Zoning Plan: Rezoning Requests and/or Zoning Text Amendments

SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

October 8, 2026 - Zoning Hearing Session

RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.

Motion by: Hayes Seconded by: Hodges

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	7/29/2026	Deborah & Daniel Thompson	No	Yes	Yes	***Kingsport***	R-1	**A-5**	5	4
2	8/14/2026	Michael Bare D/B/A Dayton Investments	No	Bristol Did Not Provide Recommendation	Yes	***Bristol***	A-1 & B-3	**A-5**	6	6
3	8/14/2026	Michael Bare D/B/A Dayton Investments	No	Bristol Did Not Provide Recommendation	No	***Bristol***	A-1 & B-3	**B-3**	6	6
4	N/A	Zoning Text Amendment	No	Yes (Bristol Did Not Provide Recommendation)	Yes	***Sullivan, Kingsport, Bristol***	N/A	**N/A**	N/A	N/A

Voting Summary:

Name	Case	Yes	No	Pass / Absain	Absent	Pass (Yes or No)
Deborah & Daniel Thompson	1	24				YES
Michael Bare D/B/A Dayton Investments	2	24				YES
Michael Bare D/B/A Dayton Investments	3	24				YES
Zoning Text Amendment	4	24				YES

Footnote: *- **ZTA**: Zoning Text Amendment -**Rec**: Reccomendation*

** 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*

Case #1

R-1 to A-5

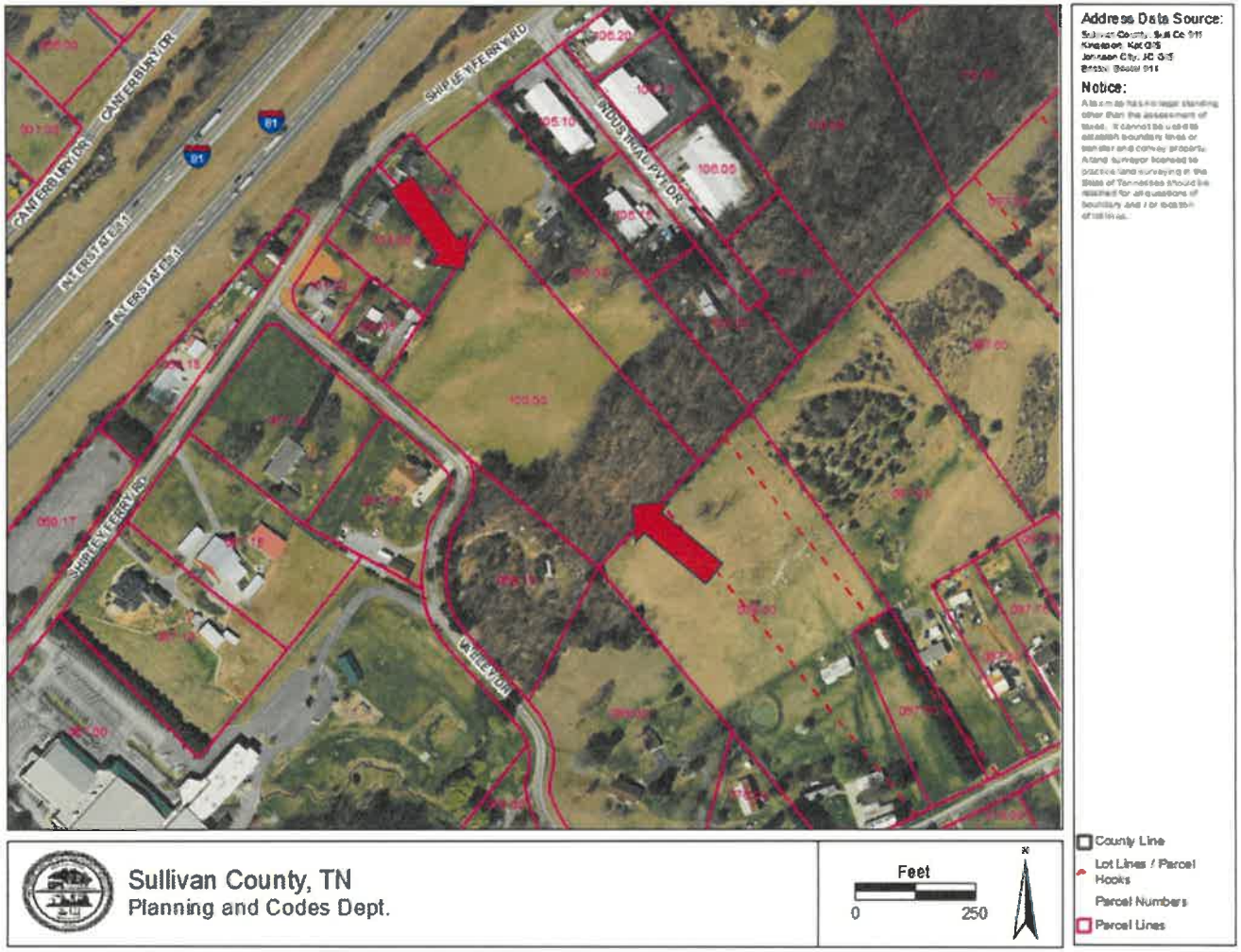
R-1 (Low Density/Single-Family Residential District) to A-5 (Large Tract Rural Residential and General Agricultural District) for the purpose of agricultural/farming practices on the property.
Tax Map 064, Parcel 100.00

for Deborah & Daniel Thompson

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

664 Valley Drive, Blountville

Civil District 5th
Commission District 4th
(Cole, Crosswhite, Hayes)



Property Information	664 Valley Drive County Rezoning		
Address	664 Valley Drive Blountville, TN 37664		
Tax Map, Group, Parcel	Tax Map 064 Parcel 100.00		
Civil District	5th Civil District		
Overlay District	N/A		
Land Use Designation	N/A		
Acres	+/- 5.09 acres		
Existing Use	Vacant	**Existing Zoning**	County R-1
Proposed Use	Agricultural	**Proposed Zoning**	County A-5
Owner/ Applicant Information			
Name: **Address:** **City:** **State:** **Zip Code:** **Phone:**		**Intent:** *To rezone from County R-1 to County A-5 for the purpose of agricultural use.*	

Planning Department Recommendation

The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:

- The suggested county zoning change is suitable for the intended and current use.
- There has been no feedback to the county or city on the proposed rezoning.
- Sullivan County Planning Department's site analysis

Staff Field Notes and General Comments:

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone Tax Map 064 Parcel 100.00 from County R-1 to County A-5.

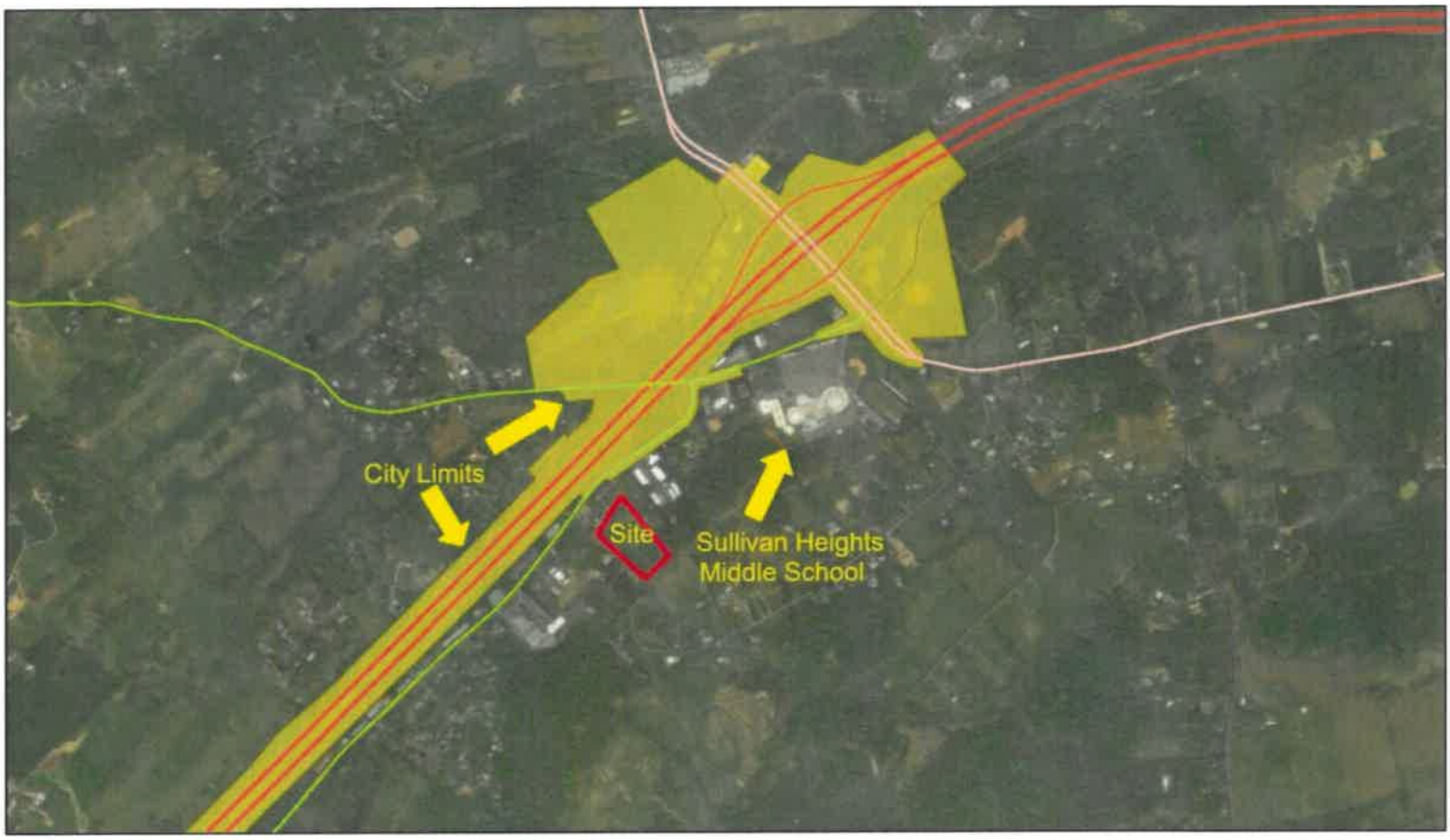
Planner: Samuel Cooper		**Date:** 9/17/26	
Planning Commission Action		**Meeting Date**	9/17/26
Approval:			
Denial:		**Reason for Denial:**	
Deferred:		**Reason for Deferral:**	

Sullivan County Zoning Code

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.

1. **A-5, Large Tract Rural Residential and General Agricultural District** – The purpose of this district is to preserve small working farm tracts and low density residential so as to protect natural resources and conserve lands not suitable for higher density development. These districts are primarily designed to provide suitable areas for the growing of crops, animal husbandry, dairying, forestry, and other similar agricultural activities, which generally occur and characterize rural rather than urban areas. These districts are designed, furthermore, to provide for very low-density residential development generally on unsubdivided tracts of land. In addition, these districts may include areas and lands not suited by reason of soil, geologic, topographic, or other limitations for development. These districts shall also provide for single-family residential detached dwellings, residential accessory structures and customary home occupations that do not require public infrastructure improvements. These special districts should be given priority in the designated Rural Area on the adopted county-wide Growth Plan. *(Amended 02/20/2020)*

664 Valley Drive Vicinity Map



8/26/2026, 10:16:48 AM

Municipal Boundary
KINGSPORT

Streets
Interstate
Minor Arterial
Collector Street
Local Street
Private Street
Ramp

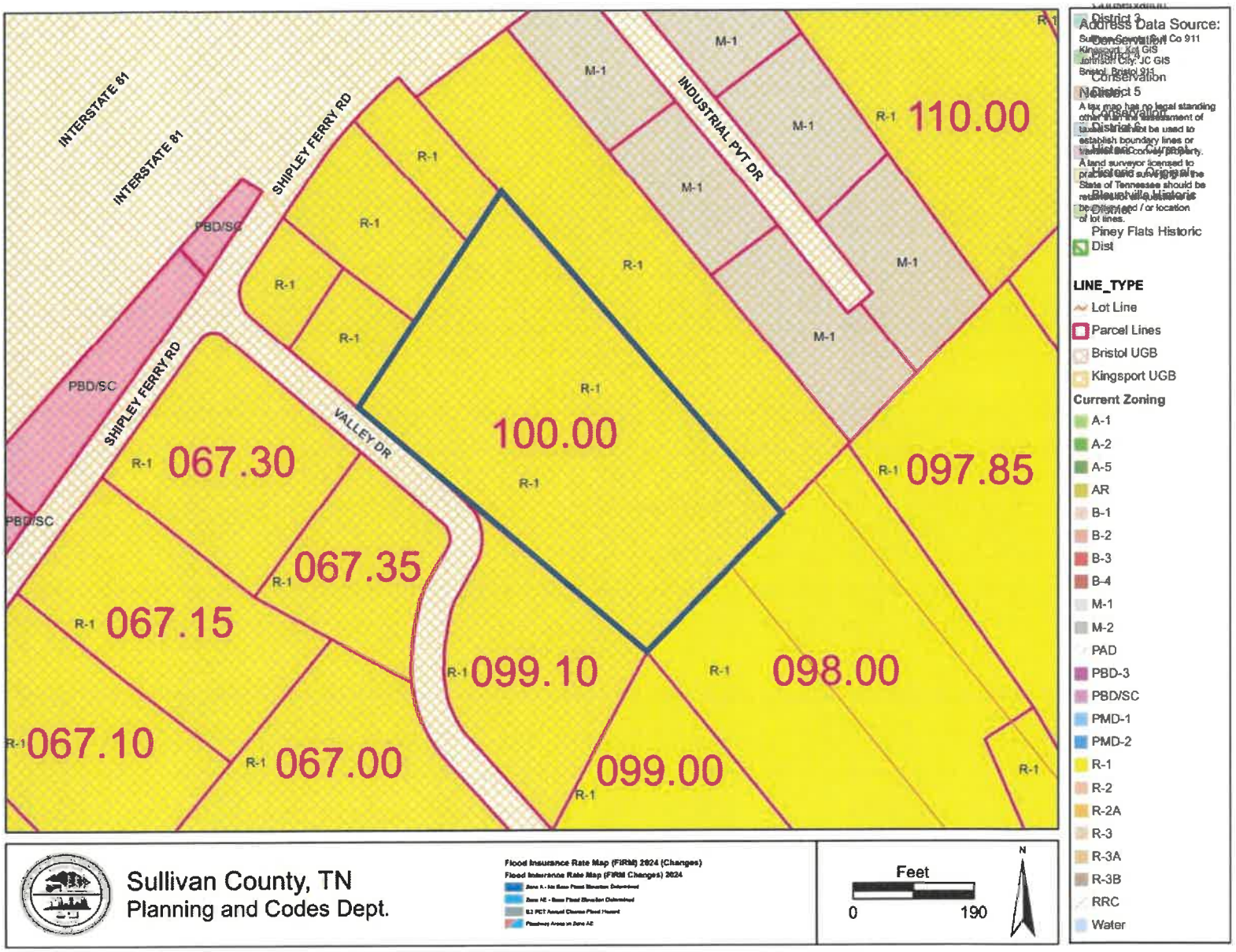
1:18,056
0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km
NC Collaboratory at UNCCH, Vantor

Web AppBuilder for ArcGIS

Municipal Boundary
KINGSPORT
Minor Arterial

Web AppBuilder for ArcGIS

Sullivan County Zoning County R-1 – Low Density/Single-Family Residential District



