proposed setback variance during BZA hearing, opposition to grading issues in the past. No opposition to rezoning application received so far.

Staff Field Notes and Findings of Facts:

- The owner is requesting a rezoning of the two small lots-of record from General Business to Two-Family Residential in order to renovate the former beauty salon to a duplex home.
- Staff inspected the site and is recommending in favor of the rezoning request:
 - Public sewer is on site to support the density of a duplex should both lots be rezoned and replatted/combined;
 - New Beason Well Road is a Collector Road with various land uses and residential development;
 - The Land Use Plan would support this land use.

Meeting Notes at Planning Commission:


- *Staff read her report and recommendation.*
- *The chair called for anyone who wanted to speak in opposition to the request. No one addressed the commission.*
- *The chair called for anyone who wanted to speak in favor of the request. The applicant, Mr. Shivley addressed the board and stated he was in favor of the request to rezone.*
- *Staff provided a summary of the recommendation for the rezoning request from the Board of Zoning Appeals. She stated that the landowner, Mr. Shivley, had initially requested a side yard setback variance in order to build on to the building and renovate it into a duplex. The BZA found no topographical hardship warranting the variance; however recommended rezoning to R-2A to put the lots into the proper zoning district for the intended use. If rezoned, then there will not be a need for a setback variance. Staff clarified that the building setbacks for B-3 are 30-feet on all sides; while the building setbacks for R-2A are 30 front; 30 rear and 10 sides.*
- *Linda Brittenham, as also a member of the BZA, confirmed the summary of findings and recommendations as stated by staff. She stated this rezoning would be cleaner, more efficient use of the land and would then become in conformance to use and setbacks.*
- *Linda Brittenham motioned to forward a favorable recommendation on to the County Commission for this rezoning. Commissioner Calton seconded the motion and the vote in favor passed unanimously.*

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

Notice:

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 KPT Sewer Lines

 Lot Lines

 Parcel Lines (20220325)

Current Zoning

 A-1

 A-2

 A-5

 AR

 B-1

 B-2

 B-3

 B-4

 M-1

 M-2

 PAD

 PBD-3

 PBD/SC

 PMD-1

 PMD-2

 R-1

 R-2

 R-2A

 R-3

 R-3A

 R-3B

 RRC

 Water



Sullivan County, TN
 Planning and Codes Dept.

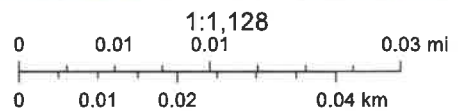


Sullivan County - Parcel: 031B G 001.10



Date: May 7, 2024

County: Sullivan
Owner: SHIVLEY ANDREW
Address: NEW BEASON WELL RD 158
Parcel Number: 031B G 001.10
Deeded Acreage: 0
Calculated Acreage: 0.2
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.



Center of Road
45.3

RADIUS=1954.86'
LENGTH=71.00'
CHORD=N19°37'34"W
70.99'

158
NEW BEASON WELL ROAD

N64°31'20"E
38.91'

30.00'

S26°05'36"E
70.30'

S64°16'47"W
76.90'

N64°15'E

S26°00'E
90.00'

74.8 ft

N20°45'W
8.97'

5.00'
N70°04'E

N15°58'W
82.78'

