

**PETITION TO SULLIVAN COUNTY FOR REZONING**

A request for rezoning is made by the person named below; said request to go before the Sullivan County Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Property Owner: Stanley William Lyall & April Rebel Lyall Date: 09/29/20 April's  
Address: 5401 Bristol Hwy Piney Flats, TN 37686 Cell # (423) 218-7675  
Phone number: (423) 202-3713 Email: sethlyall@gmail.com 1-704-718-9755  
HM # Star's Cell #

**Property Identification**

Tax Map: 135 Group: Parcel: 035.00  
Zoning Map: 26 Zoning District: R-1 Proposed District: B-3 Civil District: 9  
Property Location: 5401 Bristol Hwy Piney Flats TN 37686  
Purpose of Rezoning: Storage & Sell wooden Pellets

**Meetings**

Planning Commission: 11-17-2020 3.57 acres  
Place: Old Historic Courthouse, 3411 Hwy 126, Blountville TN  
Date: 11-17-2020 Time: 6 PM  
Approved:  Denied:

**County Commission:**

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville, TN  
Date: 12-17-2020 Time: 6:00 PM 5 yes / 17 no / 2 absent  
Approved:  Denied:

**DEED RESTRICTIONS**

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Owner's Signature: [Signature]  
Notary Public: [Signature]

Date: 09/29/20

My Commission Expires:



**Sponsors: Calton/Gardner  
Rezoning File #1**

**Stanley & April Lyall  
R1 to B3 9th Civil District**

		<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Akard, III</b>	<b>David</b>		1		
<b>Blalock</b>	<b>Judy</b>				1
<b>Broughton</b>	<b>Todd</b>		1		
<b>Calton</b>	<b>Darlene</b>	1			
<b>Cole</b>	<b>Michael</b>				1
<b>Crawford</b>	<b>Larry</b>		1		
<b>Cross</b>	<b>Andrew</b>		1		
<b>Crosswhite</b>	<b>Joyce</b>		1		
<b>Gardner</b>	<b>John</b>	1			
<b>George</b>	<b>Colette</b>	1			
<b>Glover</b>	<b>Hershel</b>		1		
<b>Harkleroad</b>	<b>Terry</b>		1		
<b>Hutton</b>	<b>Mark</b>		1		
<b>Jones</b>	<b>Sam</b>		1		
<b>King</b>	<b>Dwight</b>		1		
<b>Leonard</b>	<b>Tony</b>		1		
<b>Locke</b>	<b>Hunter</b>		1		
<b>Morrell</b>	<b>Randy</b>		1		
<b>Pierce</b>	<b>Archie</b>	1			
<b>Stanley</b>	<b>Angie</b>		1		
<b>Starnes</b>	<b>Alicia</b>		1		
<b>Stidham</b>	<b>Gary</b>		1		
<b>Vance</b>	<b>Mark</b>	1			
<b>Woods</b>	<b>Doug</b>		1		
<b>VOTES</b>		<b>5</b>	<b>17</b>	<b>0</b>	<b>2</b>
		<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>

**F1. REZONING REQUEST FROM R-1 / SINGLE-FAMILY RESIDENTIAL TO B-3 / GENERAL BUSINESS**

**FINDINGS OF FACT –**

**Property Owners:** Stanley William Lyall and April Rene Lyall  
**Applicants:** same  
**Representative:** same  
**Location:** 5401 Bristol Hwy, Piney Flats (Hwy 11E)  
**Civil district:** 9<sup>th</sup>  
**Parcel ID:** Tax Map 135, Parcel 035.00  
**Surveyor:** n/a  
**Engineer:** n/a  
**PC1101 Growth Boundary:** Johnson City Urban Growth Boundary  
**Utility District:** Johnson City Utility District  
**Public Sewer:** Johnson City Water/Sewer availability – sewer line in front yard  
**Existing Zoning:** R-1  
**Surrounding Zoning:** R-1 and A-1  
**Proposed Zoning:** B-3  
**Purpose of Rezoning:** To continue storing and selling wooden pallet  
**SC Long-Range Plan:** 2006-2026 – Future Land Use Plan as Low Density Residential but Future Corridor Commercial  
**Public Oppositions:** Yes, Neighbor has called complaining

**Staff Field Notes and General Comments:**

- The owners have petitioned their land to be rezoned from R-1, Single-Family Residential to B-3, General Business, in order to remain living in the dwelling but also continue operating the storage and reselling of wooden pallets.
- Staff sent a zoning violation letter for starting the pallet business without zoning approval.
- The General Business (B-3) District allows for single family as well as general business.
- The surrounding zoning districts have remained R-1 and A-1 with Planned Business Districts on the other side of the highway.
- Staff recommends this highway corridor be considered for future development and redevelopment ideally for planned commercial projects along the highway as the public utilities have been improved to support future commercial growth.
- However, the existing operation does not meet the zoning plan regulations with open storage, burning too close to residences, no paved customer parking, buffering, fencing and so forth.
- Should the rezoning request be approved, the owner shall submit a comprehensive site plan detailing all commercial zoning development regulations and buffering plan as the adjoining land uses remain residential.
- To clarify, the PBD/SC (purple) district on the zoning map was rezoned in the early 2000s for the new regional hospital; however, Franklin Woods on Med Tech Parkway was built instead. The PMD-1 was for a private airstrip; however, it is used as a large residential estate.
- The City of Johnson City has annexed a portion of the highway for a Mixed Use Planned Development (office/retail on highway and homes on the ridge).
- Thus, commercial development has remained slow along this portion of the highway in Piney Flats, with most of the redevelopment projects occurring closer to the traffic light at the intersection of Allison/Piney Flats Roads.
- Staff recommends in favor of planned commercial development along this corridor. This B-3 zoning district would afford the owners to live in their home and run a business; however proper consideration should be accommodated for the surrounding residences.

**Meeting Notes at Planning Commission:**

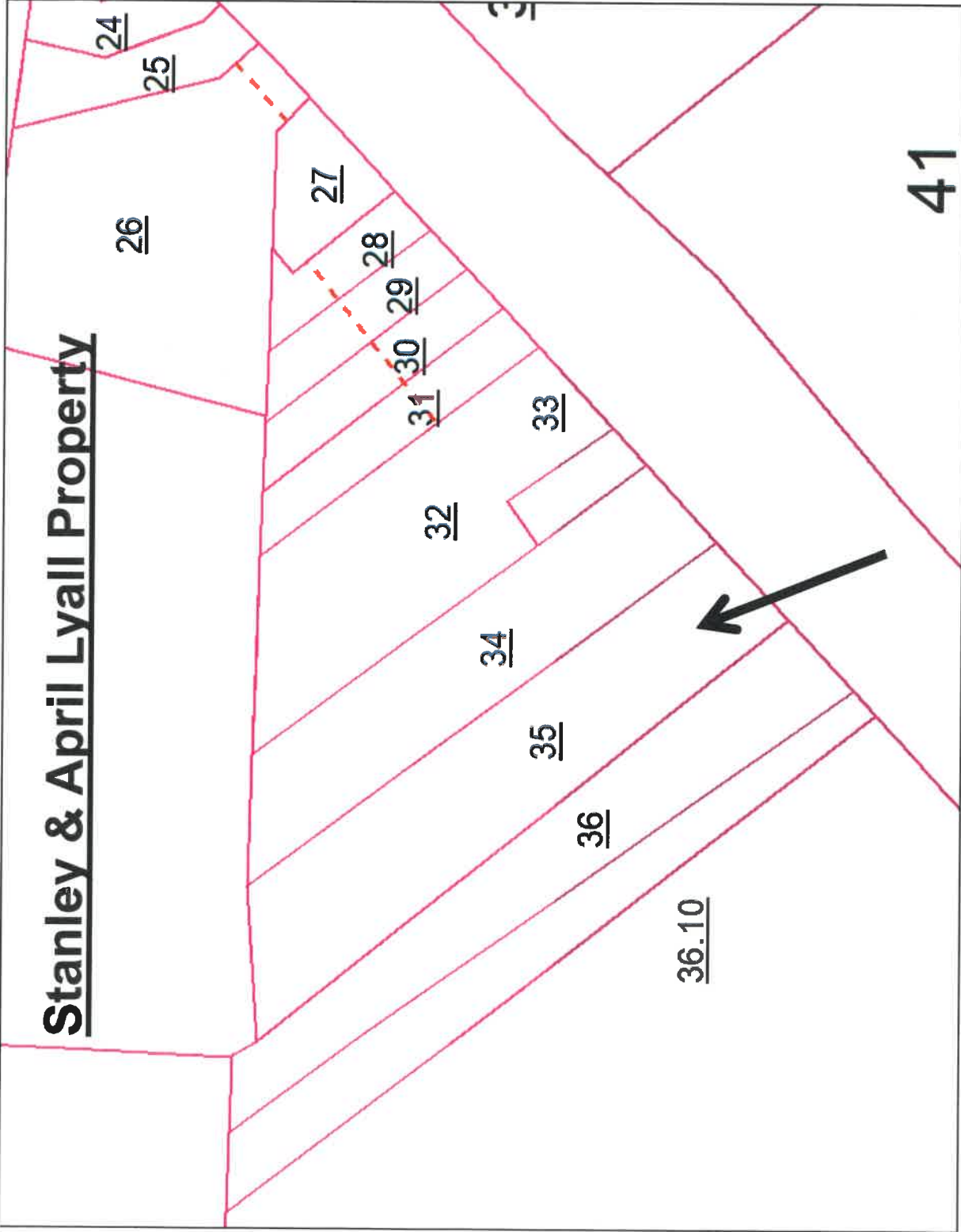
- *Staff provided the background report and findings of facts. She explained the various zoning districts along this corridor both in the county and those that have been annexed. Staff stated that they had received numerous phone calls from the neighbors, specifically Mrs. Dean Carr who lives next door. Mrs. Carr stated that while the Lyall's are*

good neighbors, she was concerned about the pallet business being an eyesore, the issue with large truck deliveries and having to live next to a business.

- Stanley Hall was present along with his wife. He explained that they had been leasing a large building in Blountville on Hwy 75 and that the roof had caved in. The owner had not provided any repairs, so they did not renew their lease. They moved their pallet business to their home on the Bristol Highway. They have lived in their home for over 24 years. If they get rezoned, they plan on building a large storage building behind their home. They explained they currently have about 3 deliveries a week or picking up truck loads of used pallets. He and his wife along with their son repair the used pallets and then they resell them.
- Discussion ensued regarding the use of the land, the surrounding established homes, proper site design for redevelopment and the issues relating to a proposed mixed-use zone. Linda Brittenham explained the requirement and need for trees and buffering around the commercial operation for benefit of the neighbors. The owners stated they plan on continuing to live there but understand the requirements for buffering, fencing, paving and so forth.
- Don Mumpower asked what kind of building he planned on building.
- Mr. Lyall stated he would like a metal building.
- Don Moyers who owns 5375 and 5365 Bristol Hwy, stated that he has lived here for 30 years. They are great neighbors; however, this is not a place for business. The pallet business is an eyesore to the neighbors and corridor and not a great use of the land. The property is not set up for tractor trailers and rigs that bring in the deliveries.
- Mr. Lyall agreed and would make plans for better paving and access. He explained that most of the transport he does himself.
- Calvin Clifton and Mary Ann Hager both expressed concerns that this side of the highway has remained all residential. While a lot of commercial development had occurred in Piney Flats at the traffic light intersection and south of Rocky Mount, this area has remained residential and farmland. Calvin Clifton stated that he understood the transition and trend is for commercial development along this corridor, this site does not appear to be appropriate or compatible with the neighboring residences.
- Linda Brittenham clarified the zoning requirements to the owners if the site is rezoned. Mr. Lyall understood. He explained that their plans are to put all pallets under roof, make most of the deliveries themselves, and keep it family owned. He and his wife with help from their son and nephew currently run the wood pallet business.
- Mary Rouse asked about the operation and repair process.
- Mr. Lyall explained that they currently repair pallets under their carport.
- John Moody asked how large of a building they wanted.
- Mr. Lyall stated he wanted a 4,000 square foot metal building to go behind their house.
- Discussion continued regarding the future plans of the site if rezoned. Mary Ann Hager asked owners if they had considered alternative locations that were already zoned commercial. Mr. Lyall stated that they do not want to lease land anymore but want to own.
- After considerable discussion, Linda Brittenham motioned to forward a favorable rezoning request to the County Commission from R-1 to B-3, which will allow the owners to remain living on site as well as run the business.
- Don Mumpower seconded the motion and **the vote in favor passed unanimously.**



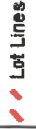
# Stanley & April Lyall Property



**Address Data Source:**  
Sullivan County, Solid Co 811  
Kingport, KY GIS  
Johnson City, NC GIS  
Bristol, TN GIS 811

**Notice:**

Also may be no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land survey or licensing for practice land surveying in the State of Tennessee should be retained for all questions of boundary and for location of lot lines.



- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- FloodWay Areas in Zone AE

**Sullivan County, TN**  
**Planning and Codes Dept.**

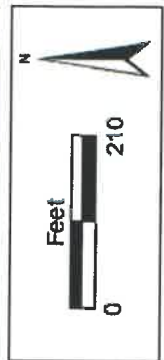


**Address Data Source:**  
Sullivan County, Sul Co 911  
Kingsport, Kpt GIS  
Johnson City, JC GIS  
Bristol, Bristol 911

**Notice:**

A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and for location of lot lines.

**Stanley & April Lyall Property**

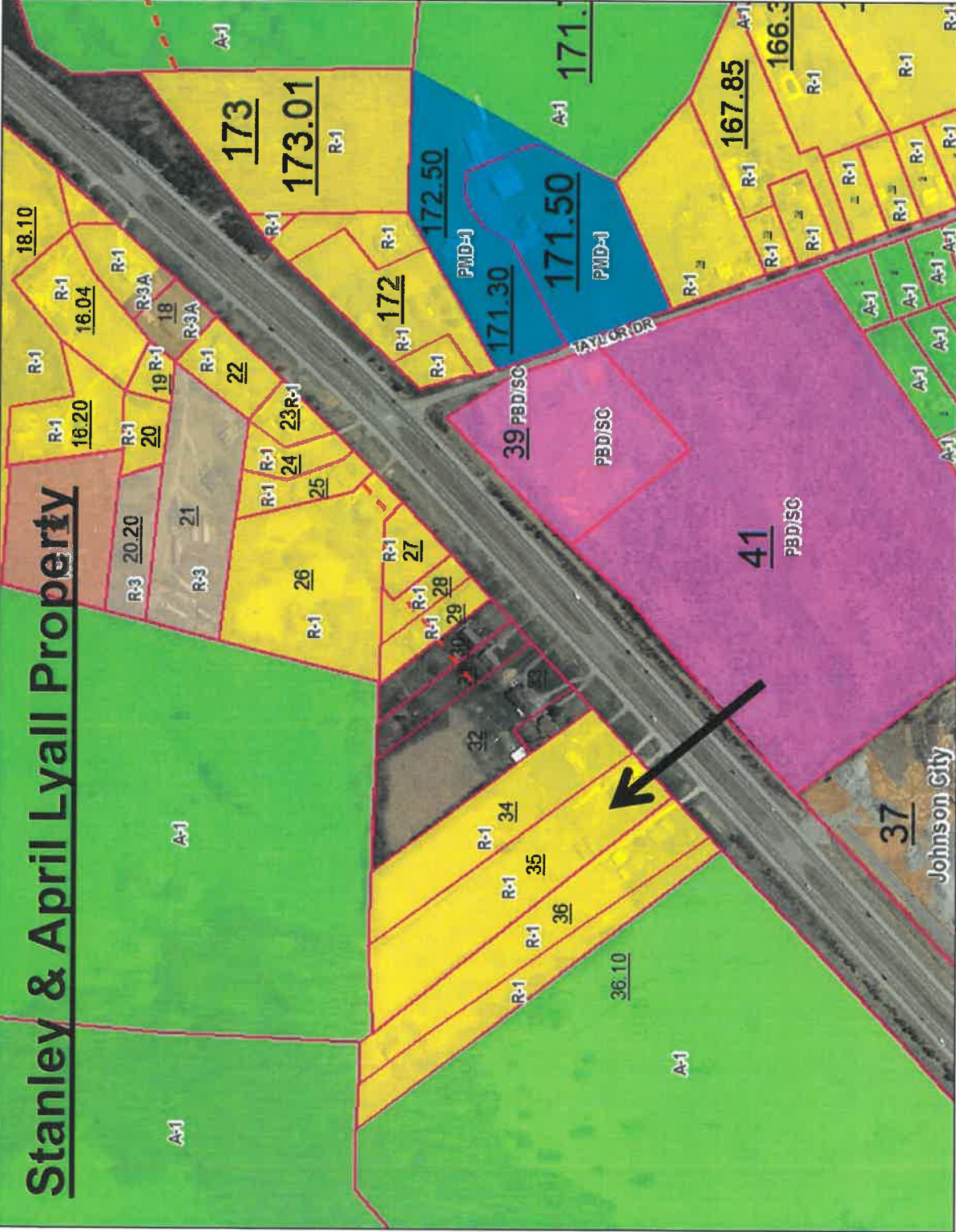


**Sullivan County, TN  
Planning and Codes Dept.**

Lot Lines



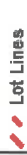
# Stanley & April Lyall Property



**Address Data Source:**  
 Sullivan County: Sul Co 911  
 Kingsport: Kpt GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 911

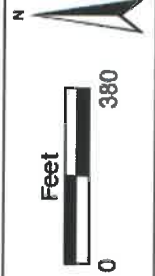
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**Sullivan County Zoning**

- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



- 0.2 PCT Annual Chances Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- FloodWay Areas in Zone AE

**Sullivan County, TN**  
 Planning and Codes Dept.





**SULLIVAN COUNTY**  
Planning & Codes Department  
3411 Highway 126, Suite 30  
Blountville, TN 37617  
Office: 423.323.6440  
Fax: 423.279.2886

***NOTICE OF REZONING REQUEST***

October 26, 2020

Dear Property Owner:

Please be advised Stanley & April Lyall have applied to Sullivan County to rezone property located 5401 Bristol Highway from R-1 (Low Density/single-Family Residential District) to B-3 (General Business Service District) for the purpose of a storage and sell wooden pallets.

**Sullivan County Planning Commission – 6:00 PM on November 17, 2020 (Tuesday night)**

**County Commission – 6:00 PM on December 17, 2020 (Thursday night)**

Both meetings are held in the Old Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at 423-279-2603.

Regards,

Ambre M. Torbett, AICP  
Director Planning & Codes

mh











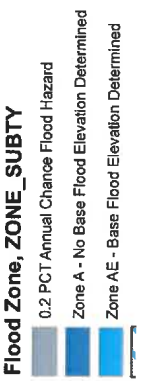
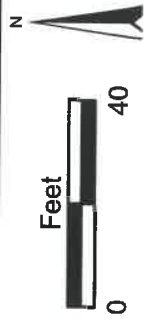






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 Sullivan County: Sull Co 911  
 Kingsport: Kpt GIS  
 Johnson City: JC GIS  
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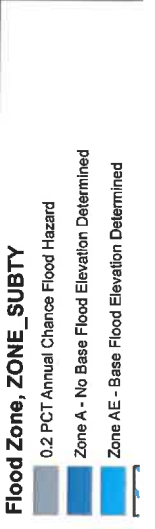
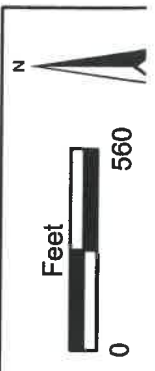
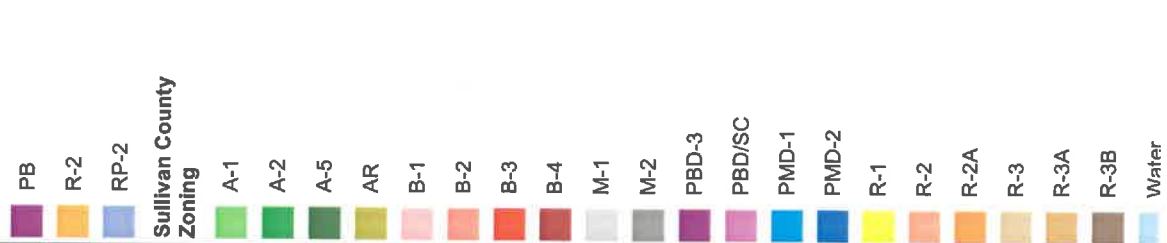
Sullivan County, TN  
 Planning and Codes Dept.





