

Bloomingdale Rd. (County Rezoning)

Property Information			
Address	1050 Bloomingdale Road		
Tax Map, Group, Parcel	Map 0300, Group A, Parcel 017.10		
Civil District	11		
Overlay District	n/a		
Land Use Designation	Residential		
Acres	9.54 +/-		
Existing Use	Residential	Existing Zoning	R-1 (County)
Proposed Use	Residential/Agriculture	Proposed Zoning	A-5 (County)
Owner /Applicant Information			
Name: Frank Hutchins Address: 1050 Bloomingdale Rd. City: Kingsport State: TN Zip Code: 37660 Phone: (423) 863-0393		Intent: <i>To rezone from R-1 to A-5 to allow a 3,000 square foot accessory structure</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> The zoning change is compatible with the surrounding residential zoning The zoning change will appropriately match the existing use. <p>Staff Field Notes and General Comments:</p> <p style="text-align: center;"><i>The zoning area consists of 1 parcel and approximately 9.54 acres. A rezoning to A-5, in staff's opinion, is the most appropriate use for the property.</i></p>			
Planner:	Savannah Garland	Date:	April 24, 2023
Planning Commission Action		Meeting Date:	May 18, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION		County Rezoning
ADDRESS		1050 Bloomingdale Road
DISTRICT		11
OVERLAY DISTRICT		n/a
EXISTING ZONING		R-1 (County)
PROPOSED ZONING		A-5 (County)
ACRES	9.54 +/-	
EXISTING USE	Residential	
PROPOSED USE	Residential/Agricultural	

INTENT

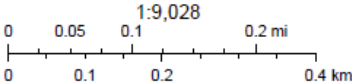
To rezone from R-1 to A-5 for the purpose of adding an accessory structure.

Site Map



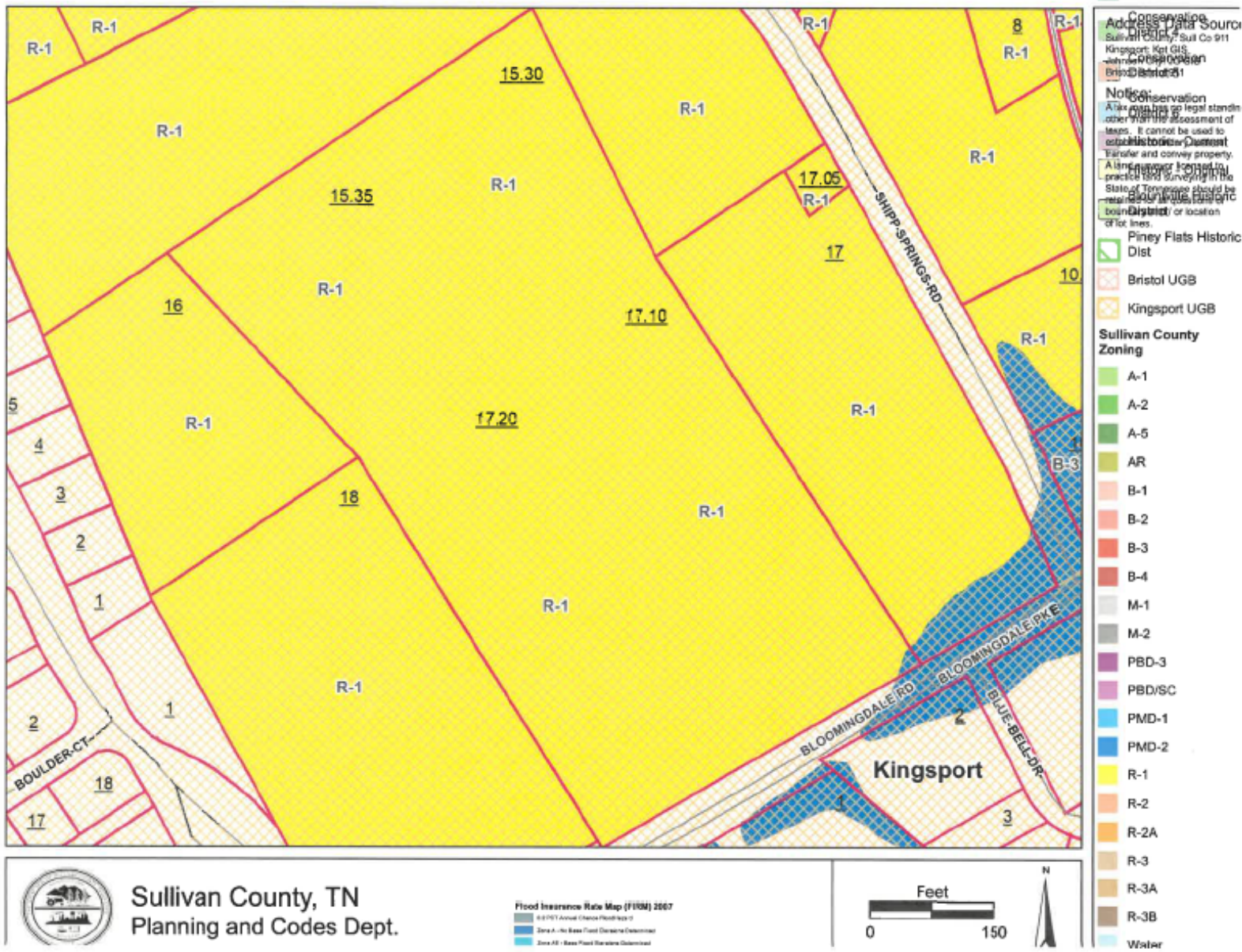
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D Demolition Liens	Streets	Minor Arterial	Ramp
Sullivan County Parcels Jan 2023	Interstate	Collector Street	2948821.tif
Parcels	Expressway	Local Street	Red: Band_1
Urban Growth Boundary	Major Arterial	Private Street	Green: Band_2



