

2023 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:	October 19, 2023
Planning Commission Action		Meeting Date:	November 16, 2023
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 amendments are as follows:

1. Amendment to code introducing a new zoning classification (Blend of Small Business and Light Manufacturing) – PAM or PAD, Planned Artisan Manufacturing District. Permitted uses within the Planned Artisan Districts are artisan workshops, art studios, gallery workshops, blacksmithing, traditional guilds, cultural creation centers, collaborative workspaces, and small-scale artisan-oriented manufacturing such as custom jewelry, pottery, wood-working and sculpture that require some equipment, that are not conducive to general retail or residential.

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

The City of Kingsport may utilize the following districts for similar uses [M-1, Light Manufacturing District](#); [M-2, General Manufacturing Districts](#); [M-1R, Light Manufacturing restricted District](#); [MX, Mixed Use District](#); [B-3, Highway Oriented Business District](#); [B-2, Central Business District](#) and [B-2E, Central Business Edge District](#).

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.