

Kingsport Regional Planning Commission
Rezoning Report

File Number REZONE24-0072

3725 Sullivan Gardens Parkway County Rezoning

Property Information			
Address		3725 Sullivan Gardens Parkway	
Tax Map, Group, Parcel		Tax Map 090, Parcel 059.00	
Civil District		13	
Overlay District		n/a	
Land Use Designation		Retail/Commercial	
Acres		90 acres +/-	
Existing Use	Residential with the majority undeveloped	Existing Zoning	County A-1
Proposed Use	Rock quarry/ borrow site	Proposed Zoning	County PMD-2
Owner /Applicant Information			
Name: Daniel V. Davis on behalf of Preston H. Taylor Jr. Address: 1300 Jan Way City: Kingsport State: TN Zip Code: 37660 Email: glmoody@charter.net Phone Number: (423) 782-		Intent: <i>To rezone from County A-1 to County PMD-2 for the purpose of having a rock quarry/ borrow site use on the property.</i>	
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"> <i>The rezoning site is relatively well segregated from non-manufacturing uses.</i> <i>All new developments within the County's PMD-2 zone shall require Planning Commission approval to ensure compatibility with the surrounding land uses and/or adequate buffering to neighboring properties</i> <i>County PMD-2 districts are designed to be installed along major routes</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> <i>The rezoning site currently contains an inhabited old house and garage.</i> <i>The parcel proposed for rezoning is accessed from Sullivan Gardens Parkway</i> 			
Planner:	Ken Weems	Date:	May 1, 2024
Planning Commission Action		Meeting Date:	May 16, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

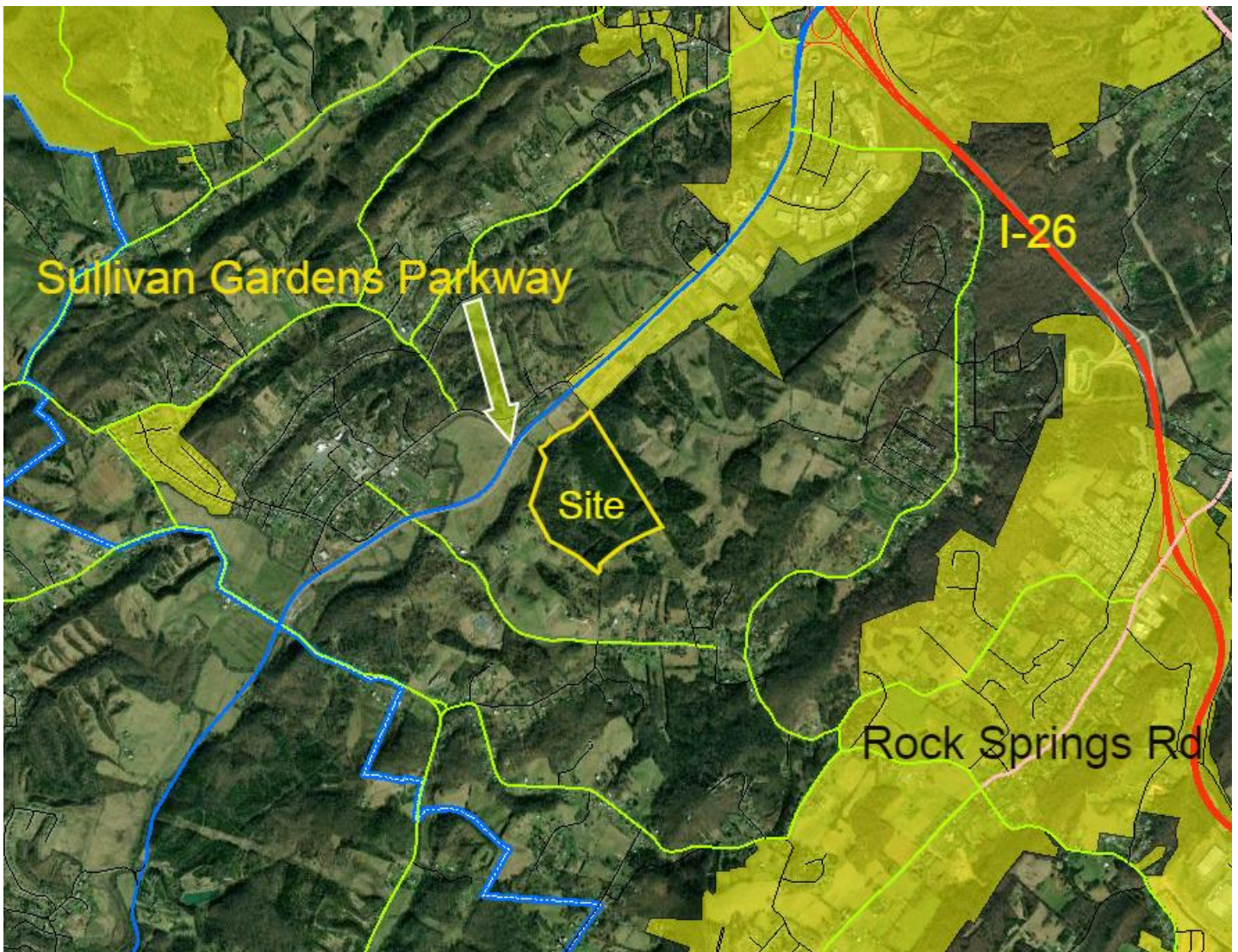
PROPERTY INFORMATION	
ADDRESS	3725 Sullivan Gardens Parkway
DISTRICT	13
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1 (Low Density /Single-Family District)
PROPOSED ZONING	PMD-2 (Planned General Manufacturing District)
ACRES	90 +/-
EXISTING USE	residential/ vacant land
PROPOSED USE	rock quarry/ borrow site