97.10'
S64°15'W

29.8

40.3

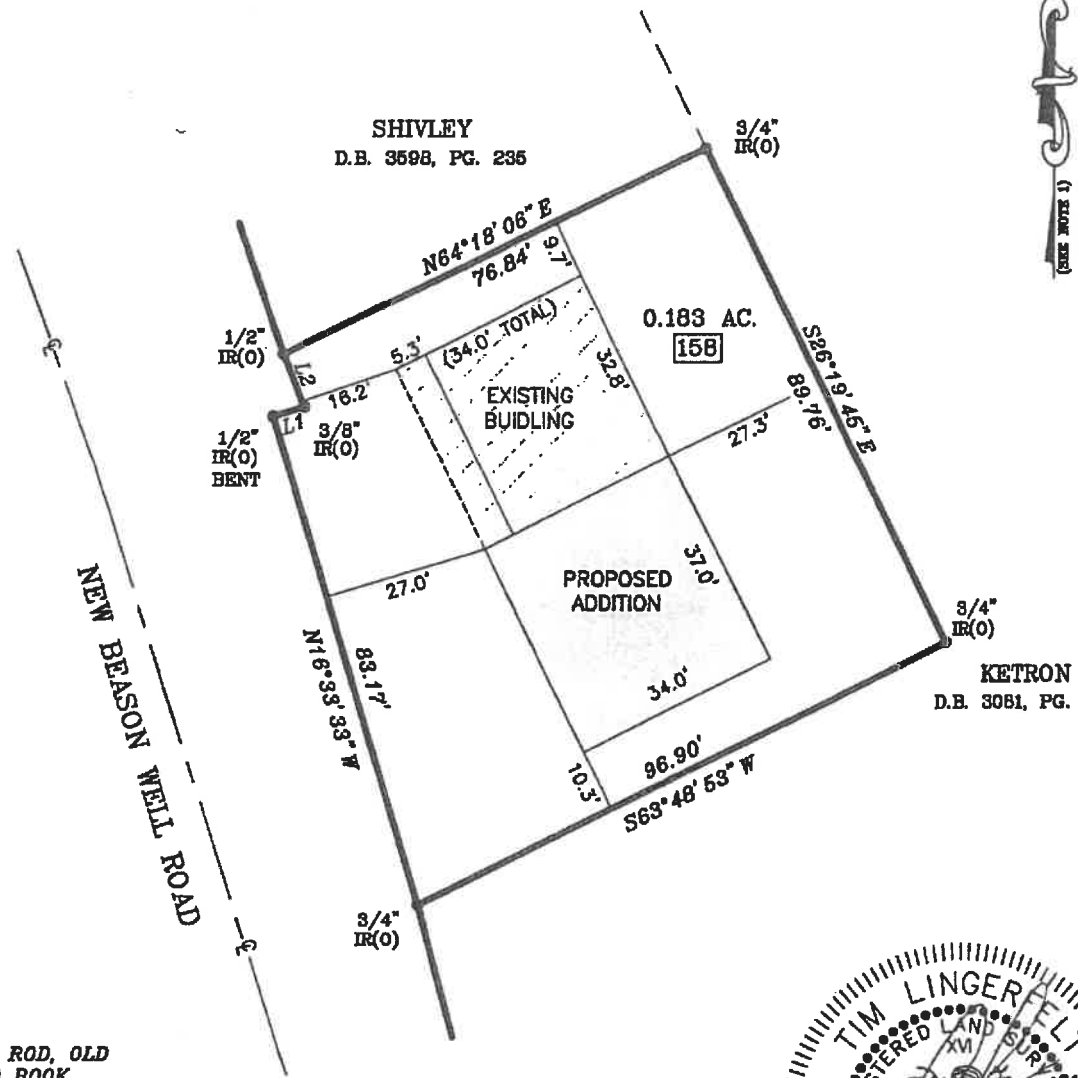
Center of Road

39 X 30

SCALE 1"=30'



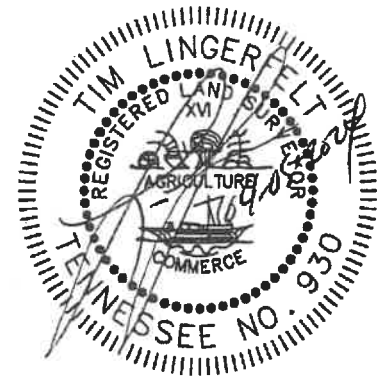
SCALE IN FEET



LEGEND

IR(O) IRON ROD, OLD
 D.B. DEED BOOK
 PG. PAGE
 AC. ACRES
 [123] 911 ADDRESS
 £ CENTERLINE

LINE	BEARING	DISTANCE
L1	N72°29'34"E	5.28'
L2	N21°44'45"W	9.24'



NOTES:

- 1) NORTH BASED ON S26°05'36"E PER D.B. 3598, PG. 235.
- 2) SETBACKS TO CONFORM TO ZONING DESIGNATION
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0055D EFFECTIVE DATE SEPTEMBER 29, 2008 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 6) THIS SURVEY IS SUBJECT TO ANY AND ALL SERVITUDES, EASEMENTS COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
- 7) BEARINGS AND DISTANCES ARE BASED ON CURRENT FIELD SURVEY.

MAP OF: 0.183 ACRES

OWNER: ANDREW SHIVLEY
 CIVIL DISTRICT: 10TH COUNTY: SULLIVAN
 STATE: TENNESSEE TAX MAP 031B "G" PARCEL 01.10
 SCALE: 1 INCH = 30' DATE: APRIL 5, 2024
 REFERENCE: DEED BOOK 3571, PAGE 774
24-13240 FB/PG: N/A
 FOR: PERMIT

ALLEY & ASSOCIATES, INC.

422 E Market Street
 Kingsport, Tennessee 37660
 E-mail: tlingerfelt@alleyassociates.com

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

June 3, 2024

Dear Property Owner:

Please be advised that your adjacent landowner, **Andrew Shivley**, has requested a rezoning of his property located at 158 New Beason Well Road, Kingsport, from General Business (B-3) to R-2A (medium density residential) for the purpose of expanding the existing building and convert it to a duplex residential dwelling. He is requesting the rezoning of approximately 0.183 of an acre, which is Tax Map 031B, Group G, Parcel 001.10 and approximately 0.13 of an acre which is parcel 002.05 to be rezoned. Attached is a survey illustrating these parcels. The following are the scheduled meeting dates for this request:

Sullivan County Regional Planning Commission – Tuesday, June 18, 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, July 11, 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



NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
323-6440