

Property Information	118 Anco Place County Rezoning		
Address	118 Anco Place Kingsport, TN 37664		
Tax Map, Group, Parcel	Tax Map 076 Parcel 055.00		
Civil District	13 th Civil District		
Overlay District	N/A		
Land Use Designation	High Density Residential – Mobile Home Parks		
Acres	+/- 1.7 acres		
Existing Use	Vacant	Existing Zoning	County R-1/R-3
Proposed Use	Automotive Repair Shop	Proposed Zoning	County PBD/SC
Owner/ Applicant Information			
Name:		Intent: <i>To rezone from County R-1/R-3 to County PBD/SC for the purpose of an automotive repair shop.</i>	
Address:			
City:			
State:	Zip Code:		
Phone:			
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • The suggested county zoning change is suitable for the intended use. • The zoning change is in line with other county zoning districts found along Moreland Drive. • There has been no feedback to the county or city on the proposed rezoning. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • Moreland Dr., a minor arterial, connected to a major highway, S. John B. Dennis, makes it the ideal location for a county PBD/SC rezoning based on the county’s zoning description. County zoning reflects this fact as similar B-4 and PBD-3 zones have emerged less than a third of the mile down the road from the proposed location. <p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone Tax Map 076 Parcel 055.00 from County R-1/R-3 to County PBD/SC.</p>			
Planner: Samuel Cooper		Date: 5/21/26	
Planning Commission Action		Meeting Date	5/21/26
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.
8. **R-3, Manufactured Residential Dwelling Park District** - The R-3 Districts are designed to provide suitable areas for manufactured home parks where sufficient urban facilities, **specifically including public water service, public sewer service and transportation systems adequate to accommodate these higher population densities** as specifically reviewed and approved by the Regional Planning Commission. These districts also permit community facilities, public utilities, and open uses which serve specifically the residents of these districts, or that are benefited by an urban 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, supplemental provisions, 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.
2. **PBD/SC, Planned Business and/or Shopping Center District** - This district is designed to provide adequate space along major arterial and collector roads, while serving the needs of the motoring public. This district is compatible with the Planned Corridor Business District in all aspects yet offers a broader scope of uses permitted. This district is designed to promote the clustering of developments along major routes through the use of access streets or interior roads while providing adequate buffering between existing abutting residential and agricultural land uses. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. The previous zoning code had a separate category for the Shopping Center District; however, the setbacks and development standards were the same and the uses were very similar. These districts have been combined for simplicity.