PETITIONER
ADDRESS **1300 Jan Way, Kingsport, TN 373660**

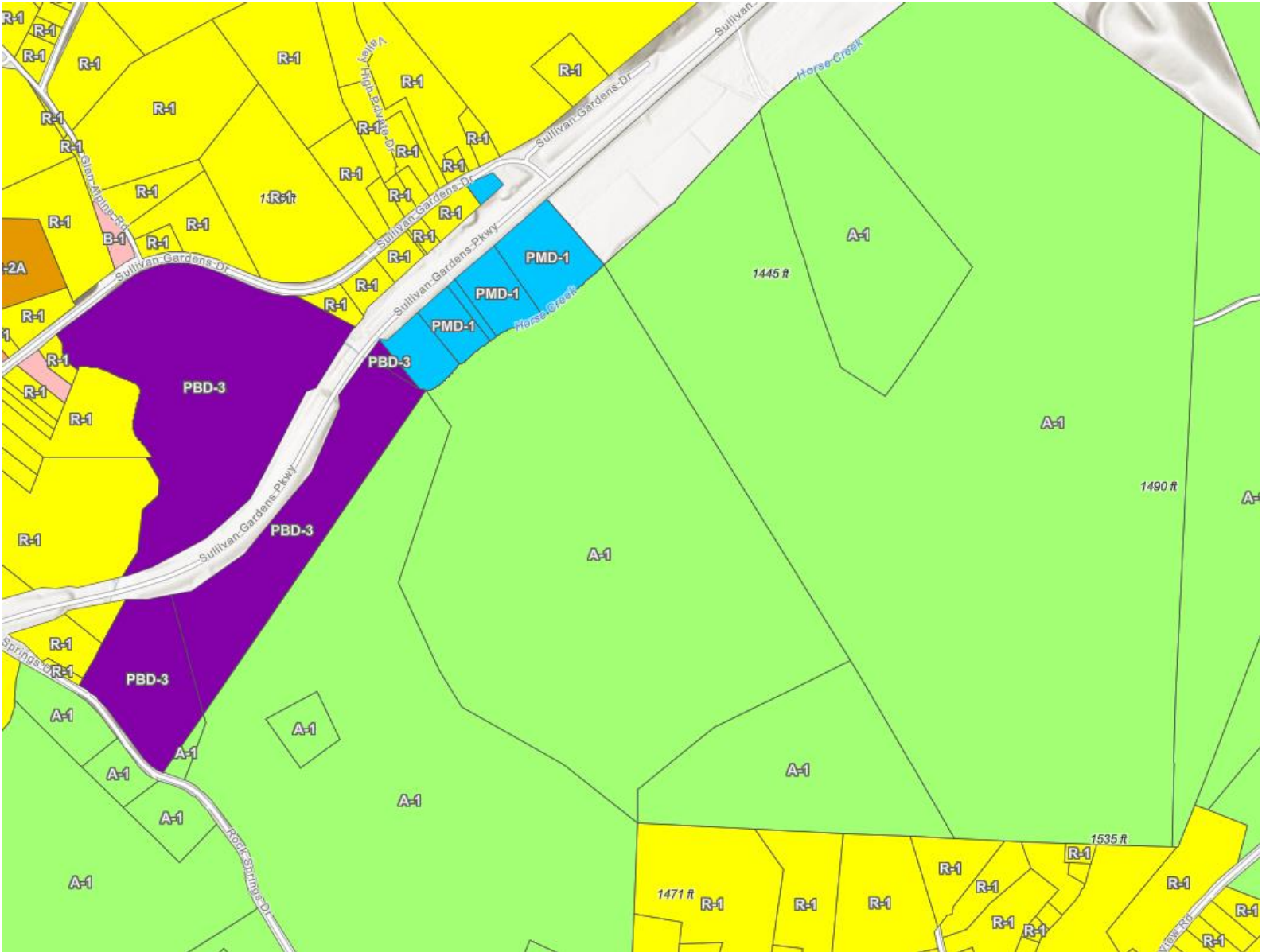
REPRESENTATIVE
PHONE **(423) 817-7300**

<p style="text-align: center;">INTENT</p> <p><i>To rezone from County A-1 to County PMD-2 for the purpose of having a rock quarry/ borrow site use on the property.</i></p>
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Vicinity Map



