

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

November 14, 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	3/21/2024	Daniel V. Davis, dba 3Tees, Inc on behalf of Preston Taylor Jr.	yes	yes	no	Kingsport	A-1	PMD-2	13th	8th
2										
3										
4										
<b>Voting Summary:</b>										
<b>Name</b>	<b>Case Order</b>	<b>yes</b>	<b>no</b>	<b>pass / abstain</b>	<b>absent</b>	<b>Approved (yes or no)</b>				
3Tees LLC	1	Case was removed from consideration at the request of the applicant on 11/13/24								
	2									
	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

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: 03/21/24

Property Owner: Daniel V Davis ,dba 3Tees,llc on behalf of Preston H. Taylor, Jr

Address: 1300 Jan Way Kingsport, TN 37660

Phone number: 423-817-7300

Email: vicd@vdctn.com

**Property Identification**

Tax Map: 090 Group: Parcel: 059.00, [059.10, 056.20]  
 Zoning Map: 14 Zoning District: A-1 Proposed District: M10-2 Civil District: 13  
 Property Location: 3725 Sullivan Gardens Pky Kingsport , TN 37660 Commission District: 8  
 Purpose of Rezoning: Agriculture to Heavy Manufacturing rock quarry/borrow site

*already zoned P40-1*

**Meetings**

Planning Commission: Kingsport planning Commission

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

Date: 5/16/24

Time: 5:30PM

Approved: \_\_\_\_\_

Denied:

County Commission:

Place: Historic Courthouse 2<sup>nd</sup> Floor Commission Chambers 3411 Highway 126, Blountville TN

Date: 6/13/24

Time: 6:00 PM

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: \_\_\_\_\_

*Daniel V Davis*

Date: 3/21/24

Notary Public: \_\_\_\_\_



My Commission Expires: \_\_\_\_\_

5-2-27

**Kingsport Regional Planning Commission**  
**Rezoning Report** **File Number REZONE24-0072**

**3725 Sullivan Gardens Parkway County Rezoning**

<b>Property Information</b>			
<b>Address</b>		3725 Sullivan Gardens Parkway	
<b>Tax Map, Group, Parcel</b>		Tax Map 090, Parcel 059.00	
<b>Civil District</b>		13	
<b>Overlay District</b>		n/a	
<b>Land Use Designation</b>		Retail/Commercial	
<b>Acres</b>		90 acres +/-	
<b>Existing Use</b>		<b>Existing Zoning</b>	County A-1
Residential with the majority undeveloped			
<b>Proposed Use</b>		<b>Proposed Zoning</b>	County PMD-2
Rock quarry/ borrow site			
<b>Owner /Applicant Information</b>			
<b>Name:</b> Daniel V. Davis on behalf of Preston H. Taylor Jr. <b>Address:</b> 1300 Jan Way <b>City:</b> Kingsport <b>State:</b> TN <span style="float: right;"><b>Zip Code:</b> 37660</span> <b>Email:</b> glmoody@charter.net <b>Phone Number:</b> (423) 782-		<b>Intent:</b> <i>To rezone from County A-1 to County PMD-2 for the purpose of having a rock quarry/ borrow site use on the property.</i>	
<b>Planning Department Recommendation</b>			
<p><b>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Sullivan County Commission for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• <i>The rezoning site is relatively well segregated from non-manufacturing uses.</i></li> <li>• <i>All new developments within the County’s PMD-2 zone shall require Planning Commission approval to ensure compatibility with the surrounding land uses and/or adequate buffering to neighboring properties</i></li> <li>• <i>County PMD-2 districts are designed to be installed along major routes</i></li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>• <i>The rezoning site currently contains an inhabited old house and garage.</i></li> <li>• <i>The parcel proposed for rezoning is accessed from Sullivan Gardens Parkway</i></li> </ul>			
<b>Planner:</b>	Ken Weems	<b>Date:</b>	May 1, 2024
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	May 16, 2024
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**Kingsport Regional Planning Commission**

**Rezoning Report**

**File Number REZONE24-0072**

**PROPERTY INFORMATION**

<b>ADDRESS</b>	3725 Sullivan Gardens Parkway
<b>DISTRICT</b>	13
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	R-1 (Low Density /Single-Family District)
<b>PROPOSED ZONING</b>	PMD-2 (Planned General Manufacturing District)
<b>ACRES</b>	90 +/-
<b>EXISTING USE</b>	residential/ vacant land
<b>PROPOSED USE</b>	rock quarry/ borrow site