**Address Data Source**  
 Sullivan County: Sull Co 911  
 Kingsport: Kpt GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 911

**Notice:**  
 A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or establish a water easement, if necessary. A land surveyor licensed to practice in the State of Tennessee should be retained for all questions of boundary location and for zoning.





**Address Data Source**  
 Sullivan County: Sull Co 911  
 Kingsport: Kpl GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 911

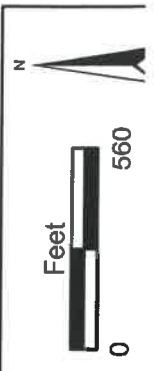
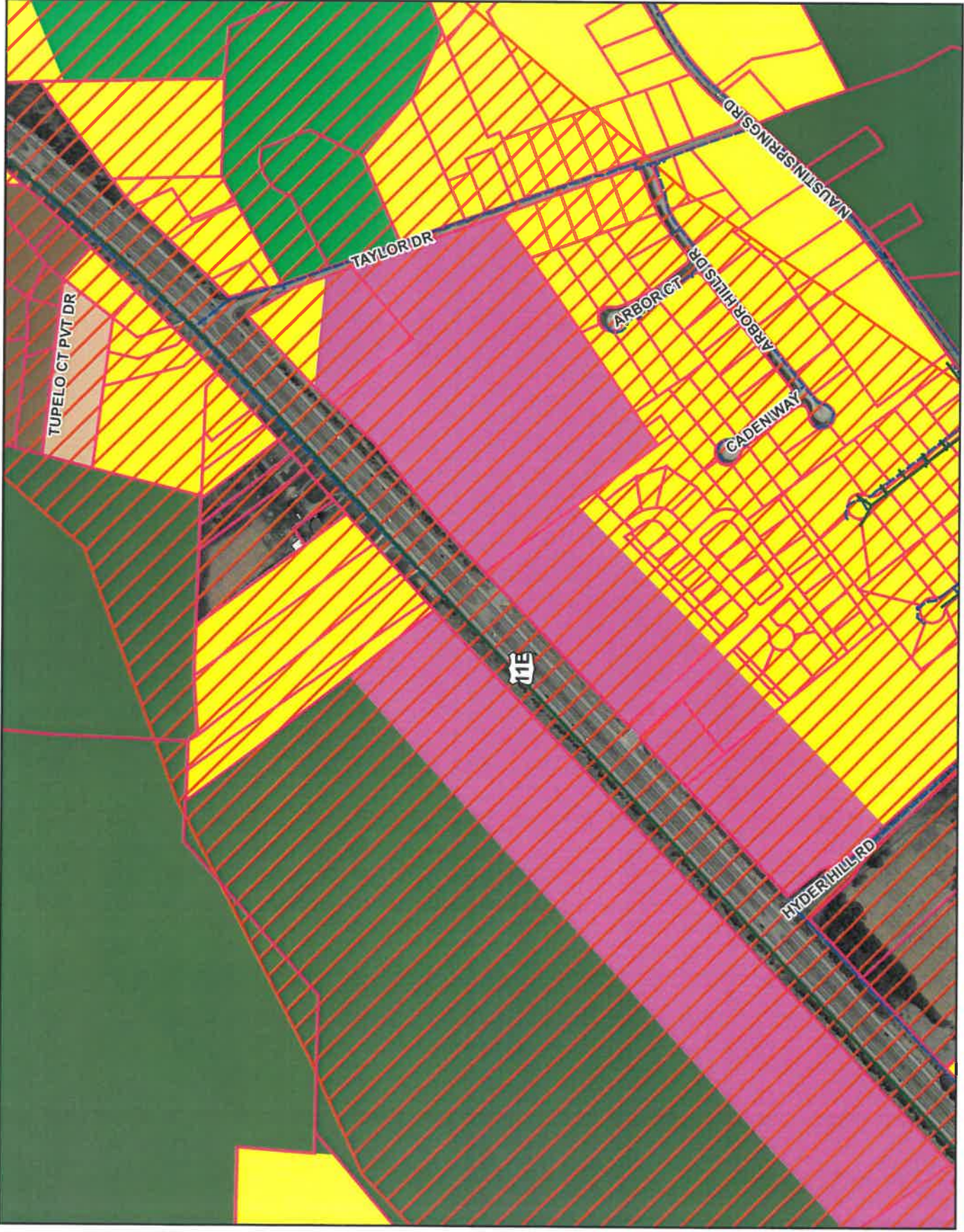
**Notice:**  
 A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice in Tennessee is the only person authorized to determine the location of lot lines and boundaries. For all questions regarding the location of lot lines and boundaries, please contact a licensed land surveyor.

**Land Use Plan: 2006-2026**

- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Blountville-Mixed Use
- General Commercial
- Corridor Commercial
- Manufac-Light Ind
- High Impact Use
- Plan Corridor Comm
- Plan General Comm
- Plan Manufac-Lt Inc
- Plan Manufac-Hvy Ind
- Plan Unit Devel
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water

**Future Growth Areas**

- Commercial
- Comm / Industrial



**Flood Zone, ZONE\_SUBTY**

- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevation Determined
- Zone AE - Base Flood Elevation Determined



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**Real Estate Assessment Data**

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 LYALL STANLEY WILLIAM &  
 APRIL RENE  
 5401 BRISTOL HWY  
 PINEY FLATS, TN 37686

→ SLyall@ valley proteins . com  
 email

**Property Location**

Address: BRISTOL HWY 5401

Map: 135 Grp: Ctrl Map: 135 Parcel: 035.00 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$108,700  
 Improvement Value: \$111,100  
 Total Market Appraisal: \$219,800  
 Assessment %: 25  
 Assessment: \$54,950

9/24  
 Requested you call, would like  
 to re-zone to allow for pallet  
 sales. 423-218-7675

**General Information**

Class: 00 - RESIDENTIAL  
 City #: 000 City:  
 SSD1: 000 SSD2:  
 District: 09 Mkt Area:  
 # Bldgs: 1 # Mobile Homes:  
 Utilities - Water / Sewer: 03 - PUBLIC / INDIVIDUAL Utilities - Electricity: 01 - PUBLIC  
 Utilities - Gas / Gas Type: 00 - NONE Zoning: RS1

B-3  
 PBD-3

**Subdivision Data**

Subdivision:  
 Plat Bk: Plat Pg: Block: Lot:

**Additional Description**

**Building Information**

Building # 1  
 Improvement Type: 01 - SINGLE FAMILY  
 Living/Business Sq. Ft.: 1,479  
 Foundation: 02 - CONTINUOUS FOOTING  
 Exterior Wall: 11 - COMMON BRICK  
 Roof Framing: 02 - GABLE/HIP  
 Cabinet/Millwork: 03 - AVERAGE

Save for rezoning app forthcoming



<b>Interior Finish:</b>	08 - PLASTERED DIRECT	<b>Paint/Decor:</b>	03 - AVERAGE
<b>Heat and A/C:</b>	07 - HEAT & COOLING SPLIT	<b>Plumbing Fixtures:</b>	5
<b>Bath Tile:</b>	00 - NONE	<b>Electrical:</b>	03 - AVERAGE
<b>Shape:</b>	01 - RECTANGULAR DESIGN	<b>Quality:</b>	01 - AVERAGE
<b>Act Yr Built:</b>	1959	<b>Condition:</b>	A - AVERAGE

**Building Areas:**

<b>Area: BAS</b>	<b>Sq Ft: 1,479</b>
<b>Area: BMU</b>	<b>Sq Ft: 1,044</b>
<b>Area: BMF</b>	<b>Sq Ft: 420</b>
<b>Area: CPF</b>	<b>Sq Ft: 419</b>
<b>Area: OPF</b>	<b>Sq Ft: 161</b>

**Extra Features**

<b>Bldg/Card#</b>	<b>Type</b>	<b>Description</b>	<b>Units</b>
1	GARAGE UNFINISHED DETACHED	18X30	540
1	STOOP	7X13	91
1	OPEN SHED	12X48	576

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vac/Imp</b>	<b>Type Instrument</b>	<b>Qualification</b>
09/18/1997	\$127,000	1255C	15	IMPROVED	WD	A
05/30/1997	\$0	WB73	539			
04/25/1973	\$0	0005C	00127			
07/10/1957	\$0	177A	501			

**Land Information**

<b>Deed Acres:</b> 3.57	<b>Calc Acres:</b> 0.00	<b>Total Land Units:</b> 3.57
<b>Land Type:</b> 04 - IMP SITE	<b>Soil Class:</b>	<b>Units:</b> 3.57

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**Real Estate Assessment Data**

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

### Property Owner and Mailing Address

**Jan 1 Owner:**  
 KELLEY LOURENE W L/E &  
 DON L & AMY S MOYERS R/M  
 5365 BRISTOL HWY  
 PINEY FLATS, TN 37686

### Property Location

Address: BRISTOL HWY 5365

Map: 135    Grp:    Ctrl Map: 135    Parcel: 036.00    Pl:    S/I: 000

### Value Information

Reappraisal Year: 2017

Land Mkt Value:        \$104,600  
 Improvement Value:    \$62,800  
 Total Market Appraisal: \$167,400  
 Assessment %:         25  
 Assessment:            \$41,850

### General Information

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	09	Mkt Area:	A46
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	R-1

### Subdivision Data

Subdivision:

Plat Bk:    Plat Pg:    Block:    Lot:

### Additional Description

### Building Information

**Building # 1**

Improvement Type:	01 - SINGLE FAMILY	Stories:	1
Living/Business Sq. Ft.:	1,045		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	04 - SIDING AVERAGE	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	11 - CARPET COMBINATION

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 ELSEA STEVE  
 608 N PICKENS BRIDGE RD  
 PINEY FLATS, TN 37686

**Property Location**

Address: N PICKENS BRIDGE RD

Map: 135 Grp: Ctrl Map: 135 Parcel: 013.50 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value:	\$469,500	Land Use Value:	\$157,800
Improvement Value:	\$38,700	Improvement Value:	\$38,700
Total Market Appraisal:	\$508,200	Total Use Appraisal:	\$196,500
		Assessment %:	25
		Assessment:	\$49,125

**General Information**

Class:	11 - AGRICULTURAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	09	Mkt Area:	A46
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision: FRANCES ELSEA HEIRS  
 PROP

Plat Bk: 52 Plat Pg: Block: 431 Lot: 1

**Additional Description**

**Building Information**

**Extra Features**

Bldg/Card#	Type	Description	Units
1	SHED	16X17	272
1	OPEN SHED	56X75	4,200
1	ATTACHED SHED	20X20	400
1	OPEN SHED	42X13	546

State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

### Property Owner and Mailing Address

Jan 1 Owner:  
 CARR JOHN & EULA D  
 PO BOX 492  
 PINEY FLATS, TN 37686

### Property Location

Address: BRISTOL HWY 5421

Map: 135    Grp:    Ctrl Map: 135    Parcel: 034.00    Pl:    S/I: 000

### Value Information

Reappraisal Year: 2017

Land Mkt Value:        \$96,600  
 Improvement Value:    \$83,800  
 Total Market Appraisal: \$180,400  
 Assessment %:         25  
 Assessment:            \$45,100

### General Information

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	09	Mkt Area:	A46
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	R-1

### Subdivision Data

Subdivision:  
 Plat Bk:    Plat Pg:    Block:    Lot:

### Additional Description

### Building Information

Building # 1

Improvement Type:	01 - SINGLE FAMILY	Stories:	1
Living/Business Sq. Ft.:	1,200		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	11 - COMMON BRICK	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	11 - CARPET COMBINATION

State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

**Jan 1 Owner:**  
 WELLMONT HEALTH SYSTEMS  
 ATTN: CORPORATE FINANCE  
 400 N STATE OF FRANKLIN  
 JOHNSON CITY, TN 37604

**Property Location**

Address: BRISTOL HWY 5488

Map: 135    Grp:    Ctrl Map: 135    Parcel: 041.00    Pl:    S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value:        \$1,873,500  
 Improvement Value:        \$0  
 Total Market Appraisal: \$1,873,500  
 Assessment %:                25  
 Assessment:                \$468,375

**General Information**

Class:	10 - FARM		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	09	Mkt Area:	A46
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	A-1

**Subdivision Data**

Subdivision: WELLMONT/JOHNSON  
 HEALTH

Plat Bk: 52    Plat Pg: 699    Block:    Lot: 2

**Additional Description**

**Building Information**


**Extra Features**

**Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
02/01/2006	\$1,950,000	2359C	765	VACANT	WD	A
11/21/2005	\$960,000	2336C	648	VACANT	WD	A

**Address Data Source**  
 Sullivan County: Sull Co 911  
 Kingsport: Kpl GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 911

**Notice:**  
 A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of *boundary, matter lines* or lot lines.

 JC Sewer Lines

**Johnson City Zoning**

R-2

**Sullivan County Zoning**

A-1

A-2

A-5

AR

B-1

B-2

B-3

B-4

M-1

M-2

PBD-3

PBD/SC

PMD-1

PMD-2

R-1

R-2

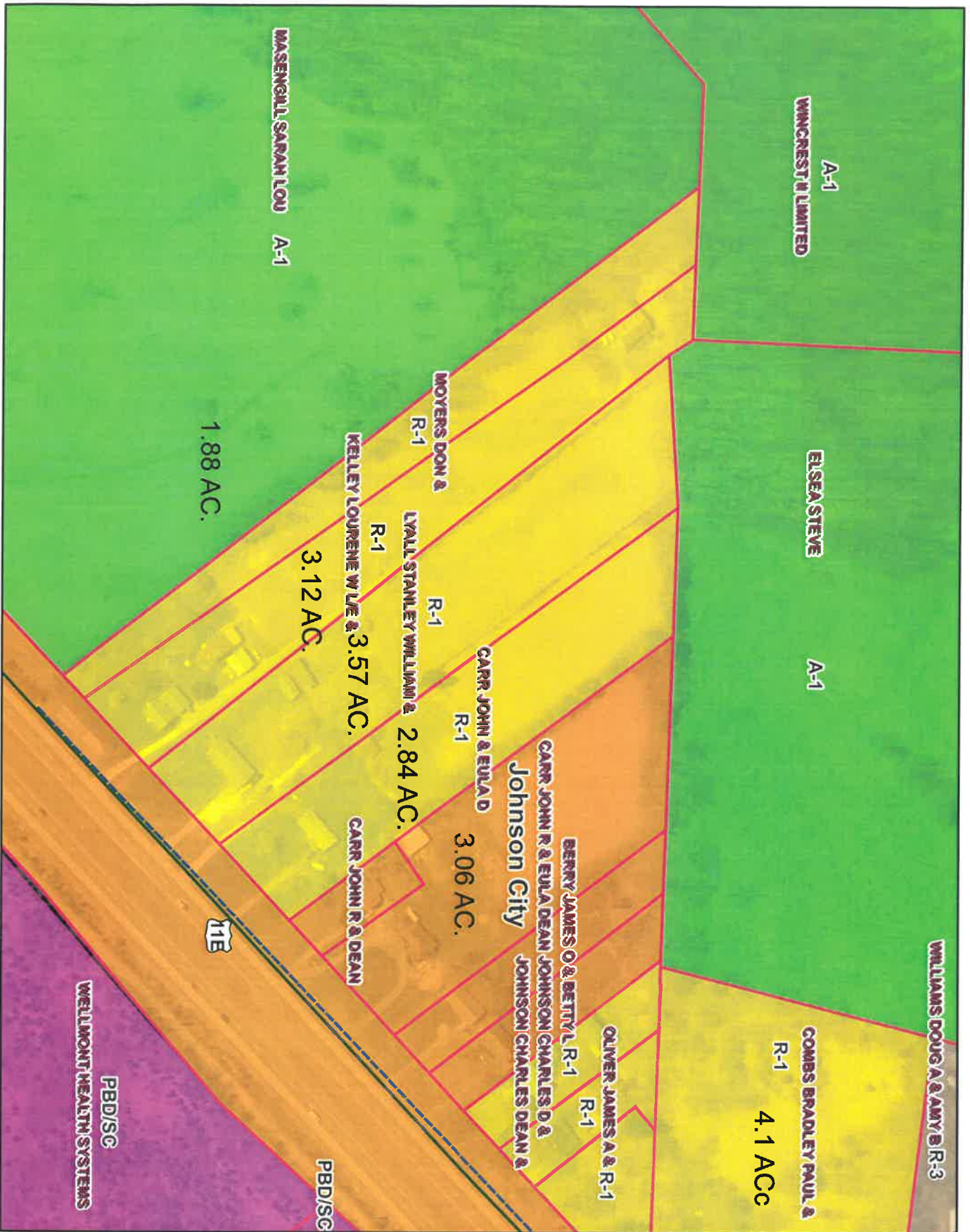
R-2A

R-3

R-3A

R-3B

Water



**Sullivan County, TN**  
 Planning and Codes Dept.

**Flood Zone, ZONE\_SUBTY**

- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevation Determined
- Zone AE - Base Flood Elevation Determined





PETITION TO SULLIVAN COUNTY FOR REZONING

A request for rezoning is made by the person named below; said request to go before the Sullivan County Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date: 10/28/2020

Property Owner: David & Barbara Radice

Address: 3404 Rocky Springs Rd, Piney Flats TN 37686

Phone number: 6198232324

Email: dave@radice.com

Property Identification

Tax Map: 123

Group:

Parcel: 004.00

Zoning Map: 26

Zoning District: A-1

Proposed District: A-5

Civil District: 20th

Property Location: 3404 Rocky Springs Rd, Piney Flats TN 37686

Purpose of Rezoning: Build a new larger barn & remove the old one

Meetings

Planning Commission:

Place: Old Historic Courthouse, 3411 Hwy 126. Blountville TN

Date: 11-17-2020

Time: 6 PM

Approved:

Denied:

County Commission:

Place: Historic Courthouse 2<sup>nd</sup> Floor Commission Chambers Blountville, TN

Date: 12-17-2020

Time: 6:00 PM

22 yes / 2 absent

Approved:

Denied:

DEED RESTRICTIONS

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Owner's Signature: David Radice

Notary Public: Naomi R. Rush

Date: 9/29/2020  
My Commission Expires: December 2, 2021  
STATE OF TENNESSEE  
NOTARY PUBLIC  
NAOMI R. RUSH  
SULLIVAN COUNTY

**Sponsors: Calton/Gardner  
Rezoning File #2**

**David & Barbara Radice  
A1 to A5 20th Civil District**

		<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Akard, III</b>	<b>David</b>	1			
<b>Blalock</b>	<b>Judy</b>				1
<b>Broughton</b>	<b>Todd</b>	1			
<b>Calton</b>	<b>Darlene</b>	1			
<b>Cole</b>	<b>Michael</b>				1
<b>Crawford</b>	<b>Larry</b>	1			
<b>Cross</b>	<b>Andrew</b>	1			
<b>Crosswhite</b>	<b>Joyce</b>	1			
<b>Gardner</b>	<b>John</b>	1			
<b>George</b>	<b>Colette</b>	1			
<b>Glover</b>	<b>Hershel</b>	1			
<b>Harkleroad</b>	<b>Terry</b>	1			
<b>Hutton</b>	<b>Mark</b>	1			
<b>Jones</b>	<b>Sam</b>	1			
<b>King</b>	<b>Dwight</b>	1			
<b>Leonard</b>	<b>Tony</b>	1			
<b>Locke</b>	<b>Hunter</b>	1			
<b>Morrell</b>	<b>Randy</b>	1			
<b>Pierce</b>	<b>Archie</b>	1			
<b>Stanley</b>	<b>Angie</b>	1			
<b>Starnes</b>	<b>Alicia</b>	1			
<b>Stidham</b>	<b>Gary</b>	1			
<b>Vance</b>	<b>Mark</b>	1			
<b>Woods</b>	<b>Doug</b>	1			
<b>VOTES</b>		<b>22</b>	<b>0</b>	<b>0</b>	<b>2</b>
		<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>

F. ZONING PLAN AMENDMENT: ZONING RESOLUTION TEXT OR MAP AMENDMENT

F2. REZONING REQUEST FROM A-1 / GENERAL AGRICULTURAL TO A-5 / AGRICULTURAL/LARGE TRACT RESIDENTIAL

**FINDINGS OF FACT –**

**Property Owners:** David & Barbara Radice  
**Applicants:** same  
**Representative:** same  
**Location:** 3404 Rocky Spring Road, Piney Flats  
**Civil district:** 20<sup>th</sup>  
**Parcel ID:** Tax Map 123, Parcel 004.00  
**Surveyor:** n/a  
**Engineer:** n/a  
**PC1101 Growth Boundary:** Sullivan County Rural Area  
**Utility District:** Blountville Utility District  
**Public Sewer:** n/a  
**Surrounding Zoning:** A-1  
**Existing Zoning:** A-1  
**Proposed Zoning:** A-5  
**Purpose of Rezoning:** To build a new larger barn/storage building and remove the old one  
**SC Long-Range Plan:** Rural Residential/General Agricultural  
**Public Oppositions:** No one submitted letters or calls in opposition to this request prior public hearing

**Staff Field Notes and General Comments:**

- The owners have petitioned their land to be rezoned from A-1 to A-5 in order to build a larger storage building/barn.
- A-1 zoning allows for up to 2400 square feet of storage building and A-5 allows up to 3000 square feet.
- Agricultural buildings that are used solely for agricultural use are exempt. Multi-purpose/residential storage is not exempt.
- The owners would like to tear down the old barn, reuse the concrete floor, add a two-story building, and shed roof over the existing footprint – totaling about 2800 square feet.
- Staff recommends in favor of this rezoning request as the property is 9.8+ acres, area has remained rural in nature and the steep wooded topography is not conducive for future high growth area.