Vicinity Zoning Map for Sullivan County, Tennessee



8/26/2026

Sullivan County Zoning

A-1	B-1	PBD/SC	R-1
A-2	B-3	PMD-1	R-3
	M-1	PMD-2	World_Hillshade

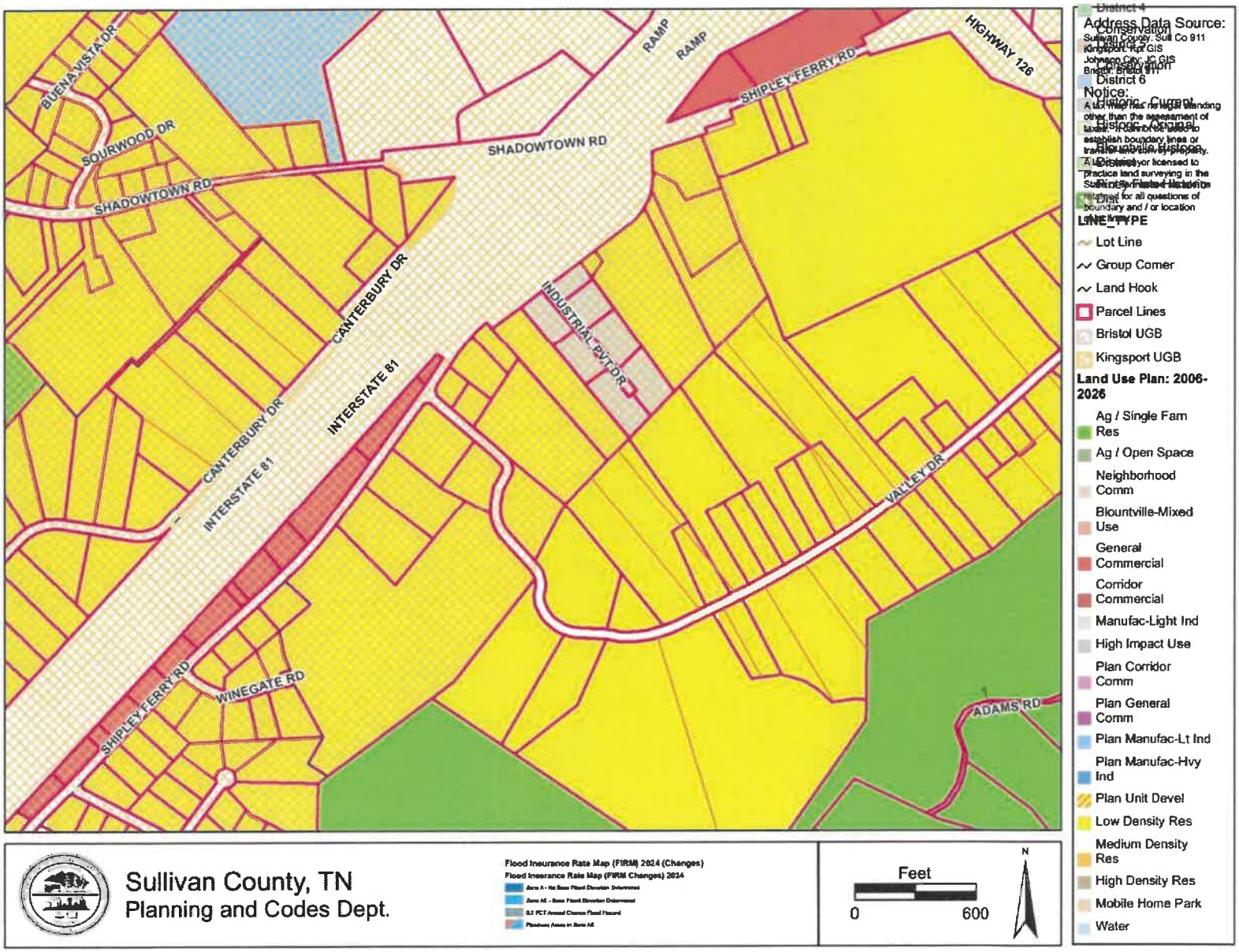
1:12,039

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Sullivan County Future Land Use Map – Low Density Residential



Sullivan County Planning Department's Site Analysis

Rezoning R-1 to A-5 (664 Valley Drive)

The owner of the property located at 664 Valley Drive is requesting rezoning from R-1(Residential) to A-5 (Agricultural) to allow the property to be utilized for agricultural purposes.

The owners live across the street from the property at 669 Valley Drive.

The property consists of approximately 5.09 acres and is currently vacant. A-5 Sullivan County Zoning qualifications require 5 acres.

The surrounding area contains a mixture of Residential, Planned Business District, Agricultural and Manufacturing.

The property is currently being utilized for agricultural purposes, including farming and gardening, and the owners intend to expand these operations.

As part of their long-term agricultural plans, the owners intend to increase cultivation areas and install agricultural fencing to protect crops from deer and other wildlife.

The owners have recently purchased a tractor to support ongoing and future farming activities also.

The applicants have also expressed their intent to construct an agricultural accessory building to store their farming equipment, supplies, and materials necessary for the operation of the farm. To which would be permitted on the property in Sullivan County Zoning Codes.

Maintaining the property as a single large parcel helps preserve productive farmland and supports the rural character of the surrounding area and the zoning would not allow for the property to be divided smaller.

While Tennessee is a Right-to-Farm state and provides protections for qualifying agricultural operations, local zoning should still reflect the property's intended use. The requested rezoning to an agricultural district is consistent with the owners' plans to continue and expand farming activities, including the construction of an agricultural building, installation of fencing to protect crops from wildlife, and continued use of the property as one large farm tract. Rezoning the property to an agricultural district better aligns the zoning designation with the existing and proposed use of the property while supporting the preservation of agricultural land.

Staff recommends the rezoning request from R-1 to A-5, the property is already being used for farming and gardening, and the applicants have demonstrated a clear commitment to expanding these agricultural activities on the property.

Northern Property View





Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors they 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 will permit a use suitable to the area due to the property's proximity to other County Agricultural zones.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposed zone was recommended by the Sullivan County Planning Department as being suitable for the area due to farming activities already present on the parcel.

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Based on the current county future land use plan the proposal does conform.

   Proposed use: County A-5, Large Tract Rural Residential and General Agricultural District
   The Future Land Use Plan recommends: County: Low Density Residential

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, given the intent of the A-5 zoning designation is to preserve small working farm tracts and, "protect natural resources and conserve lands not suitable for higher density development."

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for this county rezoning.

7. **Whether the change will create an isolated district unrelated to similar districts:** The County finds the change suitable as the surrounding area also contains county agricultural tracts.

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone Tax Map 064 Parcel 100.00 from County R-1 to County A-5.

Case #2

A-1/B-3 to A-5

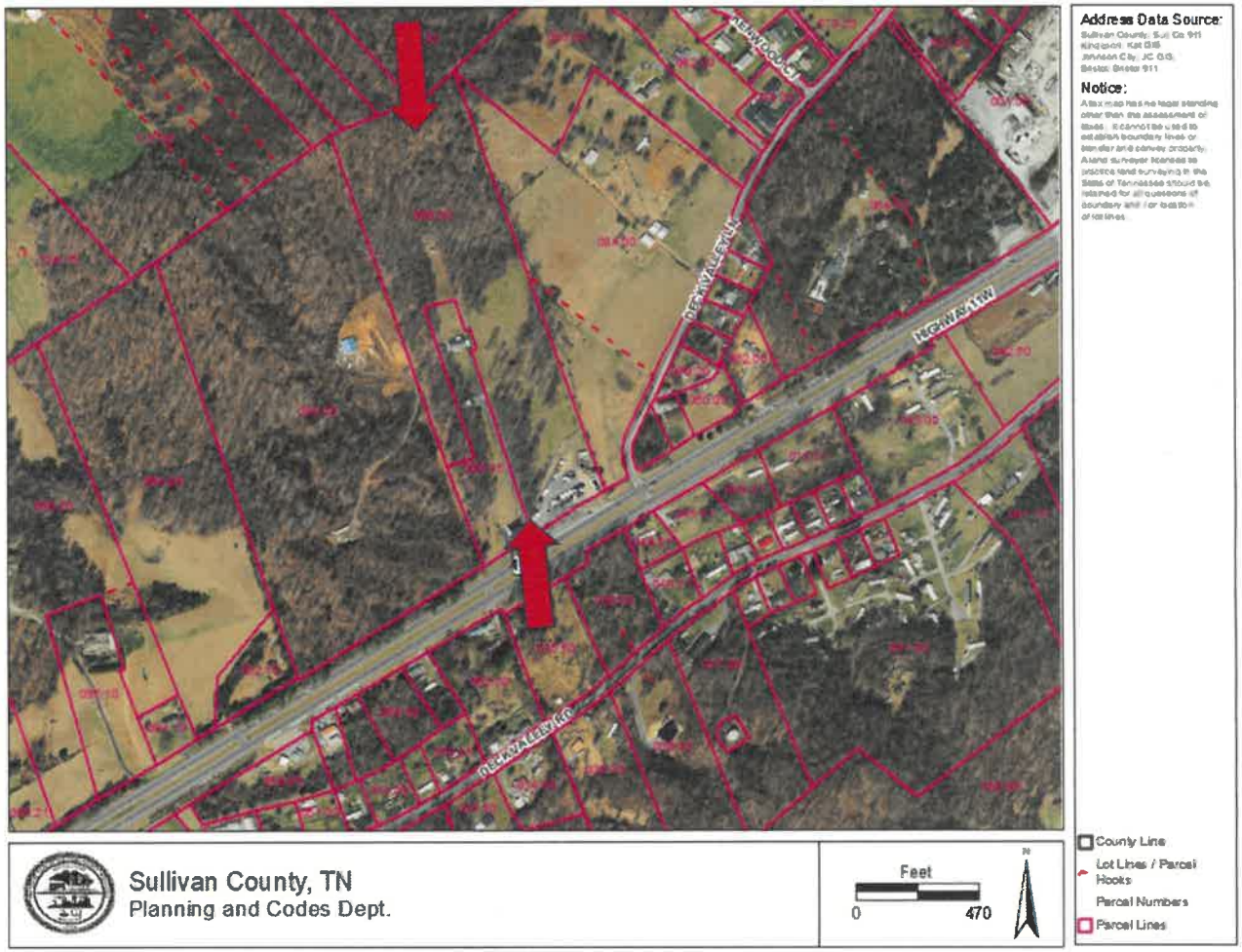
A-1 (General Agricultural/Estate Residential District) / B-3 (General Business Service District) to A-5 (Large Tract Rural Residential and General Agricultural District) for the purpose of Farming and a Residential Home Site.
Tax Map 018, Parcel 090.00

for Michael Bare D/B/A Dayton Investments

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

2075 HWY 11W, Bristol

Civil District 6th
Commission District 6th
(Johnson, Pullon, Harshbarger Jr.)



STAFF REPORT TO THE PLANNING COMMISSION

RZZ26-632

September 21, 2026

Rezoning Recommendation



SUMMARY		
Owner/Applicant: Michael Bare D/B/A Dayton Investments **Location:** 2075 Highway 11W **Tax Map (TM):** Sullivan County TM 018, Parcel 90.00 **Acreage:** Approximately 12.32 Acres **Zoning:** Sullivan County A-1 and Sullivan County B-3	**Request:** Rezone (within Urban Growth Boundary) to Sullivan County A-5 **Existing/Recent Land Use:** Vacant & Residential **Future Land Use:** Farming & Residential Home. No Future Development at this time. **Water Service:** City of Bristol	**Sanitary Sewer Service:** Private **Public Notification:** The notification process is handled by Sullivan County. The sign is on the property. **Public Comments on the updated request:** None as of the writing of this report **Planner:** Heather Moore

BACKGROUND

Michael Bare, doing business as Dayton Investments, has requested to rezone his property located at 2075 Highway 11W from A-1 (General Agricultural-Estate Residential) and B-3 (General Business Services) to A-5 (Large Tract Rural Residential and General Agricultural District). The requested 12.32 acres, which can be seen on the subdivision plat on the following pages, is a parcel located on the northern side of Highway 11W in Sullivan County in Bristol's Urban Growth Area. The rezoning application lists a purpose of the rezoning which states "Farming & Residential Home. No Future Development at this time."

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 October 8, 2026. The following pages include a location map of the subject property, along with current site photographs, to provide additional context for the Planning Commission's consideration.



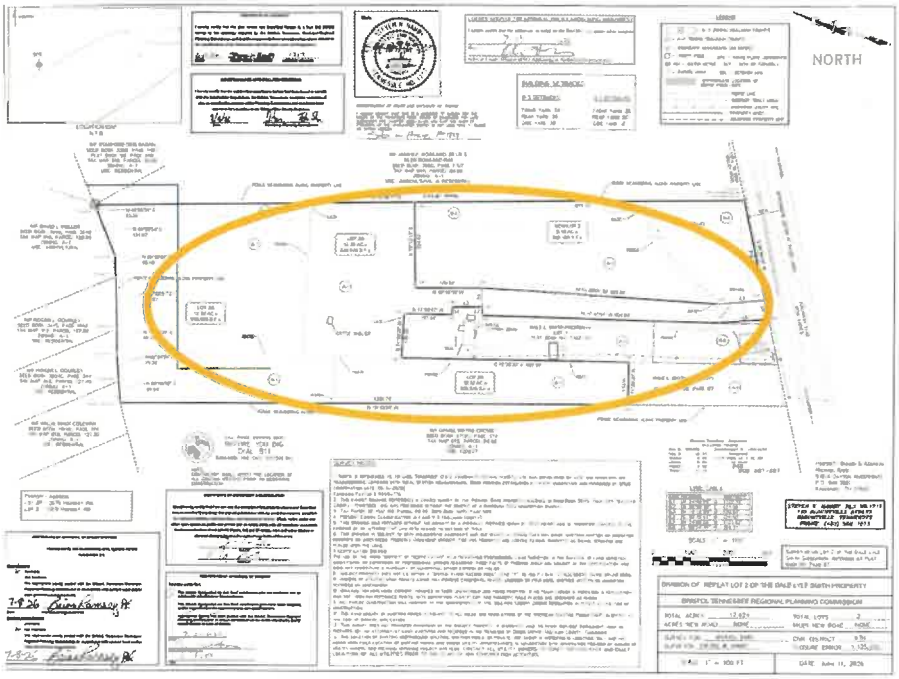
Taken looking towards Highway 11W



Taken from Highway 11W

PREVIOUS ACTIONS

The Division of Replat Lot 2 of The Dale Lyle Smith Property subdivision plat was recorded at Sullivan County PB 60, Pg 467 on July 13, 2026, and the subject is Lot 2R. The plat is copied next.



SPECIFICATIONS

General

The subject property fronts Highway 11W, which is a state roadway that is classified as an arterial. Currently, the site is zoned both Sullivan County A-1 (General Agricultural-Estate Residential) and Sullivan County B-3 (General Business Services). If the rezoning request is approved, the acreage will be zoned A-5.

The Engineering Division reviewed the site, and had the following comments:

1. Water service is available through the City of Bristol.
2. The City of Bristol does not provide sanitary sewer service to this area.

BTES does not serve this area. A topography map of the site is next.



Zoning and Land Use

The zoning of the subject property, surrounding parcels, and existing land uses are shown in the table next.

	Existing Zoning	Existing Land Use
Subject Property	Sullivan County A-1 (General Agriculture-Estate Residential) and Sullivan County B-3 (General Business Services)	Vacant
North	Sullivan County A-1 (General Agriculture-Estate Residential) and Sullivan County B-3 (General Business Services)	Residential
South	Across Highway 11W, Sullivan County A-1 (General Agriculture-Estate Residential)	Residential, Commercial, Farming
East	Sullivan County A-1 (General Agriculture-Estate Residential)	Residential, Farming, Closed business, Commercial
West	Sullivan County A-1 (General Agriculture-Estate Residential)	Closed Business, Residential



Bristol Planning Commission first saw the A-5 district when it was being created, in December 2019. It remains a district with only a few parcels rezoned to A-5. It is important to note that if rezoned, any use permitted in the A-5 zone could be placed on the property. Per Sullivan County Zoning Resolution, the requested A-5 district is intended to provide for a small list of uses, among them single-family residential and farming. The uses in this district will fit well with the neighborhood's current uses.

The surrounding community has both residential and non-residential uses. While residential is the main use, Smith's Coal & Mulch to the west of the subject, closed in 2015. Alliance Tow & Repair and Bristol Glass are located across Highway 11W. Deck Valley Church is located nearby on Deck Valley Road to the south. Agricultural and residential uses surround the site also.

The stated purpose of the A-5 (Large Tract Rural Residential and General Agricultural District) zone is to "preserve small working farm tracts and low density residential so as to protect natural resources and conserve lands not suitable for high density development." Mr. Bare explained during a telephone discussion with staff on September 8, 2026, that he plans to build a personal residence on the site and to farm livestock.

A quick look at density standards can also be compared:

A-1 District (with public water) lot minimum – 1 acre (1 dwelling unit per acre)

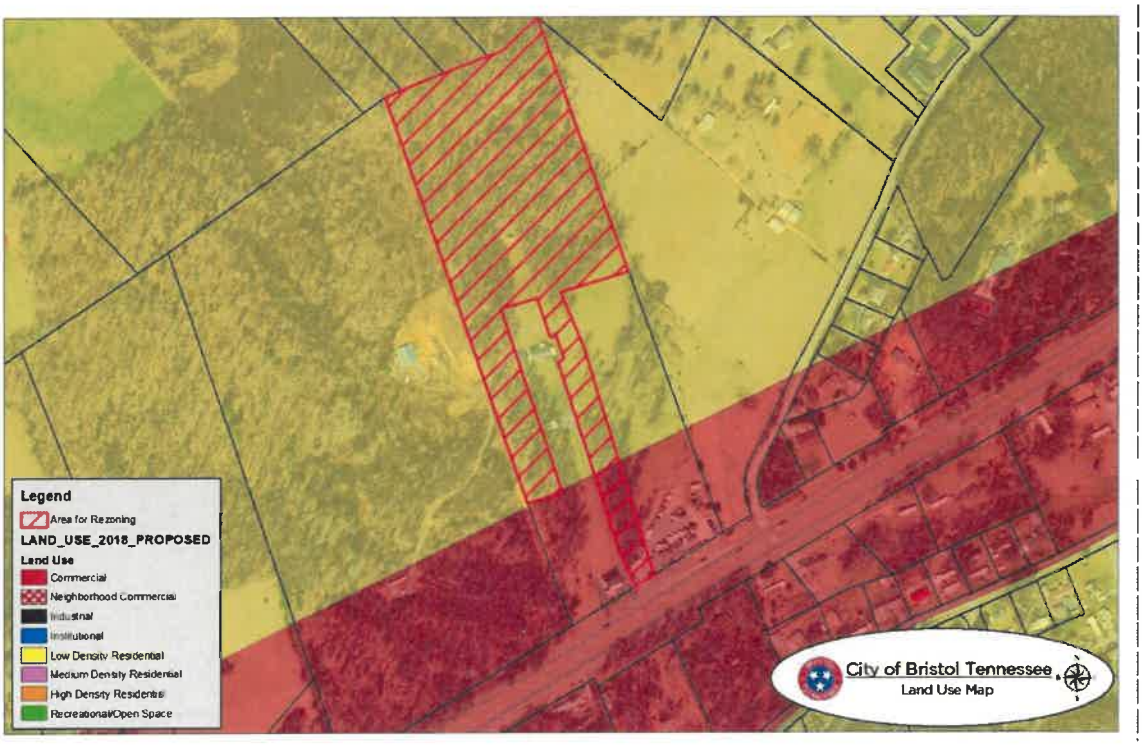
B-3 District lot minimum – 10,000 sf

A-5 District lot minimum – 5 acres (1 dwelling unit per 5 acres)

In general terms this is considered an act of "downzoning". The dimensional requirements for general development in the A-5 district are more restrictive than in A-1 and B-3, requiring more space and less density for development. Moving from A-1 and B-3 to A-5 zoning works to maintain and protect the rural and agriculture nature of the property and the neighborhood.