Sullivan County Use and Structures Table

**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
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

BZA = Special Exception of Use with Approval from Board of Zoning Appeals

P = Use Permitted by Right Within the District

SUP = Principal Use Permitted with Supplemental Provisions

PC = Subject to Review and Approval by the Planning Commission

X – Not permitted

Sullivan County Use and Structures Table Continued

-----DISTRICTS-----	PBD-3	PBD/ SC	B-4	B-3	B-2	B-1
III. COMMERCIAL ACTIVITIES – Amended 09 17 07						
A. Adult Entertainment Establishments	X	X	X	X	X	X
B. Animal Care and Veterinary Services	PC	PC	SUP	SUP	SUP	SUP
C. Automotive Parking – open lots only in B-2 and B-1, no public garages or parking structures	PC	PC	P	P	P *	P*
D. Automotive and Marine Craft Sales and Accessory Services	PC	PC	P	P	X	X
E. Automotive Body and Repair Shops	X	PC	X	P	X	X
F. Auto Towing and temporary storage	X	X	X	SUP	X	X
G. Banking, Financial, Insurance and Real Estate Services	PC	PC	P	P	P	P
H. Convenience Retail Sales and Services	PC	PC	SUP	SUP	SUP	SUP
I. Entertainment and Amusement Services - Limited	PC	PC	SUP	SUP	SUP	X
J. General Business and Communications	PC	PC	P	P	P	X
K. General Retail Trade	PC	PC	P	P	P	X
L. Group Assembly and Commercial Outdoor Recreation	PC	PC	SUP	SUP	SUP	X
M. Outdoor Material and Equipment Sales and Repair	PC	PC	P	P	X	X
N. Professional Services – Medical	PC	PC	P	P	P	P
O. Professional Services – Non-medical/Professional Offices	PC	PC	P	P	P	P
P. Restaurant, Full Service	PC	PC	P	P	P	X
Q. Restaurant, Fast Food	PC	PC	P	P	X	X
R. Scrap Operations/junk yards	X	X	X	X	X	X
S. Self-Storage/Mini-Warehouse Facilities	PC	PC	P	P	X	X
T. Transient Habitation	PC	PC	PC	X	X	X
U. Warehousing, Goods, Transport, and Storage	X	PC	X	X	X	X
V. Wholesale Sales	PC	PC	P	P	X	X
W. Indoor Sport Shooting Range Facilities <i>amended on 3/15/10</i>	PC	PC	PC	PC	X	X
IV. MANUFACTURING ACTIVITIES (deleted 02/16/2023)						
V. AGRICULTURAL AND EXTRACTIVE ACTIVITIES						
A. Agricultural – General	P	P	P	P	P	P
B. Agricultural – Intensive	PC	PC	PC	PC	PC	PC
C. Agricultural Services	P	P	P	P	P	P
D. Plant and Forest Nurseries	PC	PC	PC	PC	PC	PC
VI. ACCESSORY ACTIVITIES						
A. Commercial Accessory Buildings – Enclosed <i>(residential accessory structures permitted where residential land uses are permitted)</i>	X	PC	X	P	X	X
B. Accessory Day Care within business ctr.	PC	PC	SUP	SUP	SUP	SUP
C. Administrative Office	PC	PC	SUP	SUP	SUP	SUP
D. Bed and Breakfast Inn	PC	PC	PC	PC	PC	PC
E. Columbarium/Mausoleum	SUP	SUP	SUP	SUP	SUP	SUP
F. Operation of a Cafeteria	PC	PC	PC	PC	X	X
G. Parents Day Out	SUP	SUP	SUP	SUP	SUP	SUP
H. Production for Retail Sale	PC	PC	SUP	SUP	SUP	X
I. Residential Occupancy <i>(approved administratively)</i>	SUP	SUP	SUP	SUP	P	P
J. Special Public Event on Private Property	BZA	BZA	BZA	BZA	SUP	BZA

