## Zoning Text Amendment Report ZTA24-0020

## 2024 Sullivan County Minor Text Amendments

Property Information	County-wide						
Address							
Tax Map, Group, Parcel							
Civil District							
Overlay District							
Land Use Designation							
Acres							
Existing Use		<b>Existing Zoning</b>					
Proposed Use		Proposed Zoning					
Owner /Applicant Information							
Name: Sullivan County		Intent: To make minor amendments the Sullivan County Zoning Resolution.					
Address: 3411 TN-126 #30							
City: Blountville							
State: TN	Zip Code: 37617						
Email: planning@sullivancountytn.gov							
Phone Number: (423) 323	3-6440						
Planning Department Recommendation							
(Approve, Deny, or Defer)							
The Kingsport Planning Division recommends APPROVAL							
Planner: Jes	ssica McMurray	Date:	January 31, 2024				
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	February 15, 2024				
Approval:							
Denial:		Reason for					
D-f1		Denial:					
Deferred:		Reason for Deferral:					

Intent: To make minor amendments the Sullivan County Zoning Resolution.

## Presentation:

At the request of the Sullivan County Planning Commission/ Sullivan County Planning and Codes Department, the Kingsport Regional Planning Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. The proposed amendments are as follows:

 Amendment to the Sullivan County Zoning Resolution on Residential Accessory Structures - 3-103 - 5% of acreage - This change will delete Table 3-103C entirely and use a 5% coverage of detached residential accessory structures (total of all structures if more than one) per the total land area.

Comparison of the proposed changes with current City of Kingsport zoning regulations:

The City of Kingsport utilizes Sec. 114-133(2) of the city Municipal Code for accessory building location and height which states the floor area of accessory structures located upon any property zoned for residential use shall not exceed 30 percent of the floor area of the principal structure, or 1,100 square feet, whichever is greater. Lots that are two acres in size or larger may use the following calculation to determine accessory structure size: maximum of two percent of total parcel area but never more than 5,000 square feet.

The complete text changes are added at the end of this report with proposed changes highlighted in yellow.

## Recommendation:

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