Land Use Plan and Policy

The City of Bristol Future Land Use Map indicates the northern majority will be developed as low density residential as shown below. The Map indicates the southern portion will develop as commercial development.



Staff analysis concludes that the requested rezoning to A-5 agrees with the Future Land Use Plan and Policy. While the southern portion of the rezoning request does not agree with Bristol Future Land Use Map, the Map and Plan do not follow property lines and the portion that shows future commercial covers a minority of the subject area. The majority of the land agrees with Bristol Future Land Use Map.

In case spot zoning is discussed, a 3-prong approach can be used to determine if the rezoning request could be considered a spot zoning:

- The A-5 district is not adjacent. The new A-5 zone list of uses is not a use classification different from the majority of surrounding uses. This does not suggest spot zoning.

- The reason for the rezoning request would benefit or pose no harm to the community and city as well as the applicant. This does not suggest spot zoning.
- The rezoning would be consistent with the Future Land Use Plan. This does not suggest spot zoning.

The rezoning request is not 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 October 8, 2026.

Heather Moore, AICP
Planner

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: August 14, 2026

Property Owner: Michael Bare D/B/A Dayton Investments

Address: P.O. Box 3821 Kingsport, TN

Phone number: (423) 963-6734 Email: mike@bdm-construction.com

Property Identification

Tax Map: 018 Group: Parcel: 90.00 (Lot 3)

Zoning Map: Sullivan Co. Zoning District: A1&B3 Proposed District: A5 Civil District: 6th

Property Location: 2075 Highway 11W Bristol, TN 37620 Commission District:

Purpose of Rezoning: Farming & Residential Home. No Future Development at this time

Meetings

Planning Commission:

Place: Ewell Easley Municipal Annex Bldg, 104 8th St. Bristol TN 37620

Date: 21 September 2026 Time: 5:00 PM

Approved _____ Denied _____

County Commission:

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

Date: 8 October 2026 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: _____ Date: 8/14/26

Notary Public: Kelsey Webster My Commission Expires 5/2/27

KELSEY WEBSTER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/02/2027 SULLIVAN COUNTY

CROWE DANIEL WAYNE
2112 HWY 11W
BRISTOL TN 37620

SMITH DALE L
2093 HWY 11W
BRISTOL TN 37620

ROWLAND JAMES E JR L/E &
GLEN ROWLAND R/M
2861 W AURORA CT
MONROVIA IN 46157

CROWE PAUL F SR ETUX L/E &
PAUL F CROWE JR R/M
430 DECK VALLEY RD
BRISTOL TN 37620

RITCHIE ELIZABETH ASHLEE
414 DECK VALLEY RD
BRISTOL TN 37620

HAIR DANIEL
1681 HWY 126
BRISTOL TN 37620

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: August 14, 2026

Property Owner: Michael Bare D/B/A Dayton Investments

Address: P.O. Box 3821 Kingsport, TN

Phone number: (423) 963-6734 Email: mike@bdm-construction.com

Property Identification

Tax Map: 018 Group: Parcel: 90.00 (Lot 3)

Zoning Map: Sullivan Co. Zoning District: A1&B3 Proposed District: A5 Civil District: 6th

Property Location: 2075 Highway 11W Bristol, TN 37620 Commission District:

Purpose of Rezoning: Farming & Residential Home. No Future Development at this time

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Planning Commission:

Place: Ewell Easley Municipal Annex Bldg, 104 8th St, Bristol TN 37620

Date: 21 September 2026 Time: 5:00 PM

Approved: _____ Denied: _____

County Commission:

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

Date: 8 October 2026 Time: 6:00 PM

Approved: _____ Denied: _____

Pd CC $203
#42025

DEED RESTRICTIONS

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

Owner's Signature: _____ Date: 8/14/26

Notary Public: Kelsey Webster

KELSEY WEBSTER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/02/2027
SULLIVAN COUNTY

My Commission Expires: 5/2/27

Sulli n County - Parcel: 018 90.00



Date: August 19, 2026

County: SULLIVAN
Owner: SMITH DALE L
Address: HWY 11W 2093
Parcel ID: 018 090.00
Deeded Acreage: 17.42
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

State of Tennessee Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, VGIN, © 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.

ale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
/8/2026	$292,500	3695	509	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
/25/1993	$0	939C	16		-	-
/22/1989	$0	662	461		-	-
/12/1986	$0	517C	471		-	-
0/8/1985	$0	WB37	1		-	-

and Information

ed Acres: 17.42 **Calculated Acres:** **Total Land Units:** 17.42

and Code	Soil Class	Uni
6 - ROTATION	A	2.2
4 - [illegible]URE	A	4.0
2 - WOODLAND 2	G	4.5
2 - WOODLAND 2	A	5.7
2 - WOODLAND 2	P	1.0

ullivan (082)
ax Year 2026 | Reappraisal 2025

Jan 1 Owner
SMITH DALE L
2093 HWY 11W
BRISTOL TN 37620

Current Owner
BARE MICHAEL D/B/A
DAYTON INVESTMENTS
P.O. BOX 3821
KINGSPORT TN 37660

HWY 11W 2093

Ctrl Map:	Group:	Parcel:	PI:	SI:
018		090.00		000

alue Information

ınd Market Value:	$180,200	**Land Use Value:**	$27,500
ıprovement Value:	$0	**Improvement Value:**	$0
ıtal Market Appraisal:	$180,200	**Total Use Appraisal:**	$27,500
		Assessment Percentage:	25%
		Assessment:	$6,875

ubdivision Data

ıbdivision:
V OF DALE L SMITH PROPERTY

at Book:	Plat Page:	Block:	Lot:
	87		2

dd' ıal Information

ene.al Information

ass: 11 - Agricultural
ty #:
ɔecial Service District 1: 000
strict: 06
ımber of Buildings: 0
ilities - Water/Sewer: 11 - INDIVIDUAL / DIVIDUAL
ilities - Gas/Gas Type: 00 - NONE
City:
Special Service District 2: 000
Neighborhood: A01
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning: A-1

utbuildings & Yard Items

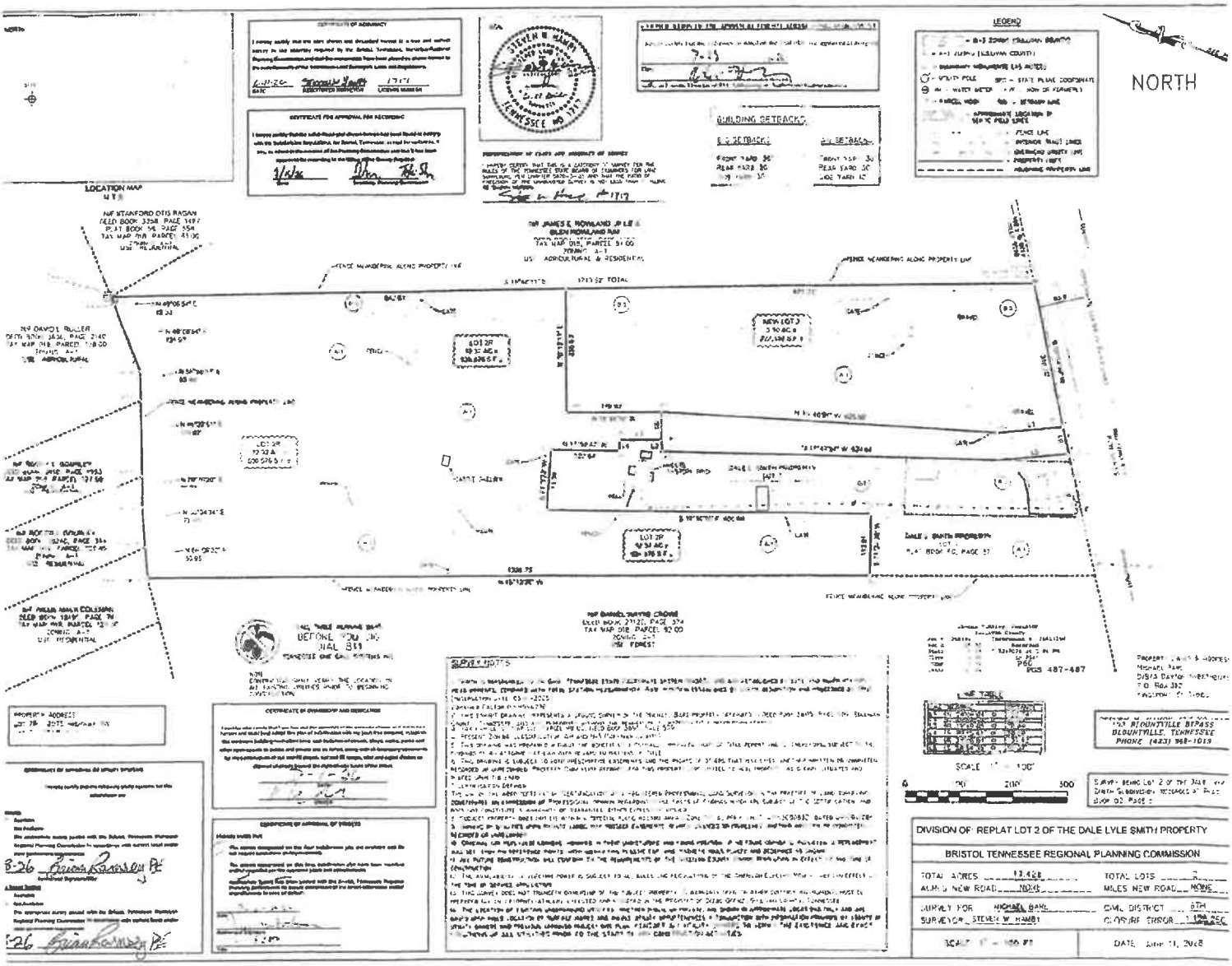
uilding #	Type	Description	Area/Units

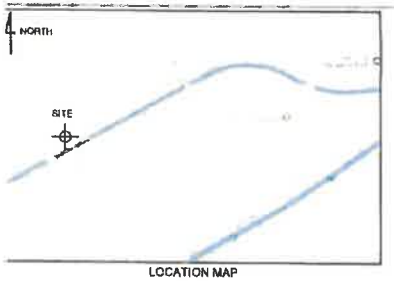
ale Information

ıng Sale Information list on subsequent pages

and Information

ıng ' Information list on subsequent pages


NORTH
LOCATION MAP
LEGEND
BUILDING SETBACKS
S.F. SETBACKS
F.H. SETBACKS
NW STANFORD OTIS RAGAN
DEED BOOK 3208 PAGE 1497
PLAT BOOK 58 PAGE 55A
TAX MAP 018 PARCEL 83.00
USE RESIDENTIAL
NW JAMES E. ROWLAND JR LE
ELLEN PIGNA AND RAH
TAX MAP 018L PARCEL 91.00
ZONING A-1
USE AGRICULTURAL & RESIDENTIAL
NW DANIEL MILLER
DEED BOOK 3836, PAGE 2140
TAX MAP 018 PARCEL 79.00
ZONING A-1
USE AGRICULTURAL
NEW LOT 1
3.90 AC ±
BUILDING SITE
LOT 2R
10.32 AC ±
LOT 2P
10.32 A
LOT 2P
4.34 AC ±
NW DANIEL DAVID CROWE
DEED BOOK 2912E, PAGE 374
TAX MAP 018L PARCEL 92.00
ZONING A-1
USE FOREST
NW WILLIAM ISAAC COLEMAN
DEED BOOK 1845, PAGE 74
TAX MAP 018L PARCEL 93.00
ZONING A-1
USE RESIDENTIAL
1313.52' TOTAL
1338.75'
N 68°13'26" W
S 68°13'26" E
N 68°09'56" W 425.00'
S 68°13'26" E 425.00'
N 21°46'34" E 150.00'
S 21°46'34" W 150.00'
FENCE MEANDERING ALONG PROPERTY LINE
DALE L. SMITH SUBDIVISION
PLAT BOOK 70, PAGE 57
PROPERTY ADDRESS
CERTIFICATE OF OWNERSHIP AND DEDICATION
SURVEY NOTES
DIVISION OF: REPLAT LOT 2 OF THE DALE LYLE SMITH PROPERTY
BRISTOL TENNESSEE REGIONAL PLANNING COMMISSION
TOTAL ACRES 13.42±
TOTAL LOTS 2
ALONG NEW ROAD NONE
MILES NEW ROAD NONE
SURVEY FOR MICHAEL BANE
CIVIL DISTRICT 8TH
SURVEYOR STEVEN W. HAMBY
CLOSURE ERROR 1 FOOT IN XXX FEET
SCALE 1" = 100 FT
DATE June 11, 2018
SCALE 1" = 100'
0 100' 200' 300'
PGS 487-487
NORTH



LOCATION MAP
N.T.S

NORTH

N/F STANFORD OTIS RAGAN
DEED BOOK 3358, PAGE 1497
PLAT BOOK 58, PAGE 558
TAX MAP 018, PARCEL 83.00
ZONING: A-1
USE: RESIDENTIAL

N/F JAMES E. ROWLAND, JR LIE &
GLEN ROWLAND R/M
DEED BOOK 3502, PAGE 1707
TAX MAP 018, PARCEL 84.00
ZONING: A-1
USE: AGRICULTURAL & RESIDENTIAL

N/F DAVID L. ROLLER
DEED BOOK 3695, PAGE 2140
TAX MAP 018, PARCEL 128.00
ZONING: A-1
USE: AGRICULTURAL

N/F ROGER L. GOURLEY
DEED BOOK 3410, PAGE 1953
TAX MAP 018, PARCEL 127.50
ZONING: A-1
USE: RESIDENTIAL

N/F ROGER L. GOURLEY
DEED BOOK 2924C, PAGE 344
TAX MAP 018, PARCEL 127.45
ZONING: A-1
USE: RESIDENTIAL

N/F WILLIE MACK COLEMAN
DEED BOOK 1019C, PAGE 761
TAX MAP 018, PARCEL 127.30
ZONING: A-1
USE: RESIDENTIAL

N/F DANIEL WAYNE CROWE
DEED BOOK 2712C, PAGE 374
TAX MAP 018, PARCEL 92.00
ZONING: A-1
USE: FOREST

FENCE MEANDERING ALONG PROPERTY LINE

THIS PORTION OF LOT 2R
TO BE REZONED FROM B-3 TO A-1
0.75 AC.±

THIS PORTION OF LOT 2R
TO BE REZONED FROM B-3 TO A-1
0.75 AC.±

THIS PORTION OF NEW LOT 3
TO BE REZONED FROM A-1 TO B-3
3.40 AC.±

NEW LOT 3
5.10 AC.±
222,153 S.F.±

LOT 2R
12.32 AC.±
536,576 S.F.±

LOT 2R
12.32 AC.±
536,576 S.F.±

DALE L. SMITH PROPERTY
LOT 1
PLAT BOOK 60, PAGE 87

DALE L. SMITH PROPERTY
LOT 1
PLAT BOOK 60, PAGE 87

HOUSE
1-STORY BRICK

CATTLE SHELTER

WELL

GATE

GRAVEL

FENCE

B-3

A-1

PROPERTY ADDRESS
LOT 2R - 2075 HIGHWAY 11W
LOT 3 - 2069 HIGHWAY 11W

SCALE: 1" = 100'

0' 100' 200' 300'

MICHAEL BARE PROPERTY REZONING SKETCH

DEED BOOK 3695, PAGE 509
PLAT BOOK 60, PAGE 487
TAX MAP 018, PARCEL 90.00

BUILDING SETBACKS:

B-3 SETBACKS:	A-1 SETBACKS:
FRONT YARD 30	FRONT YARD: 30'
REAR YARD 30	REAR YARD 30
SIDE YARD 30'	SIDE YARD 12'



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

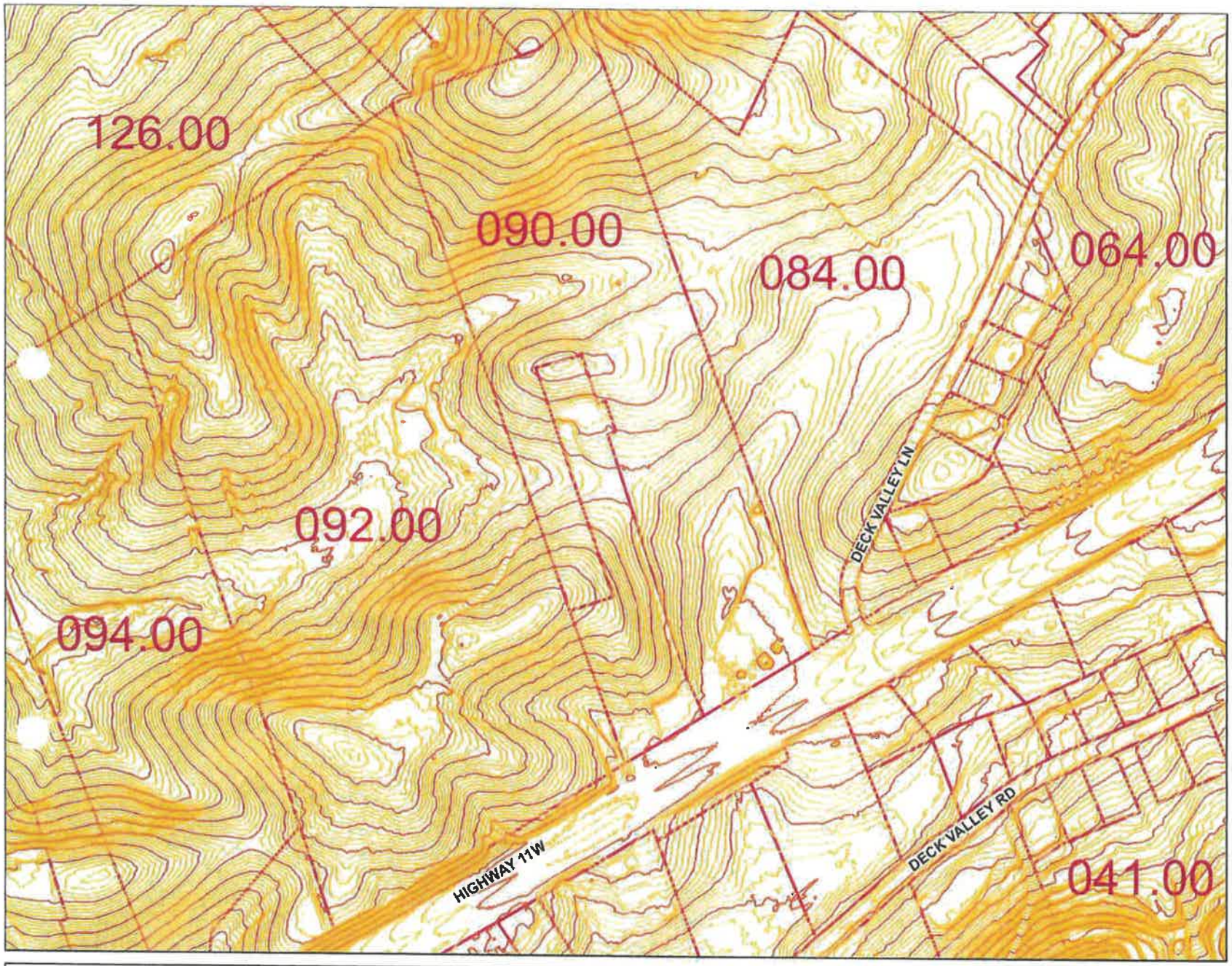
Notice:
A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of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

Sullivan County, TN
Planning and Codes Dept.

Feet
0 350

N

County Line
Parcel Lines
Bristol UGB



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

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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.

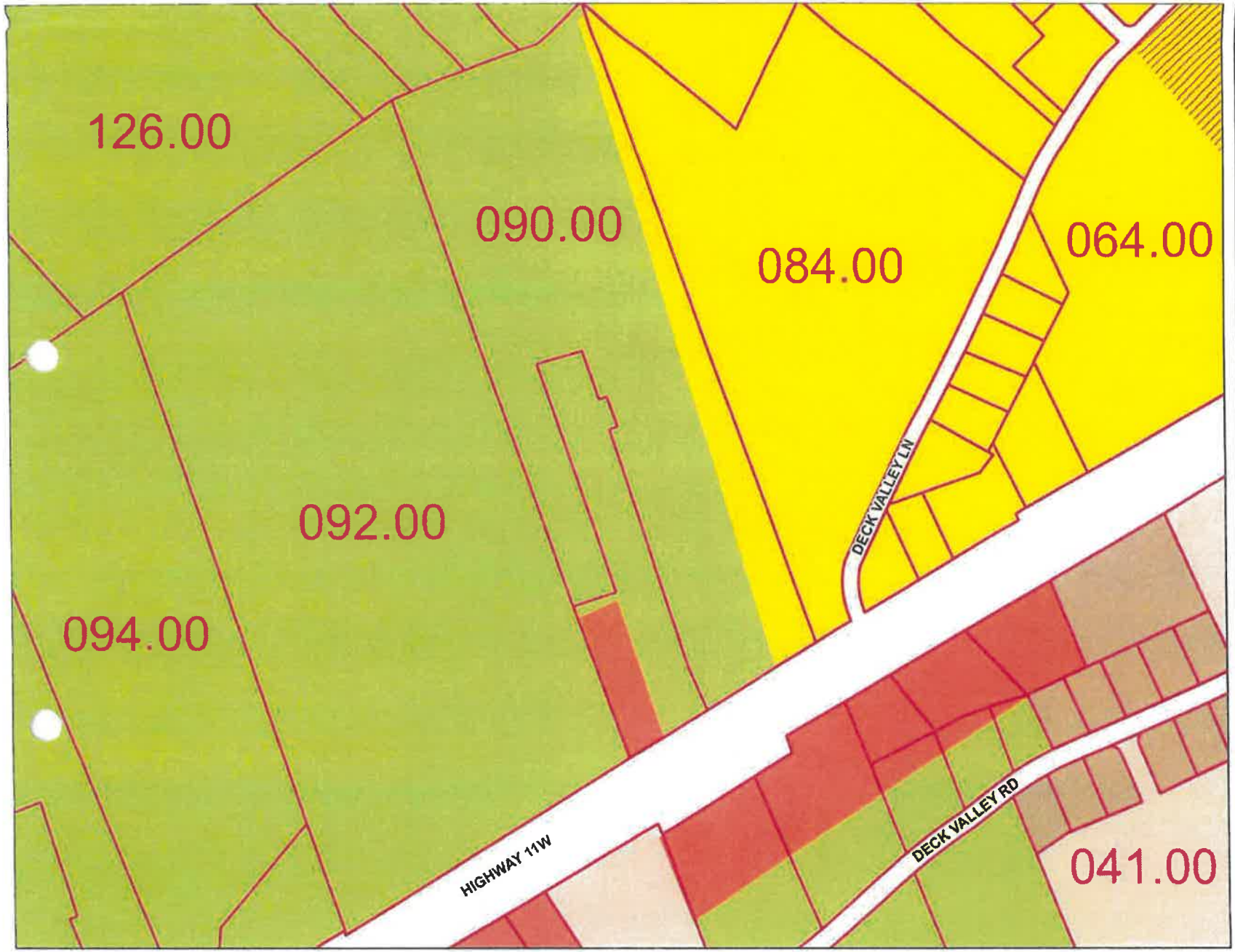
Sullivan County, TN
Planning and Codes Dept.

Feet
0 350

N

County Line

Parcel Lines



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

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County Line

Parcel Lines

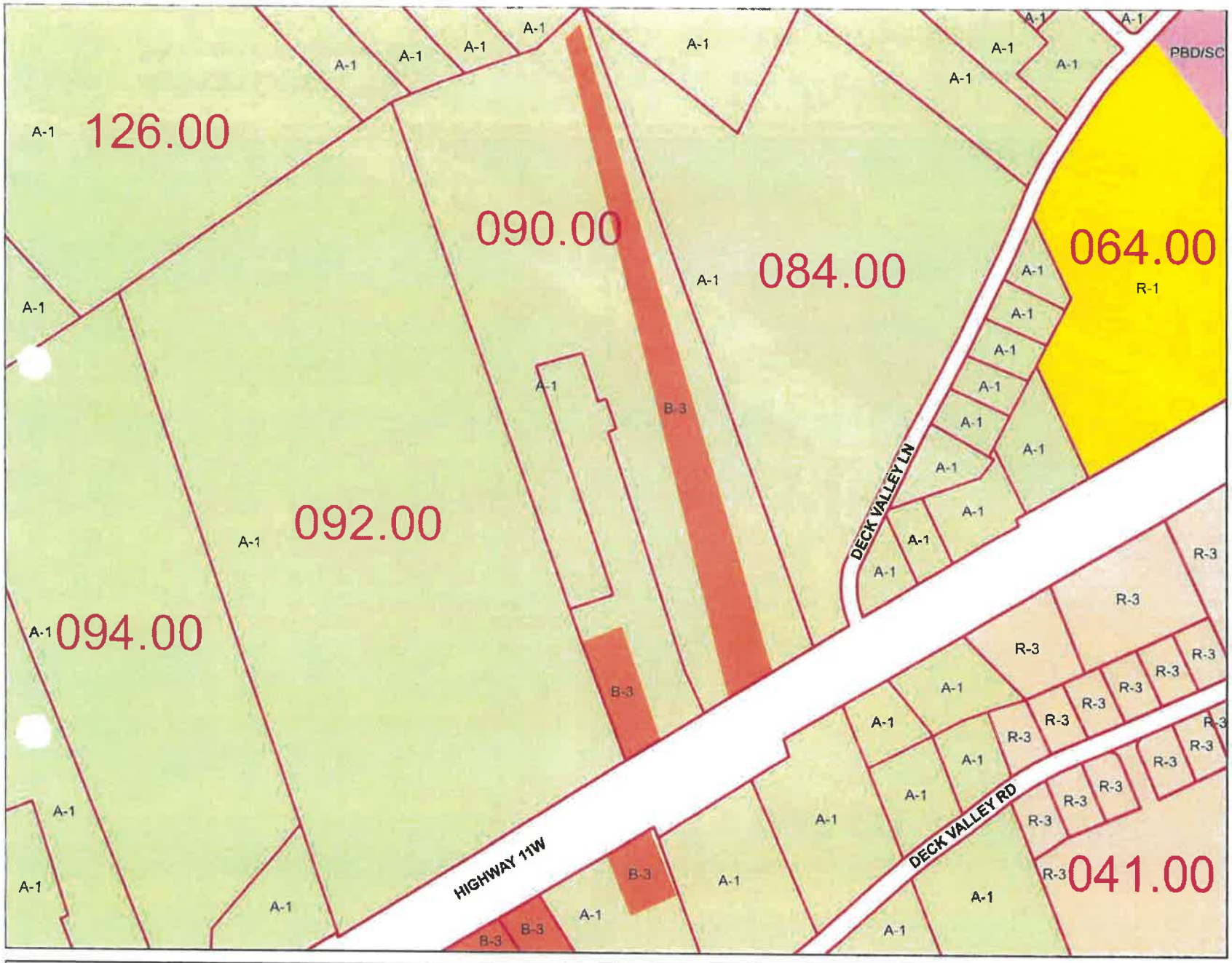
Land Use Plan: 2006-2026

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

Feet
0 350

N



Sullivan County, TN
Planning and Codes Dept.

Feet
0
350

N

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

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

County Line

Parcel Lines

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

Case #3

A-1/B-3 to B-3

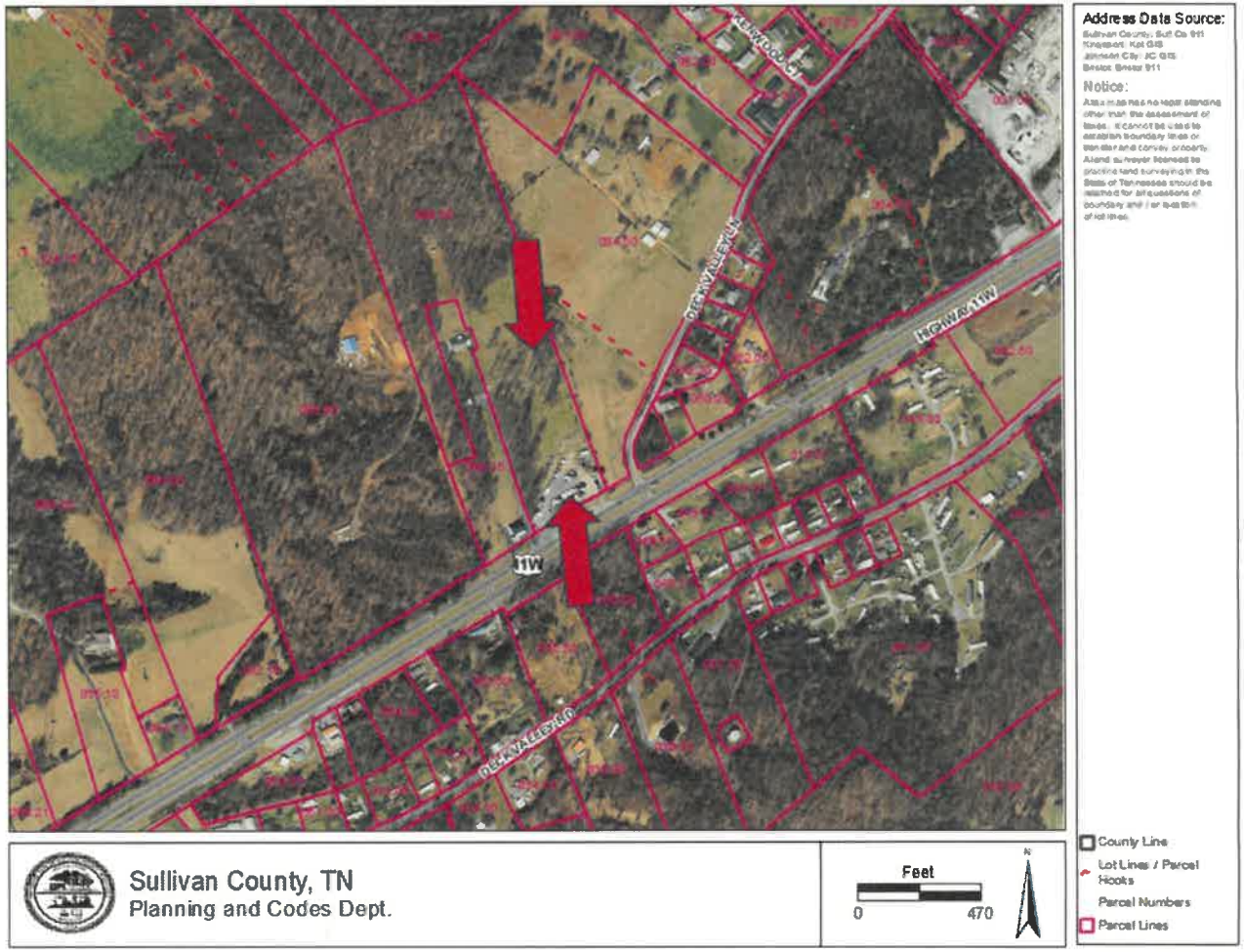
A-1 (General Agricultural/Estate Residential District) / B-3 (General Business Service District) to B-3 (General Business Service District) for the purpose of Farming and a Residential Home Site.
Tax Map 018, Parcel 090.00

for Michael Bare D/B/A Dayton Investments

Bristol Regional Planning Commission voted to send an unfavorable recommendation to the County Commission

2075 HWY 11W, Bristol

Civil District 6th
Commission District 6th
(Johnson, Pullon, Harshbarger Jr.)



STAFF REPORT TO THE PLANNING COMMISSION

RZZ26-631

September 21, 2026

Rezoning Recommendation



SUMMARY		
Owner: Michael Bare D/B/A Dayton Investments **Applicant:** Michael Bare **Location:** 2069 Highway 11W **Tax Map (TM):** Sullivan County TM 018, Parcel 90.10 **Acreage:** Approximately 3.40 Acres **Zoning:** Sullivan County A-1 and Sullivan County B-3	**Request:** Rezone (within Urban Growth Boundary) to Sullivan County B-3 **Existing/Recent Land Use:** Previous mini storage building business **Future Land Use:** Office & Mini-Warehouse Facility **Water Service:** City of Bristol	**Sanitary Sewer Service:** Private **Public Notification:** The notification process is handled by Sullivan County. The sign is on the property. **Public Comments on the updated request:** None as of the writing of this report **Planner:** Heather Moore

BACKGROUND

Michael Bare, doing business as Dayton Investments, has requested to rezone his property located at 2069 Highway 11W from A-1 (General Agricultural-Estate Residential) and B-3 (General Business Services) to B-3 (General Business Services). The requested acreage, which can be seen on the subdivision plat on the following pages, is a parcel located on the northern side of Highway 11W in Sullivan County in Bristol's Urban Growth Area. The rezoning application lists a purpose of the rezoning which states "office and mini-warehouse facilities".