**Meeting Notes at Planning Commission:**

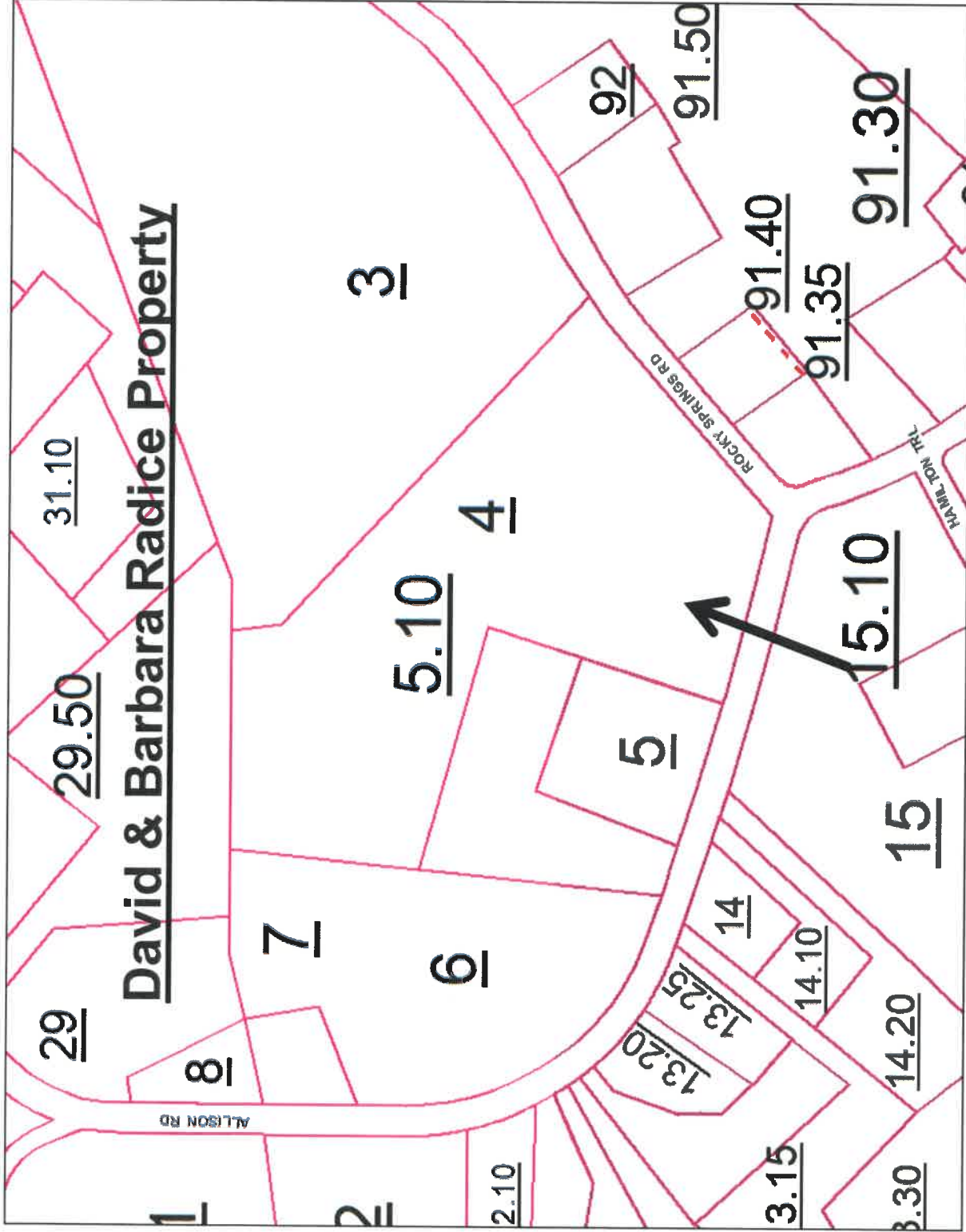
- *Staff read her report and findings. There was no opposition to this request.*
- *The owners, David and Barbara Radice were present.*
- *After careful study of the zoning and topography map and with no further discussion, Mary Rouse motioned to forward a favorable recommendation on to the County Commission. Commissioner Calton seconded the motion and **the vote in favor passed unanimously.***

Address Data Source :  
Sullivan County, TN GIS  
Project: Kpt GIS  
Johnson City, TN GIS  
Subject: Parcel 911

**Notice :**

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Lot Lines



- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- FloodWay Areas in Zone AE

Sullivan County, TN  
Planning and Codes Dept.



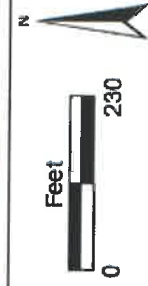
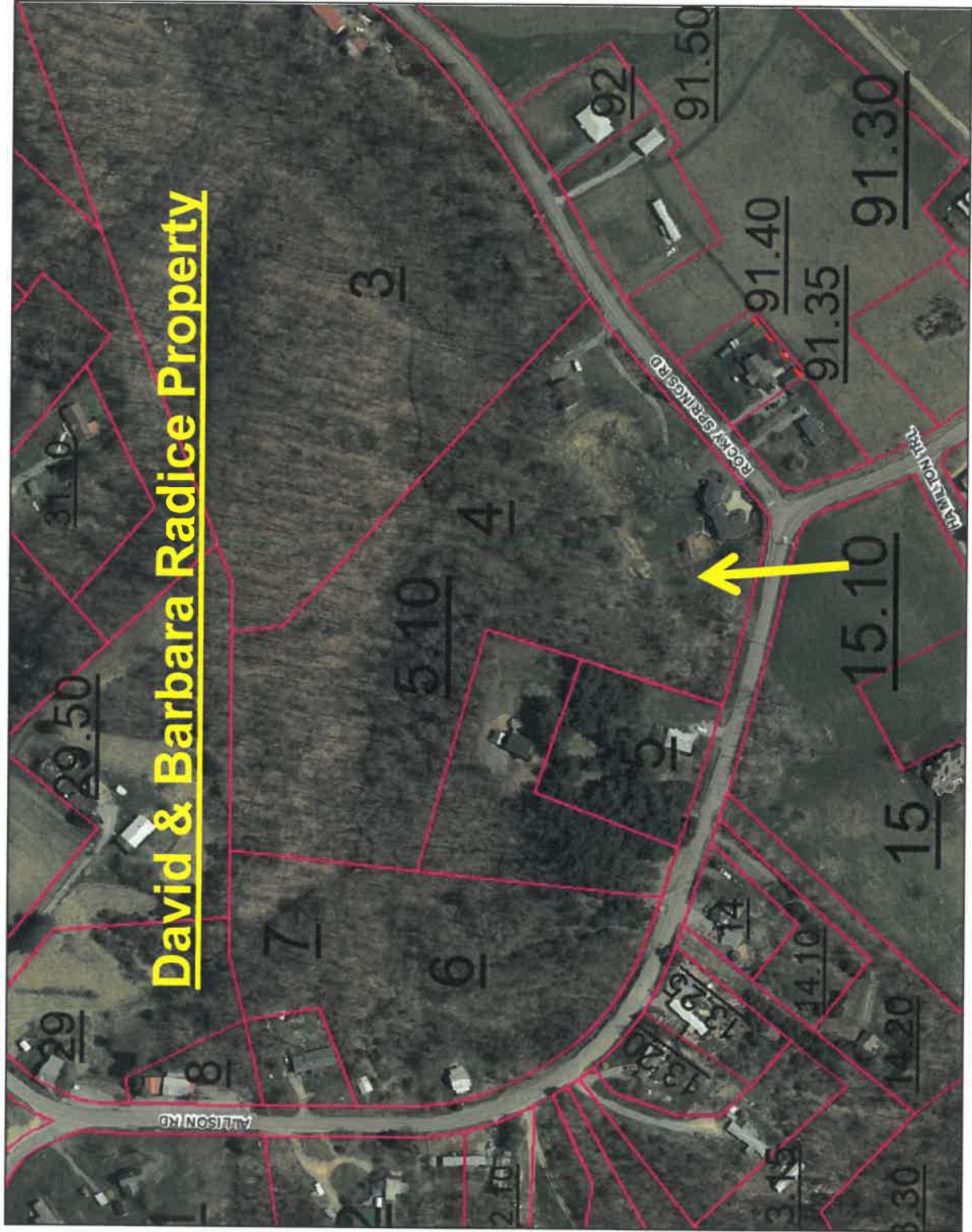






**Address Data Source:**  
 Sullivan County, Sul Co 911  
 Kingsport, TN GIS  
 Johnson City, NC GIS  
 Bristol, Bristol 911

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**David & Barbara Radice Property**



-  0.2 PCT Annual Chance Flood Hazard
-  Zone A - No Base Flood Elevations Determined
-  Zone AE - Base Flood Elevations Determined
-  Flood Way Areas in Zone AE



**Sullivan County, TN**  
 Planning and Codes Dept.

 Lot Lines



**Address Data Source:**  
 Sullivan County, TN  
 Kingsport, TN GIS  
 Johnson City, TN GIS  
 Bristol, TN GIS

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**Sullivan County Zoning**

- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



**David & Barbara Radice Property**



- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- Flood/Way Aways in Zone AE

**Sullivan County, TN**  
 Planning and Codes Dept.







**SULLIVAN COUNTY**  
Planning & Codes Department  
3411 Highway 126, Suite 30  
Blountville, TN 37617  
Office: 423.323.6440  
Fax: 423.279.2886

***NOTICE OF REZONING REQUEST***

October 26, 2020

Dear Property Owner:

Please be advised that David & Barbara Radice have applied to Sullivan County to rezone 9.85 acres of property located at 760 West Campground Road from A-1 (General Agricultural/Estate Residential District) to A-5 (Agricultural/Large Tract Residential) for the purpose to build a larger garage.

**Sullivan County Regional Planning Commission – 6:00 PM on November 17, 2020 (Tuesday night)**

**County Commission– 6:00 PM on December 17, 2020 (Thursday night)**

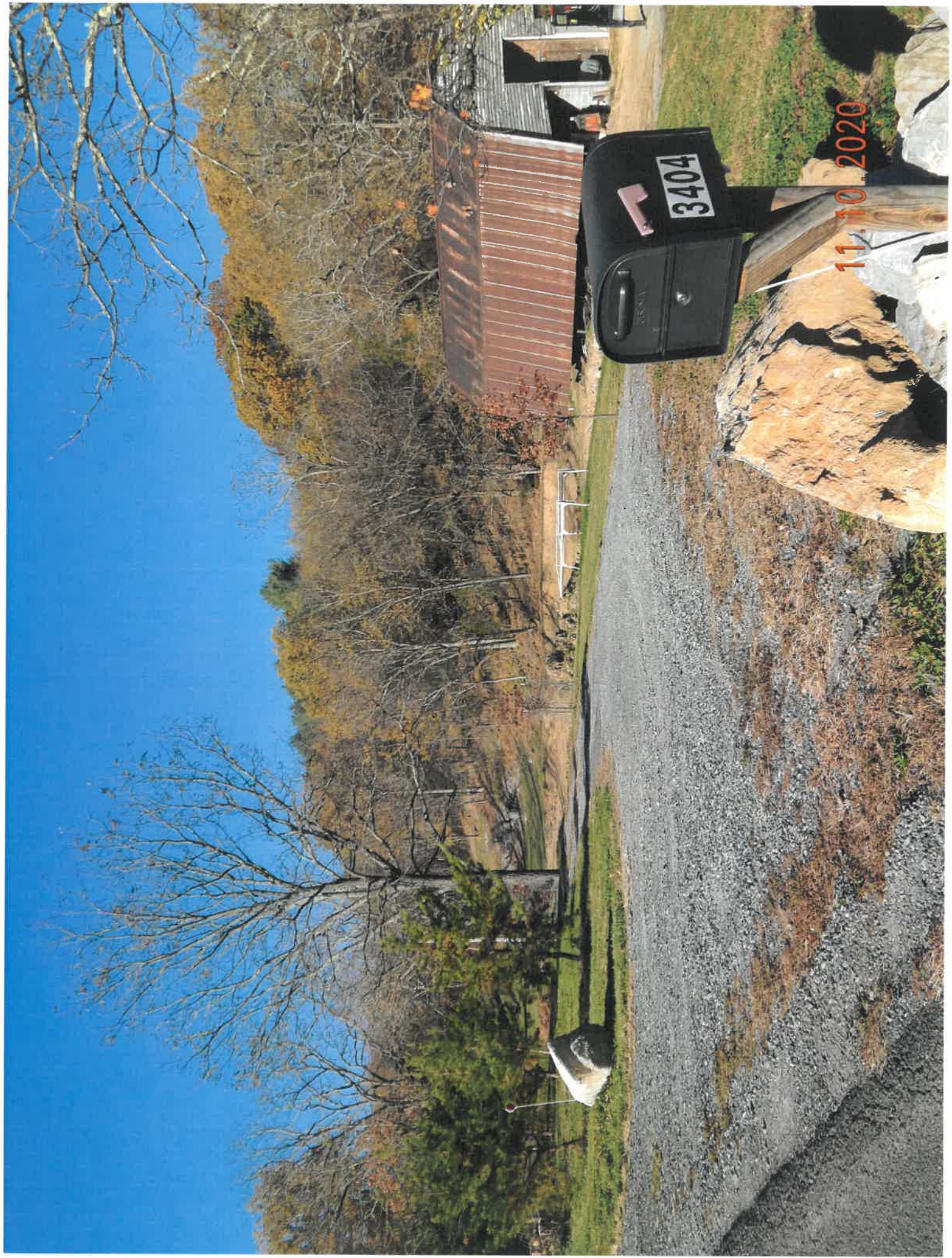
Both meetings are held in the Old Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126 Blountville, TN. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at 423-279-2603.