KEY TO INTERPRETING USE CLASSIFICATIONS

BZA = Special Exception of Use with Approval from Board of Zoning Appeals

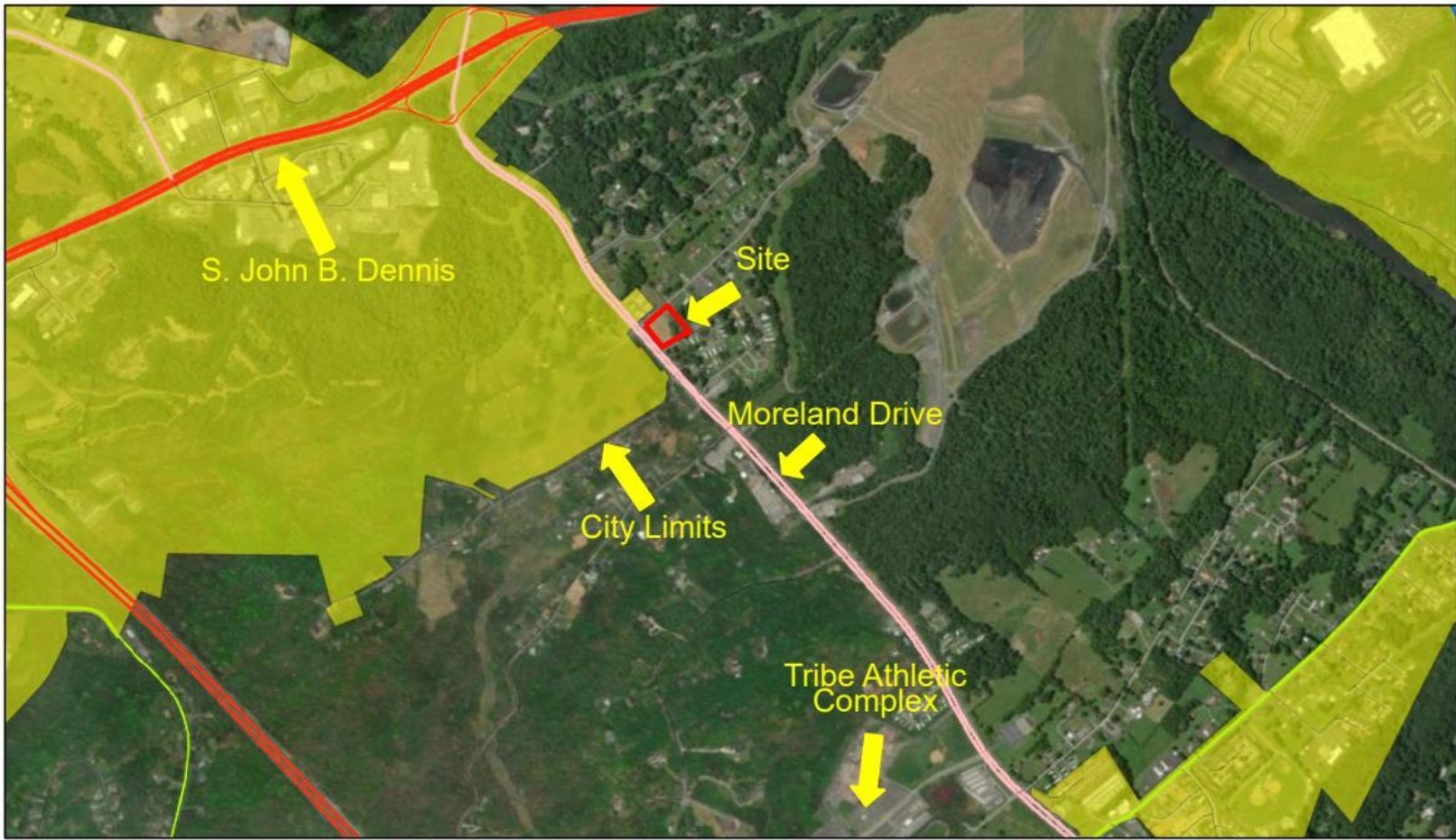
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118 Anco Place Vicinity Map



