

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		Existing Zoning	
Proposed Use		Proposed Zoning	
Owner /Applicant Information			
Name: Sullivan County Address: 3411 TN-126 #30 City: Blountville State: TN Zip Code: 37617 Email: planning@sullivancountyttn.gov Phone Number: (423) 323-6440		Intent: To make minor amendments the Sullivan County Zoning Resolution.	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends APPROVAL			
Planner:	Jessica McMurray	Date:	November 19, 2024
Planning Commission Action		Meeting Date:	November 21, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

INTENT

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 amendment is as follows:

Amendment to the Sullivan County Zoning Resolution B-106 permits landowners to temporarily reside in a self-contained recreational vehicle with plumbing facilities during the construction of a permanent dwelling, provided no other pre-existing dwelling is available. The RV must be connected to electricity, water, and septic or sewer systems, with inspections conducted by the building inspector. This arrangement is valid for six months with an active building permit, and extensions may be granted as long as construction progress is ongoing. – **approved by Kingsport Regional Planning Commission on October 17, 2024**

Current Text:

B-106 TEMPORARY USES - The provisions of this section are necessary to govern the operation of certain seasonal and other temporary uses. Application for a temporary use and occupancy permit shall be made to the Building Commissioner. The application shall contain information as to the nature of the proposed use, the anticipated period of operation, the number and location of parking spaces and sanitary facilities. No permit issued, herein under, shall be for a time period in excess of that stipulated below for the individual activity indicated.

F. Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling

In any agricultural or residential district, the use of a pre-existing residential dwelling may be continued during the construction of the permanent dwelling allowed within the district with the following regulations: Along with the issuance of a temporary dwelling permit, the applicant must file for a new dwelling permit simultaneously. The purpose of such temporary use shall be to provide shelter for only the residents of the principal structure during the period of construction and to prevent an exceptional hardship on the same. Upon completion of the new dwelling, before a Certificate of Occupancy can be issued for the new dwelling, the pre-existing dwelling must be demolished or removed to comply with 3-103.6(5). Under no circumstances shall such dwelling be used for a permanent accessory structure, as defined herein. (Amended May 19, 2022). As an alternative when no other pre-existing dwelling exists, the landowner may temporarily seek shelter within a personal self-contained recreational vehicle, which includes plumbing facilities, during construction of a permanent dwelling. A pop-up camper or RV that does not have such facilities included within, shall not be permitted. Such temporary recreational vehicle shall be connected to electricity, water and septic or sewer with proof of proper connections and permitting with the utility providers. The building inspector shall perform an inspection to check compliance with such electric/water/sewer requirements prior to the RV being occupied. Such temporary recreational vehicle shall be permitted for six (6) months during the construction with an active and approved building permit. The Building Official may extend the temporary dwelling permit so long as the building permit remains active and progress is being made on the construction of the permanent dwelling.

Proposed changes from Sullivan County:

Amendment to the Sullivan County Zoning Resolution B-106(F) – The Sullivan County Attorney has requested a revision to the language in section B-106(F). Specifically, he would like the term "Regulation" to be replaced with "Restriction" in the first sentence of paragraph F, as he believes "Restriction" is a stronger and more precise term.

B-106 TEMPORARY USES - The provisions of this section are necessary to govern the operation of certain seasonal and other temporary uses. Application for a temporary use and occupancy permit shall be made to the Building Commissioner. The application shall contain information as to the nature of the proposed use, the anticipated period of operation, the number and location of parking spaces and sanitary facilities. No permit issued, herein under, shall be for a time period in excess of that stipulated below for the individual activity indicated.

F. Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling

In any agricultural or residential district, the use of a pre-existing residential dwelling may be continued during the construction of the permanent dwelling allowed within the district with the following **restrictions**: Along with the issuance of a temporary dwelling permit, the applicant must file for a new dwelling permit simultaneously. The purpose of such temporary use shall be to provide shelter for only the residents of the principal structure during the period of construction and to prevent an exceptional hardship on the same. Upon completion of the new dwelling, before a Certificate of Occupancy can be issued for the new dwelling, the pre-existing dwelling must be demolished or removed to comply with 3-103.6(5). Under no circumstances shall such dwelling be used for a permanent accessory structure, as defined herein. (Amended May 19, 2022). **As an alternative when no pre-existing dwelling exists, the landowner may temporarily seek shelter within a personal self-contained recreational vehicle, which contains plumbing facilities, during construction of a permanent dwelling. A pop-up camper or RV that does not have such facilities included within, shall not be permitted. Such temporary recreational vehicle shall be connected to electricity, water and septic or sewer with proof of proper connections and permitting with the utility providers. The building inspector shall perform an inspection to check compliance with such electric/water/sewer requirements prior to the RV being occupied. Such temporary recreational vehicle shall be permitted for six (6) months during the construction with an active and approved building permit. The Building Official may extend the temporary dwelling permit so long as the building permit remains active and progress is being made on the construction of the permanent dwelling.**

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

The City of Kingsport prohibits the use of recreational vehicles as either temporary or permanent dwellings in all zoning areas.