Regards,

Ambre M. Torbett, AICP  
Director Planning & Codes

mh



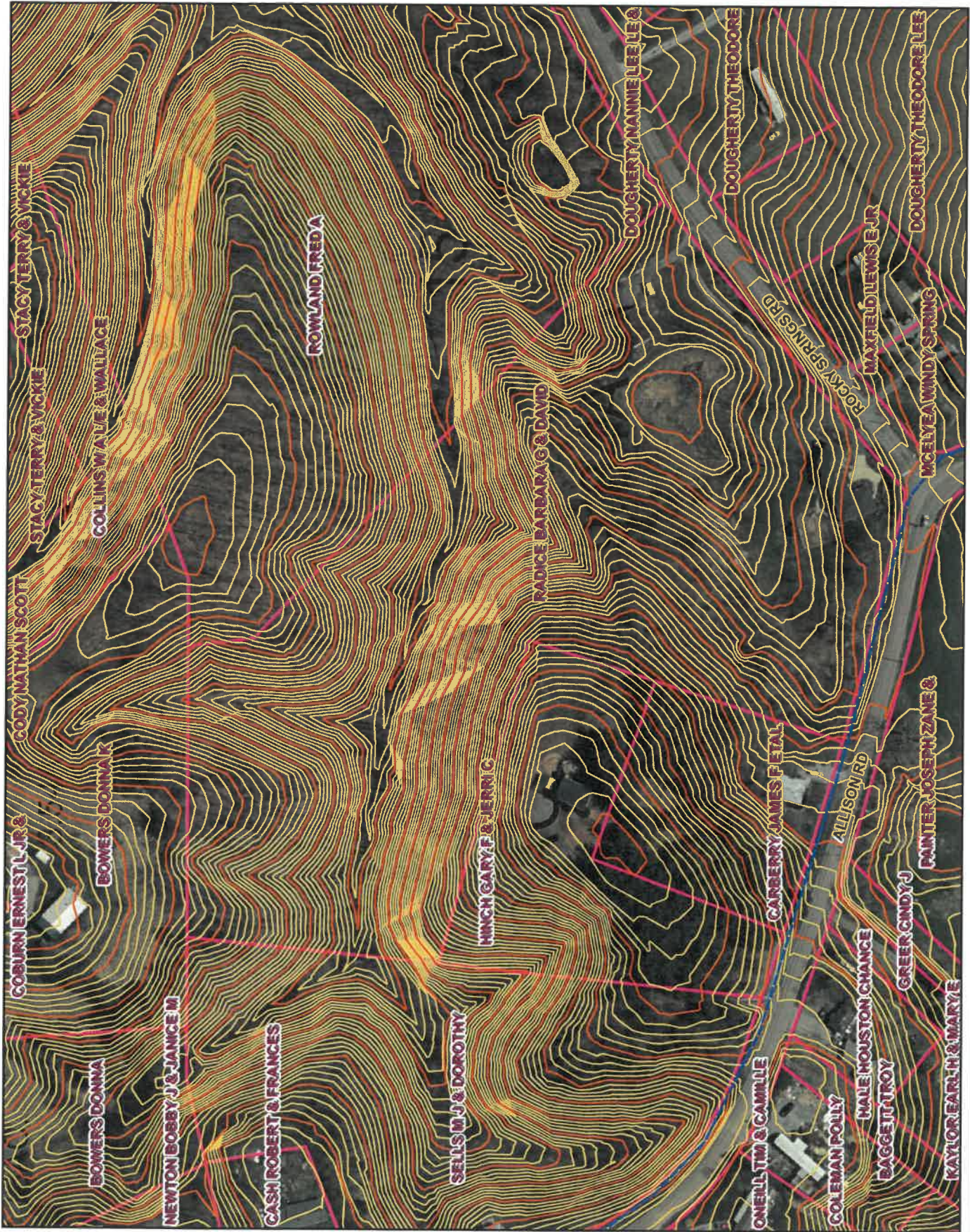




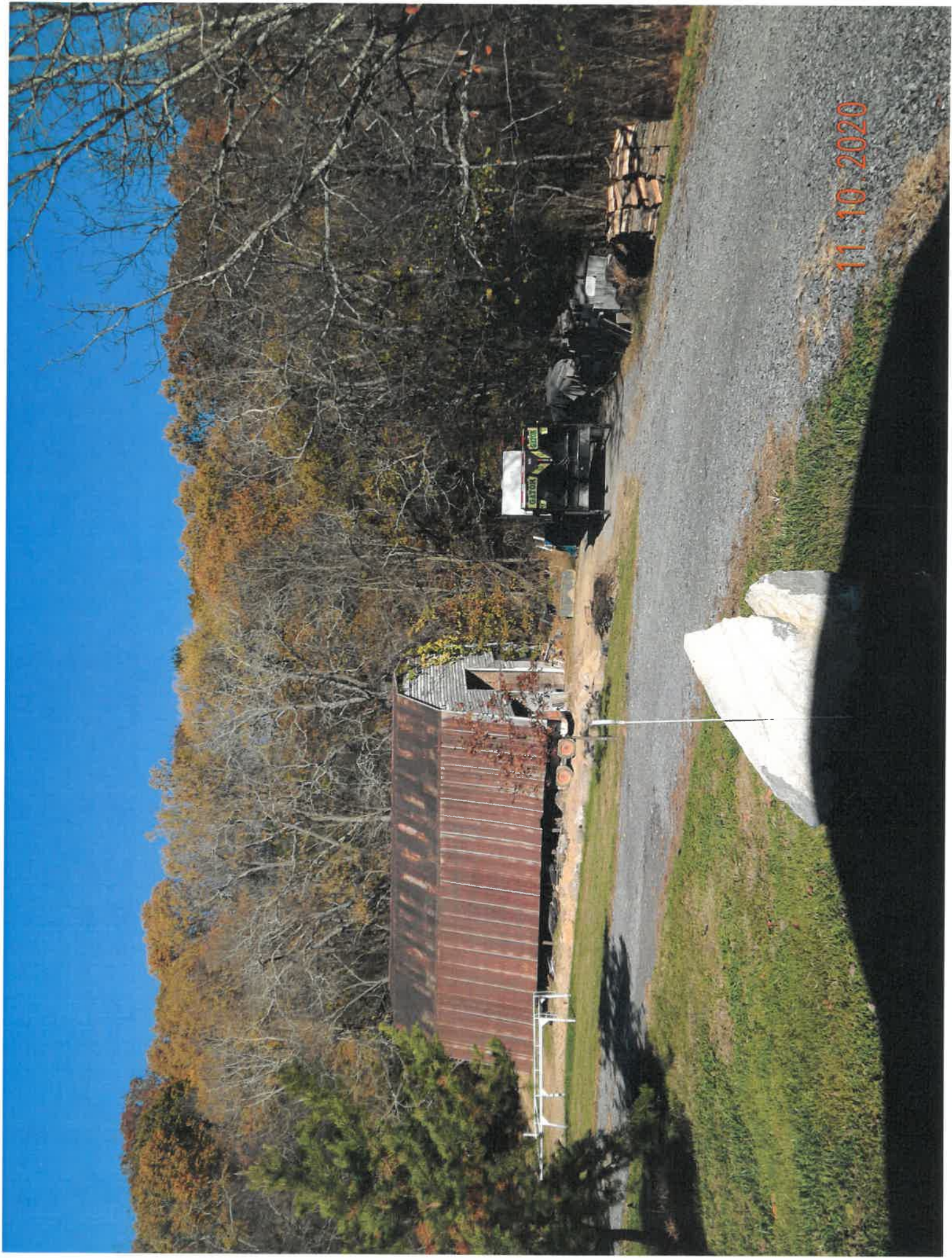
**Address Data Source:**  
 Sullivan County: Sull Co 911  
 Kingsport: Kpt GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 911

**Notice:**

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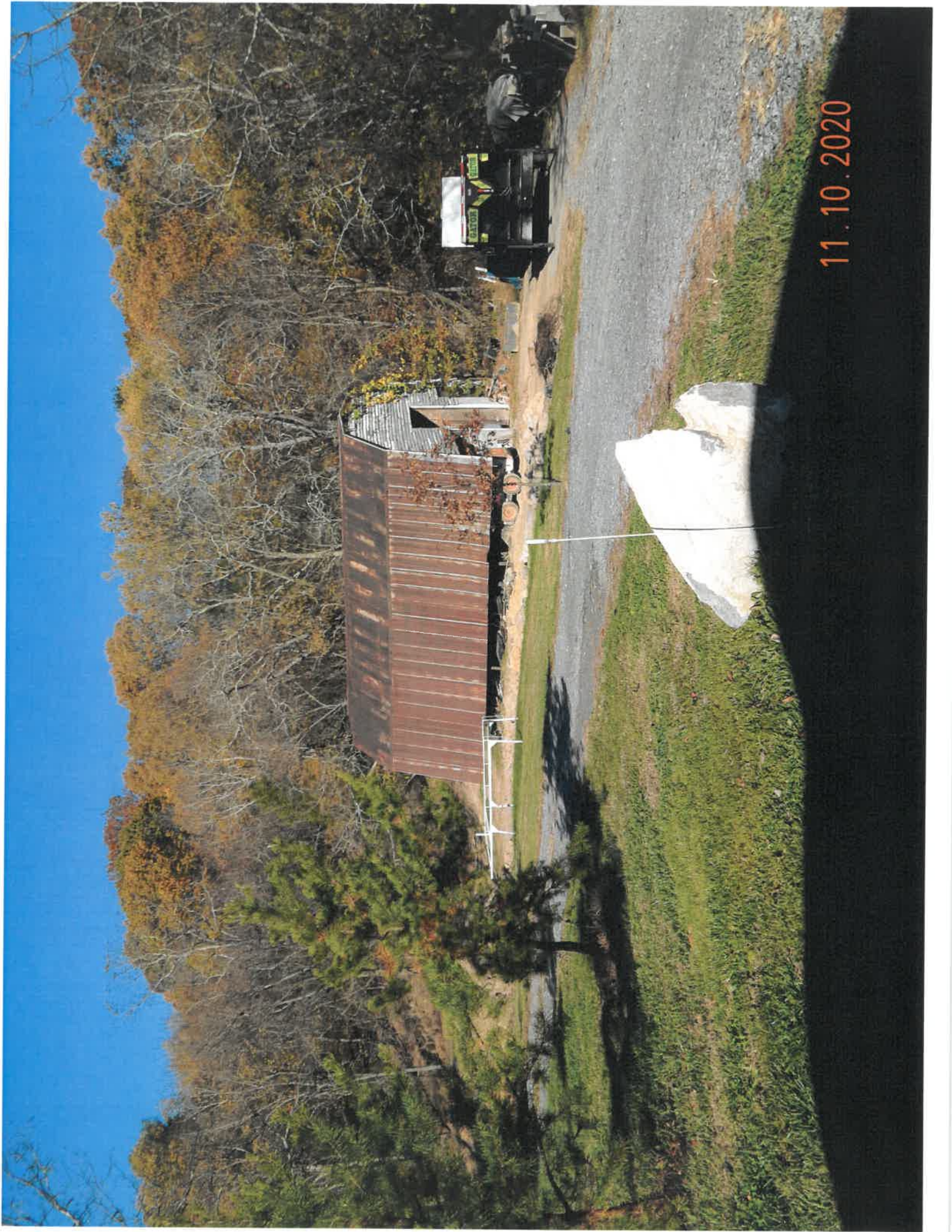






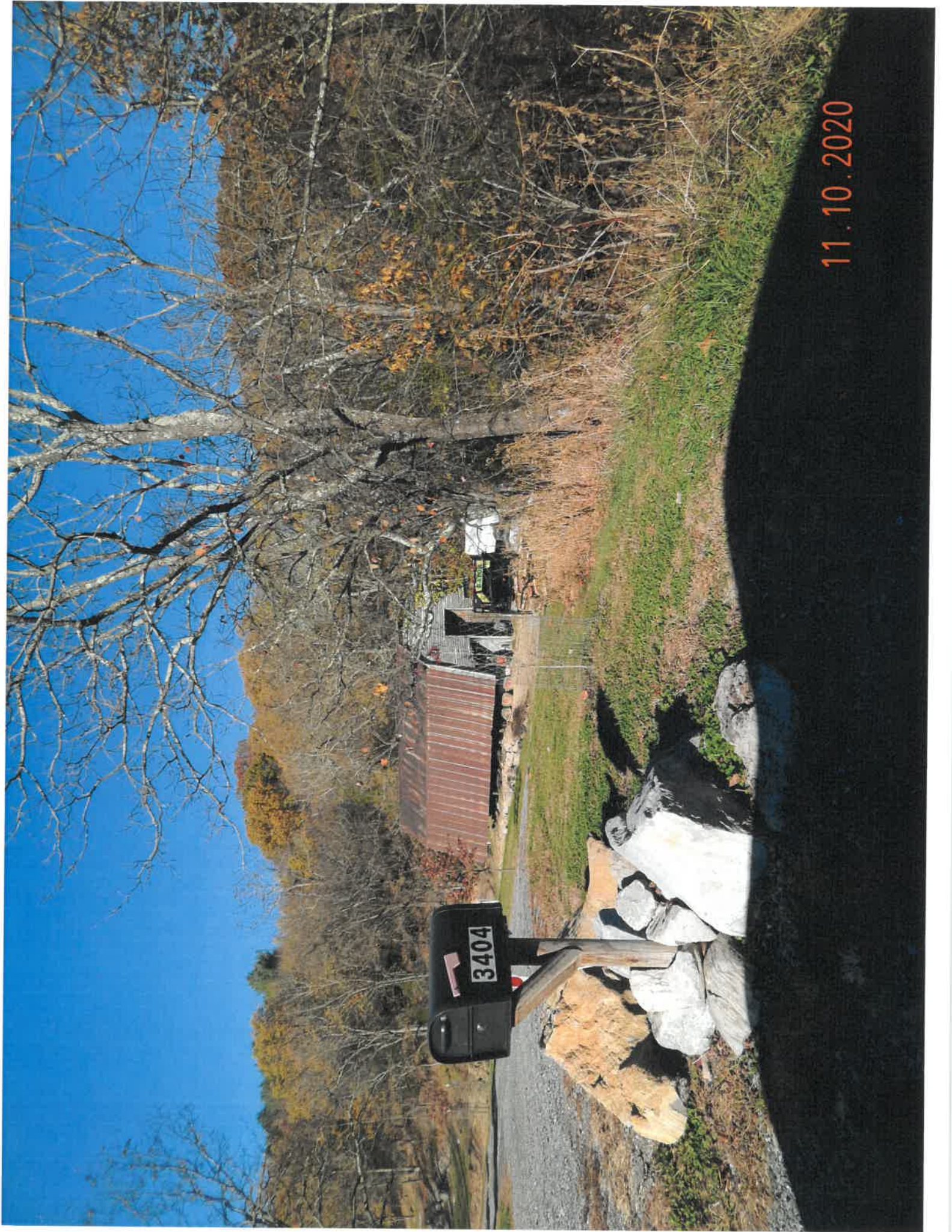
11.10.2020





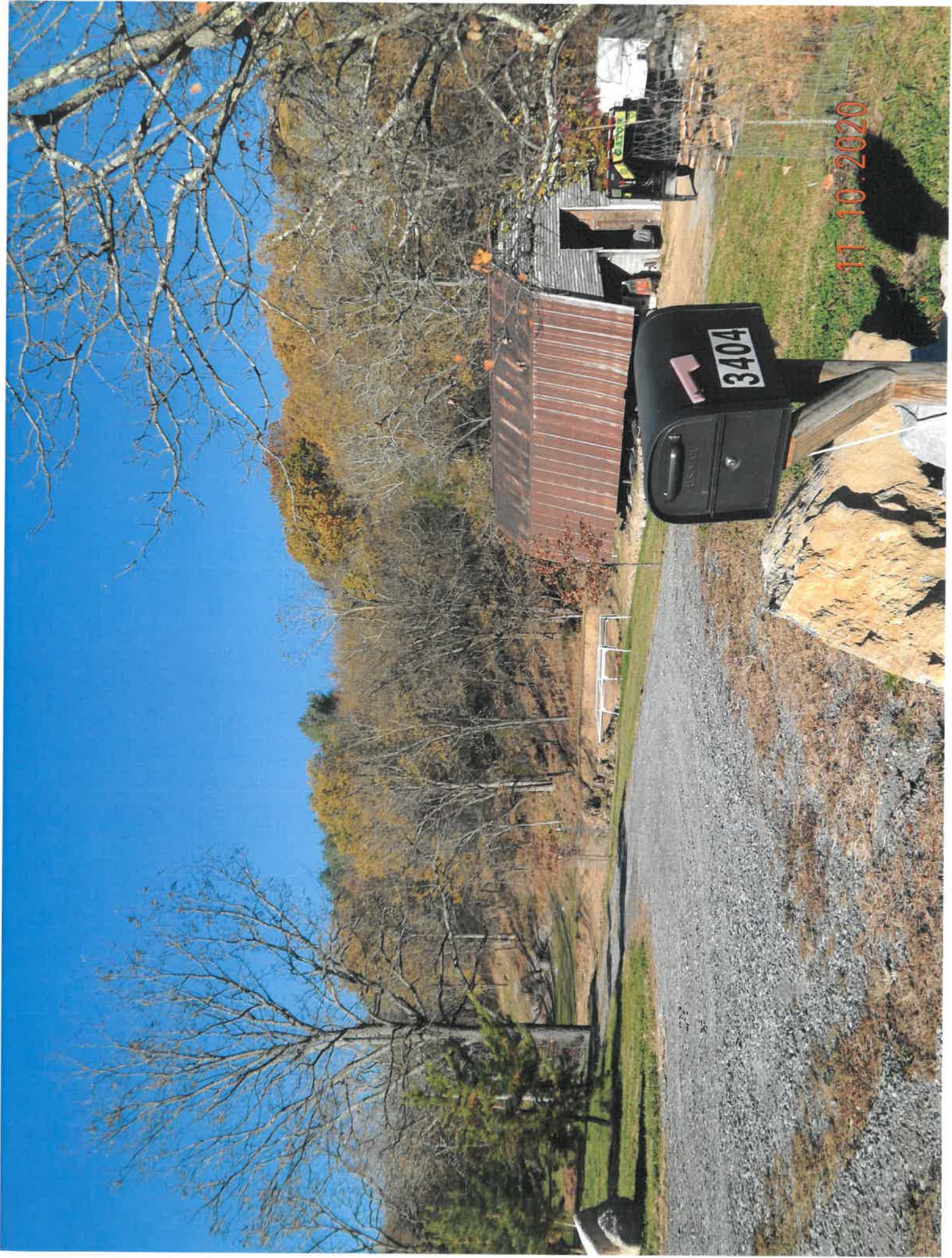
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11.10.2020





11 10 2020



State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 RADICE BARBARA G & DAVID  
 3404 ROCKY SPRINGS ROAD  
 PINEY FLATS, TN 37686

**Property Location**

Address: ROCKY SPRINGS RD 3404

Map: 123 Grp: Ctrl Map: 123 Parcel: 004.00 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$66,900  
 Improvement Value: \$227,900  
 Total Market Appraisal: \$294,800  
 Assessment %: 25  
 Assessment: \$73,700

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	A-1

**Subdivision Data**

Subdivision:  
 Plat Bk: Plat Pg: Block: Lot:

**Additional Description**

**Building Information**

Building # 1

Improvement Type:	01 - SINGLE FAMILY	Stories:	1
Living/Business Sq. Ft.:	2,968		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	11 - COMMON BRICK	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	09 - HARDWOOD/PARQUE

Parcel Detail

<b>Interior Finish:</b>	11 - PANELING BELOW AVG	<b>Paint/Decor:</b>	03 - AVERAGE
<b>Heat and A/C:</b>	07 - HEAT & COOLING SPLIT	<b>Plumbing Fixtures:</b>	9
<b>Bath Tile:</b>	00 - NONE	<b>Electrical:</b>	03 - AVERAGE
<b>Shape:</b>	04 - IRREGULAR SHAPE	<b>Quality:</b>	01 - AVERAGE
<b>Act Yr Built:</b>	1958	<b>Condition:</b>	A - AVERAGE

**Building Areas:**

<b>Area: BAS</b>	<b>Sq Ft: 2,968</b>
<b>Area: BMF</b>	<b>Sq Ft: 1,242</b>
<b>Area: BMU</b>	<b>Sq Ft: 609</b>
<b>Area: GRF</b>	<b>Sq Ft: 576</b>
<b>Area: OPF</b>	<b>Sq Ft: 292</b>
<b>Area: OPF</b>	<b>Sq Ft: 247</b>

**Extra Features**

<b>Bldg/Card#</b>	<b>Type</b>	<b>Description</b>	<b>Units</b>
1	WOOD DECK		254
1	POLE BARN	23X44	1,012
1	ATTACHED SHED	12X44	528

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vac/Imp</b>	<b>Type Instrument</b>	<b>Qualification</b>
03/12/2010	\$150,000	2859C	149	IMPROVED	WD	A
07/18/2002	\$0	1794C	246			
04/18/1958	\$0	0184A	00197			

**Land Information**

<b>Deed Acres: 9.85</b>	<b>Calc Acres: 0.00</b>	<b>Total Land Units: 9.85</b>
<b>Land Type: 04 - IMP SITE</b>	<b>Soil Class:</b>	<b>Units: 9.85</b>

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[Comptroller of the Treasury  
Home Page](#)

[State of Tennessee  
Home Page](#)



# SULLIVAN COUNTY CODES DEPT.

www.webfeepay.com

**Date & Time:** 2020-09-30 15:12:24  
**Receipt #:** 165239490  
**Auth #:** 410321

**Customer Name:**Radice/David  
**Card Number:** \*\*\*\*\*2397  
**Station ID:** 4283

Item	Amount	Convenience Fee	Total
Rezoning 3404 Rocky Springs Road	103.00	2.83	\$105.83
			<b>Subtotal</b> \$103.00
			<b>Fee</b> \$2.83
			<b>Total</b> \$105.83

Signature: \_\_\_\_\_

I AGREE TO PAY THE ABOVE TOTAL CHARGE PER CARD ISSUER AGREEMENT.