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 October 8, 2026. The following pages include a location map of the subject property, along with current site photographs, to provide additional context for the Planning Commission's consideration.



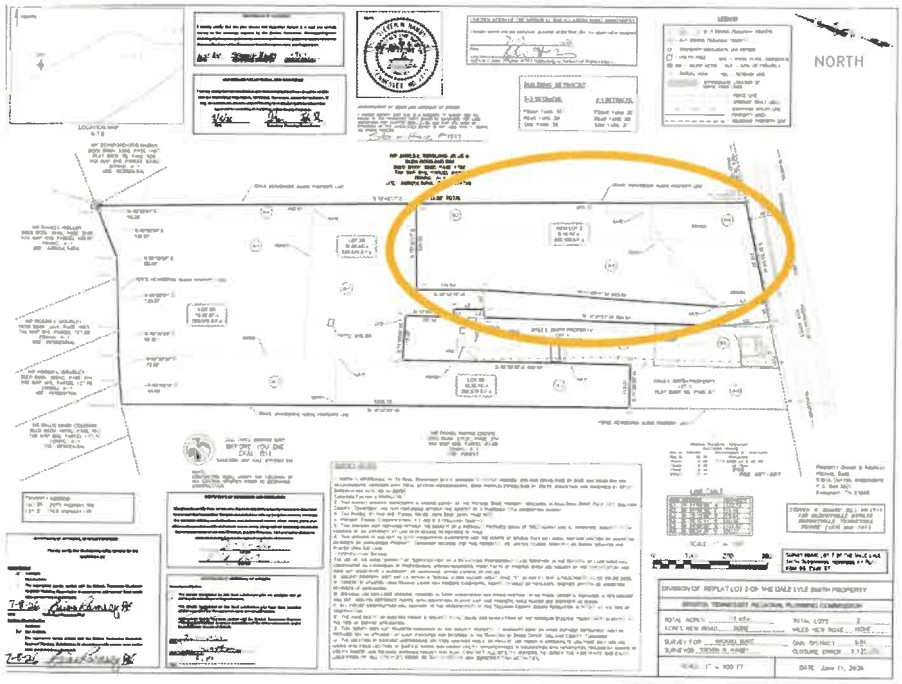
Taken from Highway 11W looking northeast



Taken from Highway 11W looking north

PREVIOUS ACTIONS

The Division of Replat Lot 2 of The Dale Lyle Smith Property subdivision plat was recorded at Sullivan County PB 60, Pg 467 on July 13, 2026, and the subject is New Lot 3. The plat is copied next.



SPECIFICATIONS

General

The subject property fronts Highway 11W, which is a state roadway that is classified as an arterial. The rezoning proposal contains approximately 3.40 acres. Currently, the site is zoned both Sullivan County A-1 (General Agricultural-Estate Residential) and Sullivan County B-3 (General Business Services). If the rezoning request is approved, the entire parcel would be zoned B-3.

The Engineering Division reviewed the site, and had the following comments:

1. Water service is available through the City of Bristol.
2. The City of Bristol does not provide sanitary sewer service to this area.

BTES does not serve this area. A topography map of the site is next.



Zoning and Land Use

The zoning of the subject property, surrounding parcels, and existing land uses are shown in the table next.

	Existing Zoning	Existing Land Use
Subject Property	Sullivan County A-1 (General Agriculture-Estate Residential) and Sullivan County B-3 (General Business Services)	Vacant
North	Sullivan County A-1 (General Agriculture-Estate Residential) and Sullivan County B-3 (General Business Services)	Vacant
South	Across Highway 11W, Sullivan County A-1 (General Agriculture-Estate Residential)	Residential, Commercial, Farming
East	Sullivan County A-1 (General Agriculture-Estate Residential)	Residential, Farming, closed business, Commercial
West	Sullivan County A-1 (General Agriculture-Estate Residential)	Residential



B-3 zoning is adjacent to the subject property as well as being located in the surrounding community. Per Sullivan County Zoning Resolution 4-101.2, Purposes of Commercial Districts, the B-3, General Business Service District is designed to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; drive-in stores; eating and drinking places, financial institutions; and offices. The uses in this district service a broad market spectrum and, therefore, ease of automotive access is a requirement. However, it is not intended that this district permit uses, which generate large volumes of truck traffic. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. Appropriate open space between commercial and agricultural or residential areas is required. New B-3 districts should be located near or be contiguous with existing commercial districts along arterial or major collector routes. Allowable B-3 uses will fit well with the neighborhood's current zones and uses. Existing residential, agricultural, and commercial uses in the neighborhood surround the site, in A-1 and B-3 zoning. Smith's Coal & Mulch lies to the west of the subject, closed in 2015. Alliance Tow & Repair and Bristol Glass are located across Highway 11W. Deck Valley Church is located nearby on Deck Valley Road to the south.

Mr. Bare explained during a September 8, 2026 telephone discussion with staff that he plans to build two (2) warehouse buildings here. Self-Storage/Mini-Warehouse Facilities is shown in Sullivan County Zoning Resolution Table 4-102A, Uses and Structures Allowable Within Mixed Use and Commercial Districts, as a permitted use in B-3.

A quick look at Sullivan County Zoning Resolution density standards can also be compared:

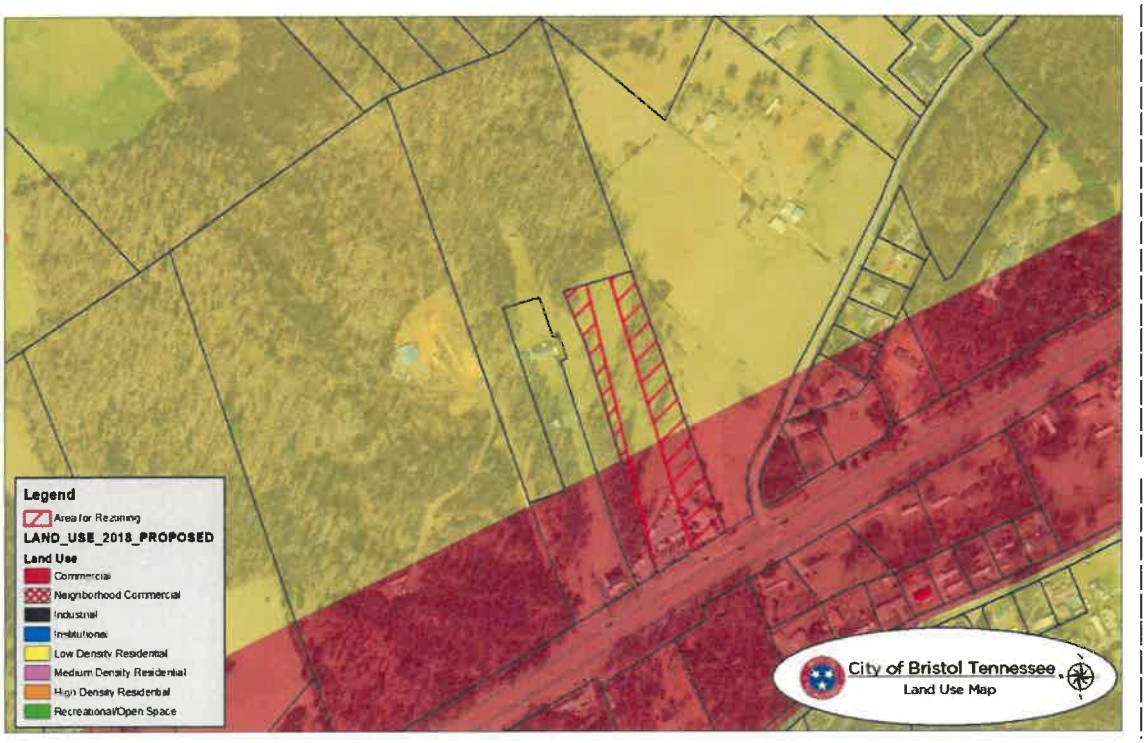
A-1 District (with public water) lot minimum – 1 acre (1 dwelling unit per acre)

B-3 District – 10,000 sf

In general terms, B-3 density requirements would allow for much more development than the A-1 district. B-3 lot minimums are much smaller than the required A-1 acre. This would allow for additional nonresidential or commercial use along Highway 11W.

Land Use Plan and Policy

The City of Bristol Future Land Use Map indicates the northern majority will be developed as low density residential as shown below. The Map indicates the southern portion will develop as commercial development. Land Use Policy 3 is to sustain existing commercial areas while providing for adequate and compatible growth and expansion. A supporting bullet is to provide for connectivity and shared features between business developments. Provide for the continued growth and expansion of commercial corridors.



Staff analysis concludes that the requested rezoning to B-3 agrees with the Future Land Use Plan and Policy.

In case spot zoning is discussed, a 3-prong approach can be used to determine if the rezoning request could be considered spot zoning:

- The adjacent B-3 zoning and list of uses would not be a use classification different from the majority of surrounding uses. This does not suggest spot zoning.
- The reason for the rezoning request, which is along a state roadway with arterial classification, would benefit the community and city as well as the applicant. This does not suggest spot zoning.
- The rezoning is considered consistent with the Future Land Use Plan. This does not suggest spot zoning.

The rezoning request is not 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 October 8, 2026.

Heather Moore, AICP
Planner

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: August 14, 2026

Property Owner: Michael Bare D/B/A Dayton Investments

Address: P.O. Box 3821 Kingsport, TN

Phone number: (423) 963-6734 Email: mike@bdm-construction.com

Property Identification

Tax Map: 018 Group: Parcel: 90.00 (Lot 3)

Zoning Map: Sullivan Co. Zoning District: A1&B3 Proposed District: B3 Civil District: 6th

Property Location: 2069 Highway 11W Bristol, TN 37620 Commission District:

Purpose of Rezoning: Office & Mini-Warehouse Facility

Meetings

Planning Commission:

Place: Ewell Easley Municipal Annex Bldg, 104 8th St, Bristol TN 37620

Date: 21 September 2026 Time: 5:00 PM

Approved: _____ Denied: _____

County Commission:

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

Date: 8 October 2026 Time: 6:00 PM

Approved: _____ Denied: _____

Pd. C.C. #353 #42035

DEED RESTRICTIONS

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

Owner's Signature: _____ Date: 8/14/26

Notary Public: Kelsey Webster My Commission Expires: 5/2/27

KELSEY WEBSTER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/02/2027 SULLIVAN COUNTY

Print

SULLIVAN COUNTY CODES DEPT.

www.webfeepay.com

Date & Time: 2026-08-19 14:08:04
Receipt #: 169185513
Auth #: 05382G

Customer Name: Bare/Michael
Card Number: XXXXXXXXXXXX7818
Station ID: 4283

Item	Amount	Convenience Fee		Total
zone	556.00	15.29		$571.29
			Subtotal	$556.00
			Fee	$15.29
			Total	$571.29

Signature: _____

I AGREE TO PAY THE ABOVE TOTAL CHARGE PER CARD ISSUER AGREEMENT.

Website Powered By bis Software Technology

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Property Owner: Michael Bare D/B/A Dayton Investments

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Phone number: (423) 963-6734 Email: mike@bdm-construction.com

Property Identification

Tax Map: 018 Group: Parcel: 90.00 (Lot 3)

Zoning Map: Sullivan Co. Zoning District: A1&B3 Proposed District: B3 Civil District: 6th

Property Location: 2069 Highway 11W Bristol, TN 37620 Commission District:

Purpose of Rezoning: Office & Mini-Warehouse Facility

Meetings

Planning Commission:

Place: Ewell Easley Municipal Annex Bldg, 104 8th St, Bristol TN 37620

Date: 21 September 2026 Time: 5:00 PM

Approved: _____ Denied _____

County Commission:

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

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Owner's Signature _____ Date: 8/14/26

Notary Public: Kelsey Webster My Commission Expires: 5/2/27

KELSEY WEBSTER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/02/2027 SULLIVAN COUNTY

ullivan (082)
ax Year 2026 | Reappraisal 2025

Jan 1 Owner
SMITH DALE L
2093 HWY 11W
BRISTOL TN 37620

Current Owner
BARE MICHAEL D/B/A
DAYTON INVESTMENTS
P.O. BOX 3821
KINGSPORT TN 37660

HWY 11W 2093

Ctrl Map:	Group:	Parcel:	PI:	SI:
018		090.00		000

alue Information

ind Market Value:	$180,200	**Land Use Value:**	$27,500
iprovement Value:	$0	**Improvement Value:**	$0
tal Market Appraisal:	$180,200	**Total Use Appraisal:**	$27,500
		Assessment Percentage:	25%
		Assessment:	$6,875

ubdivision Data

ubdivision:
V OF DALE L SMITH PROPERTY

at Book:	**Plat Page:**	**Block:**	**Lot:**
	87		2

dd. al Information

eneral Information

ass: 11 - Agricultural
ty #:
pecial Service District 1: 000
strict: 06
umber of Buildings: 0
ilities - Water/Sewer: 11 - INDIVIDUAL / DIVIDUAL
ilities - Gas/Gas Type: 00 - NONE
City:
Special Service District 2: 000
Neighborhood: A01
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning: A-1

utbuildings & Yard Items

uilding #	Type	Description	Area/Units

ale Information

ng Sale Information list on subsequent pages

and Information

ng , Information list on subsequent pages

ale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
/8/2026	$292,500	3695	509	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
/25/1993	$0	939C	16		-	-
/22/1989	$0	662	461		-	-
/12/1986	$0	517C	471		-	-
0/8/1985	$0	WB37	1		-	-

and Information

ed Acres: 17.42 **Calculated Acres:** **Total Land Units:** 17.42

and Code	Soil Class	Unit
6 - ROTATION	A	2.2
4 - TURE	A	4.0
2 - WOODLAND 2	G	4.5
2 - WOODLAND 2	A	5.7
2 - WOODLAND 2	P	1.0

Sulli n County - Parcel: 018 0 0.00



Date: August 19, 2026

County: SULLIVAN
Owner: SMITH DALE L
Address: HWY 11W 2093
Parcel ID: 018 090.00
Deeded Acreage: 17.42
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

State of Tennessee Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, VGIN, © 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.

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Address: P.O. Box 3821 Kingsport, TN

Phone number: (423) 963-6734 Email: mike@bdm-construction.com

Property Identification

Tax Map: 018 Group: Parcel: 90.00 (Lot 3)

Zoning Map: Sullivan Co. Zoning District: A1&B3 Proposed District: B3 Civil District: 6th

Property Location: 2069 Highway 11W Bristol, TN 37620 Commission District:

Purpose of Rezoning: Office & Mini-Warehouse Facility

Meetings

Planning Commission:

Place: Ewell Easley Municipal Annex Bldg, 104 8th St, Bristol TN 37620

Date: 21 September 2026 Time: 5:00 PM

Approved _____ Denied _____

County Commission:

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

Date: 8 October 2026 Time: 6:00 PM

Approved: _____ Denied: _____

PD CC $353
#42035

DEED RESTRICTIONS

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Owner's Signature: _____ Date: 8/14/26

Notary Public: Kelsey Webster

KELSEY WEBSTER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/02/2027
SULLIVAN COUNTY

My Commission Expires: 5/2/27

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Date: August 14, 2026

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Address: P.O. Box 3821 Kingsport, TN

Phone number: (423) 963-6734 Email: mike@bdm-construction.com

Property Identification

Tax Map: 018 Group: Parcel: 90.00 (Lot 3)

Zoning Map: Sullivan Co. Zoning District: A1&B3 Proposed District: A5 Civil District: 6th

Property Location: 2075 Highway 11W Bristol, TN 37620 Commission District:

Purpose of Rezoning: Farming & Residential Home. No Future Development at this time

Meetings

Planning Commission:

Place: Ewell Easley Municipal Annex Bldg, 104 8th St, Bristol TN 37620

Date: 21 September 2026 Time: 5:00 PM

Approved: _____ Denied: _____

County Commission:

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

Date: 8 October 2026 Time: 6:00 PM

Approved: _____ Denied: _____

2d CC 8/2025
#4 2025

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Owner's Signature: _____ Date: 8/14/26

Notary Public: Kelsey Webster

KELSEY WEBSTER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/02/2027
SULLIVAN COUNTY

My Commission Expires: 5/2/27

Print

SULLIVAN COUNTY CODES DEPT.

www.webfeepay.com

Date & Time: 2026-08-19 14:08:04
Receipt #: 169185513
Auth #: 05382G

Customer Name: Bare/Michael
Card Number: XXXXXXXXXXXX7818
Station ID: 4283

Item	Amount	Convenience Fee		Total
zone	556.00	15.29		$571.29
			Subtotal	$556.00
			Fee	$15.29
			Total	$571.29

Signature: _____

I AGREE TO PAY THE ABOVE TOTAL CHARGE PER CARD ISSUER AGREEMENT.

