

Property Information	Sullivan County Zoning Text Amendment		
Address	3425 HWY 126 Blountville, TN		
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		Existing Zoning	
Proposed Use		Proposed Zoning	
Owner/ Applicant Information			
Name: Address: City: State: Zip Code: Phone:		Intent: <i>To seek a recommendation from the Kingsport Regional Planning Commission for the proposed Zoning Text Amendment.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a positive recommendation to Sullivan County Commission for the following reasons: - The Sullivan County Planning Department is seeking to amend its' zoning code to move water treatment plants from "Extensive Impact Facilities" to "Intermediate Impact Facilities" within their jurisdiction. Staff Field Notes and General Comments: - This zoning text amendment is coming before the Commission due to Sullivan County's Zoning Ordinance 12-106.3(1) which mandates any amendment must come before all Planning Commissions that have regional planning authority for a recommendation. - Based upon the County's procedures, as shown on Table 3-102A below, any proposed submission would have to go before the Sullivan County Planning Commission for review. Staff recommends sending a positive recommendation to the Sullivan County Commission for the adoption of the zoning text amendment.			
Planner: Samuel Cooper		Date: 9/17/2026	
Planning Commission Action		Meeting Date	9/17/2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Sullivan County Zoning Text Amendment Procedure**12-106 AMENDMENTS TO THE ZONING PLAN (TEXT AND/OR DISTRICT BOUNDARY)**

12-106.1 General - The County Commission may, from time to time, amend this resolution by changing the boundaries of districts or by changing any other provisions of the code whenever it is alleged that there was an error in the original zoning resolution or whenever the public necessity, convenience, and general welfare require such amendment.

12-106.2 Initiation of Amendment - Amendments to the Zoning Resolution text, may be initiated by the County Commission, the Sullivan County Regional Planning Commission or the Planning Director. Amendments to the Zoning District Map may be initiated by the County Commission, Sullivan County Regional Planning Commission, a property owner of the land which is to be considered for rezoning, or the legal agent representing the property owner, such as Power of Attorney, Licensed Realtor or buyer under contract of said property. Legal documentation verifying the legal interest in said real property shall be made available to the Planning & Zoning Director prior to acceptance of any rezoning application. *(Amended on January 22, 2008)*

12-106.3 Application for Amendment

1. **Filing of Proposed Amendments** - An application for amendment shall be filed with the Planning and Zoning Department. Prior to any consideration of the proposed amendment by the County Commission such application shall be transmitted to the applicable Regional Planning Commission(s) for review and recommendation pursuant to the Tennessee Code Annotated, Section 13-7-105.
2. **Application Content** - Any application for a change in the zoning classification of any parcel of land shall be accompanied by:
 - a. Sufficient information to disclose ownership of the property for which the request is being made and that the requests is being made by the owner or a legal agent acting on behalf of the owner.
 - b. Sufficient information to disclose the location and extent of the property for which the request is being made. This information shall, where necessary to achieve an adequate legal description, include a boundary survey of the property.
 - c. Sufficient information to establish that the property for which the request is being made is free and clear of any encumbrances, which would prevent its use for the use proposed.

On receiving such application copies shall be transmitted to the other bodies and the Planning Commission prior to any consideration of the proposed amendment by the County Commission.

Proposed Additions to Sullivan County Zoning Code**B-103.2 Community Facilities Activities - Class and Types****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

B-104 SUPPLEMENTARY REGULATIONS APPLICABLE TO PRINCIPAL USES**B-104.6 Provisions Applicable to Community Facility Activities**

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 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 3-102A
USES AND STRUCTURES ALLOWABLE WITHIN
AGRICULTURAL AND RESIDENTIAL DISTRICTS**

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	SUP	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

KEY TO INTERPRETING USE CLASSIFICATIONS	
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	
NOTES:	
(1) See Section 5-104.	
*Approved Alternative Training Facilities – 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.	

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 2 nd 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

KEY TO INTERPRETING USE CLASSIFICATIONS

P = Indicates Permitted Use.
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 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

NOTES:

(1) See Section 5-104.

*Approved *Alternative Training Facilities* – 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.

Recommendation

Staff recommends sending a positive recommendation to the Sullivan County Commission for the adoption of the zoning text amendment.