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State of Tennessee  Comptroller of the Treasury  
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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 CARBERRY JAMES F ETAL  
 % MARGARET CARBERRY  
 PO BOX 524  
 PINEY FLATS, TN 37686

**Property Location**

Address: ALLISON RD 1876

Map: 123 Grp: Ctrl Map: 123 Parcel: 005.00 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$21,800  
 Improvement Value: \$55,100  
 Total Market Appraisal: \$76,900  
 Assessment %: 25  
 Assessment: \$19,225

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	A-1

**Subdivision Data**

Subdivision:

Plat Bk: Plat Pg: Block: Lot:

**Additional Description**

**Building Information**

Building # 1

Improvement Type:	01 - SINGLE FAMILY	Stories:	1
Living/Business Sq. Ft.:	914		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	11 - COMMON BRICK	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	13 - PREFIN METAL CRIMPED
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	09 - HARDWOOD/PARQUE



State of Tennessee  Comptroller of the Treasury  
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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

### Property Owner and Mailing Address

Jan 1 Owner:  
 HINCH GARY F & JERRI C  
 1900 ALLISON RD  
 PINEY FLATS, TN 37686

### Property Location

Address: ALLISON RD 1900

Map: 123    Grp:    Ctrl Map: 123    Parcel: 005.10    Pl:    S/I: 000

### Value Information

Reappraisal Year: 2017

Land Mkt Value:        \$23,000  
 Improvement Value:    \$87,100  
 Total Market Appraisal: \$110,100  
 Assessment %:         25  
 Assessment:            \$27,525

### General Information

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	A-1

### Subdivision Data

Subdivision:

Plat Bk:    Plat Pg:    Block:    Lot:

### Additional Description

### Building Information

Building # 1

Improvement Type:	01 - SINGLE FAMILY	Stories:	1
Living/Business Sq. Ft.:	974		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	04 - SIDING AVERAGE	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	11 - CARPET COMBINATION


**State of Tennessee** **Comptroller of the Treasury**  
**Real Estate Assessment Data**

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**County Number:** 082

**County Name:** SULLIVAN

**Tax Year:** 2020

**Property Owner and Mailing Address**

**Jan 1 Owner:**  
 SELLS M J & DOROTHY  
 1940 ALLISON RD  
 PINEY FLATS, TN 37686

**Property Location**

**Address:** ALLISON RD 1940

**Map:** 123    **Grp:**    **Ctrl Map:** 123    **Parcel:** 006.00    **Pl:**    **S/I:** 000

**Value Information**

**Reappraisal Year:** 2017

**Land Mkt Value:**        \$29,900  
**Improvement Value:**    \$35,400  
**Total Market Appraisal:** \$65,300  
**Assessment %:**            25  
**Assessment:**                \$16,325

**General Information**

<b>Class:</b>	00 - RESIDENTIAL		
<b>City #:</b>	000	<b>City:</b>	
<b>SSD1:</b>	000	<b>SSD2:</b>	000
<b>District:</b>	20	<b>Mkt Area:</b>	A46
<b># Bldgs:</b>	1	<b># Mobile Homes:</b>	0
<b>Utilities - Water / Sewer:</b>	11 - INDIVIDUAL / INDIVIDUAL	<b>Utilities - Electricity:</b>	01 - PUBLIC
<b>Utilities - Gas / Gas Type:</b>	00 - NONE	<b>Zoning:</b>	A-1

**Subdivision Data**

**Subdivision:**

**Plat Bk:**        **Plat Pg:**        **Block:**        **Lot:**

**Additional Description**

**Building Information**

**Building # 1**

<b>Improvement Type:</b>	01 - SINGLE FAMILY	<b>Stories:</b>	1
<b>Living/Business Sq. Ft.:</b>	672	<b>Foundation:</b>	02 - CONTINUOUS FOOTING
<b>Exterior Wall:</b>	04 - SIDING AVERAGE	<b>Floor System:</b>	04 - WOOD W/ SUB FLOOR
<b>Roof Framing:</b>	02 - GABLE/HIP	<b>Structural Frame:</b>	00 - NONE
<b>Cabinet/Millwork:</b>	02 - BELOW AVERAGE	<b>Roof Cover/Deck:</b>	00 - CORRUGATED METAL
		<b>Floor Finish:</b>	11 - CARPET COMBINATION



State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

### Property Owner and Mailing Address

Jan 1 Owner:  
 BOWERS DONNA K  
 1996 DEVAULT BRIDGE RD  
 PINEY FLATS, TN 37686

### Property Location

Address: DEVAULT BRIDGE RD 2012

Map: 109    Grp:    Ctrl Map: 109    Parcel: 029.50    Pl:    S/I: 000

### Value Information

Reappraisal Year: 2017

Land Mkt Value:        \$32,400  
 Improvement Value:    \$60,800  
 Total Market Appraisal: \$93,200  
 Assessment %:         25  
 Assessment:            \$23,300

### General Information

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

### Subdivision Data

Subdivision: WAYNE & LUCILE SELLS

Plat Bk: 52    Plat Pg: 767    Block:    Lot: 2

### Additional Description

### Building Information

Building # 1

Improvement Type:	01 - SINGLE FAMILY	Stories:	1
Living/Business Sq. Ft.:	1,336		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	04 - SIDING AVERAGE	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	13 - PREFIN METAL CRIMPED
Cabinet/Millwork:	02 - BELOW AVERAGE	Floor Finish:	11 - CARPET COMBINATION


**State of Tennessee** **Comptroller of the Treasury**  
**Real Estate Assessment Data**

Home	About	New Search	Return to List
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**County Number:** 082

**County Name:** SULLIVAN

**Tax Year:** 2020

**Property Owner and Mailing Address**

**Jan 1 Owner:**  
 ROWLAND FRED A  
 3310 ROCKY SPRINGS RD  
 PINEY FLATS, TN 37686

**Property Location**

**Address:** ROCKY SPRINGS RD 3310

**Map:** 123    **Grp:**    **Ctrl Map:** 123    **Parcel:** 003.00    **PI:**    **S/I:** 000

**Value Information**

**Reappraisal Year:** 2017

**Land Mkt Value:**        \$110,000  
**Improvement Value:**    \$235,900  
**Total Market Appraisal:** \$345,900  
**Assessment %:**            25  
**Assessment:**                \$86,475

**General Information**

<b>Class:</b>	10 - FARM		
<b>City #:</b>	000	<b>City:</b>	
<b>SSD1:</b>	000	<b>SSD2:</b>	000
<b>District:</b>	20	<b>Mkt Area:</b>	B10
<b># Bldgs:</b>	1	<b># Mobile Homes:</b>	0
<b>Utilities - Water / Sewer:</b>	11 - INDIVIDUAL / INDIVIDUAL	<b>Utilities - Electricity:</b>	01 - PUBLIC
<b>Utilities - Gas / Gas Type:</b>	00 - NONE	<b>Zoning:</b>	A-1

**Subdivision Data**

**Subdivision:**

**Plat Bk:**        **Plat Pg:**        **Block:**        **Lot:**

**Additional Description**

1.2 AC C EASEMENT

**Building Information**

**Building #** 1

<b>Improvement Type:</b>	01 - SINGLE FAMILY	<b>Stories:</b>	2
<b>Living/Business Sq. Ft.:</b>	2,688		
<b>Foundation:</b>	02 - CONTINUOUS FOOTING	<b>Floor System:</b>	04 - WOOD W/ SUB FLOOR
<b>Exterior Wall:</b>	05 - SIDING ABOVE AVG	<b>Structural Frame:</b>	00 - NONE
<b>Roof Framing:</b>	02 - GABLE/HIP	<b>Roof Cover/Deck:</b>	13 - PREFIN METAL CRIMPED



State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 DOUGHERTY THEODORE LEE  
 3357 ROCKY SPRINGS RD  
 PINEY FLATS, TN 37686

**Property Location**

Address: ROCKY SPRINGS RD

Map: 123 Grp: Ctrl Map: 123 Parcel: 090.20 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value:	\$204,300	Land Use Value:	\$62,300
Improvement Value:	\$0	Improvement Value:	\$0
Total Market Appraisal:	\$204,300	Total Use Appraisal:	\$62,300
		Assessment %:	25
		Assessment:	\$15,575

**General Information**

Class:	11 - AGRICULTURAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	01 - PUBLIC / PUBLIC	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision:

Plat Bk: Plat Pg: Block: Lot:

**Additional Description**

**Building Information**

**Extra Features**

**Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
02/15/2017		3233	604		GB	
02/23/2016		3192	546			
02/17/1974	\$0	42C	189			

State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

Home    About    New Search    Return to List

County Number: 082

County Name: SULLIVAN

Tax Year: 2020

### Property Owner and Mailing Address

Jan 1 Owner:  
 MAXFIELD LEWIS E JR  
 3405 ROCKY SPRINGS RD  
 PINEY FLATS, TN 37686

### Property Location

Address: ROCKY SPRINGS RD 3405

Map: 123    Grp:    Ctrl Map: 123    Parcel: 091.40    Pl:    S/I: 000

### Value Information

Reappraisal Year: 2017

Land Mkt Value:        \$12,000  
 Improvement Value:    \$29,900  
 Total Market Appraisal: \$41,900  
 Assessment %:            25  
 Assessment:              \$10,475

### General Information

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	A-1

### Subdivision Data

Subdivision:

Plat Bk:        Plat Pg:        Block:        Lot:

### Additional Description

### Building Information

Building # 1

Improvement Type:	01 - SINGLE FAMILY	Stories:	1
Living/Business Sq. Ft.:	1,404		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	04 - SIDING AVERAGE	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	11 - CARPET COMBINATION



State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

- Home
- About
- New Search
- Return to List

County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

**Jan 1 Owner:**

MCELYEA WINDY SPRING  
 3417 ROCKY SPRINGS RD  
 PINEY FLATS, TN 37686

**Current Owner:**

MCELYEA WINDY SPRING  
 3417 ROCKY SPRINGS RD  
 PINEY FLATS, TN 37686

**Property Location**

Address: ROCKY SPRINGS RD 3417

Map: 123 Grp: Ctrl Map: 123 Parcel: 091.35 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$12,000

Improvement Value: \$15,300

Total Market Appraisal: \$27,300

Assessment %: 25

Assessment: \$6,825

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision:

Plat Bk: Plat Pg: Block: Lot:

**Additional Description**

**Building Information**

**Extra Features**

Bldg/Card#	Type	Description	Units
1	WOOD DECK	8X16	128
1	WOOD DECK	6X8	48
1	HEATING AND COOLING		1,152
1	MOBILE HOME CLASS 5	24X48	1,152

State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

- Home
- About
- New Search
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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

**Jan 1 Owner:**  
 PAINTER JOSEPH ZANE &  
 KELLIE JOHNSON  
 206 HAMILTON TRAIL  
 PINEY FLATS, TN 37686

**Property Location**

Address: ALLISON RD

Map: 123 Grp: Ctrl Map: 123 Parcel: 015.00 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$70,600  
 Improvement Value: \$25,100  
 Total Market Appraisal: \$95,700  
 Assessment %: 25  
 Assessment: \$23,925

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	A-1

**Subdivision Data**

Subdivision: JOHNSON SUBDIVISION  
 Plat Bk: 50 Plat Pg: 108 Block: Lot: 1

**Additional Description**

**Building Information**

**Extra Features**

Bldg/Card#	Type	Description	Units
1	POLE BARN	40X48	1,920

**Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
10/19/2000	\$0	1564C	470			



PETITION TO SULLIVAN COUNTY FOR REZONING

A request for rezoning is made by the person named below; said request to go before the Sullivan County Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date: 10/15/2020

Property Owner: Gary Phillips

Address: Allison Hills Subdivision Phase V

Phone number: 423-773-4694

Email: garyphillips39pb@gmail.com

Property Identification

Tax Map: 123.00

Group:

Parcel: 074.00

Zoning Map: 26

Zoning District: A-1

Proposed District: R-1

Civil District: 20

Property Location: Allison Hills Subdivision - Phase V

Purpose of Rezoning: A1 to R1 per Ambre Terbett

Meetings

Planning Commission:

Place: Old Historic Courthouse, 3411 Hwy 126, Blountville TN

Date: 11-17-2020

Time: 6 PM

Approved: ✓

Denied: \_\_\_\_\_

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville, TN

Date: 12-17-2020

Time: 6:00 PM

22 yes / 2 absent

Approved: ✓

Denied: \_\_\_\_\_

DEED RESTRICTIONS

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

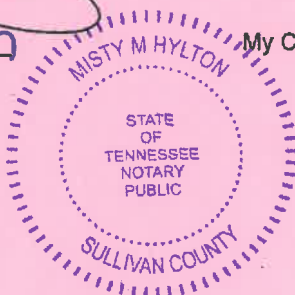
Owner's Signature: \_\_\_\_\_

Date: 10/14/20

Notary Public: \_\_\_\_\_

Misty M Hyllton

My Commission Expires: 5-22-2023



**Sponsors: Calton/Gardner  
Rezoning File #3**

**Gary Phillips  
A1 to R1 20th Civil District**

		<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Akard, III</b>	<b>David</b>	1			
<b>Blalock</b>	<b>Judy</b>				1
<b>Broughton</b>	<b>Todd</b>	1			
<b>Calton</b>	<b>Darlene</b>	1			
<b>Cole</b>	<b>Michael</b>				1
<b>Crawford</b>	<b>Larry</b>	1			
<b>Cross</b>	<b>Andrew</b>	1			
<b>Crosswhite</b>	<b>Joyce</b>	1			
<b>Gardner</b>	<b>John</b>	1			
<b>George</b>	<b>Colette</b>	1			
<b>Glover</b>	<b>Hershel</b>	1			
<b>Harkleroad</b>	<b>Terry</b>	1			
<b>Hutton</b>	<b>Mark</b>	1			
<b>Jones</b>	<b>Sam</b>	1			
<b>King</b>	<b>Dwight</b>	1			
<b>Leonard</b>	<b>Tony</b>	1			
<b>Locke</b>	<b>Hunter</b>	1			
<b>Morrell</b>	<b>Randy</b>	1			
<b>Pierce</b>	<b>Archie</b>	1			
<b>Stanley</b>	<b>Angie</b>	1			
<b>Starnes</b>	<b>Alicia</b>	1			
<b>Stidham</b>	<b>Gary</b>	1			
<b>Vance</b>	<b>Mark</b>	1			
<b>Woods</b>	<b>Doug</b>	1			
	<b>VOTES</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>2</b>
		<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>



F. ZONING PLAN AMENDMENT: ZONING RESOLUTION TEXT OR MAP AMENDMENT

F3. REZONING REQUEST FROM A-1 /GENERAL AGRICULTURAL TO R-1 / SINGLE-FAMILY RESIDENTIAL

FINDINGS OF FACT –

**Property Owners:** Gary Phillips – Phillips Construction at Allison Hills Subdivision  
**Applicants:** same  
**Representative:** same  
**Location:** Phase V off of Pasture Ridge Road, Allison Hills Subdivision, Piney Flats  
**Civil district:** 20<sup>th</sup>  
**Parcel ID:** Tax Map 123, Parcel 074.00  
**Surveyor:** Ty LaRue, PLS – Iron Mountain Surveying  
**Engineer:** Matt Bundy, PE  
**PC1101 Growth Boundary:** Johnson City Urban Growth Boundary  
**Utility District:** Johnson City Water  
**Public Sewer:** n/a – septic systems needed  
**Surrounding Zoning:** A-1  
**Existing Zoning:** A-1  
**Proposed Zoning:** R-1 for future subdivision on smaller lots  
**Purpose of Rezoning:** To build single-family homes  
**SC Long-Range Plan:** Single-Family Residential (R-1)  
**Public Oppositions:** No one submitted letters or calls in opposition to this request prior public hearing

**Staff Field Notes and General Comments:**

- The owner has petitioned his land to be rezoned from A-1 to R-1 in order to develop Phase V of the Allison Hills Subdivision into lots ranging from ½ acre to ¾ acre.
- The Long-Range Land Use Plan has this area planned for single-family residential subdivisions.
- The Growth Plan has this under the Johnson City Urban Growth Boundary; however, they do not have Regional Planning Authority in Sullivan County.
- Ideally, this subdivision should have been rezoned to R-1 in the beginning; however, it was developed in multiple phases over the last 18 years – prior to the adoption of the updated Zoning Plan and the Land Use Plan.
- Staff recommends in favor of this request.

**Meeting Notes at Planning Commission:**

- *Staff read her report and findings. There was no one present to represent the case. There was no opposition to the request. Staff explained further that this rezoning was recommended prior to considering any new subdivision plans as the amended Zoning Code no longer allows for ½ acre lots in A-1 zoning.*
- *Discussion followed and members studied the zoning map and area map.*
- *Mary Ann Hager motioned to forward a favorable recommendation for this rezoning request as presented. Linda Brittenham seconded the motion and **the vote in favor passed unanimously.***



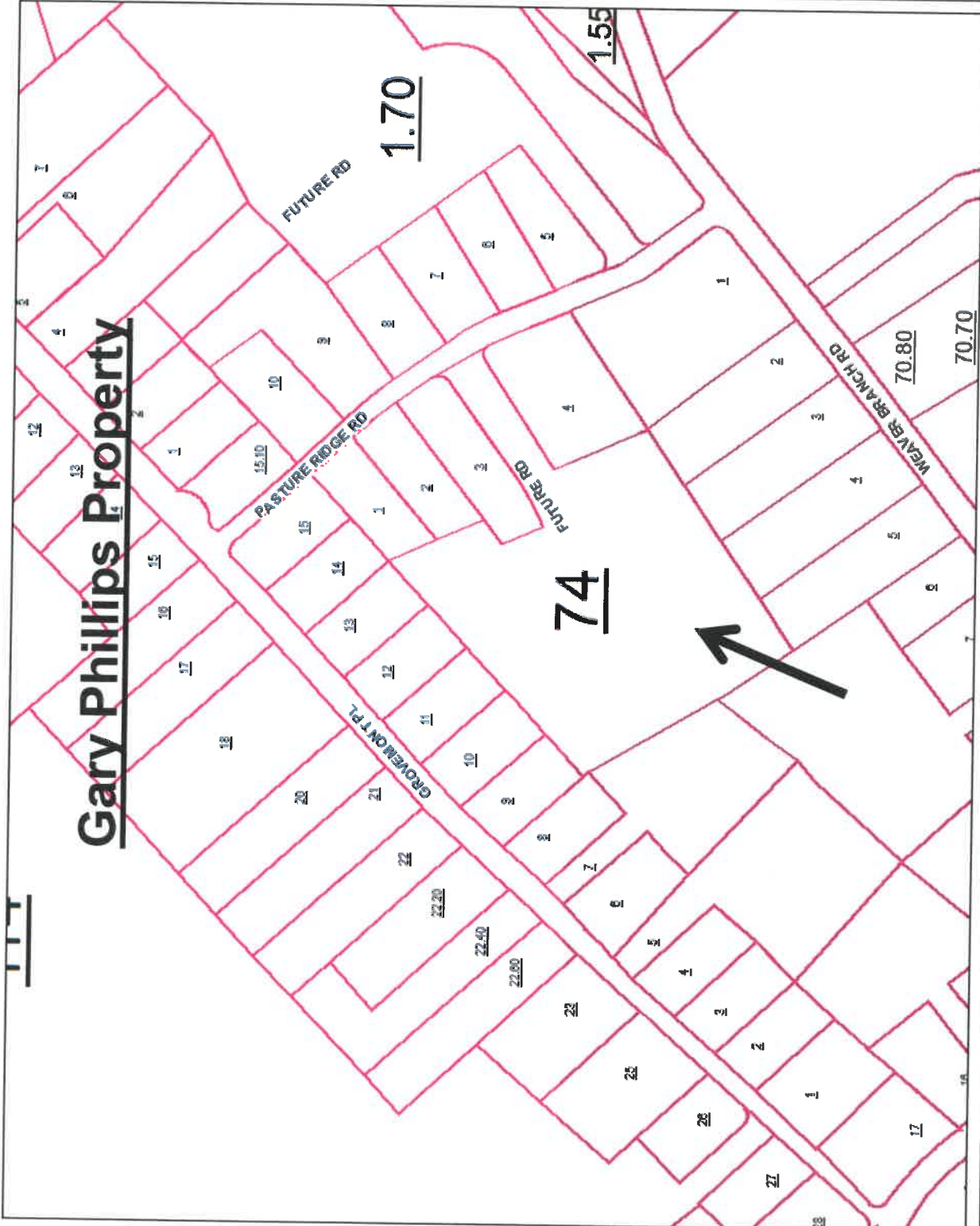


**Address Data Source:**  
Sullivan County, TN GIS  
Kingsport, TN GIS  
Johnson City, TN GIS  
Greeneville, TN GIS

**Notice:**

A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land survey or licensed to practice land surveying in the State of Tennessee should be obtained for all questions of boundary and / or location of lot lines.

 Lot Lines



# Gary Phillips Property



Sullivan County, TN  
Planning and Codes Dept.





**Address Data Source:**

Sullivan County: Sul Co 911  
Kingsport: Kot GIS  
Johnson City: JC GIS  
Bristol: Bristol 911

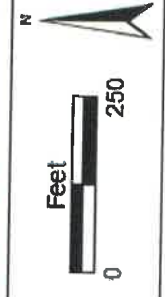
**Notice:**

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Lot Lines



**Gary Phillips Property**



Sullivan County, TN  
Planning and Codes Dept.