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Municipal Boundary

KINGSPORT

Urban Growth Boundary

Streets

Interstate

Expressway

Major Arterial

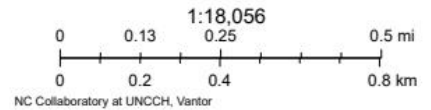
Minor Arterial

Collector Street

Local Street

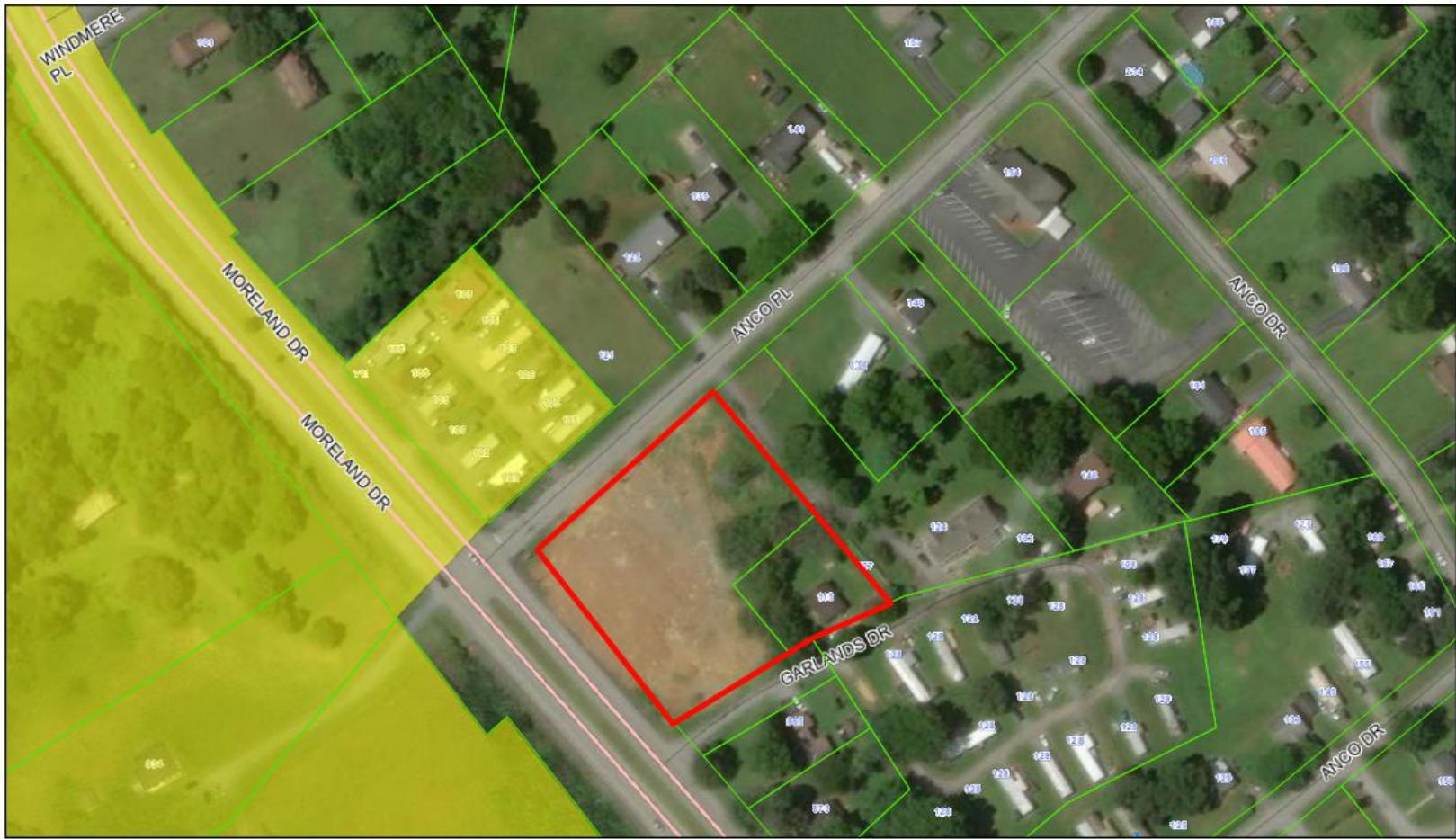
Private Street

Ramp



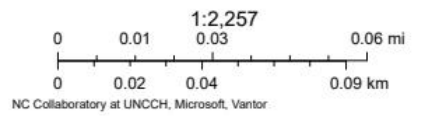