**PETITIONER**

**ADDRESS** 1300 Jan Way, Kingsport, TN 373660

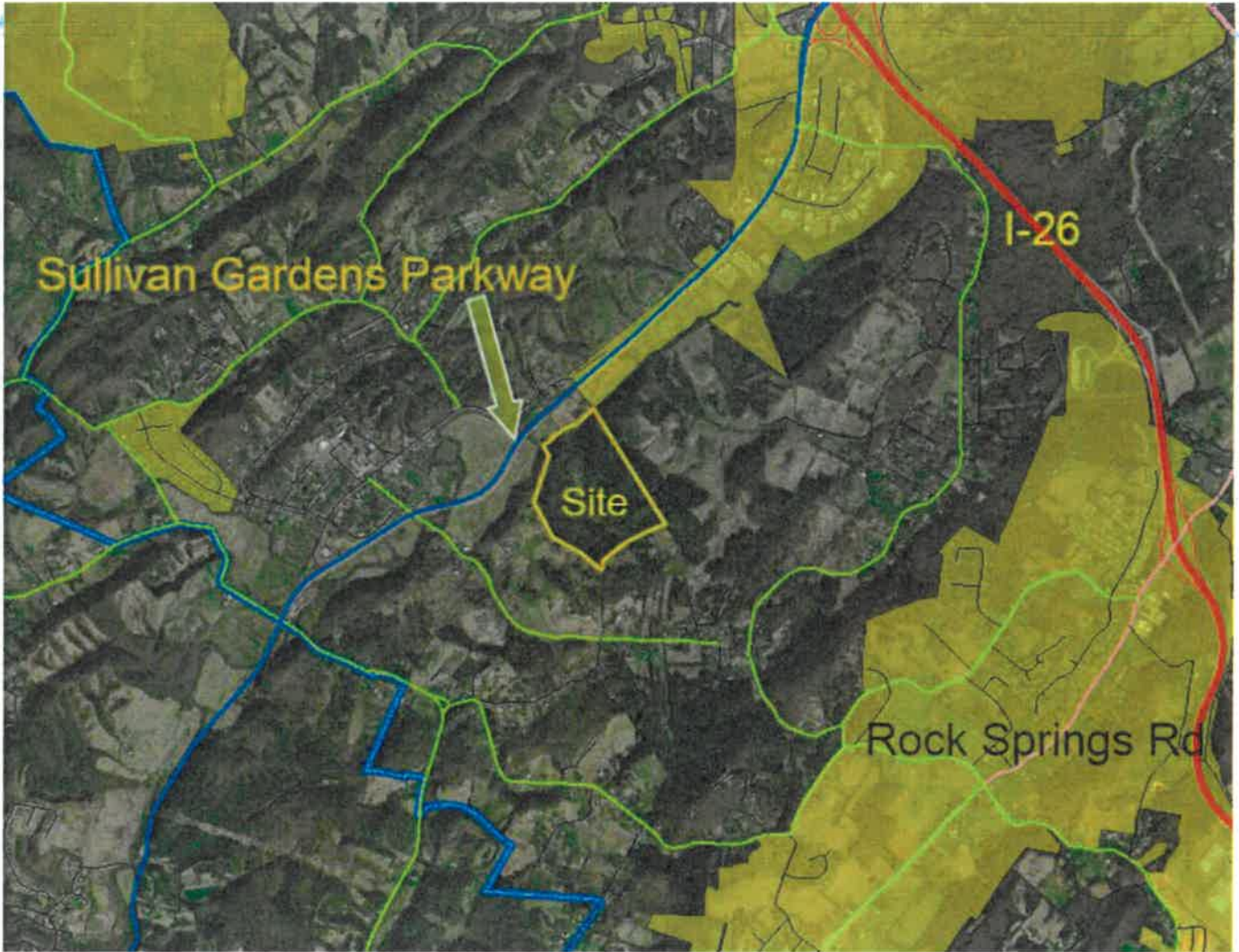
**REPRESENTATIVE**

**PHONE** (423) 817-7300

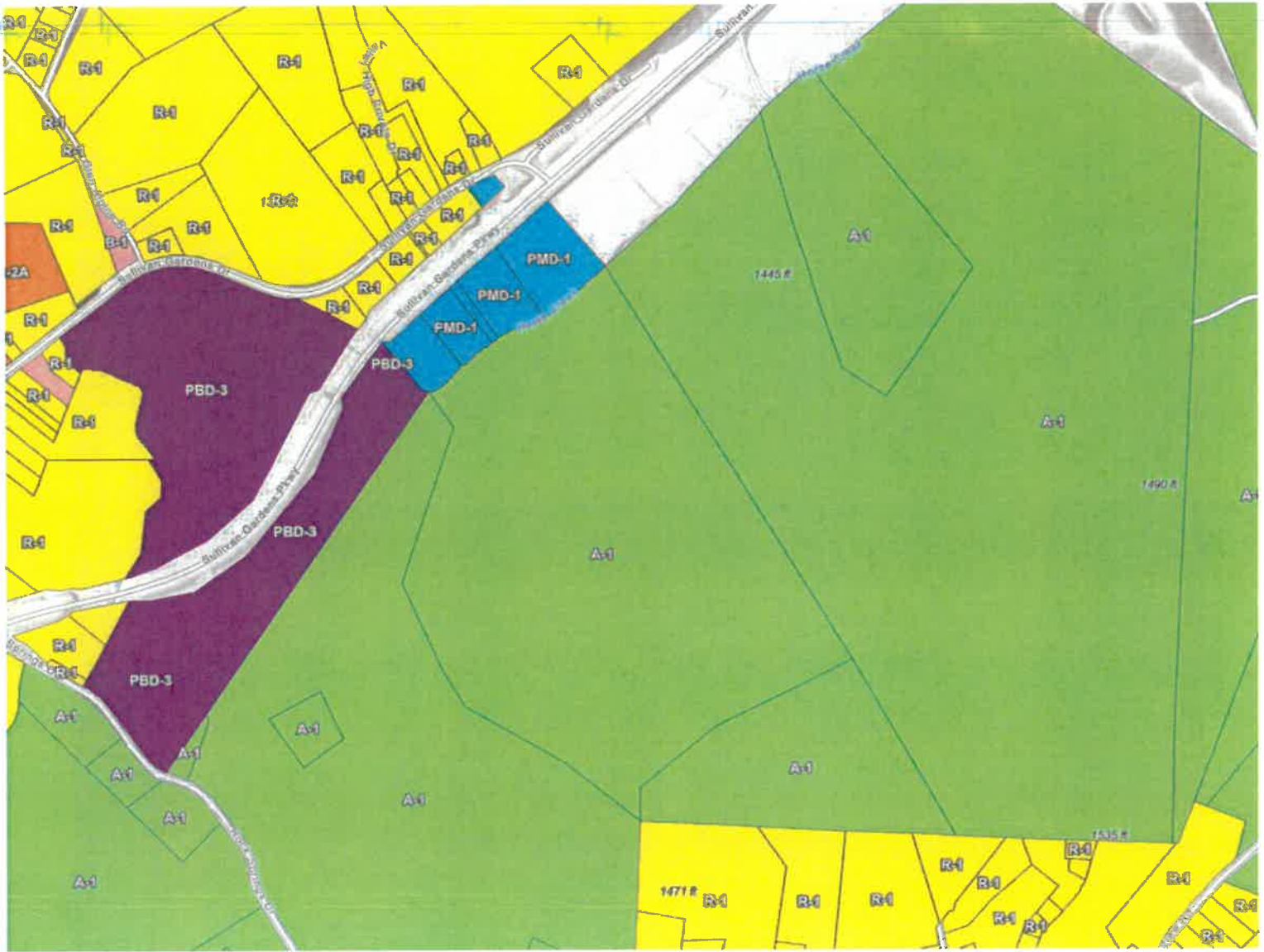
**INTENT**

*To rezone from County A-1 to County PMD-2 for the purpose of having a rock quarry/ borrow site use on the property.*

Vicinity Map



Surrounding County Zoning Map



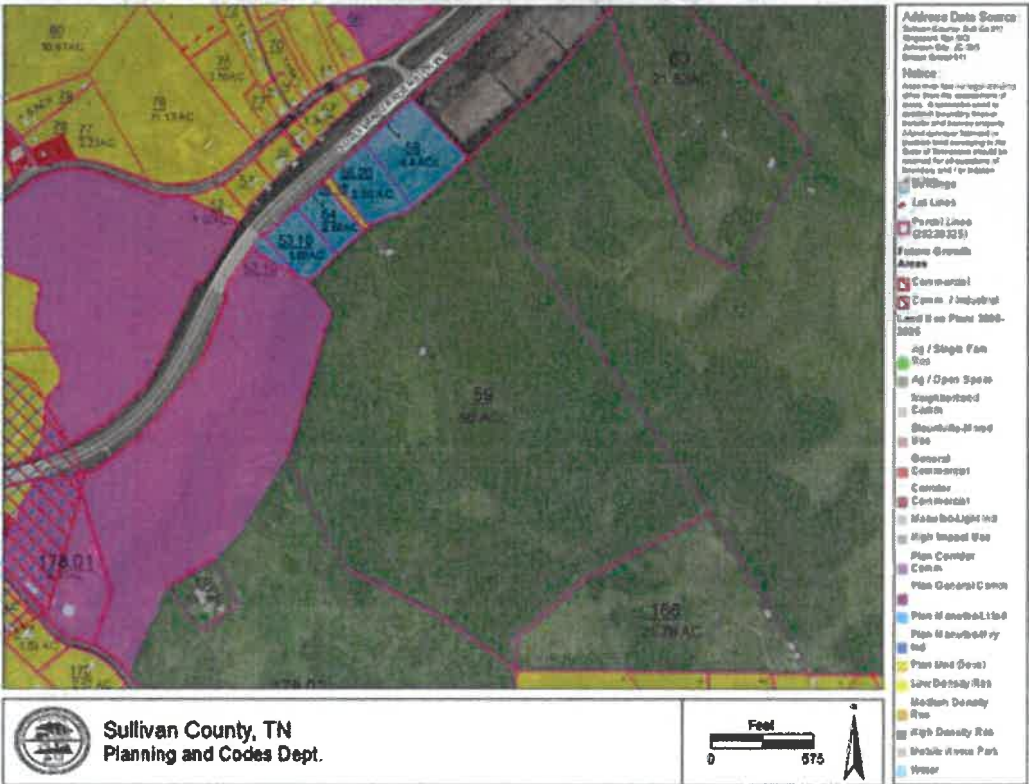
**Future Land Use Plan 2030: City: Single Family; County: Ag/ Open Space**

Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on May 16, 2024

City's Future Land Use Plan 2030



Sullivan County Land Use



Aerial

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on May 16, 2024





Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0072

Sullivan County R-1 Zone District Purpose (from the Sullivan County Zoning Resolution)

**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.

Sullivan County PMD-2 Zone District Purpose

**1. PMD-2 Planned General Manufacturing District** - This class of district is intended to provide space for manufacturing activities within the county. By reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics these activities require locations relatively well segregated from non-manufacturing uses. Except as specified in Appendix B, Subsection B-105.2, Subpart 9, (Residential Occupancy in Connection with Nonresidential Activity), new residential activities are excluded. Commercial establishments and community facilities, which provide needed services for industry and are complementary thereto, are permitted. All new developments in this district shall require Planning Commission approval to ensure compatibility with the surrounding land uses and/or adequate buffering to neighboring properties. This class of district shall require adequate infrastructure to support any possible uses allowed within the district provisions. This district is designed to promote the clustering of developments along major routes or within industrial complexes while providing internal access roads to ease of the motoring public and heavy vehicles.

Sullivan County PMD-2 Zone District Uses and Structures  
(from the Sullivan County Zoning Resolution)

**TABLE 5-102A  
USES AND STRUCTURES  
ALLOWABLE WITHIN MANUFACTURING DISTRICTS**

	<b>PMD-2</b>	<b>PMD-1</b>	<b>M-2</b>	<b>M-1</b>
<b>I. MANUFACTURING ACTIVITIES</b>				
A. Manufacturing – Limited	PC	PC	SUP	SUP
B. Manufacturing – General	PC	PC	SUP	SUP
C. Manufacturing - Basic Industry	PC	PC	SUP	SUP
D. Manufacturing – Hazardous	PC	X	SUP	X
<b>II. COMMERCIAL ACTIVITIES</b>				
A. Adult Entertainment Establishments	X	X	O/PC	X
B. Animal Care and Veterinary Services	PC	PC	SUP	SUP
C. Automotive Parking	PC	PC	SUP	SUP
D. Automotive & Marine Craft, Sales, Services & Repairs	PC	PC	SUP	SUP
E. Auto Towing/Automobile Wrecking Yard	PC	X	SUP	X
F. Outside Materials, Equipment Sales, Service and Repair	PC	PC	SUP	SUP
G. Scrap Operations/Salvage/Junkyards	BZA	X	BZA	X
H. Self-Storage/Mini-Warehouse Storage Facilities	PC	PC	P	P
I. Warehousing, Goods Transport and Storage	PC	PC	SUP	SUP
J. Wholesale Sales	PC	PC	SUP	SUP

Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on May 16, 2024

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0072

Cont.	PMD-2	PMD-1	M-2	M-1
K. Commercial/Recreational – Limited Outdoor and Indoor Sport Shooting Ranges <i>(amended on 03/15/10)</i>	PC	PC	PC	PC
<b>III. COMMUNITY FACILITY ACTIVITIES</b>				
A. Administrative Services *	PC	PC	SUP	SUP *
B. Child Care Facilities, any type	PC	PC	SUP	SUP
C. Community Assembly	X	X	X	X
D. Essential Public Transport, Communication and Utility Service	SUP	SUP	SUP	SUP
E. Extensive Impact Facilities – Limited (see B-104.6 part 6)	PC	PC	PC	X
F. Intermediate Impact Facilities <i>(Telecommunication Transmission Facilities – PC approval)</i>	PC	PC	SUP	SUP
G. Religious Facilities	X	X	X	X
H. Special Institutional Care Facilities	X	BZA	X	BZA
I. Waste Disposal Operations	PC	X	PC	X
J. Substance Abuse Medical Clinics <i>(amended on 11/15/2010)</i>	X	X	BZA	X
<b>IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES</b>				
A. Agricultural – General	P	P	P	P
B. Agricultural – Intensive	PC	PC	PC	PC
C. Agricultural Services	P	P	P	P
D. Plant and Forest Nurseries	PC	PC	PC	PC
<b>V. ACCESSORY ACTIVITIES</b>				
A. Accessory Storage – Enclosed Structure	PC	PC	SUP	SUP
B. Accessory Child Care	PC	PC	SUP	SUP
C. Administrative Office	PC	PC	SUP	SUP
D. Operation of Cafeteria	PC	PC	PC	PC
E. Outdoor Storage	PC	PC	SUP	SUP
F. Production for Retail Sale	X	X	X	X
G. Residential Occupancy <i>(approved administratively)</i>	SUP	SUP	X	SUP
<b>KEY TO INTERPRETING USE CLASSIFICATIONS</b>				
P = Indicates Permitted Use.				
SUP = Indicates Use Permitted with Supplemental Provisions.				
PC = Indicates Permitted Use on Site Plan Review by the Planning Commission.				
O = Indicates Use Allowable within Special Overlay District				
(See Article VIII, Section 8-401, ADULT ENTERTAINMENT DISTRICTS)				
BZA = Special Exception of Use after Approval of the Board of Zoning Appeals				
<b>NOTES:</b>				
(1) See Section 5-104.				
*Approved <b>Alternative Training Facilities</b> – Use of Cargo Shipping Containers for Administrative Services (PC approved with Supplemental Design Guidelines in Appendix B-104.6 Subpart 1D) amended on May 17, 2010.				

**View Toward Rezoning Site (From Sullivan Gardens Parkway)**



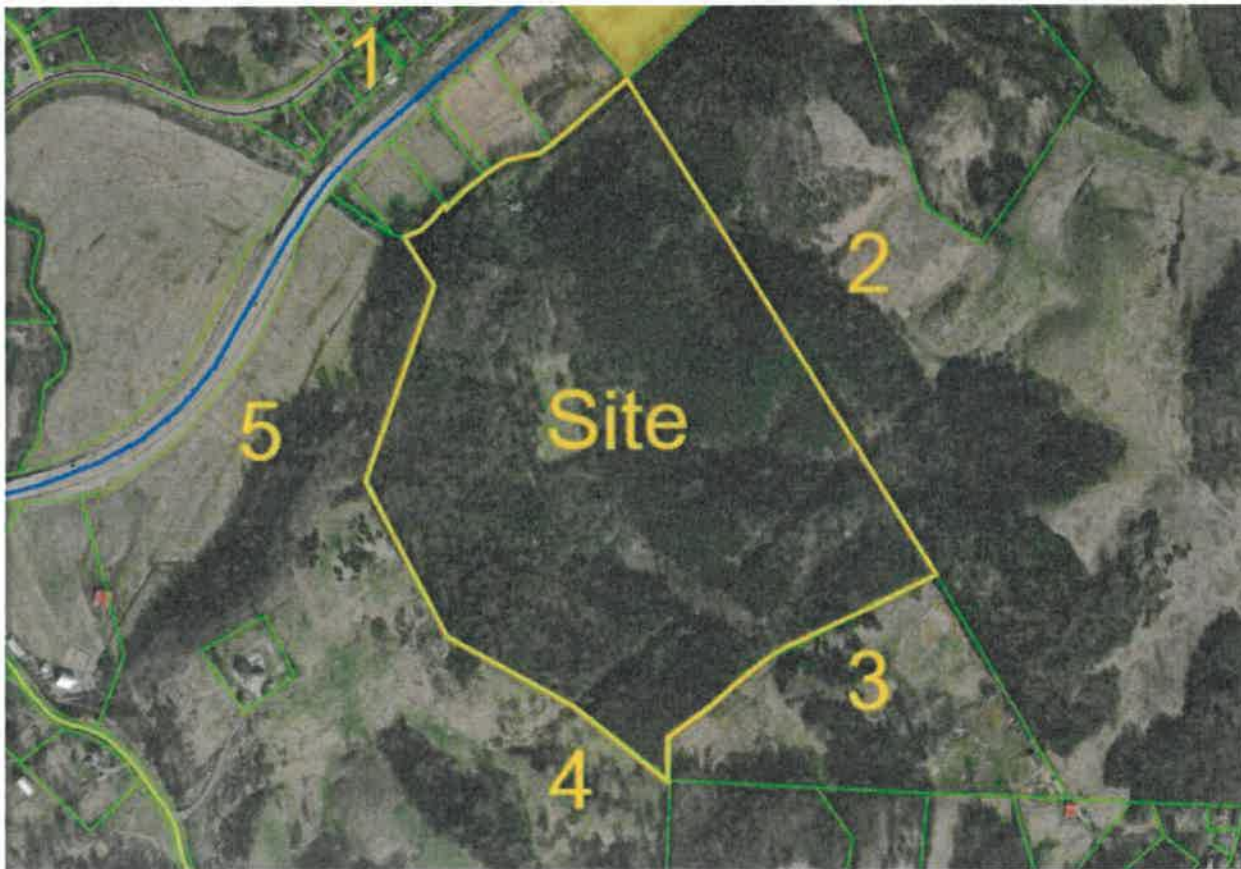
**View Toward Opposite Side of Sullivan Gardens Parkway**



View of House with Garage on the Property (Proposed Quarry Area in Background)



EXISTING USES LOCATION MAP



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: County R-1</u> Use: residential	n/a
East	2	<u>Zone: County A-1</u> Use: Ag/ vacant	n/a
Southeast	3	<u>Zone: County A-1</u> Use: Ag/ vacant	n/a
South	4	<u>Zone: County A-1</u> Use: low density residential	n/a
West	5	<u>Zone: County A-1</u> Use: low density residential	n/a

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from Sullivan County R-1 to Sullivan County PMD-2 based upon the following reasons:

1. The rezoning site is relatively well segregated from non-manufacturing uses.
2. All new developments within the County’s PMD-2 zone shall require Planning Commission approval to ensure compatibility with the surrounding land uses and/or adequate buffering to neighboring properties.
3. County PMD-2 districts are designed to be installed along major routes.



## **REGIONAL PLANNING COMMISSION MEETING MINUTES**

**Thursday, May 16, 2024 at 5:30 PM**

**City Hall, 415 Broad Street, Montgomery-Watterson Boardroom Room: 307**

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**This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.**

### **I. INTRODUCTION AND RECOGNITION OF VISITORS**

Members Present: Sharon Duncan, Sam Booher, John Moody, Tim Lorimer, Anne Greenfield

Members Absent: James Phillips, Jason Snapp, Chip Millican, Travis Patterson

Staff Present: Ken Weems AICP, Jessica McMurray, Callie McGrew, Lori Pyatte, Garret Burton

Visitors: Please see attached list of visitors

### **II. APPROVAL OF THE AGENDA**

With no changes identified, Sam Booher made a motion to approve the agenda as presented. The motion was seconded by John Moody. The motion passed unanimously, 5-0.

### **III. APPROVAL OF MINUTES**

1. Approval of the April 22, 2024 work session minutes
2. Approval of the April 25, 2024 regular meeting minutes

The Commission reviewed both sets of minutes without identifying any needed corrections. A motion was made by Tim Lorimer, seconded by Anne Greenfield, to approve the minutes of both the April 22, 2024 work session and the April 25, 2024 regular meeting. The motion passed unanimously, 5-0.

### **IV. CONSENT AGENDA**

Consent items are those items that have previously been brought before the Planning

Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

1. Granby Place ILOC Extension with Increase (2021-201-00008). The Commission is requested to approve a one year extension and increase of the ILOC for Granby Place. Staff stated that a presentation is ready if any members of the Commission needed more information. No presentation was requested. A motion was made by John Moody, seconded by Anne Greenfield to approve the consent agenda as presented. The motion passed 4-0-1 with John Moody abstaining from the item.