Web AppBuilder for ArcGIS

Surrounding Zoning Map (Sullivan County Zoning)

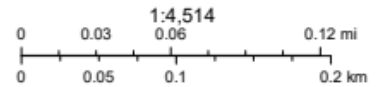


Future Land Use Plan



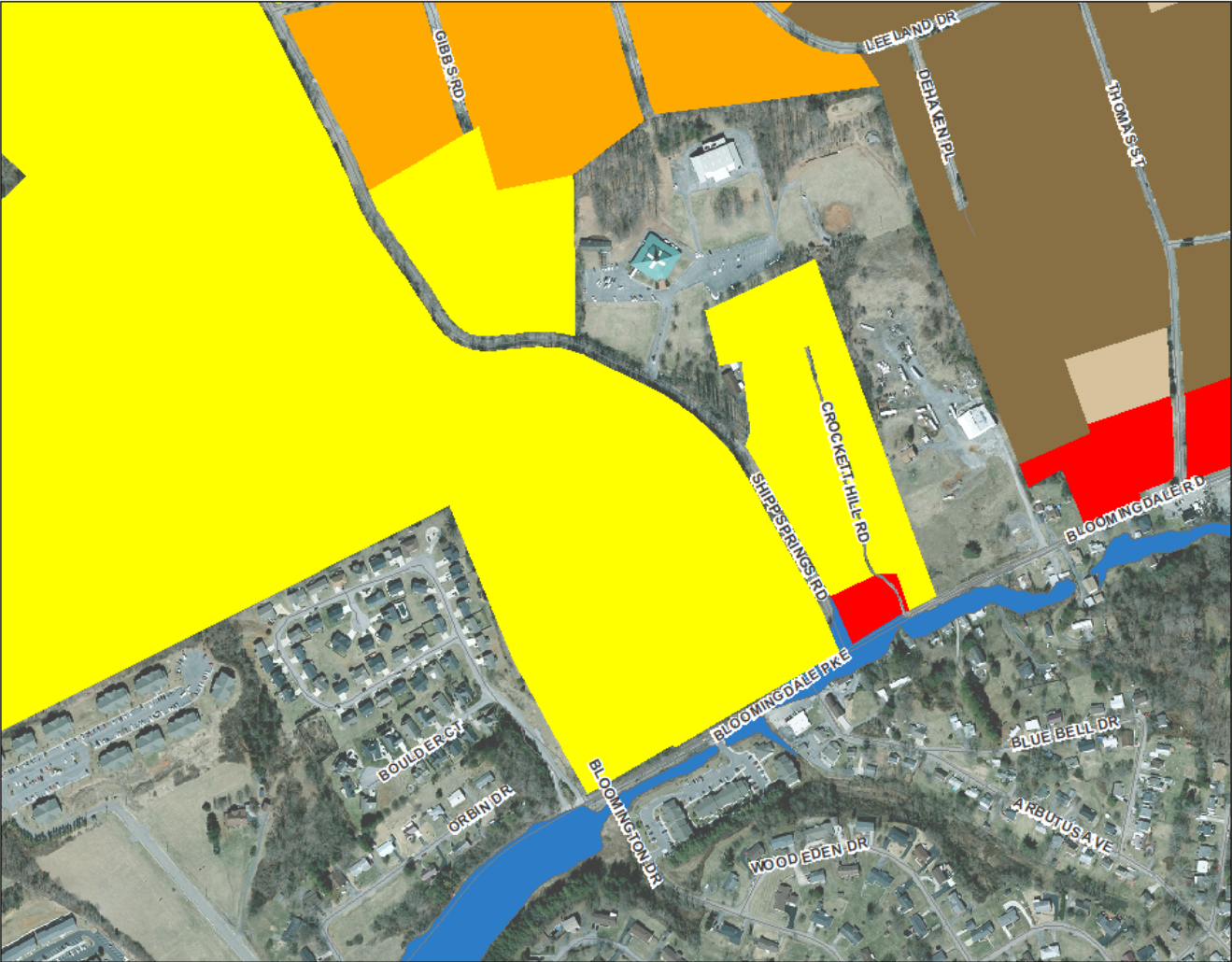
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Demolition Liens	Future Land Use	Industrial	Urban Growth Boundary	Major Arterial
Sullivan County Parcels Jan 2023	Single Family	Retail/Commercial	Streets	Minor Arterial
Kpt 911 Address	Multi-Family	Utilities	Interstate	Collector Street
			Expressway	Local Street



Web AppBuilder for ArcGIS

Sullivan County Future Land Use Plan - Low Density Residential



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.

Land Use Plan: 2006-2026

- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Blountville-Mixed Use
- General Commercial
- Corridor Commercial
- Manu fac-Light Ind
- High Impact Use
- Plan Corridor
- Comm
- Plan General Comm
- Plan Manu fac-Lt Ind
- Plan Manu fac-Hvy Ind
- Plan Unit Devel
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water