**Address Data Source:**

Sullivan County, Sul Co 911  
Kingston: Kipt GIS  
Johnson City: JC GIS  
Greeneville: Greenv 911

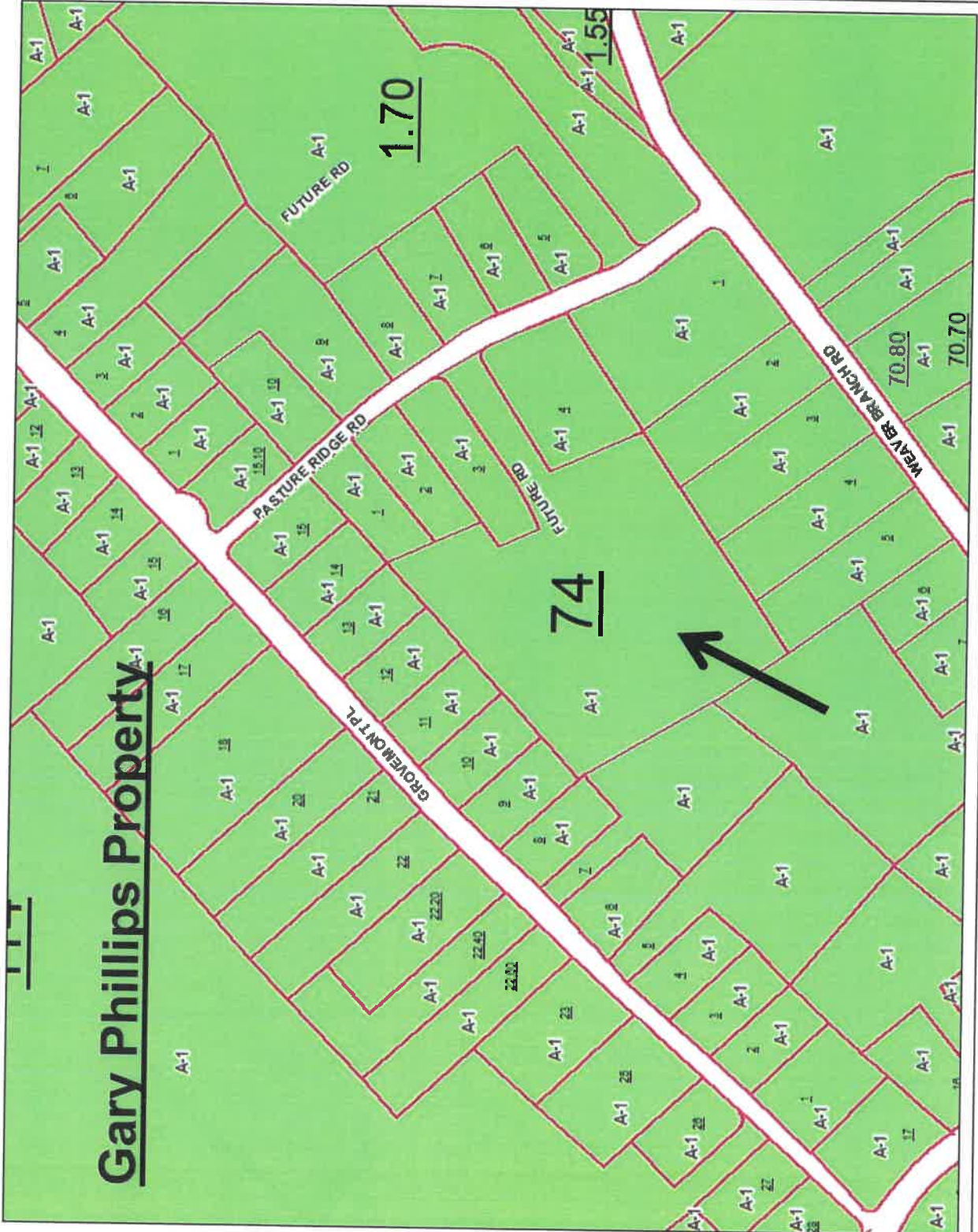
**Notice:**

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**Sullivan County Zoning**

- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



**Gary Phillips Property**



**Sullivan County, TN**  
Planning and Codes Dept.



**SULLIVAN COUNTY**  
Planning & Codes Department  
3411 Highway 126, Suite 30  
Blountville, TN 37617  
Office: 423.323.6440  
Fax: 423.279.2886

***NOTICE OF REZONING REQUEST***

October 26, 2020

Dear Property Owner:

Please be advised that Mr. Gary Phillips has applied to Sullivan County to rezone 5.49 acres of property located at 753 Pasture Ridge from A-1 (General Agricultural/Estate Residential District) to R-1 (Low Density/Single-Family Residential District) for the purpose a subdivision.

**Sullivan County Regional Planning Commission – 6:00 PM on November 17, 2020 (Tuesday night)**

**County Commission– 6:00 PM on December 17, 2020 (Thursday night)**

Both meetings are held in the Old Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126 Blountville, TN. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at 423-279-2603.

Regards,

Ambre M. Torbett, AICP  
Director Planning & Codes

mh



**Address Data Source**  
 Sullivan County, Sull Co 911  
 Kingsport: Kpr GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 911

**Notice:**

A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.




**Sullivan County, TN**  
 Planning and Codes Dept.



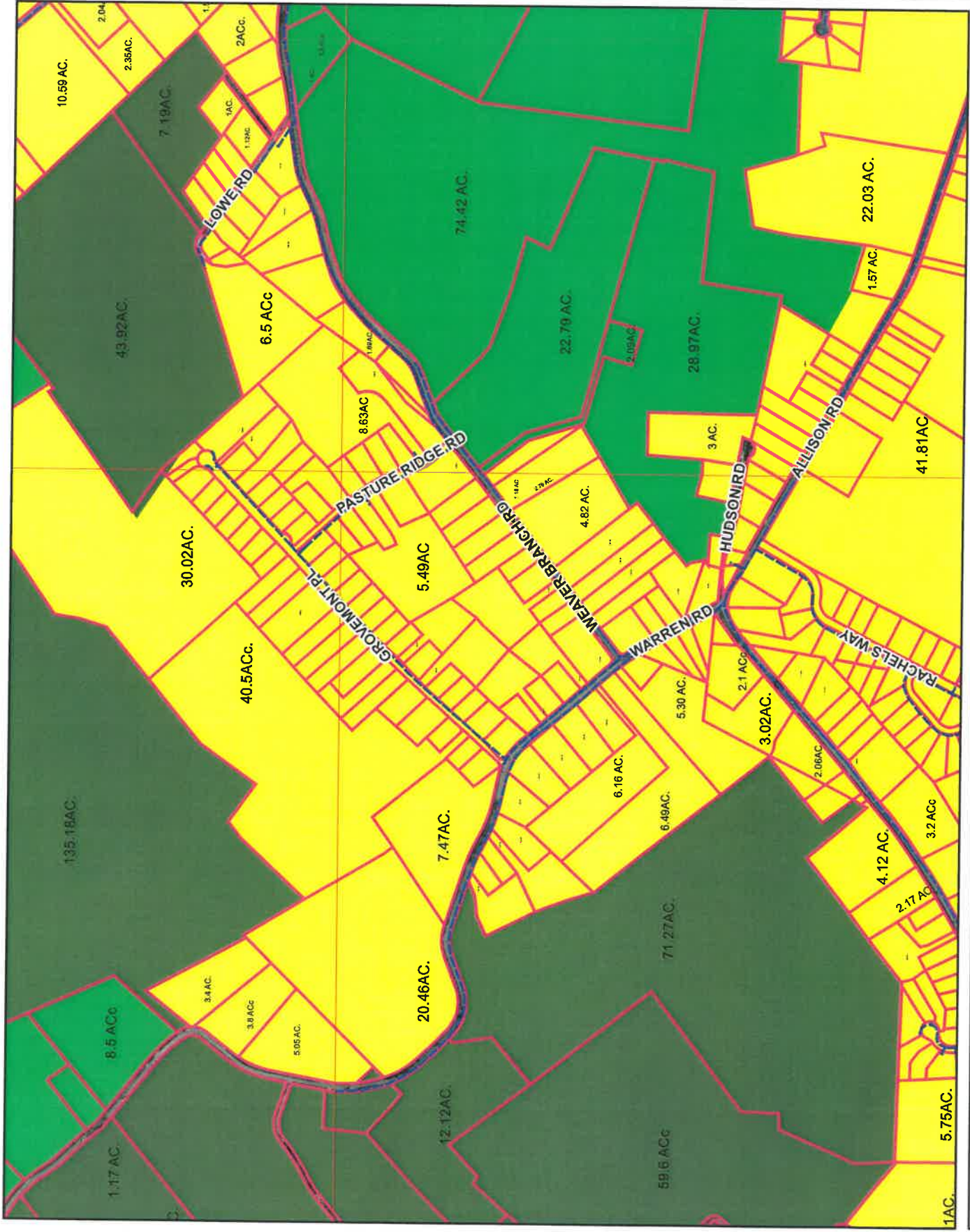
**Address Data Source:**  
 Sullivan County, Tenn Co 911  
 Kingsport: Kpt GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 911

**Notice:**  
 A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice in Tennessee is the only authority on the State of Tennessee should be retained for all questions of boundary and/or location of lot lines.

**Land Use Plan: 2006-2026**

- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Blountville-Mixed Use
- General Commercial
- Corridor Commercial
- Manufac-Light Ind
- High Impact Use
- Plan Corridor Comm
- Plan General Comm
- Plan Manufac-Lt Ind
- Plan Manufac-Hvy Ind
- Plan Unit Devel
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water

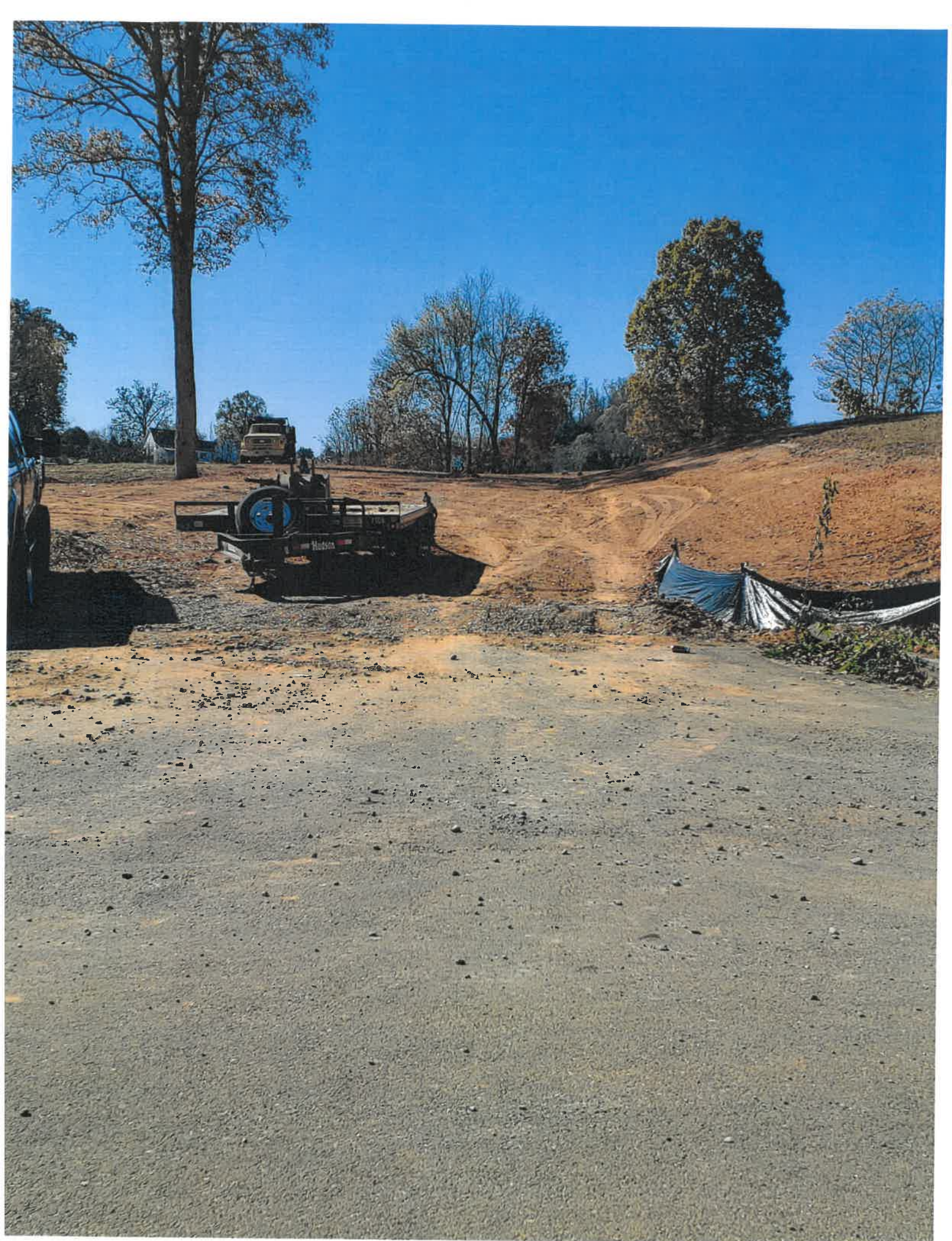
**Future Growth Areas**  
 Commercial  
 Comm / Industrial



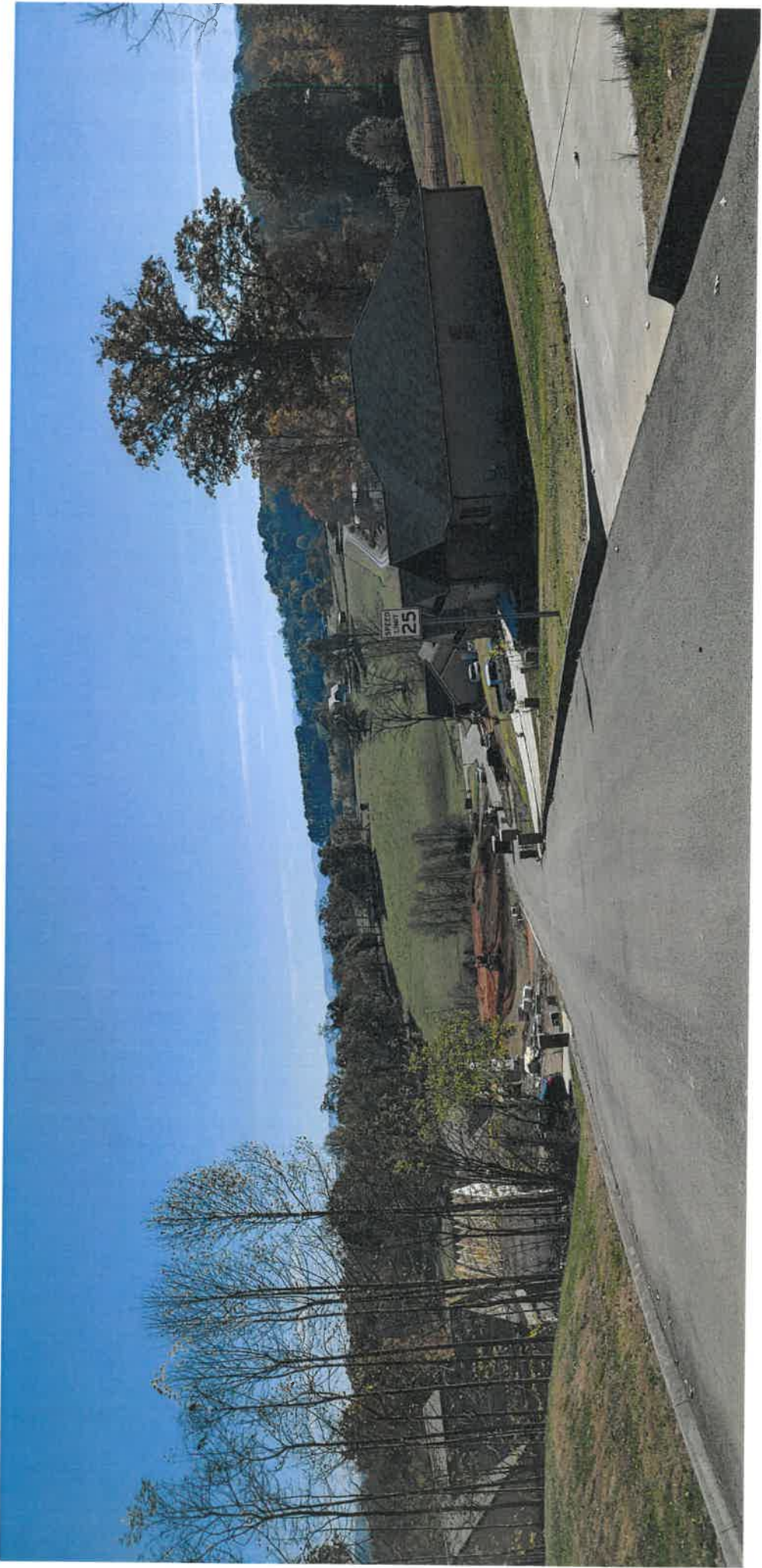
**Sullivan County, TN**  
 Planning and Codes Dept.













# SULLIVAN COUNTY CODES DEPT.

www.webfeepay.com

**Date & Time:** 2020-10-15 13:47:06

**Customer Name:**Phillips/Gary

**Receipt #:** 165264830

**Card Number:** \*\*\*\*\*9015

**Auth #:** 02773D

**Station ID:** 4283

Item	Amount	Convenience Fee	Total
Rezoning: Allison Hills	103.00	2.83	\$105.83
		<b>Subtotal</b>	\$103.00
		<b>Fee</b>	\$2.83
		<b>Total</b>	\$105.83

Signature: \_\_\_\_\_

I AGREE TO PAY THE ABOVE TOTAL CHARGE PER CARD ISSUER AGREEMENT.

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State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

Home About New Search Return to List

County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 PHILLIPS GARY  
 D/B/A GARY PHILLIPS CONSTRUCTION  
 235 ALLISON COVE TRAIL  
 PINEY FLATS, TN 37686

**Property Location**

Address: PASTURE RIDGE RD 753

Map: 123 Grp: Ctrl Map: 123 Parcel: 074.00 PI: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$59,000  
 Improvement Value: \$0  
 Total Market Appraisal: \$59,000  
 Assessment %: 25  
 Assessment: \$14,750

**General Information**

Class: 00 - RESIDENTIAL  
 City #: 000 City:  
 SSD1: 000 SSD2: 000  
 District: 20 Mkt Area: A46  
 # Bldgs: 0 # Mobile Homes: 0  
 Utilities - Water / Sewer: 03 - PUBLIC / INDIVIDUAL Utilities - Electricity: 01 - PUBLIC  
 Utilities - Gas / Gas Type: 00 - NONE Zoning:

**Subdivision Data**

Subdivision: ALLISON HILL SUB PHASE 4  
 Plat Bk: 56 Plat Pg: 334 Block: Lot:

**Additional Description**

**Building Information**

**Extra Features**

**Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
02/17/2017		3233	1167		QC	
12/11/2013	\$473,344	3104	1150	VACANT	WD	I
07/26/2013	\$0	3088	378			



07/26/2013	\$0	3088	384			
01/20/2010	\$222,310	2847C	92	VACANT	WD	N

**Land Information**

**Deed Acres:** 5.49      **Calc Acres:** 0.00      **Total Land Units:** 5.49  
**Land Type:** 03 - SMALL TRACT      **Soil Class:**      **Units:** 5.49

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[State of Tennessee  
Home Page](#)

State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

[Home](#)[About](#)[New Search](#)[Return to List](#)

County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 HAMER KAREN & BOYCE  
 PO BOX 607  
 PINEY FLATS, TN 37686

**Property Location**

Address: GROVEMONT PL 434

Map: 123D Grp: A Ctrl Map: 123D Parcel: 007.00 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$44,600

Improvement Value: \$0

Total Market Appraisal: \$44,600

Assessment %: 25

Assessment: \$11,150

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision: ALLISON HILLS SUB PH 2 RPL

Plat Bk: 52 Plat Pg: 467 Block: Lot: 32

**Additional Description****Building Information****Extra Features****Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
08/27/2008	\$28,000	2699C	798	VACANT	WD	A
06/07/2007	\$57,500	2548C	25	VACANT	WD	P
02/10/2006	\$0	2362C	657			



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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 LAMPLE JAMES P & SYLVIA M  
 430 GROVEMONT PL  
 PINEY FLATS, TN 37686

**Property Location**

Address: GROVEMONT PL 430

Map: 123D Grp: A Ctrl Map: 123D Parcel: 008.00 PI: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$32,500  
 Improvement Value: \$234,600  
 Total Market Appraisal: \$267,100  
 Assessment %: 25  
 Assessment: \$66,775

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision: ALLISON HILLS SUB PH 2 RPL  
 Plat Bk: 52 Plat Pg: 467 Block: Lot: 31