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.

Sullivan County Zoning Text Amendment – October 2024
Text below not highlighted are existing codes for reference

Proposed changes in Highlighted Yellow Text:

3-102.6 Temporary Uses - The temporary uses and structures specified in Appendix B, as permissible within residential and agricultural districts may be permitted for the limited time periods indicated for each such use or activity.

8-105 Restriction of Recreational and/or Automotive Vehicles as Permanent Dwellings or Storage - No camper, Recreational Vehicle (RV), or any other automotive vehicle may be used as a permanent residential dwelling or storage structure. All such vehicles or campers shall only be allowed, as they were designed, for temporary and seasonal use within an approved campground facility, approved lake lot, or otherwise stored in an approved storage area not in use. Refer to the Temporary Supplemental Use provision for campground facilities in Appendix B and D.

A-102 GENERAL DEFINITIONS

A-102.1 Application - Except where definitions are specifically included in various articles and sections, words in the text or tables of this resolution shall be interpreted in accordance with the provisions set forth in this section. Where words have not been defined, the standard dictionary definition shall prevail.

Recreational Vehicle – A self-contained vehicle type unit primarily designed as a temporary living quarters for recreation, camping or travel use, which either has its own motor power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.

B-106 TEMPORARY USES - The provisions of this section are necessary to govern the operation of certain seasonal and other temporary uses. Application for a temporary use and occupancy permit shall be made to the Building Commissioner. The application shall contain information as to the nature of the proposed use, the anticipated period of operation, the number and location of parking spaces and sanitary facilities. No permit issued, herein under, shall be for a time period in excess of that stipulated below for the individual activity indicated.

F. Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling

In any agricultural or residential district, the use of a pre-existing residential dwelling may be continued during the construction of the permanent dwelling allowed within the district with the following restrictions: Along with the issuance of a temporary dwelling permit, the applicant must file for a new dwelling permit simultaneously. The purpose of such temporary use shall be to provide shelter for only the residents of the principal structure during the period of construction and to prevent an exceptional hardship on the same. Upon completion of the new dwelling, before a Certificate of Occupancy can be issued for the new dwelling, the pre-existing dwelling must be demolished or removed to comply with 3-103.6(5). Under no circumstances shall such dwelling be used for a permanent accessory structure, as defined herein. (Amended May 19, 2022). As an alternative when no pre-existing dwelling exists, the landowner may temporarily seek shelter within a personal self-contained recreational vehicle, which contains plumbing facilities, during construction of a permanent dwelling. A pop-up camper or RV that does not have such facilities included within, shall not be permitted. Such temporary recreational vehicle shall be connected to electricity, water and septic or sewer with proof of proper connections and permitting with the utility providers. The building inspector shall perform an inspection to check compliance with such electric/water/sewer requirements prior to the RV being occupied. Such temporary recreational vehicle shall be permitted for six (6) months during the construction with an active and approved building permit. The Building Official may extend the temporary dwelling permit so long as the building permit remains active and progress is being made on the construction of the permanent dwelling.

From: [Weems, Ken](#)
To: [Ambre Torbett](#); [Harmon, Jessica](#); [McMurray, Jessica](#)
Subject: RE: EXTERNAL: Sullivan County Zoning Text Amendment - Temporary Dwelling in RV during Construction - edits by County Attorney
Date: Monday, November 18, 2024 10:33:34 AM
Attachments: [image001.png](#)

Ambre,

We stand ready to process any needed action on this item. I will rely on your professional judgment and act once you advise based upon your needs.

Thanks,

Ken Weems, AICP

Planning Manager

City of Kingsport

P: 423-229-9368

C: 423-782-0116

kenweems@kingsporttn.gov



415 Broad Street, 2nd floor

Kingsport, TN 37660

www.kingsporttn.gov

From: Ambre Torbett [mailto:planning@sullivancountytn.gov]

Sent: Thursday, November 14, 2024 3:29 PM

To: Weems, Ken; Harmon, Jessica

Subject: EXTERNAL: Sullivan County Zoning Text Amendment - Temporary Dwelling in RV during Construction - edits by County Attorney

CAUTION: This email originated from outside of the city. DO NOT click links or open attachments unless you recognize and/or trust the sender. Contact the IT Dept with any questions or concerns.

Good afternoon,

Our County Attorney reviewed the text amendment and he apologized for the late review. He wants to change the word regulation to restriction in the first sentence of paragraph F. Not sure if this changes anything with you all. He said restrictions is a stronger word choice. See attached.

Thank you,

Ambre M. Torbett, AICP

Director of Planning & Community Development

Stormwater Administrator

Sullivan County, Tennessee

Planning & Codes Department

3425 Hwy 126 | Historic Snow House

Blountville, TN 37617

Desk: 423.279.2603 | Main: 423.323.6440