Surrounding County Zoning Map

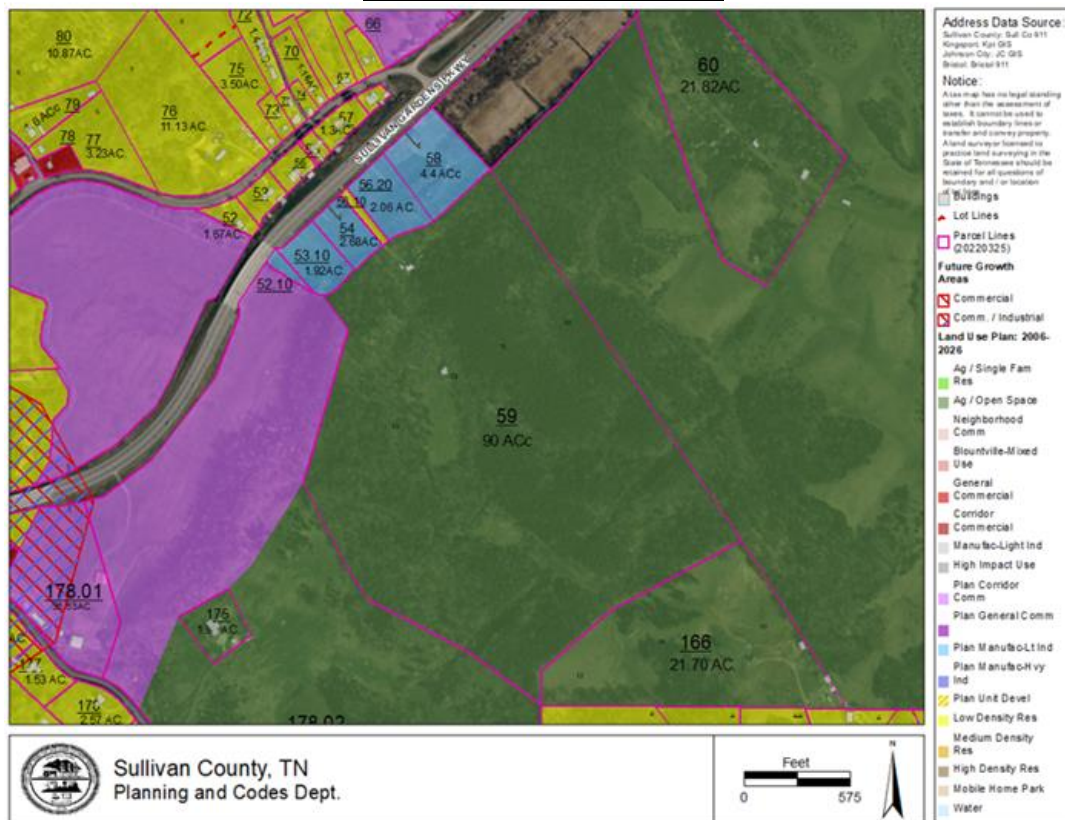


Future Land Use Plan 2030: City: Single Family; County: Ag/ Open Space

City's Future Land Use Plan 2030



Sullivan County Land Use



Aerial



Sullivan County R-1 Zone District Purpose (from the Sullivan County Zoning Resolution)

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.

Sullivan County PMD-2 Zone District Purpose

1. **PMD-2 Planned General Manufacturing District** - This class of district is intended to provide space for manufacturing activities within the county. By reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics these activities require locations relatively well segregated from non-manufacturing uses. Except as specified in Appendix B, Subsection B-105.2, Subpart 9, (Residential Occupancy in Connection with Nonresidential Activity), new residential activities are excluded. Commercial establishments and community facilities, which provide needed services for industry and are complementary thereto, are permitted. All new developments in this district shall require Planning Commission approval to ensure compatibility with the surrounding land uses and/or adequate buffering to neighboring properties. This class of district shall require adequate infrastructure to support any possible uses allowed within the district provisions. This district is designed to promote the clustering of developments along major routes or within industrial complexes while providing internal access roads to ease of the motoring public and heavy vehicles.

**Sullivan County PMD-2 Zone District Uses and Structures
(from the Sullivan County Zoning Resolution)**

**TABLE 5-102A
USES AND STRUCTURES
ALLOWABLE WITHIN MANUFACTURING DISTRICTS**

	<u>PMD-2</u>	<u>PMD-1</u>	<u>M-2</u>	<u>M-1</u>
<u>I. MANUFACTURING ACTIVITIES</u>				
A. Manufacturing – Limited	PC	PC	SUP	SUP
B. Manufacturing – General	PC	PC	SUP	SUP
C. Manufacturing - Basic Industry	PC	PC	SUP	SUP
D. Manufacturing – Hazardous	PC	X	SUP	X
<u>II. COMMERCIAL ACTIVITIES</u>				
A. Adult Entertainment Establishments	X	X	O/PC	X
B. Animal Care and Veterinary Services	PC	PC	SUP	SUP
C. Automotive Parking	PC	PC	SUP	SUP
D. Automotive & Marine Craft, Sales, Services & Repairs	PC	PC	SUP	SUP
E. Auto Towing/Automobile Wrecking Yard	PC	X	SUP	X
F. Outside Materials, Equipment Sales, Service and Repair	PC	PC	SUP	SUP
G. Scrap Operations/Salvage/Junkyards	BZA	X	BZA	X
H. Self-Storage/Mini-Warehouse Storage Facilities	PC	PC	P	P
I. Warehousing, Goods Transport and Storage	PC	PC	SUP	SUP
J. Wholesale Sales	PC	PC	SUP	SUP