## V. UNFINISHED BUSINESS

## VI. NEW BUSINESS

1. 3725 Sullivan Gardens Parkway Rezoning (REZONE24-0072). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from County A-1 zone to County PMD-2 zone. Staff identified the vicinity of the proposal along Sullivan Gardens Parkway. Staff stated that the site is approximately 90 acres in size and currently contains a home and garage. Staff described the access to the property, which crosses a bridge prior to ascending in height. Staff drew attention to the site plan for the proposal, which showed operations beginning in the middle of parcel once permitted. Staff noted that the City's 2030 Future Land Use Plan designation for the rezoning site is single family residential. Staff recommended sending a positive recommendation to the Sullivan County Commission based upon the following rationale: PMD-2 districts, per Sullivan County Zoning, are designed for areas that are relatively well segregated from non-manufacturing uses, require installation along major routes, and require site plan approval from the Sullivan County Planning Commission. The Chairman opened public comment. Many visitors voiced their feelings about the rezoning during public comment. Opposition addressed concerns about potential from dust, noise, traffic issues, children's safety, wildlife disturbance, chemicals in water, sink holes, caves, lung cancer, damage to adjacent farming operations, flood zones, PTSD, and blasting impact on structures. Positive comments were received about the need for the quarry, the expensive cost of rock in the area already, how quarries are needed to build the roads we use, and the honorable character of the applicant. Once all visitors wanting to speak had done so, the Chairman closed the public hearing. A motion was made by Sam Booher, seconded by Anne Greenfield, to send a negative recommendation to the Sullivan County Commission for the rezoning. The motion passed 4-1.

2. 1258 E. Center Street Rezoning (REZONE24-0061). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the R-1B zone to the B-1 zone. Staff identified the vicinity of the request, locally known as the "Dental Arts" building. Staff noted that the parcel is roughly a half acre in size and is planned to be a new beauty salon use. Staff stated that the B-1 designation would be appropriate for this parcel that many in the city thought had a commercial zoning designation already. Staff discussed the submitted site plan, which reflects existing conditions. A motion was made by John Moody, seconded by Sam Booher, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 5-0.
3. Airport Parkway Rezoning (REZONE24-00071). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the MX zone to the PD zone. Staff noted the vicinity of the request, adjacent to TRI. Staff stated that this 40 acre site is proposed to be developed into 131 single family homes. Staff noted that the existing MX zone also provides for single family development, but that the rezoning site would be best utilized with the density and atmosphere provided in the PD Zone. A motion was made by John Moody, seconded by Tim Lorimer, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 5-0.
4. Overhill Drive County Rezoning (REZONE24-0072). The Commission is requested to send a positive recommendation to rezone the property from the County R-1 zone to the County PBD/SC zone. Staff drew attention to the vicinity map of the site, adjacent to the interstate and Hwy 126. Staff noted that the request would be for future commercial development. Staff noted that the site is currently not developed and that it contains over 1,400 feet of frontage along Overhill Drive. Staff stated that the 2030 Future Land Use Plan identifies the parcel as appropriate for retail/commercial use. Staff referenced the parcel to the north is already zoned PBD/SC. A motion was made by John Moody, seconded by Tim Lorimer, to send a positive recommendation to the Sullivan County Commission. The motion passed unanimously, 5-0.
5. Mural Zoning Text Amendment (ZTA24-0087). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the text amendment. Staff brought forth a zoning text amendment designed to make several changes to the mural approval process. Staff note that currently the BMA is the approval authority for murals in the B-2 and B-2E district. Staff proposed eliminating BMA approval in favor of staff level approval and a new permit process. Staff stated that the permit criteria consists of the address of the site, owner consent, artist information, and a scale drawing of the mural.



Finally, staff noted that a change to the mural definition is also proposed. Staff stated that letters and words would now be allowed on murals as long as they do not reference a business. A motion was made by John Moody, seconded by Tim Lorimer, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 5-0.

**VII. OTHER BUSINESS**

1. Approved Subdivisions

**VIII. PUBLIC COMMENT**

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

**IX. ADJOURN**

The meeting adjourned at 8:15p.m.

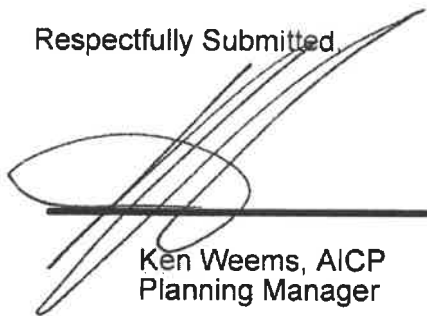
Visitors for the May 16, 2024 meeting of the Kingsport Regional Planning Commission

Theresa Crawford	Dennis Spears
Raychal Keeling	David Golden
Gary A. Johnson	Donna Johnson
Rodney Bradley	Cheri Boykin
Jane Morrison	Peggy Abster
Bond Porter	Amy Monroe
Jerry Petzoldt	Christian Horner
Collen Bansemer	Maree Ketron
Velma Ketron	Denvor Raines
Nathan Jackson	Denise Compton
Al Zollman	Peggy Lifford
Pasty Short	Jessica Morelock
Kasey Duncan	LouAnn McCulley Moore
John Gieber	Brenda Gieber
Mary Doyle	Kathy Jeffries
Sam Jeffries	Samantha Putman
Tim Harrell	Suzanne Glendenning
Julie Ware	Nate Ware
Carl Glendenning	Sharon Johnson
Normo Johnson	Jon Cox
Kathy Felin	Randy Hammond
Eva Bates	Nancy Meyer
Richard Meyer	Janet Yoran

Chaiba Bloomer	Jackson Bloomer
Betty Karmer	John Kunyze
Joe Montoya	Margaret Leaman
Alicia Starnes	Rhonda Gibbs
Ben Gibbs	Todd Yates
Tracie Yates	Shannon Hunt
Stephen Clark	Kenneth Depew
Thomas Painter	Jason Ward
Jerry Vicars	Sarah Vicars
Wayne Cody	Amy Cody
Rhonda Jayne	Daniel Jayne
Annie King	Gerard Feliv
Vivian Stout	William Stout
Robinson Family	Puckett Family
Dail Blalock	Katie Blalock
Rachel Beard	James Beard
Valecia Fillnow	Greg Cercone
Carroll Clark	Teresa Clark
Nate Cercone	Matt Kern
Jonathan Keeling	Judy Willis
Sarah Willis	Mike Rushing
Amy Rushing	Paul Cox
Gary Greenhill	Michael Dunn
Lorraine Dunn	Jimmy Pribble
Lydia Pribble	Chris Crawford
Thomas Zeno	Marsha Cox
Kerri Greenhill	Curtis Miller
Hannah Thaxton	Caitlin Morrison
Jacob Elkins	William Good
John Lyle	Vivian Lyle
Jeff Sturgill	Brain Trent
Anthony Short	Ashlea Kong
Dennis Welles	Ellen Cox
Sam Willis	Cathy Puckett
Lakie Hensley	Jared Thaxton
Marshall Cox	Nathan Cox
Sherry Cox	Ben Gibbs
Candy Wagner	Mark Selby
Brianne Good	Kandy Childress
Chip Childress	Ray Conkin
Jerry Morrell	Robin Blix
Donna Collette	Kimberly Tomlin
Jill Rich	Joe Riggs
Randy Hallford	Lonnie Keene
Vic Davis	Tory Davis
Tyler Davis	David Rose

Ray Knowles	Mike Harbin
Gregory Bass	Chris Carpenter
Kevin Fredrick	Stephen Hayes
Danetta Jones	Ronald Crawford
Shirley Hartsock	Donna Kilgore
Tony Kilgore	Tina Bowery
Mark Bowery	Stan Hodges
Candace Hodges	James McCarty
Douglas Smith	Suzanne Smith
Riley Carter	Russell Davis
Jennifer Davis	Sarah Cody
Jordan Cushen	Susan Light
Lilly Keeling	Alliars Gossett
Rosalin Keeling	Mary Faulkner
Brenda Brown	

