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Subject: EXTERNAL: Amendment to the Sullivan County Zoning Resolution on Residential Accessory Structures - 3-103 - 5% of acreage
Date: Wednesday, January 31, 2024 11:12:27 AM
Attachments: [Amendment to the Sullivan County Zoning Resolution on Residential Accessory Structures - 3-103 - 5% of acreage.pdf](#)

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Good morning fellow planners,

The Sullivan County Board of County Commissioners has requested staff to study the zoning regulations regarding the total square footage allowance for residential accessory structures. Several commissioners wanted to see more flexibility and square footage for larger tracts.

The Sullivan County Regional Planning Commission met last night (rescheduled meeting due to snow day on January 16th) and unanimously approved this minor text amendment to the Zoning Resolution regarding residential accessory structure regulations. This will thus delete the table entirely and use a 5% coverage of detached residential accessory structures (total of all structures if more than one) per the total land area.

For example: a 20,000 square foot lot (minimum lot on septic per TDEC) which is the minimum in R-1 and higher would allow a total square footage of 1,000

For a typical one acre lot (43,560 sq. ft) that would equate to 2178 square feet.

For a 5-acre tract this would allow up to a total of 10,000 square feet. Keep in mind, such a large tract might include a guest house, garage, carport, pool house, storage building.

However, most of our undeveloped parcels are much larger tracts. This amendment will not override the supplemental regulations for planned developments such as condos, townhouses, apartments, mobile home parks and campground/cabin developments. This regulation serves only single family residential.

Table 3-103C was added in 2020 and updated in 2022. Prior to Table 3-103C, the standard was a maximum of 2,000 square feet total for all parcels regardless of zoning district. The "one size fits all" had not met the needs of our rural residents. The Table was included to break it down by zoning district. The flaw in the table is that most of the county is zoned A-1 with varying lot sizes. This resulted in many requests for rezonings.

The county is experiencing "growing pains" with folks wanting larger tracts and to have more options to build garages and such. In the 1980s when zoning was adopted, the need for storing boats and RVs was not common. Post COVID, more folks have boats and RVs now and traditional two-bay garages are not enough. The county has approved many RV storage facilities in the last 5 years, more than ever before, to address these issues.

Please add this amendment to your upcoming Planning Commission meetings for PC review and

hopefully recommendation.

Thank you so very much,

Ambre M. Torbett, AICP

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