Website Powered By  Software Technology

CROWE DANIEL WAYNE
2112 HWY 11W
BRISTOL TN 37620

SMITH DALE L
2093 HWY 11W
BRISTOL TN 37620

ROWLAND JAMES E JR L/E &
GLEN ROWLAND R/M
2861 W AURORA CT
MONROVIA IN 46157

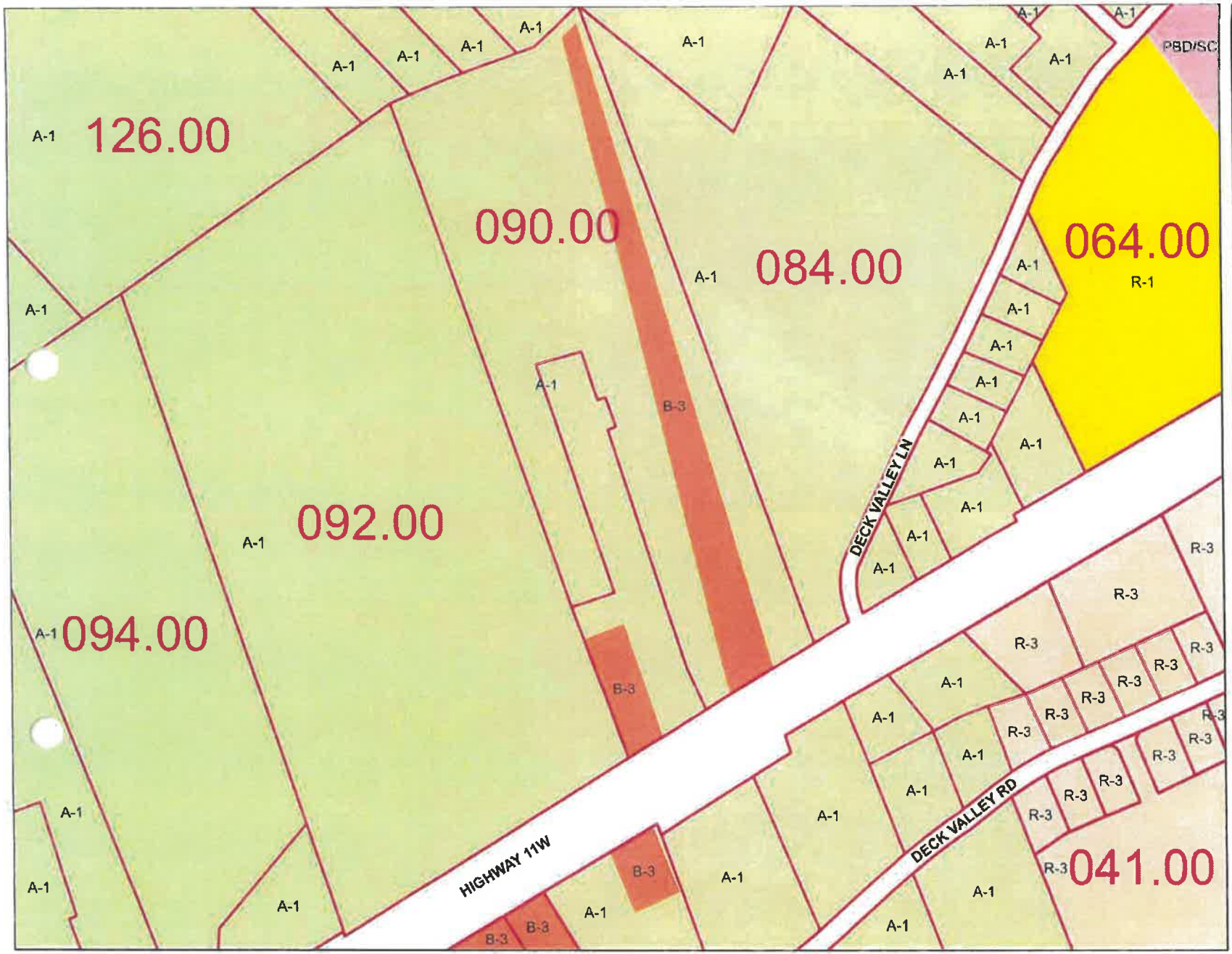
CROWE PAUL F SR ETUX L/E &
PAUL F CROWE JR R/M
430 DECK VALLEY RD
BRISTOL TN 37620

RITCHIE ELIZABETH ASHLEE
414 DECK VALLEY RD
BRISTOL TN 37620

HAIR DANIEL
1681 HWY 126
BRISTOL TN 37620

COLEMAN WILLIE MACK
1148 REEDY CREEK RD
BRISTOL TN 37620

GOURLEY ROGER L &
JUDY A
1188 REEDY CREEK RD
BRISTOL TN 37620



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

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

County Line

Parcel Lines

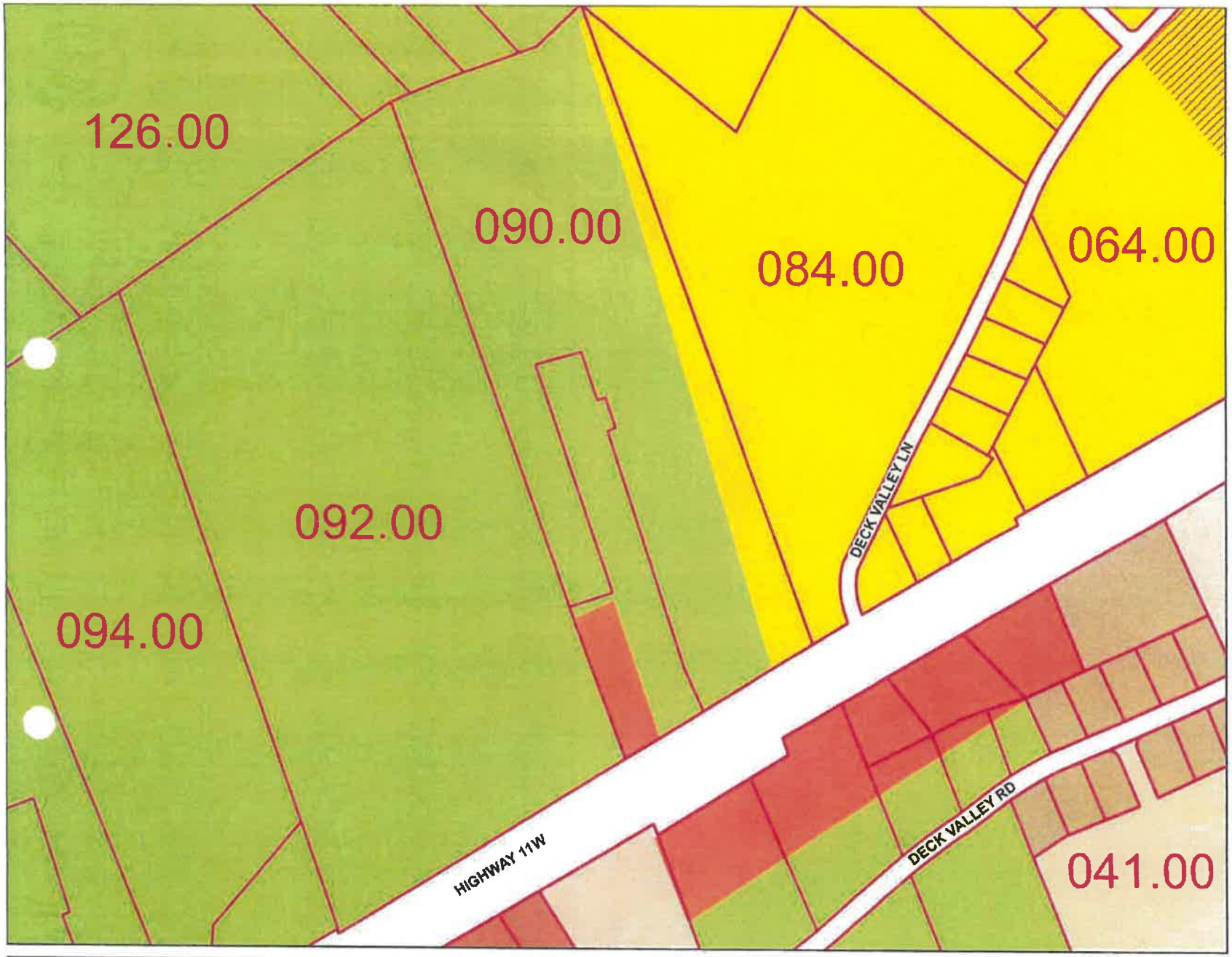
Current Zoning

- 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.

Feet
0
350

N



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Parcel Lines

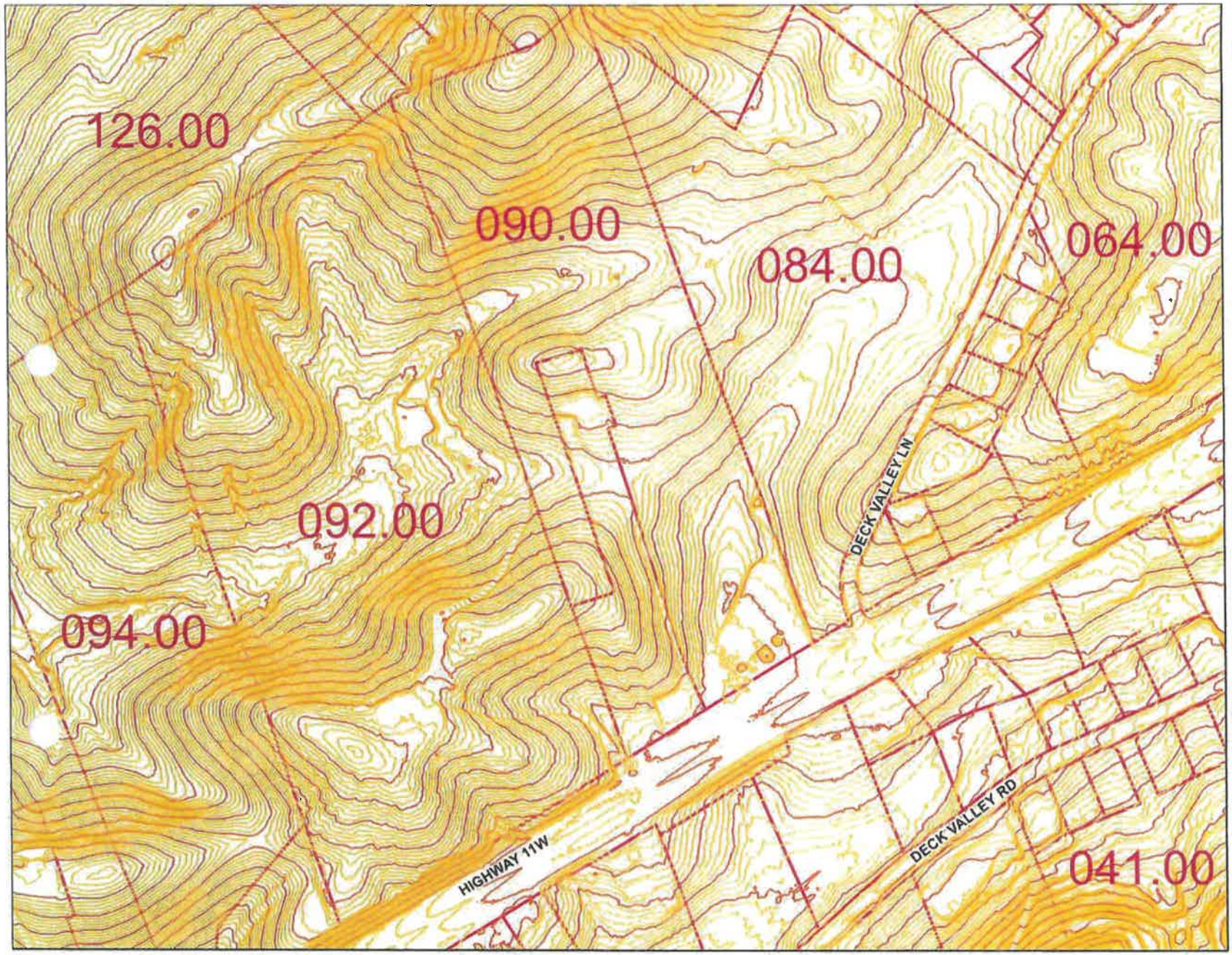
Land Use Plan: 2006-2026

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

Feet
0 350

N



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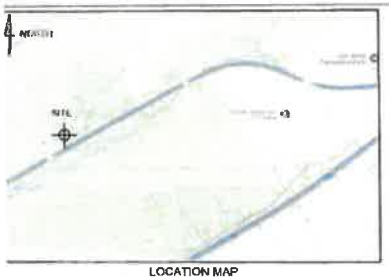
Sullivan County, TN
Planning and Codes Dept.

Feet
0 350

N

County Line

Parcel Lines



LOCATION MAP
N.T.S.

NORTH

N/F STANFORD OTIS RAGAN
DEED BOOK 3358, PAGE 1497
PLAT BOOK 58, PAGE 558
TAX MAP 018, PARCEL 83.00
ZONING: A-1
USE: RESIDENTIAL

N/F JAMES E ROWLAND JR L/E &
GLEN ROWLAND RM
DEED BOOK 3502, PAGE 1707
TAX MAP 018, PARCEL 84.00
ZONING: A-1
USE: AGRICULTURAL & RESIDENTIAL

N/F DAVID L ROLLER
DEED BOOK 3695, PAGE 2140
TAX MAP 018, PARCEL 128.00
ZONING: A-1
USE: AGRICULTURAL

N/F ROGER L GOURLEY
DEED BOOK 3410, PAGE 1953
TAX MAP 018, PARCEL 127.50
ZONING: A-1
USE: RESIDENTIAL

N/F ROGER L GOURLEY
DEED BOOK 2924C, PAGE 344
TAX MAP 018, PARCEL 127.45
ZONING: A-1
USE: RESIDENTIAL

N/F WILLIE MACK COLEMAN
DEED BOOK 1019C, PAGE 781
TAX MAP 018, PARCEL 127.30
ZONING: A-1
USE: RESIDENTIAL

FENCE MEANDERING ALONG PROPERTY LINE

THIS PORTION OF LOT 2R
TO BE REZONED FROM B-3 TO A-1
0.75 AC.±

THIS PORTION OF LOT 2R
TO BE REZONED FROM B-3 TO A-1
0.78 AC.±

THIS PORTION OF NEW LOT 3
TO BE REZONED FROM A-1 TO B-3
3.40 AC.±

NEW LOT 3
5.10 AC.±
222,153 S.F.±

LOT 2R
12.32 AC.±
536,576 S.F.±

GATE

CATTLE SHELTER

HOUSE
1-STORY BRICK

WELL

DALE L SMITH PROPERTY
LOT 1
PLAT BOOK 60, PAGE 87

GRAVEL

APPROXIMATE CENTER OF RAILROAD TRACKS

RIGHT OF WAY VARIES

N/F DANIEL WAYNE CROWE
DEED BOOK 2712C, PAGE 374
TAX MAP 018, PARCEL 92.00
ZONING: A-1
USE: FOREST

SCALE: 1" = 100'

0' 100' 200' 300'