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Cont.	PMD-2	PMD-1	M-2	M-1
K. Commercial/Recreational – Limited Outdoor and Indoor Sport Shooting Ranges <i>(amended on 03/15/10)</i>	PC	PC	PC	PC
III. COMMUNITY FACILITY ACTIVITIES				
A. Administrative Services *	PC	PC	SUP	SUP *
B. Child Care Facilities, any type	PC	PC	SUP	SUP
C. Community Assembly	X	X	X	X
D. Essential Public Transport, Communication and Utility Service	SUP	SUP	SUP	SUP
E. Extensive Impact Facilities – Limited (see B-104.6 part 6)	PC	PC	PC	X
F. Intermediate Impact Facilities (Telecommunication Transmission Facilities – PC approval)	PC	PC	SUP	SUP
G. Religious Facilities	X	X	X	X
H. Special Institutional Care Facilities	X	BZA	X	BZA
I. Waste Disposal Operations	PC	X	PC	X
J. Substance Abuse Medical Clinics <i>(amended on 11/15/2010)</i>	X	X	BZA	X
IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES				
A. Agricultural – General	P	P	P	P
B. Agricultural – Intensive	PC	PC	PC	PC
C. Agricultural Services	P	P	P	P
D. Plant and Forest Nurseries	PC	PC	PC	PC
V. ACCESSORY ACTIVITIES				
A. Accessory Storage – Enclosed Structure	PC	PC	SUP	SUP
B. Accessory Child Care	PC	PC	SUP	SUP
C. Administrative Office	PC	PC	SUP	SUP
D. Operation of Cafeteria	PC	PC	PC	PC
E. Outdoor Storage	PC	PC	SUP	SUP
F. Production for Retail Sale	X	X	X	X
G. Residential Occupancy <i>(approved administratively)</i>	SUP	SUP	X	SUP
KEY TO INTERPRETING USE CLASSIFICATIONS P = Indicates Permitted Use. SUP = Indicates Use Permitted with Supplemental Provisions. PC = Indicates Permitted Use on Site Plan Review by the Planning Commission. O = Indicates Use Allowable within Special Overlay District (See Article VIII, Section 8-401, <u>ADULT ENTERTAINMENT DISTRICTS</u>) BZA = Special Exception of Use after Approval of the Board of Zoning Appeals NOTES: (1) See Section 5-104. *Approved Alternative Training Facilities – Use of Cargo Shipping Containers for Administrative Services (PC approved with Supplemental Design Guidelines in Appendix B-104.6 Subpart 1D) amended on May 17, 2010.				

View Toward Rezoning Site (From Sullivan Gardens Parkway)