Web AppBuilder for ArcGIS

118 Anco Place Site Map



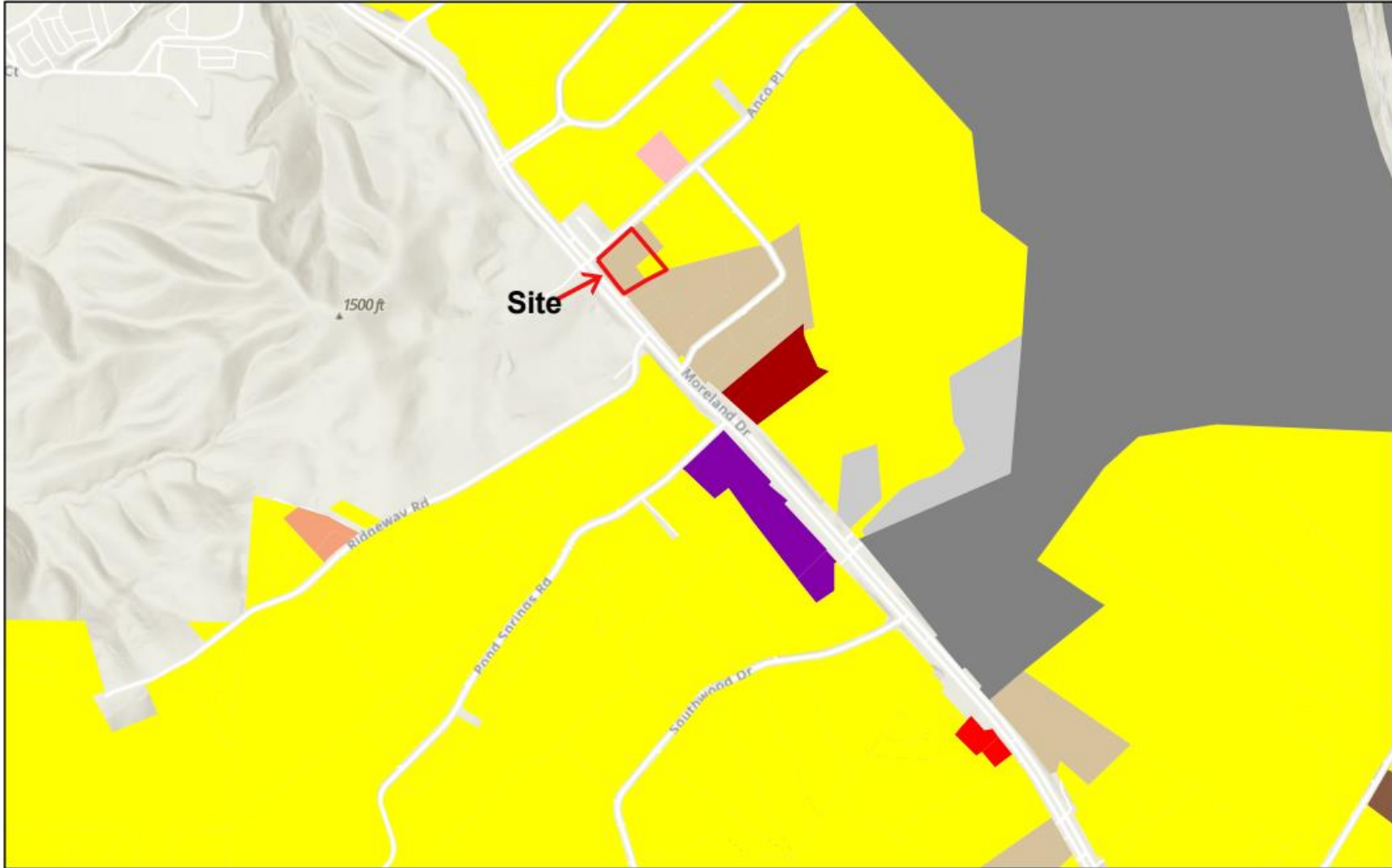
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- Sullivan County Parcels Jan 2023
- Parcels
- Municipal Boundary
- KINGSPORT
- Urban Growth Boundary
- Streets
- Minor Arterial
- Local Street
- Kpt 911 Address