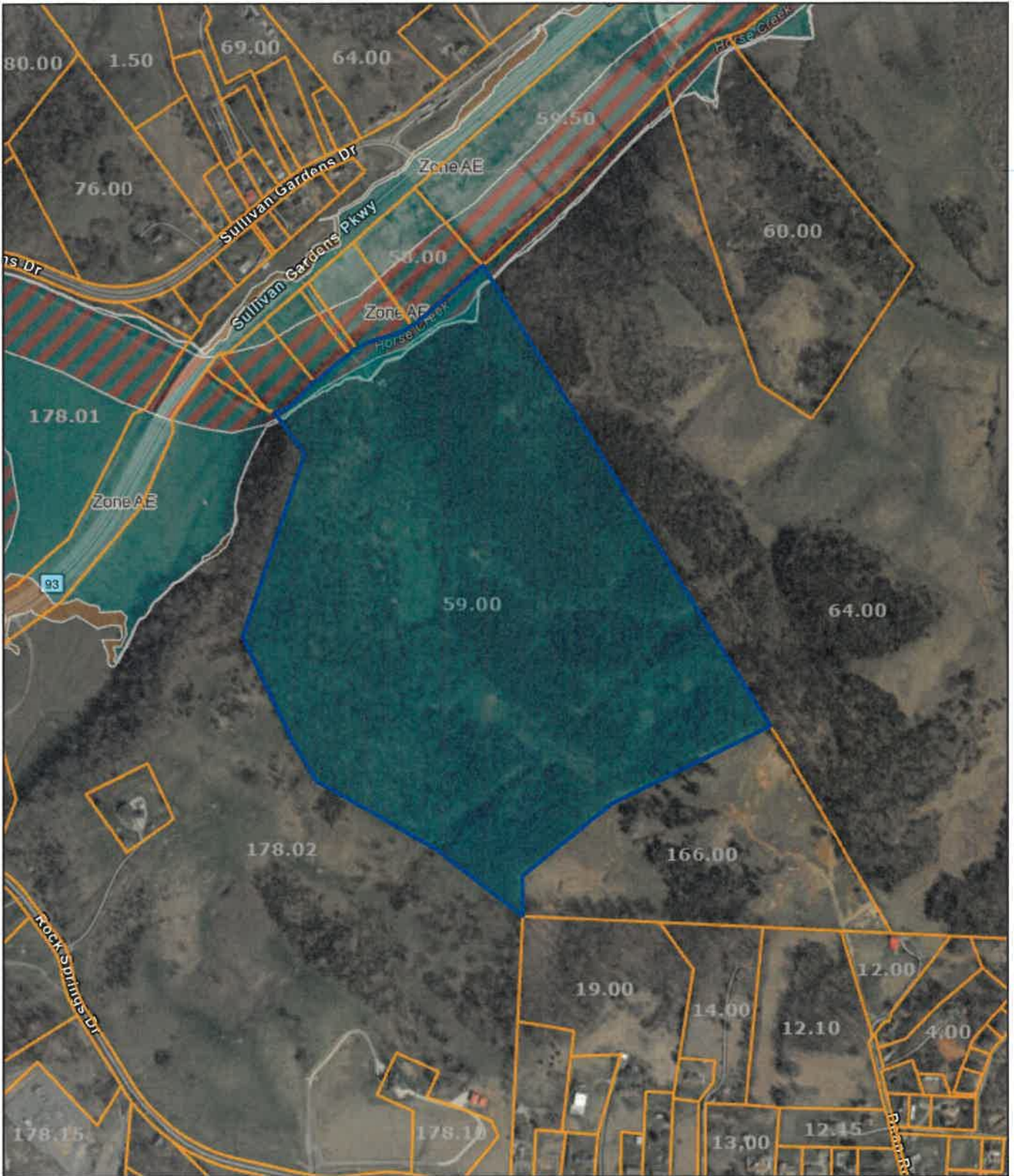
Respectfully Submitted,



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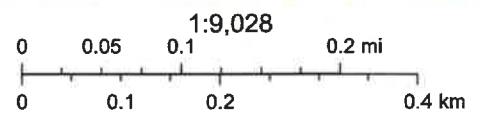
Ken Weems, AICP  
Planning Manager

# Sullivan County - Parcel: 090 059.00



Date: November 4, 2024

County: Sullivan  
Owner: TAYLOR PRESTON H  
Address: SULLIVAN GARDENS PKWY 3725  
Parcel Number: 090 059.00  
Deeded Acreage: 0  
Calculated Acreage: 90  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2023



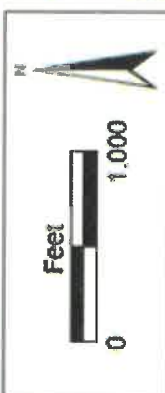
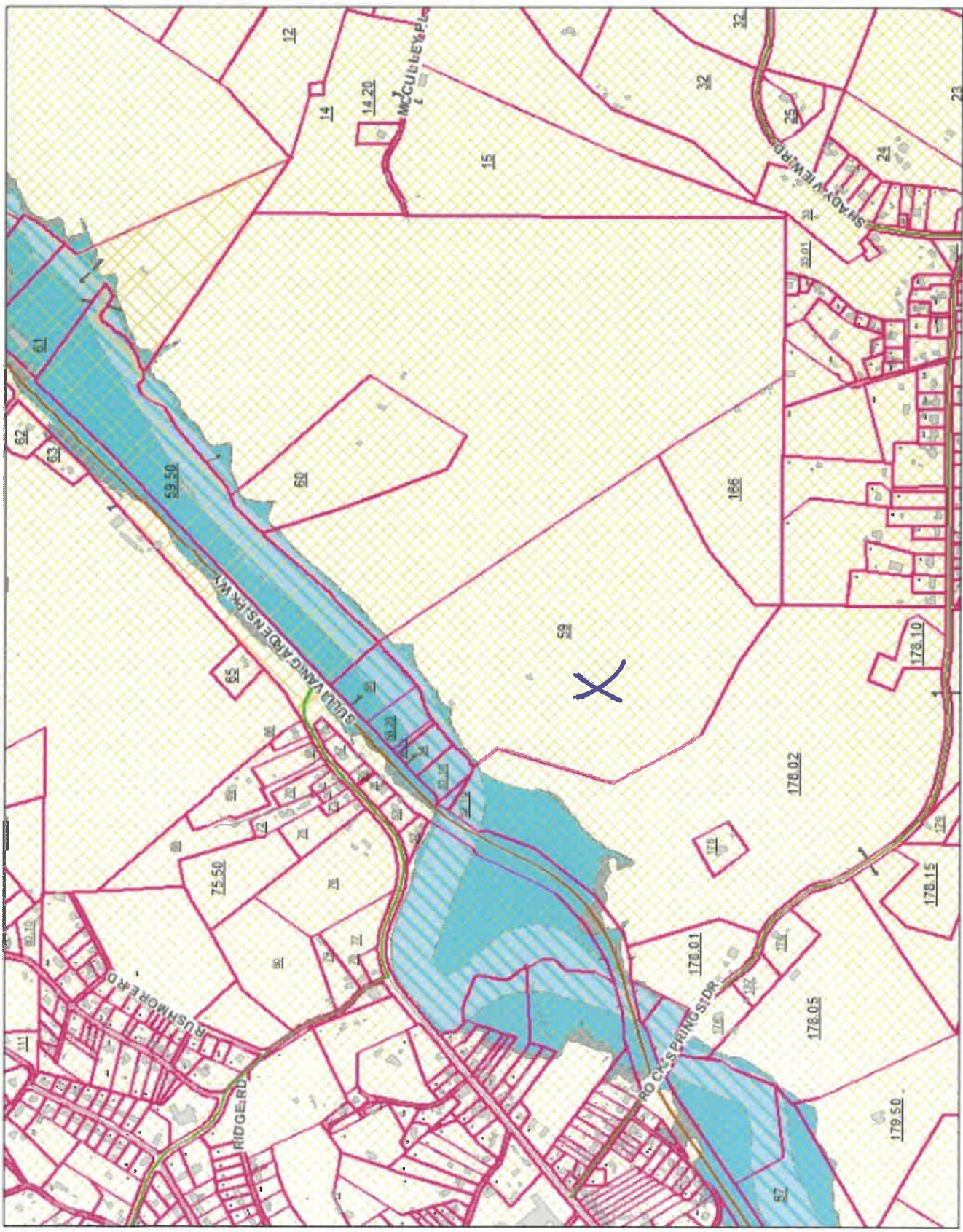
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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

**Address Data Source:**  
 Sullivan County, Sub Co #11  
 Kingsport, TN, GIS  
 Johnson City, JC, GIS  
 Bristol, Bristol 911

**Notice:**  
 A use 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
-  Thoroughfares
-  Articell
-  Collector
-  Parcel Lines  
(2,02,20,32,5)
-  King sport UGB



**Legend**

-  Sudan Wang Jiang's Park Way
-  King Sport UGB
-  Parcel Lines
-  Buildings
-  Thoroughfares

2023 Planning and Codes Dept. Map  
 James A. Hill State Historic Site  
 James A. Hill State Historic Site  
 James A. Hill State Historic Site  
 James A. Hill State Historic Site