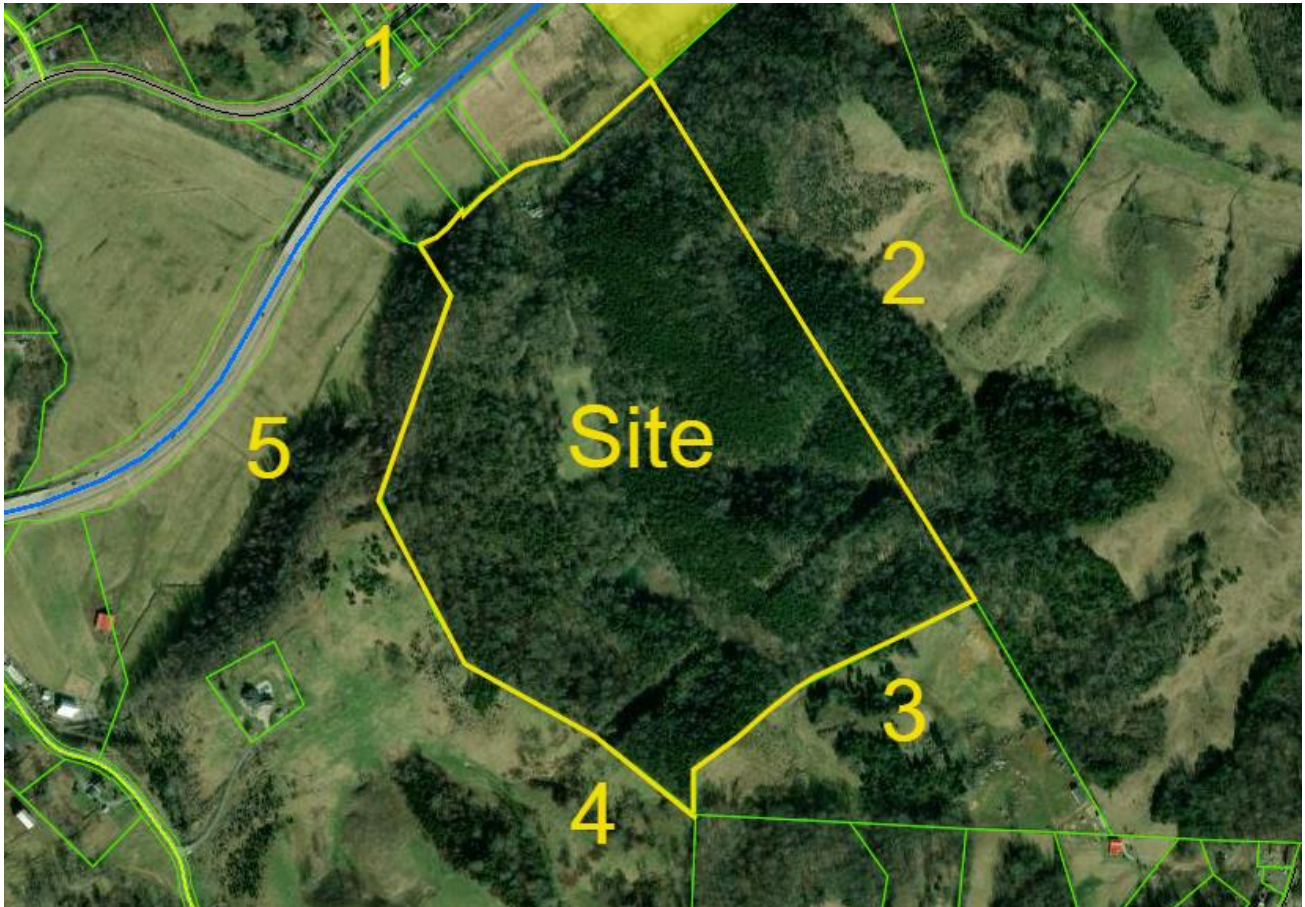
View Toward Opposite Side of Sullivan Gardens Parkway



View of House with Garage on the Property (Proposed Quarry Area in Background)



EXISTING USES LOCATION MAP



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: County R-1</u> Use: residential	n/a
East	2	<u>Zone: County A-1</u> Use: Ag/ vacant	n/a
Southeast	3	<u>Zone: County A-1</u> Use: Ag/ vacant	n/a
South	4	<u>Zone: County A-1</u> Use: low density residential	n/a
West	5	<u>Zone: County A-1</u> Use: low density residential	n/a

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from Sullivan County R-1 to Sullivan County PMD-2 based upon the following reasons:

1. The rezoning site is relatively well segregated from non-manufacturing uses.
2. All new developments within the County's PMD-2 zone shall require Planning Commission approval to ensure compatibility with the surrounding land uses and/or adequate buffering to neighboring properties.
3. County PMD-2 districts are designed to be installed along major routes.