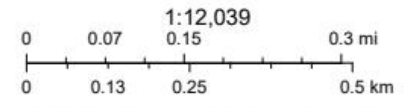
Web AppBuilder for ArcGIS

Zoning Map for Sullivan County, Tennessee



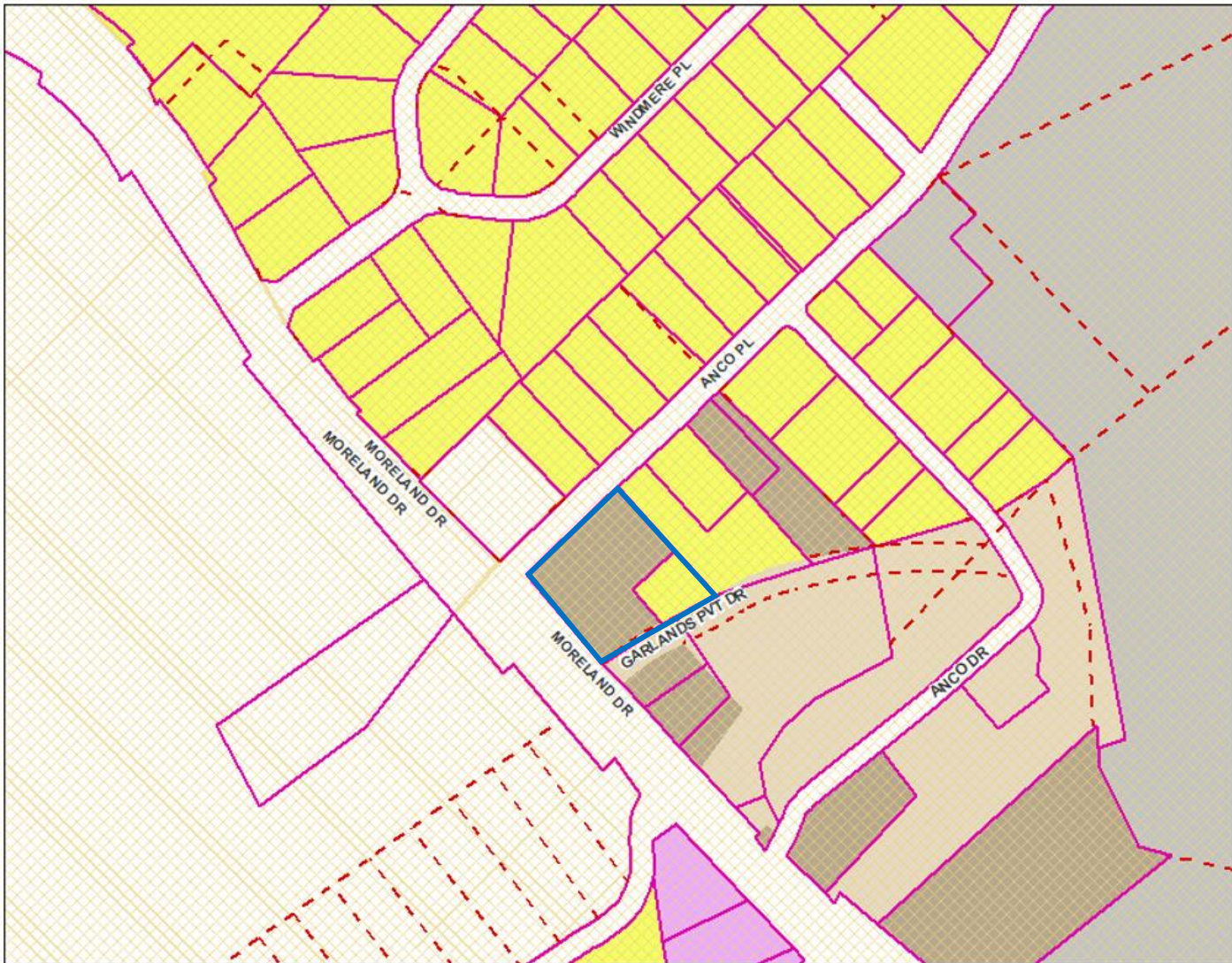
5/6/2026

Sullivan County Zoning	B-4	PBD-3	R-3
B-1	M-1	R-1	R-3B
B-3	M-2	R-2	World_Hillshade



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



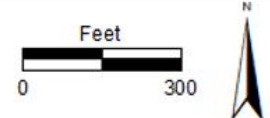
Address Data Source:
Sullivan County: Bull Co 911
Kingsport: Kot GIS
Johnson City: JC GIS
Bristol: Bristol 911

Notice:
A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer 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
- Lot Lines / Parcel Hooks
- Parcel Lines
- Kingsport UGB
- Land Use Plan: 2006-2026**
- High Impact Use
- Plan Corridor
- Comm
- Low Density Res
- High Density Res
- Mobile Home Park



Sullivan County, TN
Planning and Codes Dept.



Northern Property View



Southern Property View



Western Property View



Eastern 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 B-3 and PMD-3 zones along Moreland Drive.
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. The county's zoning description for a PBD/SC zone states, "This district is designed to promote...developments along major routes...while providing adequate buffering between existing abutting residential and agricultural land uses." Additionally, any proposal following this rezoning will have to be reviewed and approved by the Sullivan County Planning Commission.
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 not conform.

Proposed use: County PBD/SC (Planned Business and/or Shopping Center District)

The Future Land Use Plan recommends: County: High Density & 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 proximity to major and minor roadways; as well as, the proximity to similar county zones along Moreland Drive.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for an automotive repair shop.
7. **Whether the change will create an isolated district unrelated to similar districts:** The change to County PBD/SC will be in line with similar commercial County zones located along S. Wilcox Drive.

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone Tax Map 076 Parcel 055.00 from County R-1 & R-3 to County PBD/SC.