**Additional Description**

**Building Information**

Building # 1

Improvement Type:	03 - SPECIAL_RES	Stories:	1
Living/Business Sq. Ft.:	1,567		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	04 - SIDING AVERAGE	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	11 - CARPET COMBINATION

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 HARWARD WILLIAM E &  
 KAREN S  
 PO BOX 354  
 PINEY FLATS, TN 37686

**Property Location**

Address: GROVEMONT PL 438

Map: 123D Grp: A Ctrl Map: 123D Parcel: 009.00 PI: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$33,800  
 Improvement Value: \$172,800  
 Total Market Appraisal: \$206,600  
 Assessment %: 25  
 Assessment: \$51,650

**General Information**

Class: 00 - RESIDENTIAL  
 City #: 000 City:  
 SSD1: 000 SSD2: 000  
 District: 20 Mkt Area: A46  
 # Bldgs: 0 # Mobile Homes: 0  
 Utilities - Water / Sewer: 11 - INDIVIDUAL / INDIVIDUAL Utilities - Electricity: 01 - PUBLIC  
 Utilities - Gas / Gas Type: 00 - NONE Zoning:

**Subdivision Data**

Subdivision: ALLISON HILLS SUB PH 2  
 Plat Bk: 52 Plat Pg: 97 Block: Lot: 33

**Additional Description**

**Building Information**

Building # 1  
 Improvement Type: 01 - SINGLE FAMILY Stories: 1  
 Living/Business Sq. Ft.: 1,568  
 Foundation: 02 - CONTINUOUS FOOTING Floor System: 04 - WOOD W/ SUB FLOOR  
 Exterior Wall: 11 - COMMON BRICK Structural Frame: 00 - NONE  
 Roof Framing: 02 - GABLE/HIP Roof Cover/Deck: 03 - COMPOSITION SHINGLE  
 Cabinet/Millwork: 03 - AVERAGE Floor Finish: 11 - CARPET COMBINATION



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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 ALPERN JEFF & ANGELA  
 442 GROVEMONT PL  
 PINEY FLATS, TN 37686

**Property Location**

Address: GROVEMONT PL 442

Map: 123D Grp: A Ctrl Map: 123D Parcel: 010.00 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$33,800  
 Improvement Value: \$235,700  
 Total Market Appraisal: \$269,500  
 Assessment %: 25  
 Assessment: \$67,375

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision: ALLISON HILLS SUB PH 2

Plat Bk: 52 Plat Pg: 97 Block: Lot: 34

**Additional Description**

**Building Information**

Building # 1

Improvement Type:	01 - SINGLE FAMILY	Stories:	1
Living/Business Sq. Ft.:	2,270		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	11 - COMMON BRICK	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	10 - HARDWOOD-TERR-TILE

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 PUTNAM TRAVERS D JR &  
 MARY M  
 PO BOX 342  
 PINEY FLATS, TN 37686

**Property Location**

Address: GROVEMONT PL 446

Map: 123D Grp: A Ctrl Map: 123D Parcel: 011.00 PI: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$33,800  
 Improvement Value: \$299,000  
 Total Market Appraisal: \$332,800  
 Assessment %: 25  
 Assessment: \$83,200

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision: ALLISON HILLS SUB PH 2

Plat Bk: 52 Plat Pg: 97 Block: Lot: 35

**Additional Description****Building Information**

Building # 1			
Improvement Type:	03 - SPECIAL_RES	Stories:	1
Living/Business Sq. Ft.:	2,202		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	01 - SLAB ON GRADE
Exterior Wall:	11 - COMMON BRICK	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	04 - ABOVE AVERAGE	Floor Finish:	11 - CARPET COMBINATION



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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 FUENTES RUBEN  
 450 GROVEMONT PL  
 PINEY FLATS, TN 37686

**Property Location**

Address: GROVEMONT PL 450

Map: 123D Grp: A Ctrl Map: 123D Parcel: 012.00 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$33,800

Improvement Value: \$234,900

Total Market Appraisal: \$268,700

Assessment %: 25

Assessment: \$67,175

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision: ALLISON HILLS SUB PH 2

Plat Bk: 52 Plat Pg: 97 Block: Lot: 36

**Additional Description****Building Information**

Building # 1			
Improvement Type:	03 - SPECIAL_RES	Stories:	2
Living/Business Sq. Ft.:	2,027		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	12 - BRICK/WOOD	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	04 - ABOVE AVERAGE	Floor Finish:	11 - CARPET COMBINATION

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 HERBERT EDWARD C &  
 TERESA S  
 454 GROVEMONT PL  
 PINEY FLATS, TN 37686

**Property Location**

Address: GROVEMONT PL 454

Map: 109M Grp: A Ctrl Map: 123D Parcel: 013.00 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$33,800  
 Improvement Value: \$287,700  
 Total Market Appraisal: \$321,500  
 Assessment %: 25  
 Assessment: \$80,375

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision: ALLISON HILLS SUB PH 2  
 Plat Bk: 52 Plat Pg: 97 Block: Lot: 37

**Additional Description**

**Building Information**

Building # 1

Improvement Type:	03 - SPECIAL_RES	Stories:	1
Living/Business Sq. Ft.:	2,141		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	12 - BRICK/WOOD	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	04 - ABOVE AVERAGE	Floor Finish:	09 - HARDWOOD/PARQUE

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 MILLU JOHN H & JUDITH L  
 458 GROVEMONT PL  
 PINEY FLATS, TN 37686

**Property Location**

Address: GROVEMONT PL 458

Map: 109M Grp: A Ctrl Map: 123D Parcel: 014.00 PI: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$33,800  
 Improvement Value: \$270,600  
 Total Market Appraisal: \$304,400  
 Assessment %: 25  
 Assessment: \$76,100

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision: ALLISON HILLS SUB PH 2  
 Plat Bk: 52 Plat Pg: 97 Block: Lot: 38

**Additional Description**

**Building Information**

Building # 1

Improvement Type:	03 - SPECIAL_RES	Stories:	1
Living/Business Sq. Ft.:	2,090		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	12 - BRICK/WOOD	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	09 - HARDWOOD/PARQUE



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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

**Jan 1 Owner:**  
 PHILLIPS GARY  
 D/B/A GARY PHILLIPS CONSTRUCTION  
 235 ALLISON COVE TRAIL  
 PINEY FLATS, TN 37686

**Current Owner:**  
 BAILEY CONNIE L  
 753 PASTURE RIDGE RD  
 PINEY FLATS, TN 37686

**Property Location**

Address: PASTURE RIDGE RD 753

Map: 109M    Grp: D    Ctrl Map: 109M    Parcel: 001.00    Pl:    S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value:        \$30,200  
 Improvement Value:    \$184,500  
 Total Market Appraisal: \$214,700  
 Assessment %:         25  
 Assessment:            \$53,675

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision: ALLISON HILLS SUB PHASE 4  
 Plat Bk: 56    Plat Pg: 334    Block:    Lot: 67

**Additional Description**

**Building Information**

**Building # 1**

Improvement Type:	03 - SPECIAL_RES	Stories:	1
Living/Business Sq. Ft.:	1,563		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	04 - SIDING AVERAGE	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	10 - HARDWOOD-TERR-TILE

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address****Jan 1 Owner:**

PHILLIPS GARY  
 D/B/A GARY PHILLIPS CONSTRUCTION  
 235 ALLISON COVE TRAIL  
 PINEY FLATS, TN 37686

**Current Owner:**

TAYLOR CARRIE &  
 BRIAN TOWNES  
 745 PASTURE RIDGE RD  
 PINEY FLATS, TN 37686

**Property Location**

Address: PASTURE RIDGE RD 745

Map: 123D Grp: D Ctrl Map: 109M Parcel: 002.00 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$31,100

Improvement Value: \$222,000

Total Market Appraisal: \$253,100

Assessment %: 25

Assessment: \$63,275

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision: ALLISON HILLS SUB PHASE 4

Plat Bk: 56 Plat Pg: 334 Block: Lot: 68

**Additional Description****Building Information****Building # 1**

Improvement Type:	03 - SPECIAL_RES	Stories:	1
Living/Business Sq. Ft.:	1,969		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	11 - COMMON BRICK	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	10 - HARDWOOD-TERR-TILE

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

**Jan 1 Owner:**  
 HEATON DANIEL J &  
 APRIL G  
 1812 WEAVER BRANCH RD  
 PINEY FLATS, TN 37686

**Current Owner:**  
 HEATON DANIEL J &  
 APRIL G  
 1812 WEAVER BRANCH RD  
 PINEY FLATS, TN 37686

**Property Location**

Address: WEAVER BRANCH RD 1812

Map: 124A Grp: A Ctrl Map: 124A Parcel: 001.00 PI: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$34,300

Improvement Value: \$173,700

Total Market Appraisal: \$208,000

Assessment %: 25

Assessment: \$52,000

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	00 - PUBLIC / NONE	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision: ALLISON HILLS SUB PH 1

Plat Bk: 53 Plat Pg: 106 Block: Lot: 1R

**Additional Description****Building Information**

Building # 1

Improvement Type:	01 - SINGLE FAMILY	Stories:	2
Living/Business Sq. Ft.:	2,268		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	12 - BRICK/WOOD	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	11 - CARPET COMBINATION



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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address****Jan 1 Owner:**

JEFFCOAT THOMAS H &  
 TINA M  
 1816 WEAVER BRANCH RD  
 PINEY FLATS, TN 37686

**Current Owner:**

JEFFCOAT THOMAS H &  
 TINA M  
 1816 WEAVER BRANCH RD  
 PINEY FLATS, TN 37686

**Property Location**

Address: WEAVER BRANCH RD 1816

Map: 123D Grp: A Ctrl Map: 124A Parcel: 002.00 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$18,000

Improvement Value: \$238,100

Total Market Appraisal: \$256,100

Assessment %: 25

Assessment: \$64,025

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	00 - PUBLIC / NONE	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision: ALLISON HILLS SUB PH 1

Plat Bk: 50 Plat Pg: 498 Block: Lot: 3

**Additional Description****Building Information**

Building # 1			
Improvement Type:	01 - SINGLE FAMILY	Stories:	2
Living/Business Sq. Ft.:	2,816		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	12 - BRICK/WOOD	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	04 - ABOVE AVERAGE	Floor Finish:	11 - CARPET COMBINATION

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

**Jan 1 Owner:**  
 JAMES JEREMY & KIMBERLY  
 1820 WEAVER BRANCH RD  
 PINEY FLATS, TN 37686

**Current Owner:**  
 JAMES JEREMY & KIMBERLY  
 1820 WEAVER BRANCH RD  
 PINEY FLATS, TN 37686

**Property Location**

Address: WEAVER BRANCH RD 1820

Map: 123D Grp: A Ctrl Map: 124A Parcel: 003.00 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$24,000  
 Improvement Value: \$222,500  
 Total Market Appraisal: \$246,500  
 Assessment %: 25  
 Assessment: \$61,625

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	00 - PUBLIC / NONE	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision: ALLISON HILLS SUB PH 1

Plat Bk: 50 Plat Pg: 498 Block: Lot: 4

**Additional Description**

**Building Information**

Building # 1

Improvement Type:	01 - SINGLE FAMILY	Stories:	2
Living/Business Sq. Ft.:	2,260		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	04 - SIDING AVERAGE	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	04 - ABOVE AVERAGE	Floor Finish:	11 - CARPET COMBINATION

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address****Jan 1 Owner:**

HORNE JILL TALLEY TRUSTEE  
 1824 WEAVER BRANCH RD  
 PINEY FLATS, TN 37686

**Current Owner:**

HORNE JILL TALLEY TRUSTEE  
 1824 WEAVER BRANCH RD  
 PINEY FLATS, TN 37686

**Property Location**

Address: WEAVER BRANCH RD 1824

Map: 123D Grp: A Ctrl Map: 124A Parcel: 004.00 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$24,000

Improvement Value: \$224,400

Total Market Appraisal: \$248,400

Assessment %: 25

Assessment: \$62,100

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	00 - PUBLIC / NONE	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision: ALLISON HILLS SUB PH 1

Plat Bk: 50 Plat Pg: 498 Block: Lot: 6

**Additional Description**

REVOCABLE LIVING TRUST

**Building Information****Building # 1**

Improvement Type:	01 - SINGLE FAMILY	Stories:	2
Living/Business Sq. Ft.:	2,470		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	12 - BRICK/WOOD	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE



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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

**Jan 1 Owner:**  
 ENSLEY JASON & REBEKAH  
 1828 WEAVER BRANCH RD  
 PINEY FLATS, TN 37686

**Current Owner:**  
 ENSLEY JASON & REBEKAH  
 1828 WEAVER BRANCH RD  
 PINEY FLATS, TN 37686

**Property Location**

Address: WEAVER BRANCH RD 1828

Map: 123D Grp: A Ctrl Map: 124A Parcel: 005.00 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$23,400  
 Improvement Value: \$247,300  
 Total Market Appraisal: \$270,700  
 Assessment %: 25  
 Assessment: \$67,675

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	20	Mkt Area:	A46
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	00 - PUBLIC / NONE	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision: ALLISON HILLS SUB PH 1

Plat Bk: 50 Plat Pg: 498 Block: Lot: 7

**Additional Description**

**Building Information**

Building # 1

Improvement Type:	01 - SINGLE FAMILY	Stories:	2
Living/Business Sq. Ft.:	2,691		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	12 - BRICK/WOOD	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	11 - CARPET COMBINATION

State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

Home	About	New Search	Return to List
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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

<b>Jan 1 Owner:</b> HAMER BOYCE & KAREN P O BOX 607 PINEY FLATS, TN 37686	<b>Current Owner:</b> HAMER BOYCE & KAREN P O BOX 607 PINEY FLATS, TN 37686
--	--

**Property Location**

Address: WEAVER BRANCH RD

Map: 123D Grp: A Ctrl Map: 124A Parcel: 008.00 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$48,500  
 Improvement Value: \$0  
 Total Market Appraisal: \$48,500  
 Assessment %: 25  
 Assessment: \$12,125

**General Information**

<b>Class:</b>	00 - RESIDENTIAL		
<b>City #:</b>	000	<b>City:</b>	
<b>SSD1:</b>	000	<b>SSD2:</b>	000
<b>District:</b>	20	<b>Mkt Area:</b>	A46
<b># Bldgs:</b>	0	<b># Mobile Homes:</b>	0
<b>Utilities - Water / Sewer:</b>	00 - PUBLIC / NONE	<b>Utilities - Electricity:</b>	01 - PUBLIC
<b>Utilities - Gas / Gas Type:</b>	00 - NONE	<b>Zoning:</b>	

**Subdivision Data**

Subdivision: ALLISON HILLS SUB PH 1

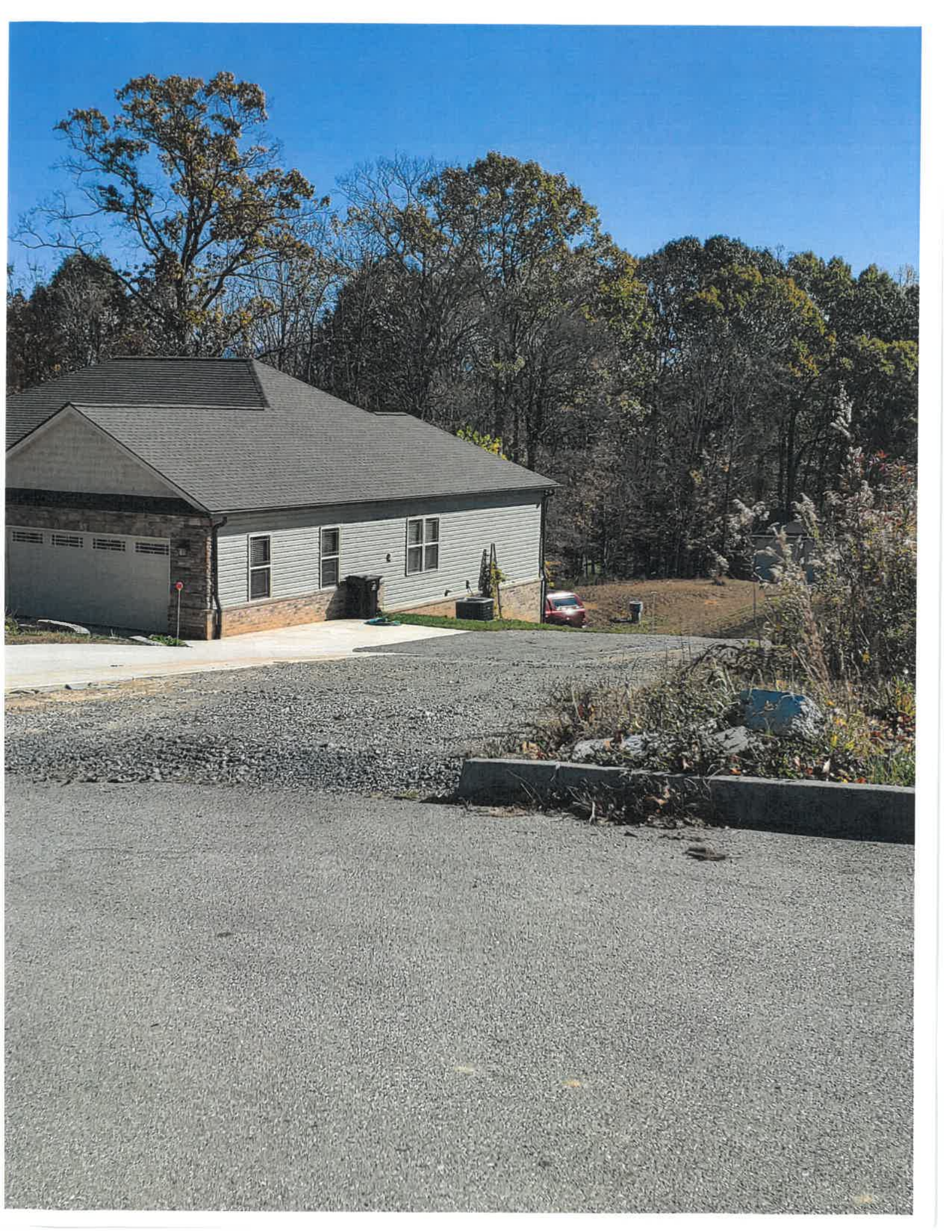
Plat Bk: 50 Plat Pg: 498 Block: Lot: 11

**Additional Description****Building Information****Extra Features****Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
06/21/2007	\$375,000	2560C	499	VACANT	WD	P
11/29/2004	\$45,440	2203C	224	VACANT	WD	P
01/25/1986	\$0	477C	442			









24

**PETITION TO SULLIVAN COUNTY FOR REZONING**

A request for rezoning is made by the person named below; said request to go before the Sullivan County Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date: 09/02/2020

Property Owner: Hobbs Homes LLC, Steven Hobbs

Address: 128 Mottern Drive Blountville, TN 37617

Phone number: 423-534-5301

Email: stevenhobbs76@yahoo.com

**Property Identification**

Tax Map: 034

Group:

Parcel: 154.30 & 154.40

Zoning Map:

Zoning District: A-1

Proposed District: ~~R-2A~~

Civil District: 06

Property Location: Tract 7 & 9 Hooker Rd. Blountville, TN 37617

R-1 amended  
10/24/2020

Purpose of Rezoning: To build quality 1 level brick duplexes.