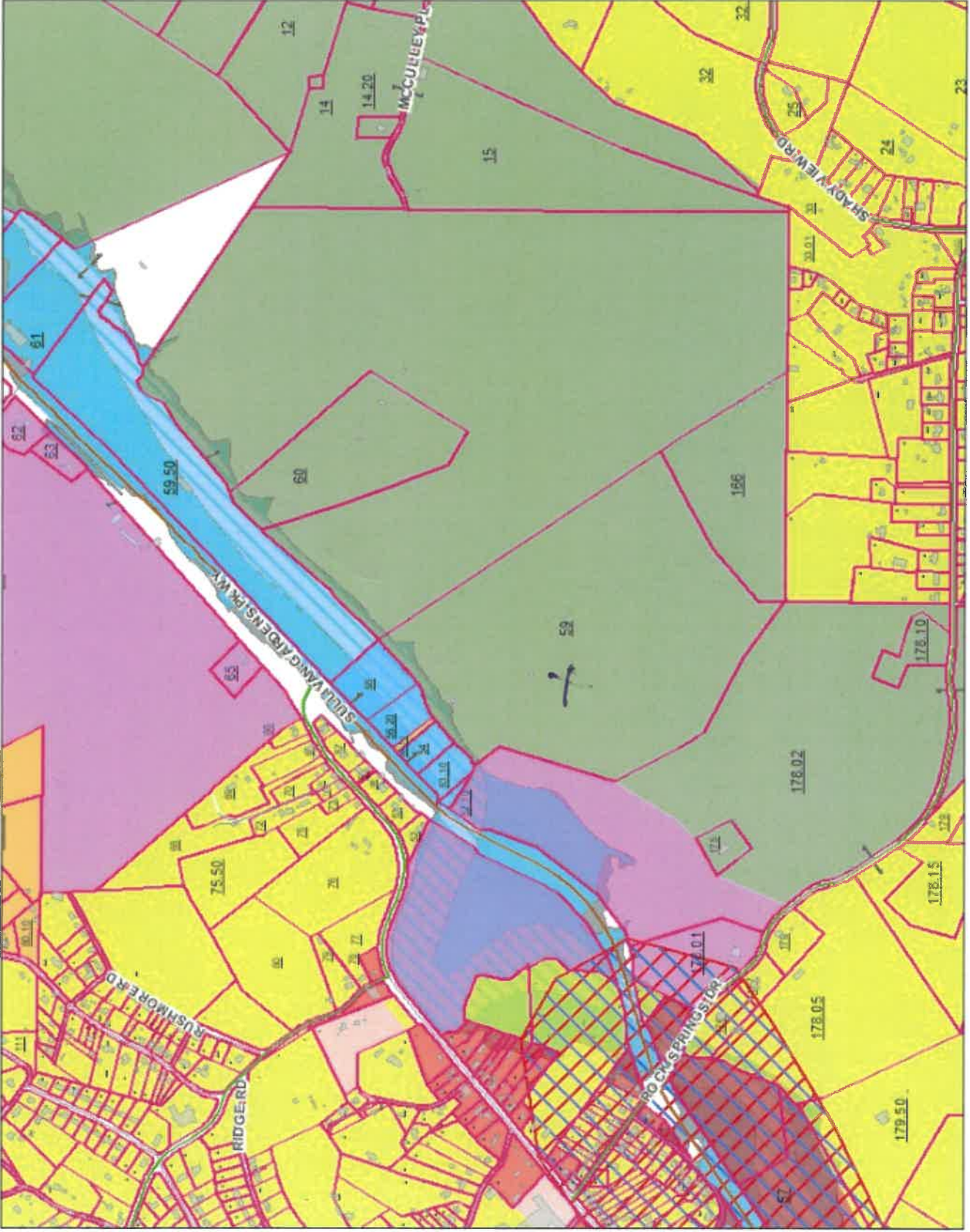


**Sullivan County, TN**  
 Planning and Codes Dept.

**Address Data Source**  
 Sullivan County, GIS  
 Kingston, TN GIS  
 Johnson City, TN GIS  
 Bristol, Bristol GIS

**Notice:**  
 This map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or property ownership. All rights are reserved to the landowner. This map should be used for informational purposes only. It is not intended to be used for any other purpose. The location of the land is not guaranteed.

- Parcel Lines (20220325)
- Future Growth Areas
- Commercial
- Comm. / Industrial Land Use Plan: 2006-2026
- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Bountiful-Mixed Use
- General Commercial
- Commercial Corridor
- Commercial
- Manufact-Light Ind
- High Impact Use
- Plan Corridor Comm
- Plan General Comm
- Plan Manufact-Light Ind
- Plan Industrial Ind
- Plan Unit Devel
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water



Map of Sullivan County, TN  
 Planning and Codes Dept.

**Sullivan County, TN**  
 Planning and Codes Dept.

Map of 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

April 19, 2024

Dear Property Owner:

Please be advised **Daviel V. Davis, dba 3Tees, LLC (buyer) on behalf of Preston H. Taylor Jr. (seller)** has requested the rezoning of his property from General Agricultural (A-1) to Planned Heavy/General Manufacturing District (PMD-2) for the purpose of developing a rock quarry/borrow site. This property is located at 3725 Sullivan Gardens Parkway, Kingsport and being Tax Map 090, Parcel 059.00 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, 3<sup>rd</sup> 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, 2<sup>nd</sup> 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](mailto: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:** Vic Davis <vicd@vdctn.com>  
**Sent:** Friday, April 5, 2024 11:32 AM  
**To:** Ambre Torbett; Weems, Ken  
**Cc:** McMurray, Jessica; Permits; Luke Meade; Stormwater  
**Subject:** **\*\*EXTERNAL\*\***Re: Horse Creek Quarry - Rezoning A-1 to PMD-2 - revised

Dear Ambre ,

Please accept this email as my confirmation for the re zoning request .

Thank you ,  
Vic Davis

[Get Outlook for iOS](#)

---

**From:** Ambre Torbett <planning@sullivancountytn.gov>  
**Sent:** Friday, April 5, 2024 11:28:23 AM  
**To:** Weems, Ken <KenWeems@KingsportTN.gov>  
**Cc:** McMurray, Jessica <JessicaMcMurray@KingsportTN.gov>; Vic Davis <vicd@vdctn.com>; Permits <permits@sullivancountytn.gov>; Luke Meade <landuse@sullivancountytn.gov>; Stormwater <stormwater@sullivancountytn.gov>  
**Subject:** Horse Creek Quarry - Rezoning A-1 to PMD-2 - revised

Good morning again all,

After further discussion with the applicant, Vic Davis (buyer), the rezoning application will be just for parcel 59.00 from A-1 to PMD-2 (not M-2). The frontage lots that he will be purchasing from Mr. Taylor will remain PMD-1 as currently zoned and will be used for access and office building. See attached zoning map.

We will expand our mailing list though, just to be on the safe side to include those across the road. Mr. Davis has reached out to most landowners already. The landuses, setbacks, permitting and plans review are the same between M-2 and PMD-2; however would clarify the process for Planning Commission oversight of master development plan. Also, the frontage lots are in the Planned General Manufacturing district.

Vic, please confirm via email to confirm the zoning map application change and we will update your application. Also, please forward the notarized owner's document authorizing the rezoning application.

Thank you all,

**Ambre M. Torbett, AICP**  
*Director of Planning & Community Development*  
*Stormwater Administrator*

Sullivan County, Tennessee  
Planning & Codes Department  
3425 Hwy 126 | Historic Snow House  
Blountville, TN 37617  
Desk: 423.279.2603 | Main: 423.323.6440

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**CAUTION:** External Email.



# SULLIVAN COUNTY

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



## **3<sup>rd</sup> NOTICE OF REZONING REQUEST – Upcoming Final Public Hearing**

October 14, 2024

Dear Property Owner:

Please be advised Daviel V. Davis, dba 3Teas, LLC (buyer) on behalf of Preston H. Taylor Jr. (seller) has requested the rezoning of his property from General Agricultural (A-1) to Planned Heavy/General Manufacturing District (PMD-2) for the purpose of developing a rock quarry/borrow site. This property is located at 3725 Sullivan Gardens Parkway, Kingsport and being Tax Map 090, Parcel 059.00 This request was reviewed by the Kingsport Regional Planning Commission last Thursday, May 16, 2024 and the board voted to send an Unfavorable Recommendation of the request to the County Commission. The existing zoning classification is A-1, General Agricultural. The proposed request is PMD-2 (Planned Heavy Manufacturing District). The final public hearing for the Sullivan County Commission has been set for **Thursday, November 14, 2024** to be held in the 2<sup>nd</sup> Floor Commission Hall of the Sullivan County Courthouse, located at 3411 Hwy 126, Blountville. The Public Hearing will begin during the Zoning Portion of the Work Session, which begins at 6:00PM. The public is invited to attend and comment on the rezoning request. A Zoning Sign-Up Sheet will be placed on the information table at the meeting.

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](mailto:planning@sullivancountyttn.gov) or you may call me directly at 423.279.2603. The applicant has shared updated information, State permits and supportive documentation. If interested ahead of time, please email me and I will share these large documents with you individually.

Regards,

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



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

## Classified Invoice

SULLIVAN COUNTY BOARD OF COMMISS  
3258 HIGHWAY 126 STE 101  
ATTN ACCOUNTS PAYABLE  
BLOUNTVILLE, TN 37617

Acct#:1019013  
Ad#:6795  
Phone#:423-323-6434  
Date:10/14/2024

Salesperson: ABLEVINS

Classification: Legal Notices

Ad Size: 1.0 x 33.00

### Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Kingsport Times News	10/17/2024	10/17/2024	1	62.70	62.70
Affidavit	-	-	-	-	5.00
Bold Words	-	-	-	-	0.90
Underline No Charge	-	-	-	-	0.00

### Payment Information:

Date: 10/14/2024      Order#: 6795      Type: ACCOUNT:Bill at Expiry

Total Amount: 68.60

Amount Due: 68.60

Thank you for your business.