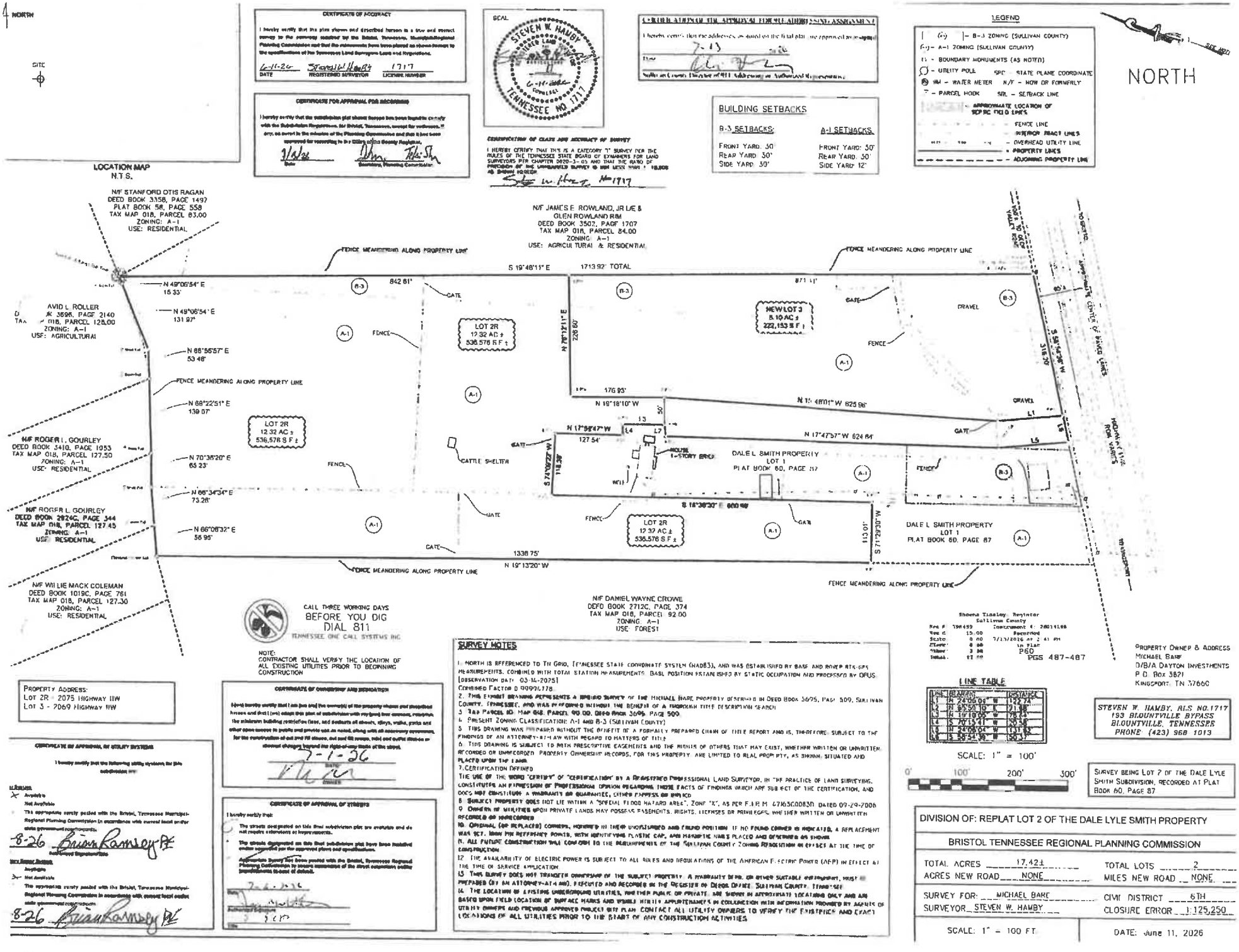
MICHAEL BARE PROPERTY REZONING SKETCH

DEED BOOK 3695, PAGE 509
PLAT BOOK 60, PAGE 487
TAX MAP 018, PARCEL 90.00

PROPERTY ADDRESS:
LOT 2R - 2075 HIGHWAY 11W
LOT 3 - 2069 HIGHWAY 11W

BUILDING SETBACKS:

B-3 SETBACKS:	A-1 SETBACKS
FRONT YARD 30'	FRONT YARD 30'
REAR YARD 30'	REAR YARD 30'
SIDE YARD 30'	SIDE YARD 12'


NORTH
SITE
LOCATION MAP
N.T.S.
CERTIFICATE OF ACCURACY
I hereby certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Bristol, Tennessee, Municipal/Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Tennessee Land Surveyors Laws and Regulations.
6-11-26 DATE
Steven W. Hamby REGISTERED SURVEYOR
1717 LICENSE NUMBER
CERTIFICATE FOR APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations, for Bristol, Tennessee, except for variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register.
Date
Secretary, Planning Commission
SEAL
STEVEN W. HAMBY REGISTERED LAND SURVEYOR 6-11-26 TENNESSEE NO. 1717
CERTIFICATION OF CLASS AND ACCURACY OF SURVEY
I HEREBY CERTIFY THAT THIS IS A CATEGORY "I" SURVEY PER THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS PER CHAPTER 0820-3-.05 AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 FOOT LESS THAN 10,000 AS SHOWN HEREON
1717
BUILDING SETBACKS
B-3 SETBACKS: FRONT YARD: 30' REAR YARD: 30' SIDE YARD: 30'
A-1 SETBACKS: FRONT YARD: 50' REAR YARD: 50' SIDE YARD: 12'
LEGEND
B-3 ZONING (SULLIVAN COUNTY)
A-1 ZONING (SULLIVAN COUNTY)
BM - BOUNDARY MONUMENTS (AS NOTED)
UP - UTILITY POLE SPC - STATE PLANE COORDINATE
WM - WATER METER N/F - NOW OR FORMERLY
PK - PARCEL HOOK SBL - SETBACK LINE
APPROXIMATE LOCATION OF SEPTIC FIELD LINES
FENCE LINE
INTERIOR PARCEL LINES
OVERHEAD UTILITY LINE
PROPERTY LINES
ADJOINING PROPERTY LINE
SEE MAP
NORTH
N/F STANFORD OTIS RAGAN DEED BOOK 3358, PAGE 1497 PLAT BOOK 58, PAGE 558 TAX MAP 018, PARCEL 83.00 ZONING: A-1 USE: RESIDENTIAL
N/F JAMES E. ROWLAND, JR LIE & GLEN ROWLAND RIM DEED BOOK 3502, PAGE 1707 TAX MAP 018, PARCEL 84.00 ZONING: A-1 USE: AGRICULTURAL & RESIDENTIAL
AVID L. ROLLER DEED BOOK 3696, PAGE 2140 TAX MAP 018, PARCEL 128.00 ZONING: A-1 USE: AGRICULTURAL
N/F ROGER L. GOURLEY DEED BOOK 3410, PAGE 1053 TAX MAP 018, PARCEL 127.50 ZONING: A-1 USE: RESIDENTIAL
N/F ROGER L. GOURLEY DEED BOOK 2824C, PAGE 344 TAX MAP 018, PARCEL 127.45 ZONING: A-1 USE: RESIDENTIAL
N/F WILLIE MACK COLEMAN DEED BOOK 1019C, PAGE 781 TAX MAP 018, PARCEL 127.30 ZONING: A-1 USE: RESIDENTIAL
N/F DANIEL WAYNE CROWE DEED BOOK 2712C, PAGE 374 TAX MAP 018, PARCEL 92.00 ZONING: A-1 USE: FOREST
FENCE MEANDERING ALONG PROPERTY LINE
S 19°48'11" E 1713.92' TOTAL
842.81'
871.11'
N 49°06'54" E 15.33'
N 49°06'54" E 131.97'
N 88°56'57" E 53.48'
N 88°22'51" E 139.07'
N 70°36'20" E 65.23'
N 88°34'34" E 73.28'
N 66°08'32" E 58.95'
LOT 2R 12.32 AC ± 536,576 S.F.±
NEW LOT 3 5.10 AC ± 222,153 S.F.±
N 70°12'11" E 226.60'
S 55°54'56" W 316.30'
N 19°18'10" W 176.93'
N 19°48'01" W 625.86'
N 17°58'47" W 127.54'
N 17°47'57" W 624.64'
S 24°02'22" W 118.39'
S 18°36'30" E 600.98'
S 71°29'30" W 113.01'
N 19°13'20" W 1338.75'
CATTLE SHELTER
1-STORY BRICK HOUSE
DALE L. SMITH PROPERTY LOT 1 PLAT BOOK 60, PAGE 87
GRAVEL
GATE
FENCE
CENTER OF PAVED DRIVE
CALL THREE WORKING DAYS BEFORE YOU DIG DIAL 811 TENNESSEE ONE CALL SYSTEMS INC
NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION
PROPERTY ADDRESS: LOT 2R - 2075 HIGHWAY 11W LOT 3 - 2069 HIGHWAY 11W
CERTIFICATE OF OWNERSHIP AND DEDICATION
7-1-26 DATE
OWNER
CERTIFICATE OF APPROVAL OF STREETS
CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
8-26
8-26
SURVEY NOTES
1. NORTH IS REFERENCED TO TN GRID, TENNESSEE STATE COORDINATE SYSTEM (NAD83), AND WAS ESTABLISHED BY BASE AND ROVER RTK-GPS MEASUREMENTS, COMBINED WITH TOTAL STATION MEASUREMENTS. BASE POSITION ESTABLISHED BY STATIC OCCUPATION AND PROCESSED BY OPUS. [OBSERVATION DATE 03-14-2025] COMBINED FACTOR 0.99994778.
2. THIS EXHIBIT DRAWING REPRESENTS A SURVEY OF THE MICHAEL BARE PROPERTY DESCRIBED IN DEED BOOK 3695, PAGE 509, SULLIVAN COUNTY, TENNESSEE, AND WAS PERFORMED WITHOUT THE BENEFIT OF A FAVORABLE TITLE DESCRIPTION SEARCH.
3. TAX PARCEL ID: MAP 018, PARCEL 90.00. DEED BOOK 3695, PAGE 509.
4. PRESENT ZONING CLASSIFICATION: A-1 AND B-3 (SULLIVAN COUNTY)
5. THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A FORMALLY PREPARED CHAIN OF TITLE REPORT AND IS, THEREFORE, SUBJECT TO THE FINDINGS OF AN ATTORNEY-AT-LAW WITH REGARD TO MATTERS OF TITLE.
6. THIS DRAWING IS SUBJECT TO BOTH PRESCRIPTIVE EASEMENTS AND THE RIGHTS OF OTHERS THAT MAY EXIST, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED. PROPERTY OWNERSHIP RECORDS, FOR THIS PROPERTY, ARE LIMITED TO REAL PROPERTY, AS SHOWN, SITUATED AND PLACED UPON THE LAND.
7. CERTIFICATION DEFINED
THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
8. SUBJECT PROPERTY DOES NOT LIE WITHIN A "SPECIAL FLOOD HAZARD AREA", ZONE "X", AS PER F.I.R.M. 47163C0083D, DATED 09-29-2006.
9. OWNERS OF MONUMENTS UPON PRIVATE LANDS MAY POSSESS EASEMENTS, RIGHTS, LICENSES OR PRIVILEGES, WHETHER WRITTEN OR UNWRITTEN RECORDED OR UNRECORDED.
10. ORIGINAL (OR REPLACED) CORNERS, MONUMENTED IN THEIR UNDISTURBED AND FOUND POSITION IF NO FOUND CORNER IS INDICATED, A REPLACEMENT WAS SET, IRON PIN REFERENCE POINTS, WITH IDENTIFYING PLASTIC CAP, AND MAGNETIC NAILS PLACED AND OTHERWISE AS SHOWN.
11. ALL FUTURE CONSTRUCTION WILL CONFORM TO THE REQUIREMENTS OF THE SULLIVAN COUNTY ZONING REGULATION IN EFFECT AT THE TIME OF CONSTRUCTION.
12. THE AVAILABILITY OF ELECTRIC POWER IS SUBJECT TO ALL RULES AND REGULATIONS OF THE AMERICAN ELECTRIC POWER (AEP) IN EFFECT AT THE TIME OF SERVICE APPLICATION.
13. THIS SURVEY DOES NOT TRANSMIT OWNERSHIP OF THE SUBJECT PROPERTY. A WARRANTY DEED, OR OTHER SUITABLE INSTRUMENT, MUST BE PREPARED BY AN ATTORNEY-AT-LAW, EXECUTED AND RECORDED IN THE REGISTER OF DEEDS OFFICE, SULLIVAN COUNTY, TENNESSEE.
14. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, WHETHER PUBLIC OR PRIVATE, ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE BASED UPON FIELD LOCATION OF SURFACE MARKS AND VISIBLE UTILITY APPURTENANCES IN CONJUNCTION WITH INFORMATION PROVIDED BY AGENTS OF UTILITY OWNERS AND PREVIOUS APPROVED PROJECT SITE PLAN. CONTACT ALL UTILITY OWNERS TO VERIFY THE EXISTENCE AND EXACT LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
Sheena Tinsley, Register
Sullivan County
Rec #: 194459 Instrument #: 2801168
Rec $: 15.00 Recorded
State: 0.00 7/13/2026 at 2:41 PM
Clerk: 0.00 in Plat
Mtge: 2.00 Book PSD
Total: 17.00 Page 487
LINE TABLE
L1 N 24°06'04" W 122.74'
L2 N 65°53'10" E 71.98'
L3 S 19°18'10" E 98.54'
L4 S 70°15'41" E 96.56'
L5 N 24°06'04" W 131.82'
L6 S 65°54'56" W 50.13'
SCALE: 1" = 100'
0' 100' 200' 300'
PROPERTY OWNER & ADDRESS
MICHAEL BARE
D/B/A DAYTON INVESTMENTS
P.O. BOX 3821
KINGSPORT, TN 37660
STEVEN W. HAMBY, R.L.S. NO.1717
193 BLOUNTVILLE BYPASS
BLOUNTVILLE, TENNESSEE
PHONE (423) 968 1013
SURVEY BEING LOT 2 OF THE DALE LYLE SMITH SUBDIVISION, RECORDED AT PLAT BOOK 60, PAGE 87
DIVISION OF: REPLAT LOT 2 OF THE DALE LYLE SMITH PROPERTY
BRISTOL TENNESSEE REGIONAL PLANNING COMMISSION
TOTAL ACRES 17.42±
ACRES NEW ROAD NONE
TOTAL LOTS 2
MILES NEW ROAD NONE
SURVEY FOR: MICHAEL BARE
SURVEYOR: STEVEN W. HAMBY
CIVIL DISTRICT 6TH
CLOSURE ERROR 1:125,250
SCALE: 1" = 100 FT.
DATE: June 11, 2026

Case #4

Zoning Text Amendment to allow for Water Intake and Treatment Facilities to be located in all zoning districts with the implementation of supplemental design guidelines.

Sullivan County, Kingsport, & Bristol Regional Planning Commissions
voted to send a favorable recommendation to the County Commission

USES Cont.	A-1 & A-1 EA	RR A-RR (SBC	R-1	R-MR-1A	R-MR-1B	R-2
F. Essential Public Transport, Utility and Communication						
1. Electrical and Gas Distribution Lines	P	P	P	P	P	P
2. Pumping Facilities for Water and Sewer Systems	P	P	P	P	P	P
3. Rights-of-Way for All Modes of Transportation	P	P	P	P	P	P
4. Sewage Collection Lines	P	P	P	P	P	P
G. Extensive Impact Facilities - Limited						
1. Airports, Air Cargo Terminals, Heliports, Helistops and Any Other Aeronautical Device (A-1 and AR only)	X/PC	PC	X	X	X	X
H. Health Care Facilities						
1. Center for Observation and Rehabilitation	X	X	X	X	X	X
2. Hospitals	X	X	X	X	X	X
3. Medical Clinics	X	X	X	X	X	X
I. Intermediate Impact Facilities - Limited						
1. Cemeteries, Columbariums and Mausoleums	P	P	P	P	P	P
2. Colleges, Junior Colleges and Universities (excluding for profit business & technical schools)	X	X	X	X	X	X
3. Marinas and Yacht Clubs (non-profit)	X	X	X	X	X	X
4. Electrical & Gas Substations (Subsection Forms as amended on 08 17 2020)	SUP	SUP	SUP	SUP	SUP	SUP
5. Golf Courses	PC	PC	PC	PC	PC	X
6. Major Mail Processing Centers	X	X	X	X	X	X
7. Radio, Telephone and Television Towers and Telecommunication Transmission Facilities	PC	PC	PC	PC	PC	PC
8. Water Storage Tanks and Facilities	P	P	P	P	P	P
9. Water Intake and Treatment Facilities Subject to Appendix B 104.9 – Section 8	PC	PC	PC	PC	PC	PC
1. Chapels, Churches, Convents, Monasteries, Sanctuaries, Synagogues, Temples and other religious accessory facilities	SUP	SUP	SUP	SUP	SUP	SUP
II. Commercial/Recreational - Limited – Amended 08 17 2020						
A. Group Assembly and Commercial Outdoor Recreational Facilities – Limited Uses						
1 Commercial Campgrounds – RVs, Cabins, Campsites SUBJECT to APPENDIX D – By Type	X	PC	X	X	X	X
2 Commercial/Private Golf Courses and accessory uses	P	P	P	P	P	P
3. Commercial Boat Docks, Marinas, and Accessory Boat Rental	X	PC	X	X	X	X
B. Recreational Sport Shooting Range Facilities indoor and Outdoor (AR zone only)	X	PC/X/X	X	X	X	X

8. Intermediate Impact Facilities - In all districts where authorized as a special exception (BZA) use, Planning Commission approval (PC) required or a use with supplementary provisions (SUP), the following supplementary regulations shall apply to uses classified in the intermediate impact activity type.

a. The location, size, and design of such facilities shall be such that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.

b. The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets.

i. Water Intake and Treatment Facilities, by the requirement of their function shall be required to be located along public street frontage, allowing traversal of minor streets.

c. The proposed facility shall provide a basic community function or essential service necessary for a convenient and functional living environment in order to be located on the proposed site.

d. The Building Commissioner shall determine the off-street parking requirements.

e. Supplemental Design Guidelines for Water Intake and Treatment Facilities - Water Intake and Treatment Facilities classified in the extensive impact activity type may be authorized in Residential and Commercial Districts where specifically permitted by Sullivan County Zoning Resolution with Planning Commission approval (PC) required. The purpose of these supplemental regulations is to provide for the location of essential public and community water infrastructure while establishing site design, buffering, screening, and setback standards necessary to minimize potential impacts on surrounding properties and the environment. These provisions apply specifically to facilities whose primary function is the intake, treatment, storage, and/or distribution of potable or public water supplies. They shall not apply to sewer, wastewater, or sewage treatment facilities. Sewer, wastewater, and sewage treatment facilities shall remain subject to the applicable provisions of this ordinance governing such facilities.

i. The parcel on which a Water Intake and Treatment facility is proposed to be located shall be a minimum lot size of five (5) acres.

ii. The parcel shall have direct frontage on, or contain, waters of the state from which the facility is intended to withdraw or otherwise utilize water as part of its operations for the purpose of water intake and treatment.

iii. All principal structures, treatment facilities, equipment, storage areas, and other operational components of the Water Treatment Plant shall be set back a minimum of one hundred (100) feet from all adjoining residential property lines.

iv. Excluding infrastructure and improvements that must, by their function or regulatory requirement, be located within or adjacent to a floodplain, stream, river, lake, or other waterbody, all buildings, equipment, storage areas, and operational facilities shall be located at least fifty (50) feet from the regulatory high-water mark.

v. A continuous landscape buffer shall be installed and maintained along the entire perimeter of the property, including all road frontages and waterfront frontages. The buffer shall consist of:
   1. Two (2) staggered rows of evergreen and/or deciduous trees sufficient to provide year-round visual screening.
   2. In compliance with TVA, state, and federal safety standards, barbed-wire fencing must encompass the entire developed site. Barbed, chain-link fencing must contain visual privacy slats and be concealed behind the tree line that faces any residential property, agricultural property, or waterbody.

vi. Property lines adjoining public streets shall be subject to the same buffering and fencing requirements as all other perimeter property lines.

vii. Property lines adjoining a waterbody shall be subject to the same buffering and fencing requirements as all other perimeter property lines, except where openings are necessary for water intake, discharge structures, maintenance access, or other required utility infrastructure.

viii. All required landscaping and fencing shall be permanently maintained in healthy and serviceable condition.

ix. These standards shall apply to all new Water Treatment Plants and to any expansion of an existing Water Treatment Plant that increases the facility's footprint or operational area.