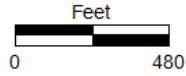
2015 - Aerial Image



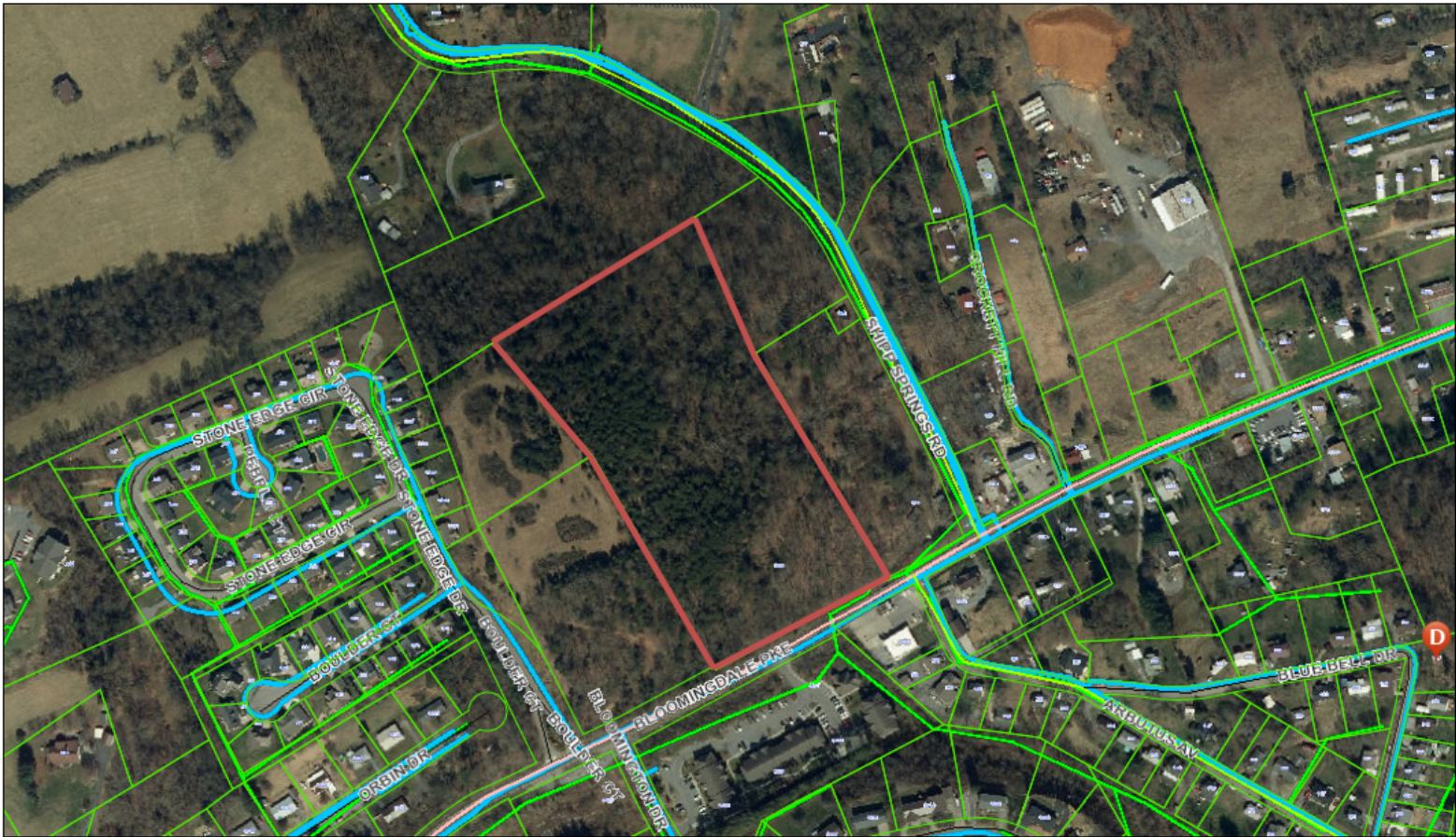
Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2007

- Zone A - Special Flood Hazard Area
- Zone A-1 - High Flood Hazard Area
- Zone A-2 - Moderate Flood Hazard Area
- Zone X - Flood Hazard Area



Utilities



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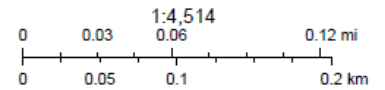
- D Demolition Liens
- Sullivan County Parcels Jan 2023
- Parcels

- Washington County Parcels 2023 Jan
- Lake_Pond
- Parcel_Conflict
- Parcels

- Railroad_ROW
- River
- Street_ROW
- Kpt 911 Address

- Water Lines
- Sewer Mains
- Urban Growth Boundary

- Streets
- Interstate
- Expressway
- Major Arterial



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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 it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal is already surrounded by R-1 zoning and it will permit a use that is suitable for the Future Land Use development.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will not impact adjacent property adversely.
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?** Both the City and County land use plans address the rezoning site as appropriate for Residential/Agricultural.
Proposed use: A-5 (General Agricultural/Residential District)
The Future Land Use Plan Map recommends county: low density residential; city: 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, as the majority of the surrounding parcels are already zoned R-1.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically for agricultural/residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed A-5 zone will exist in harmony with the abutting/ existing R-1 zone.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from R-1 to A-5. The rationale for this recommendation is based upon conformance with adjacent existing land uses and the proposal following the Future Land Use Plans.