Ad Copy

Perennial  
 Address Data Source  
 Sullivan County, Sul Co 911  
 King County, WA  
 Johnson City, NC GIS  
 Brightfield Path

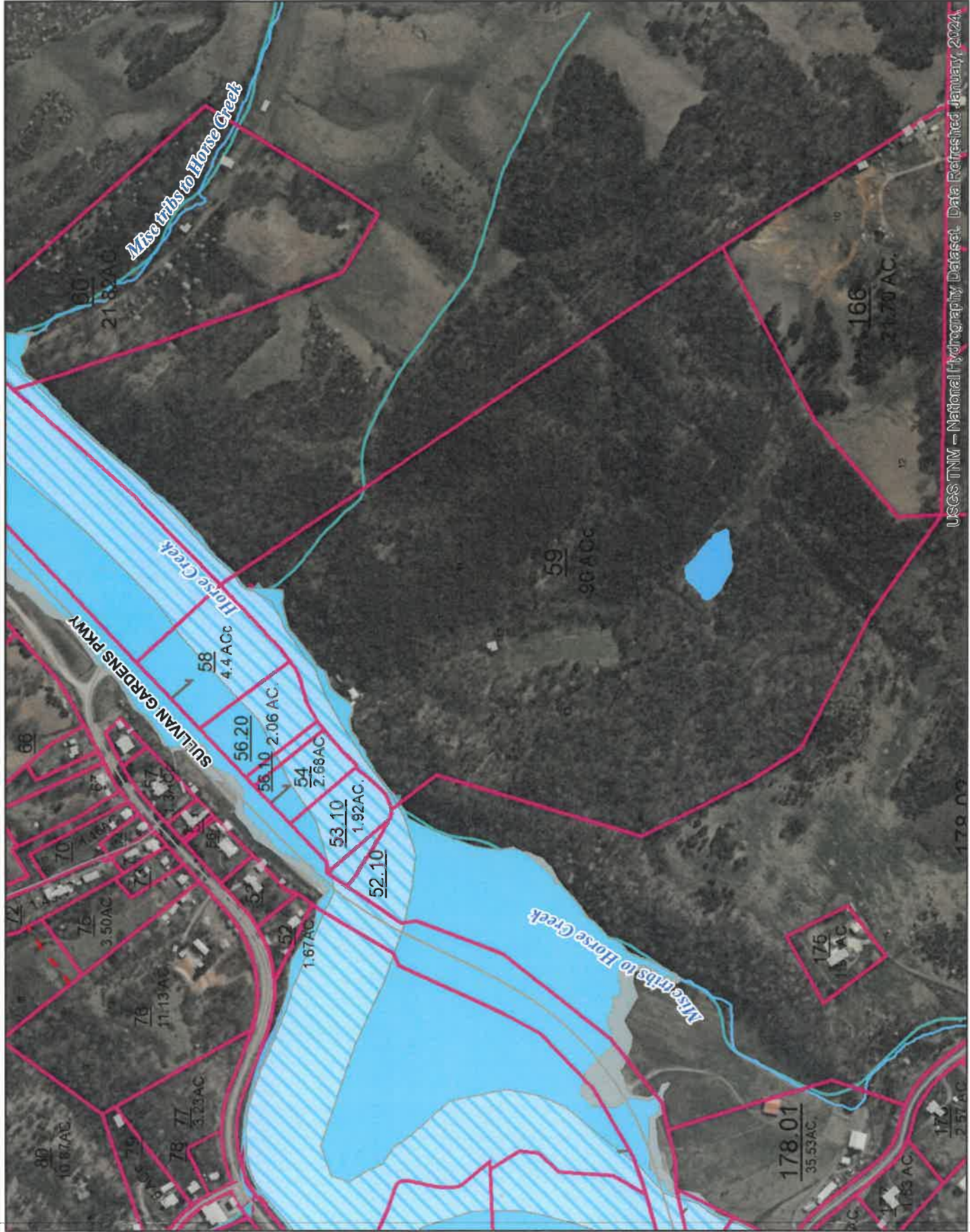
**Notice:**  
 A tax map has no legal standing; it is only a representation of the landowner's interest in the land. It cannot be used to establish property lines or transfer and convey property. A licensed professional land surveyor should be retained for all questions of boundary and / or location of lines.

**Area - Large Scale**

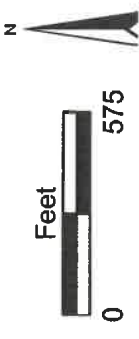
- FType
- Area of Complex Channels
  - Area to be Submerged
  - Bayinlet
  - Bridge
  - Canal/Ditch
  - Dam/Weir
  - Flume
  - Foreshore
  - Hazard Zone
  - Inundation Area
  - Lock Chamber
  - Rapids
  - Sea/Ocean
  - Special Use Zone
  - Spillway
  - Stream/River
  - Submerged Stream
  - Wash
  - Water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

**Waterbody - Large Scale**

- FType
- Estuary
  - Ice Mass
  - Lake/Pond
  - Playa
  - Reservoir
  - Swamp/Marsh



USGS TNM - National Hydrography Dataset, Data Refreshed January, 2024



**Flood Insurance Rate Map (FIRM) 2007**

- 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.