TABLE 4-102A
USES AND STRUCTURES ALLOWABLE
WITHIN MIXED USE AND COMMERCIAL DISTRICTS

DISTRICTS	PBD-1	PBD/SC	B-4	B-3	B-2	B-1
I. Residential Activities						
A. Permanent						
1. Single Family Dwelling	X	X	X	P	P	P
2. Duplex Dwelling	PC	PC	P	P	X	P
3. Multi-Family Dwelling	PC	PC	SUP	SUP	X	X
4. Single Family Flats on 2nd story & above within mixed use	PC	PC	SUP	SUP	SUP	SUP
B. Semi-Transient						
1. Lodging House	X	X	P	P	X	X
2. Boarding House	X	X	P	P	X	X
II. COMMUNITY FACILITY ACTIVITIES						
A. Administrative Services	PC	PC	SUP	SUP	SUP	SUP
B. Childcare Facilities	PC	PC	SUP	SUP	SUP	SUP
C. Community Assembly	PC	PC	SUP	SUP	SUP	SUP
D. Cultural and Recreational Facilities	PC	PC	SUP	SUP	SUP	PC
E. Educational Facilities	PC	PC	SUP	SUP	SUP	SUP
F. Essential Public Transport, Communication & Utility	PC	PC	SUP	SUP	SUP	SUP
G. Extensive Impact Facilities	X	X	X	X	X	X
H. Health Care Facilities	PC	PC	SUP	SUP	SUP	SUP
I. Intermediate Impact Facilities - see Supplemental Regulations	PC	PC	SUP	SUP	SUP	SUP
1. Telecommunication Transmission Facilities	PC	PC	PC	PC	PC	PC
2. Funeral Homes and Crematoriums	X	SUP	SUP	X	X	X
3. Water Intake and Treatment Facilities Subject to Appendix B 104.9 – Section 8	PC	PC	PC	PC	PC	PC
J. Religious Facilities	PC	PC	SUP	SUP	SUP	SUP
K. Special Institutional Care Facilities	BZA	BZA	X	X	X	X
L. Special Personal and Group Care Facilities	PC	PC	SUP	X	X	X
M. Waste Disposal Operations	X	X	X	X	X	X

USES Cont.	A-5 & A-2 / A-1	AR/ A-RV / RRC	R-1	R-2/R-2A	R-3A/R-3B	R-3
F. Essential Public Transport, Utility and Communication						
1. Electrical and Gas Distribution Lines	P	P	P	P	P	P
2. Pumping Facilities for Water and Sewer Systems	P	P	P	P	P	P
3. Rights-of-Way for All Modes of Transportation	P	P	P	P	P	P
4. Sewage Collection Lines	P	P	P	P	P	P
G. Extensive Impact Facilities - Limited						
1. Airports, Air Cargo Terminals, Heliports, Helistops and Any Other Aeronautical Device (A-1 and AR only)	X/PC	PC	X	X	X	X
H. Health Care Facilities						
1. Center for Observation and Rehabilitation	X	X	X	X	X	X
2. Hospitals	X	X	X	X	X	X
3. Medical Clinics	X	X	X	X	X	X
I. Intermediate Impact Facilities - Limited						
1. Cemeteries, Columbarium and Mausoleums	P	P	P	P	P	P
2. Colleges, Junior Colleges and Universities (excluding for profit business & technical schools)	X	X	X	X	X	X
3. Marinas and Yacht Clubs (non-profit)	X	X	X	X	X	X
4. Electrical & Gas Substations (Solar/Wind Farms as amended on 02 17 2022)	SUP	SUP	SUP	SUP	SUP	SUP
5. Golf Courses	PC	PC	PC	PC	PC	X
6. Major Mail Processing Centers	X	X	X	X	X	X
7. Radio, Telephone and Television Towers and Telecommunication Transmission Facilities	PC	PC	PC	PC	PC	PC
8. Water Storage Tanks and Facilities	P	P	P	P	P	P
9. Water Intake and Treatment Facilities **Subject to Appendix B 104.6 – Section 8**	PC	PC	PC	PC	PC	PC
1. Chapels, Churches, Convents, Monasteries, Sanctuaries, Synagogues, Temples and other religious accessory facilities	SUP	SUP	SU P	SUP	SUP	SUP
III. Commercial/Recreational - Limited – *Amended 09 17 07*						
A. Group Assembly and Commercial Outdoor Recreational Facilities – Limited Uses						
1. Commercial Campgrounds – RVs, Cabins, Campsites **SUBJECT to APPENDIX D – By Type**	X	PC	X	X	X	X
2. Commercial/Private Golf Courses and accessory uses	P	P	P	P	P	P
3. Commercial Boat Docks, Marinas, and Accessory Boat Rental	X	PC	X	X	X	X
B. Recreational Sport Shooting Range Facilities Indoor and Outdoor Amended *03/15/10* **(AR zone only)**	X	PC/X/X	X	X	X	X

4-102.6 **Accessory Uses** - In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity when such accessory activity is located on the same zone lot as such principal activity and meets the further conditions set forth for such use in Appendix B, Section B-105. Such accessory activities shall be controlled in the same manner as the principal activities within such type, except as otherwise, expressly provided in this resolution.

4-102.7 **Temporary Uses** - The temporary uses and structures specified in Appendix B, Section B-106, as permissible within commercial districts may be permitted for the limited time periods indicated for each such use or activity.

4-102.8 **Uses Not Permitted (X)** - Any uses or structures not allowable as permitted uses, uses on review, temporary uses or accessory uses are prohibited within the various commercial districts.

TABLE 4-102A
USES AND STRUCTURES ALLOWABLE
WITHIN MIXED USE AND COMMERCIAL DISTRICTS

----------DISTRICTS----------	PBD-3	PBD/ SC	B-4	B-3	B-2	B-1
I. Residential Activities						
A. Permanent						
1. Single Family Dwelling	X	X	X	P	P	P
2. Duplex Dwelling	PC	PC	P	P	X	P
3. Multi-Family Dwelling	PC	PC	SUP	SUP	X	X
4. Single-Family Flats on 2nd story & above within mixed-use	PC	PC	SUP	SUP	SUP	SUP
B. Semi-Transient						
1. Lodging House	X	X	P	P	X	X
2. Boarding House	X	X	P	P	X	X
II. COMMUNITY FACILITY ACTIVITIES						
A. Administrative Services	PC	PC	SUP	SUP	SUP	SUP
B. Childcare Facilities	PC	PC	SUP	SUP	SUP	SUP
C. Community Assembly	PC	PC	SUP	SUP	SUP	SUP
D. Cultural and Recreational Facilities	PC	PC	SUP	SUP	SUP	PC
E. Educational Facilities	PC	PC	SUP	SUP	SUP	SUP
F. Essential Public Transport, Communication & Utility	PC	PC	SUP	SUP	SUP	SUP
G. Extensive Impact Facilities	X	X	X	X	X	X
H. Health Care Facilities	PC	PC	SUP	SUP	SUP	SUP
I. Intermediate Impact Facilities – see Supplemental Regulations	PC	PC	SUP	SUP	SUP	SUP
1. Telecommunication Transmission Facilities	PC	PC	PC	PC	PC	PC
2. Funeral Homes and Crematoriums	X	SUP	SUP	X	X	X
3. Water Intake and Treatment Facilities Subject to Appendix B 104.6 – Section 8	PC	PC	PC	PC	PC	PC
J. Religious Facilities	PC	PC	SUP	SUP	SUP	SUP
K. Special Institutional Care Facilities	BZA	BZA	X	X	X	X
L. Special Personal and Group Care Facilities	PC	PC	SUP	X	X	X
M. Waste Disposal Operations	X	X	X	X	X	X

5. Activity Type - Educational Facilities

a. Intent and Limitations - This grouping is intended to include services and facilities typically performed by public, parochial and private nursery schools, kindergartens, primary and secondary schools. The grouping is not intended to include special training and schooling services offered by private individuals for profit or technical schools, colleges and universities.

b. Use Listing
Public, Parochial, and Private Kindergartens
Primary and Secondary Schools

6. Activity Type - Essential Public Transport, Communication, and Utility Services

a. Intent and Limitations - This grouping is intended to include facilities necessary and incidental to the operation of transport, communication, and utility services. The grouping is not intended to include major transport terminals or utility production and processing facilities.

b. Use Listing
Gas, Electric, and Water Distribution Lines and
Pumping Facilities for Water and Sewer Systems
Rights-of-Way for all Modes of Transportation
Sewage Collection Lines

7. Activity Type - Extensive Impact Facilities

a. Intent and Limitations - This grouping is intended to include public activities and facilities that have a high degree of impact upon surrounding land uses due to nuisance characteristics, traffic generation, and parking requirements. This grouping does not include operation engages in storage, processing or reprocessing, transport or disposal of waste materials. (See Waste Disposal Operations and Commercial Scrap Operations)

b. Use Listing
Airports, Air Cargo Terminals, Heliports, Helistops,
or Any Other Aeronautical Devise
Electricity Generating Facilities
Major Petroleum and Natural Gas Transmission Lines
and Facilities
Marine Terminals
Military Bases or Reservations
Railroad, Bus, and Transit Terminals
Railroad Yards and Other Transportation Equipment
Marshaling and Storage Yards
Renewable Energy: Commercial Solar & Wind/Turbine Facility Sites
(Delete and Move) ~~*Water and*~~ *Sewage Treatment Plants*

8. Activity Type - Health Care Facilities

a. Intent and Limitations - This grouping is intended to include medical and other health care facilities that are required for promotion and protection of public health and safety. This grouping is not intended to include the offices, clinics, laboratories, etc., of private physicians or of other health care professionals.

b. Use Listing
Center for Observation and Rehabilitation
Hospitals
Medical Clinics

9. Activity Type - Intermediate Impact Facilities

a. Intent and Limitations - This grouping is intended to include a broad range of public and private activities that have a significant effect upon surrounding land uses due to their traffic generation characteristics, parking requirements, land requirements, or potential nuisances associated with such uses.

b. Use Listing
Cemeteries, Columbarium, and Mausoleums
Colleges, Junior Colleges, and Universities, but Excluding Profit-Making Business Schools
Commercial Boat Docks, Marinas, and Yacht Clubs
Electrical and Gas Substations (excluding utility-scale/commercial solar or wind/turbine facilities)
Funeral Homes and Crematoriums
Golf Courses
Major Mail Processing Centers
Radio, Telephone, Television Towers, and Transmission Facilities (Cell towers)
Water Storage Facilities
Water Intake and Treatment Facilities

10. Activity Type - Religious Assembly Facilities

a. Intent and Limitations - This grouping is intended to include facilities utilized by various religious organizations for worship or community service functions and all facilities and operations related thereto, including, but not limited to, childcare facilities, youth ministry facilities and parents' day out. The grouping is not intended to include facilities that primarily function to produce products, including printed matter, for sale or general distribution to groups other than the immediate membership of the organization located upon the same zone lot nor is it intended to include school facilities providing primary or secondary education.

b. Use Listing
Chapels
Churches
Convents and Monasteries
Sanctuaries
Synagogues
Temples

11. Activity Type - Special Institutional Care Facilities

a. Intent and Limitations - This grouping is intended to include facilities that involve forced residency, full time supervision and care for: (1) individuals legally confined due to violations of law; (2) individuals who are addicted to drugs and/or alcohol and (3) individuals who are mentally ill, including the criminally dangerous

b. Use Listing
Detention and/or Correctional Institutions
Drug and Alcohol Rehabilitation Facilities
Institutional Care Facilities: (Including All Types of Asylums for the Psychotic or Insane)
Half-way Houses (Serving Convicted Felons or Recovering Substance Abusers)

12. Activity Type - Special Personal and Group Care Facilities ***(See Note)***

a. Intent and Limitations - This grouping is intended to include a wide variety of residential facilities for the care of young and/or disabled persons who require special care or supervision including bed care and in-patient services. This grouping is not intended to include facilities primarily oriented

Automotive Parking
Food Service
Professional Services - Medical

8. Intermediate Impact Facilities - In all districts where authorized as a special exception (BZA) use, Planning Commission approval (PC) required or a use with supplementary provisions (SUP), the following supplementary regulations shall apply to uses classified in the intermediate impact activity type.

a. The location, size, and design of such facilities shall be such that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.

b. The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets.

i. Water Intake and Treatment Facilities, by the requirement of their function shall be required to be located along public street frontage, allowing traversal of minor streets.

c. The proposed facility shall provide a basic community function or essential service necessary for a convenient and functional living environment in order to be located on the proposed site.

d. The Building Commissioner shall determine the off-street parking requirements.

e. Supplemental Design Guidelines for Water Intake and Treatment Facilities - Water Intake and Treatment Facilities classified in the intermediate impact activity type may be authorized in Residential and Commercial Districts where specifically permitted by Sullivan County Zoning Resolution with Planning Commission approval (PC) required. The purpose of these supplemental regulations is to provide for the location of essential public and community water infrastructure while establishing site design, buffering, screening, and setback standards necessary to minimize potential impacts on surrounding properties and the environment. These provisions apply specifically to facilities whose primary function is the intake, treatment, storage, and/or distribution of potable or public water supplies. They shall not apply to sewer, wastewater, or sewage treatment facilities. Sewer, wastewater, and sewage treatment facilities shall remain subject to the applicable provisions of this ordinance governing such facilities.

i. The parcel on which a Water Intake and Treatment facility is proposed to be located shall be a minimum lot size of five (5) acres.

ii. The parcel shall have direct frontage on, or contain, waters of the state from which the facility is intended to withdraw or otherwise utilize water as part of its operations for the purpose of water intake and treatment.

iii. All principal structures, treatment facilities, equipment, storage areas, and other operational components of the Water Treatment Plant shall be set back a minimum of one hundred (100) feet from all adjoining residential property lines.

iv. Excluding infrastructure and improvements that must, by their function or regulatory requirement, be located within or adjacent to a floodplain, stream, river, lake, or other waterbody, all buildings, equipment, storage areas, and operational facilities shall be located at least fifty (50) feet from the regulatory high-water mark.

v. A continuous landscape buffer shall be installed and maintained along the entire perimeter of the property, including all road frontages and waterfront frontages. The buffer shall consist of:

1. Two (2) staggered rows of evergreen and/or deciduous trees sufficient to provide year-round visual screening;
2. In compliance with TVA, state, and federal safety standards, barbed-wire fencing must encompass the entire developed site. Barbed, chain-link fencing must contain visual privacy slats and be concealed behind the tree line that faces any residential property, agricultural property, or waterbody.

vi. Property lines adjoining public streets shall be subject to the same buffering and fencing requirements as all other perimeter property lines.

vii. Property lines adjoining a waterbody shall be subject to the same buffering and fencing requirements as all other perimeter property lines, except where openings are necessary for water intake, discharge structures, maintenance access, or other required utility infrastructure.

viii. All required landscaping and fencing shall be permanently maintained in healthy and serviceable condition.

ix. These standards shall apply to all new Water Treatment Plants and to any expansion of an existing Water Treatment Plant that increases the facility's footprint or operational area.