LAWSON BILLY JAMES &  
DIANAH JAYNE  
3807 SULLIVAN GARDENS DR  
KINGSPORT TN 37660

EDWARDS DANNY D & CRYSTAL  
292 MOUNT VIEW ROAD  
KINGSPORT TN 37664

KINGSPORT CITY OF  
W CENTER ST  
KINGSPORT TN 37660

BACHMAN HARRY WILLIAM JR  
1409 LAMAR COURT  
KINGSPORT TN 37664

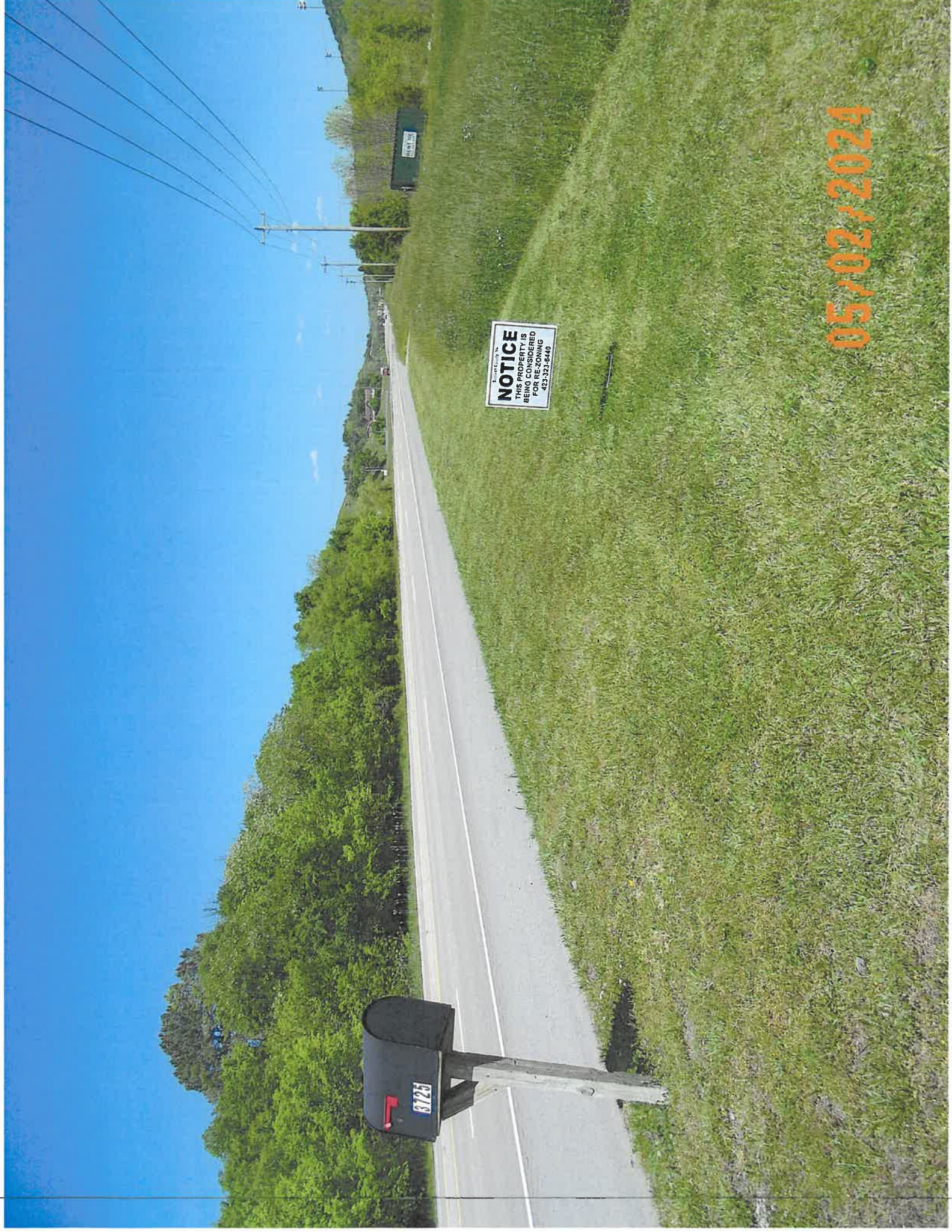
DEAN JERRY WAYNE &  
GLADYS MARIE  
282 DEAN PVT DR  
KINGSPORT TN 37664

WILLIAMS CHARLES EDWIN &  
LETITIA ANN  
1041 S WILCOX DR DRIVE  
KINGSPORT TN 37660

HORSE CREEK FARMS GP  
%JILL R RICH & JOE W RIGGS  
465 ROCK SPRINGS DR  
KINGSPORT TN 37660

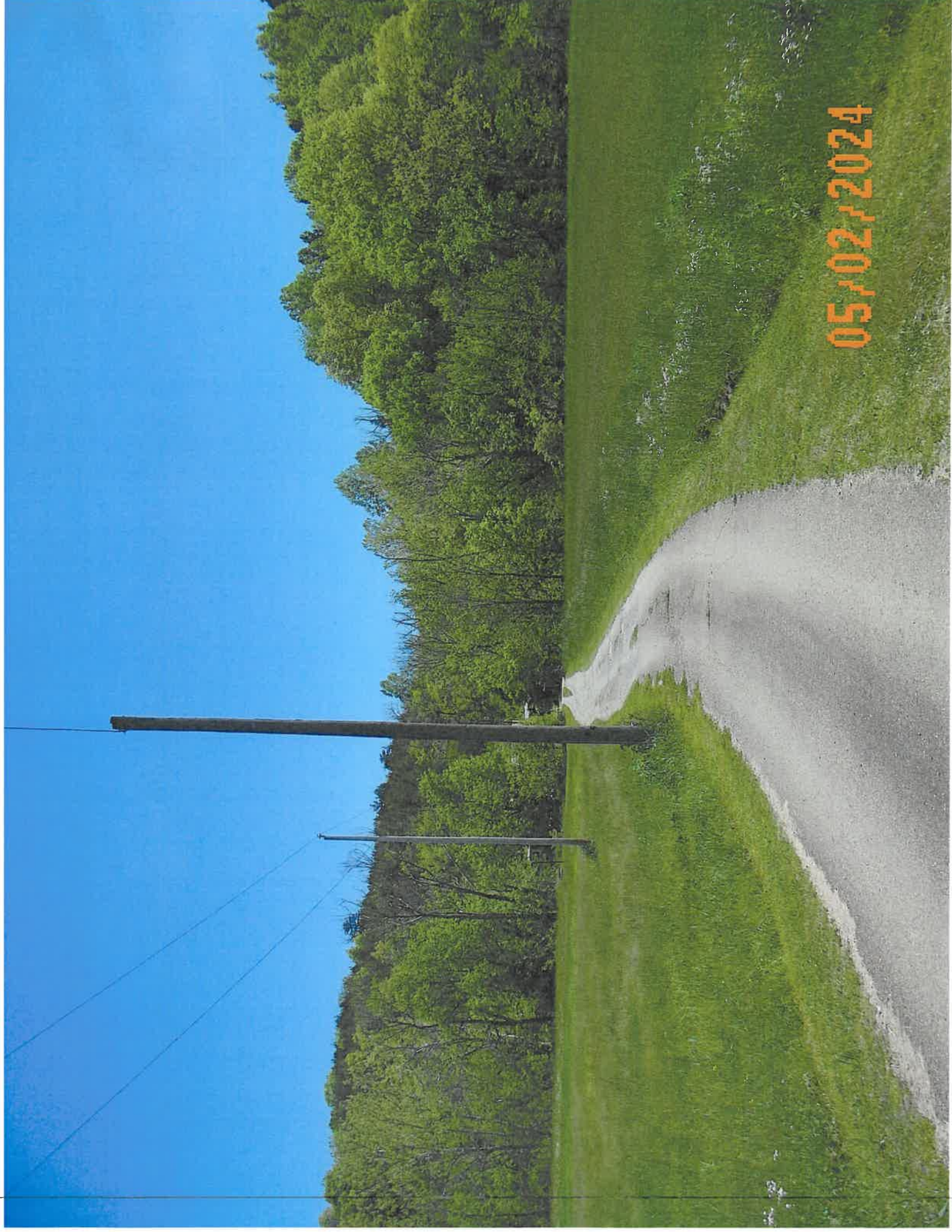
BLIX RUTH ANN L/E &  
ROBIN BLIX R/M  
3721 SULLIVAN GARDENS DR  
KINGSPORT TN 37660

BLIX DEREK L  
3713 S WILCOX DR  
KINGSPORT TN 37660

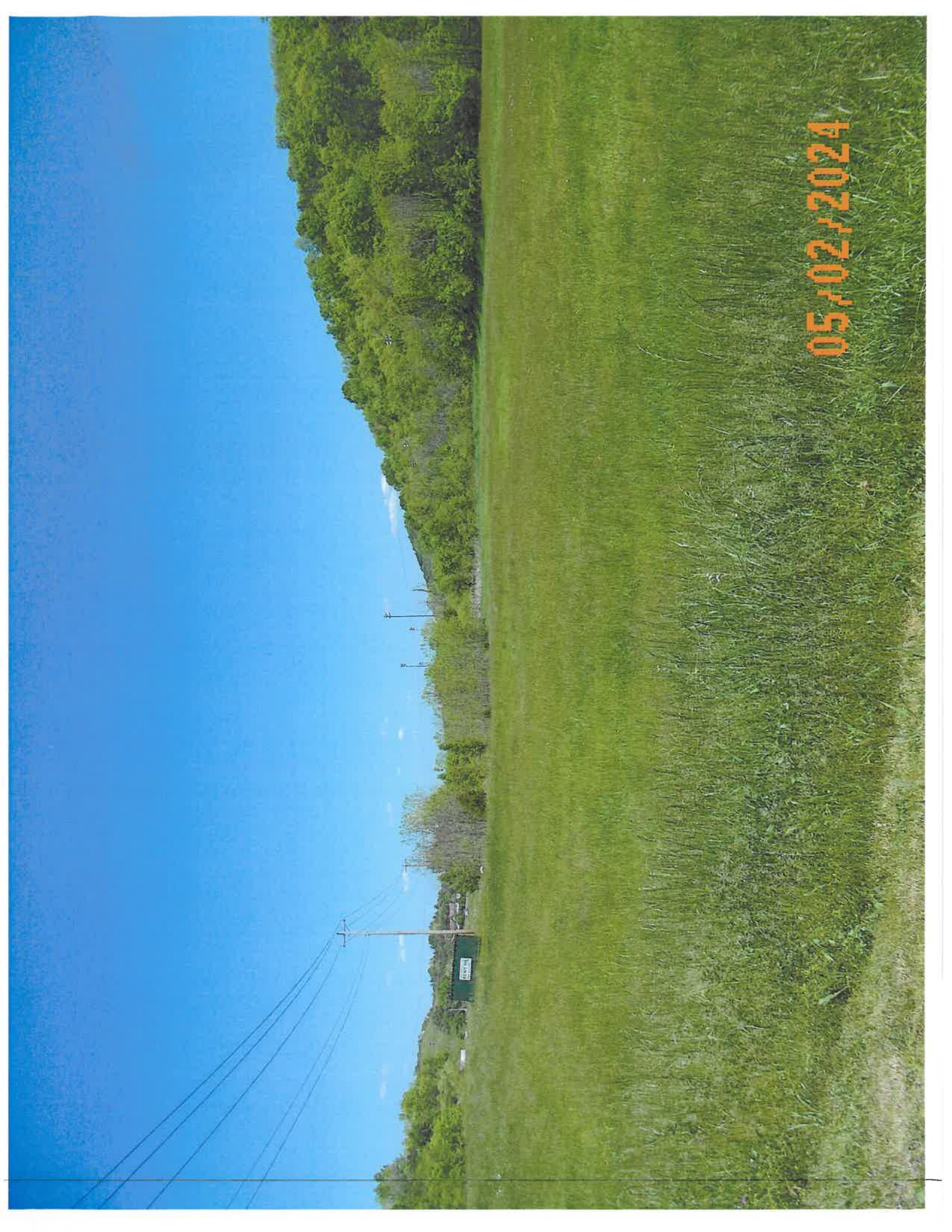


NOTICE  
THIS PROPERTY IS  
BEING CONSIDERED  
FOR RE-ZONING  
423-321-8440

05/02/2024



05/02/2024



05,02,2024