**Meetings**

**Planning Commission:**

Place: Old Historic Courthouse, 3411 Hwy 126, Blountville TN

Date: 10-20-2020

Time: 6 PM

11/17/2020

8 yes / 1 absent

Approved:

Denied:

**County Commission:**

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville, TN

Date: 11-19-2020

Time: 6:00 PM

15 yes / 7 no / 2 absent

12/17/2020

Approved:

Denied:

**DEED RESTRICTIONS**

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Owner's Signature: 

Notary Public: 



Date: 9/8/2020

My Commission Expires: 3/2/2022

**Sponsors: Calton/Gardner  
Rezoning File #4**

**Hobbs Homes, LLC - Steven Hobbs  
A1 to R1 6th Civil District**

		<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Akard, III</b>	<b>David</b>	1			
<b>Blalock</b>	<b>Judy</b>				1
<b>Broughton</b>	<b>Todd</b>		1		
<b>Calton</b>	<b>Darlene</b>	1			
<b>Cole</b>	<b>Michael</b>				1
<b>Crawford</b>	<b>Larry</b>	1			
<b>Cross</b>	<b>Andrew</b>		1		
<b>Crosswhite</b>	<b>Joyce</b>		1		
<b>Gardner</b>	<b>John</b>	1			
<b>George</b>	<b>Colette</b>	1			
<b>Glover</b>	<b>Hershel</b>		1		
<b>Harkleroad</b>	<b>Terry</b>	1			
<b>Hutton</b>	<b>Mark</b>		1		
<b>Jones</b>	<b>Sam</b>	1			
<b>King</b>	<b>Dwight</b>		1		
<b>Leonard</b>	<b>Tony</b>	1			
<b>Locke</b>	<b>Hunter</b>	1			
<b>Morrell</b>	<b>Randy</b>	1			
<b>Pierce</b>	<b>Archie</b>	1			
<b>Stanley</b>	<b>Angie</b>	1			
<b>Starnes</b>	<b>Alicia</b>		1		
<b>Stidham</b>	<b>Gary</b>	1			
<b>Vance</b>	<b>Mark</b>	1			
<b>Woods</b>	<b>Doug</b>	1			
	<b>VOTES</b>	<b>15</b>	<b>7</b>	<b>0</b>	<b>2</b>
		<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>



F. ZONING PLAN AMENDMENT: ZONING RESOLUTION TEXT OR MAP AMENDMENT

F4. REZONING REQUEST FROM A-1 / GENERAL AGRICULTURAL TO R-1 / SINGLE-FAMILY RESIDENTIAL

FINDINGS OF FACT –

**Property Owners:** Hobbs Homes LLC, Steven Hobbs  
**Applicants:** same  
**Representative:** same  
**Location:** Tract 7 & 9 Hooker Road, Blountville  
**Civil district:** 6<sup>th</sup>  
**Parcel ID:** Tax Map 034, Parcel 154.30 and 154.40  
**Surveyor:** Christopher Vick, Vick Surveying for Farm Credit Mid-America Property  
**Engineer:** n/a  
**PC1101 Growth Boundary:** Sullivan County Rural Area  
**Utility District:** Bristol Utility District  
**Public Sewer:** n/a  
**Surrounding Zoning:** A-1  
**Existing Zoning:** A-1  
**Proposed Zoning:** R-1 – Single Family Residential  
**Purpose of Rezoning:** To build duplex homes  
**SC Long-Range Plan:** Rural Residential/General Agricultural  
**Public Oppositions:** No one submitted letters or calls in opposition to this request prior public hearing

**Staff Field Notes and General Comments:**

- The owner has petitioned his land to be rezoned from A-1 to R-1 in order to develop the two large tracts into a residential single-family subdivision.
- These tracts are part of the old Reedy Creek Vineyards that was recently sold at auction.
- There is enough public road frontage and city water to support resubdivision of the properties in order to allow a duplex per lot on septic. The density of homes will be subject to TDEC approval for septic suitability; however, R-1 allows one dwelling per ½ acre maximum.
- Staff recommends in favor of this request as the area would still remain low density residential and there is public water to support the new homes. The rezoning request would involve over 12 acres of land for redevelopment into lots for sale and thus not considered a typical “spot zone.”

**Meeting Notes at Planning Commission:**

- Staff read her report and findings.
- Steven Hobbs, owner, and developer stated that he would like to build a small residential subdivision with single-level living. His plans are to build on ½ acre lots if approved with homes ranging from \$300 to \$350 thousand. He researched the deed restrictions for the Reedy Creek Vineyard auction plat, which does not affect his plans.
- Andrea Pendleton was present and stated that she and her husband also bought a large tract on Hooker Road and were breaking ground on their new home. Initially they were concerned about duplexes in the neighborhood; however, they are okay with single-family. Discussion continued.
- Matthew Pendleton also spoke. His concerns were regarding the water line situation. He is in favor of low density residential as it would increase property values.
- Commissioner Mark Vance also spoke in favor of this request. He explained he has known the Hobbs family for a long time. He explained that he had been in conversations with the City of Bristol regarding the water line along Hooker Road and that with pending home sites and this proposed development, the water line will need to be upgraded to support growth. He understood that codes would require a 6-inch line to support a fire hydrant and that this will need to be done to support growth along this area. Discussion followed regarding the need for new home, the proximity to the Pinnacle Shopping Center and Bristol Regional Hospital. Discussion continued.
- On a motion by Commissioner Calton and seconded by Mary Rouse, the favorable recommendation for the rezoning request, passed unanimously.

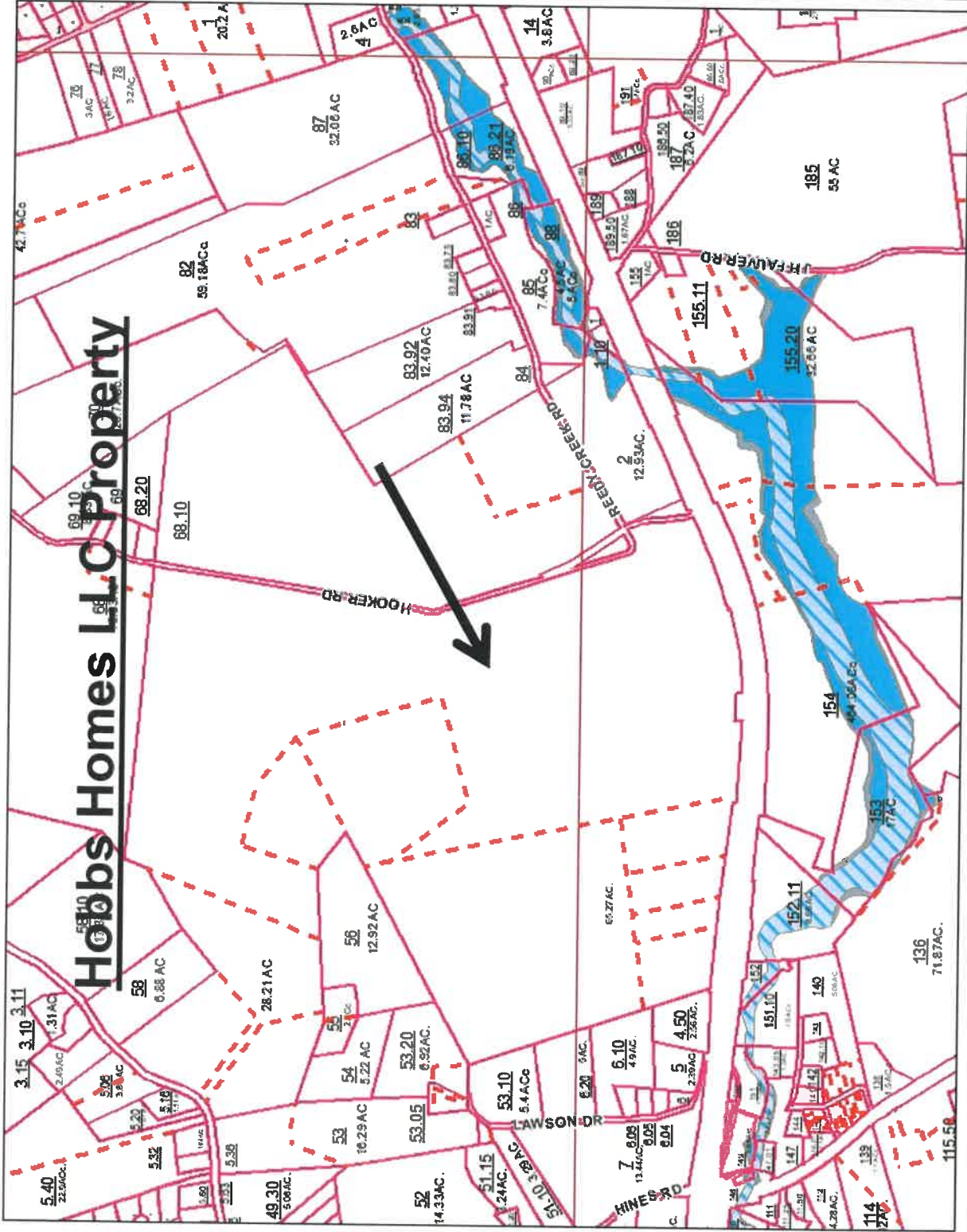
**Address Data Source:**

Sullivan County: Sul Co 911  
 Kingsport: Kot GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 911

**Notice:**

Attn: We have no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and/or location of lot lines.

-  Lot Lines
-  Bristol UGB
-  Kingsport UGB



**Hobbs Homes LLC Property**



-  0.2 PCT Annual Chance Flood Hazard
-  Zone A - No Base Flood Elevations Determined
-  Zone AE - Base Flood Elevations Determined
-  Flood Way Areas in Zone AE



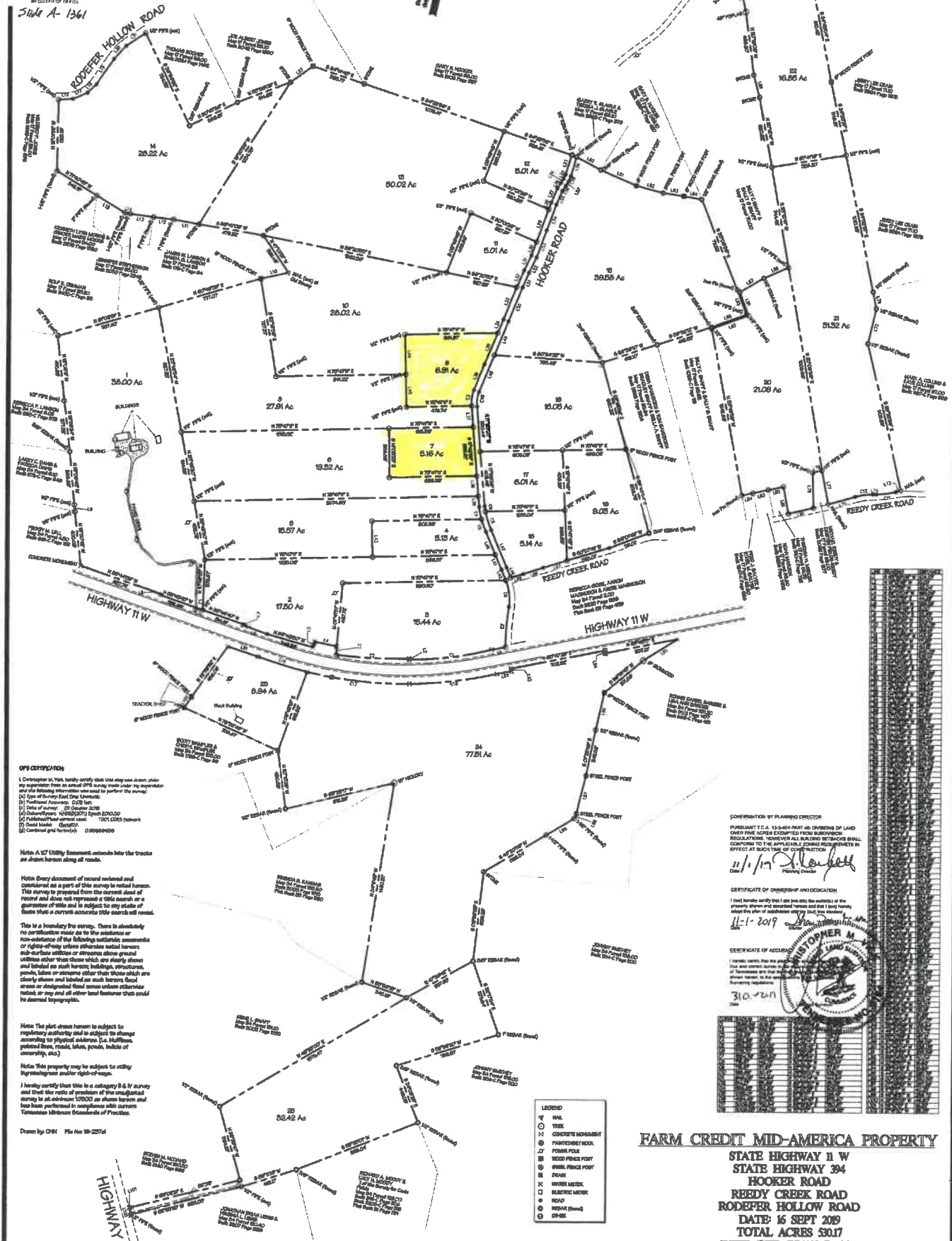
**Sullivan County, TN**  
 Planning and Codes Dept.



REC FEE	15.00
DP FEE	2.50
ARC FEE	0.00
TOTAL	17.50

STATE OF TENNESSEE, SULLYMAN COUNTY  
SHEENA R TINSLEY  
REGISTERED SURVEYOR

Side A-1361



**ONS CERTIFICATION**

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual ONS being made under my supervision and the following information was used to perform the survey:

- Type of survey: (S) State Boundary
- Method of survey: (S) Survey
- Date of survey: (S) October 2018
- Instrument used: (S) Leica TS15
- Method of reduction: (S) Least Squares Adjustment
- Method of computation: (S) Computer
- Method of plotting: (S) Computer
- Method of reproduction: (S) Computer

Note: A 1/2" utility easement exists into the tracks of Johnson along all roads.

Note: Every document of record related and considered as a part of this survey is noted herein. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of title that a current accurate title search will reveal.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: easements, encroachments, or rights-of-way unless otherwise noted herein. All rights-of-way unless otherwise shown are assumed to be shown and labeled as such herein. All structures, ponds, lakes or streams other than those which are clearly shown and labeled as such herein, flood zones or designated flood zones unless otherwise noted, or any and all other land features that could be deemed topographic.

Note: This plat is drawn to be subject to regulatory authority and is subject to change according to physical evidence (i.e. utilities, physical lines, roads, lakes, ponds, holes of conveyance, etc.)

Note: This property may be subject to utility ingrossage and/or right-of-way.

I hereby certify that this is a category B & V survey and that the title of this plat is as indicated on the plat. This survey was performed in compliance with current Tennessee Uniform Standards of Practice.

Drawn by: CMV PLS No 18-2274

Christopher M. Vick, RLS #2164  
**VICK SURVEYING, LLC**  
 2772 Hidden Cove Road, Cookeville, TN 38512-1226

**CERTIFICATION BY PLANNING DIRECTOR**

PURSUANT TO A 13-2401-PART 48 DIVISION OF LAND USE AND PLANNING DEPARTMENT REGULATIONS, HOWEVER ALL BUILDING SETBACKS SHALL COMPLY TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.

Date: 11/1/19  
 [Signature]  
 Planning Director

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I hereby certify that I am the owner of the property shown and described herein and that I have hereby dedicated the site of the subdivision to the public use of the community.

Date: 11-1-2019

**CERTIFICATE OF ACCURACY**

I hereby certify that the plat shown herein is a true and correct copy of the original survey as shown and described herein and that I have complied with the requirements of the Tennessee Uniform Standards of Practice.

Date: 3/10/2019



**FARM CREDIT MID-AMERICA PROPERTY**

STATE HIGHWAY 11 W  
 STATE HIGHWAY 394  
 HOOKER ROAD  
 KEADY CREEK ROAD  
 RODEFER HOLLOW ROAD  
 DATE: 16 SEPT 2019  
 TOTAL ACRES 530.17  
 DEED REF: RB3298 PAGE 846  
 TAX MAP 34 PARCEL 154.00  
 MAP 17 PARCEL 82.00  
 P/O MAP 17 PARCEL 71.00

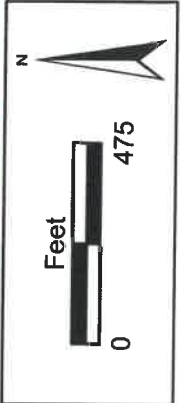


**Address Data Source:**  
 Sullivan County, Sull Co 911  
 Kingsport, Kpt GIS  
 Johnson City, JC GIS  
 Bristol: Bristol 911

**Notice:**

A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and/or location of lot lines.

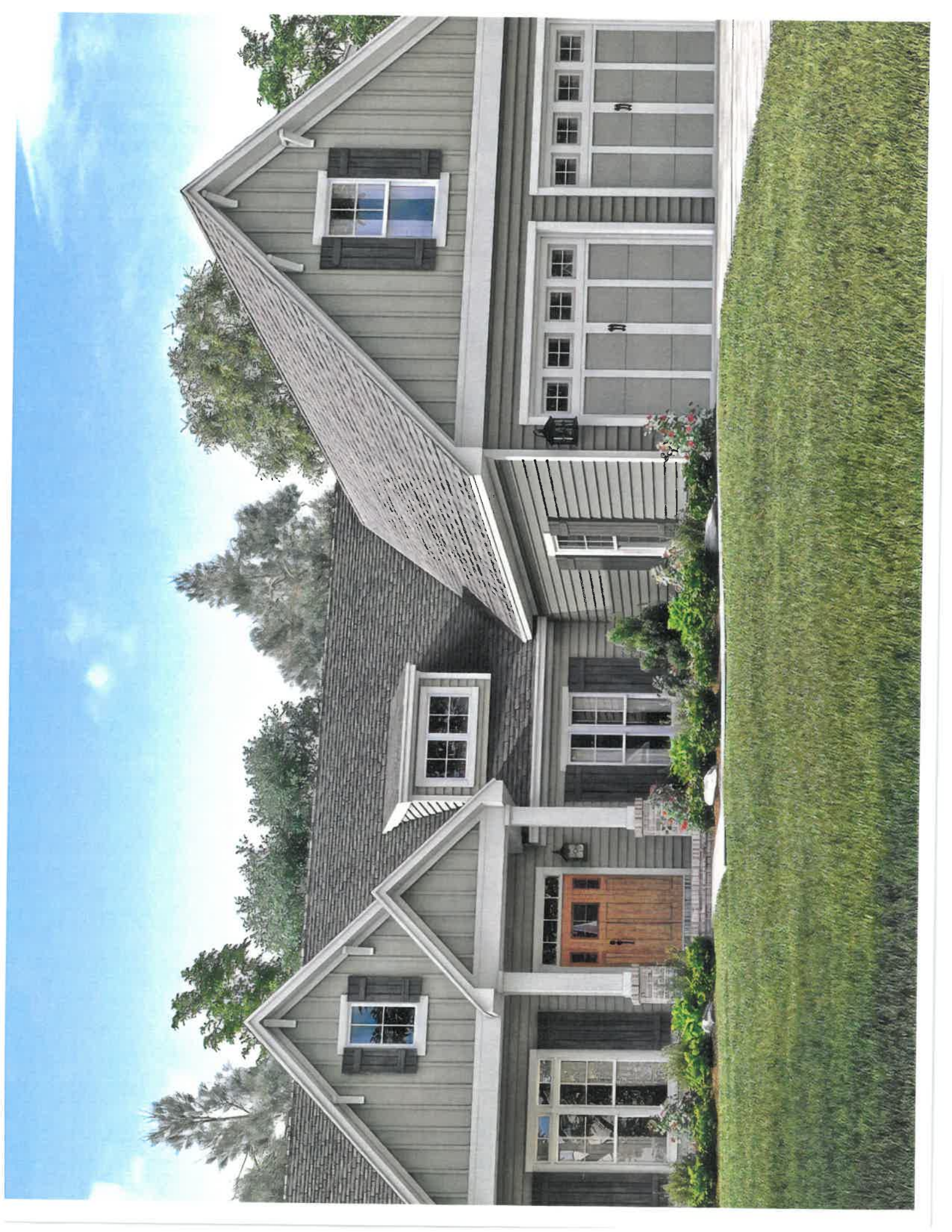
- Bristol UGB
- Kingsport UGB
- Sullivan County Zoning**
- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water
- Water Bodies



- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- FloodWay Areas in Zone AE

**Sullivan County, TN**  
 Planning and Codes Dept.







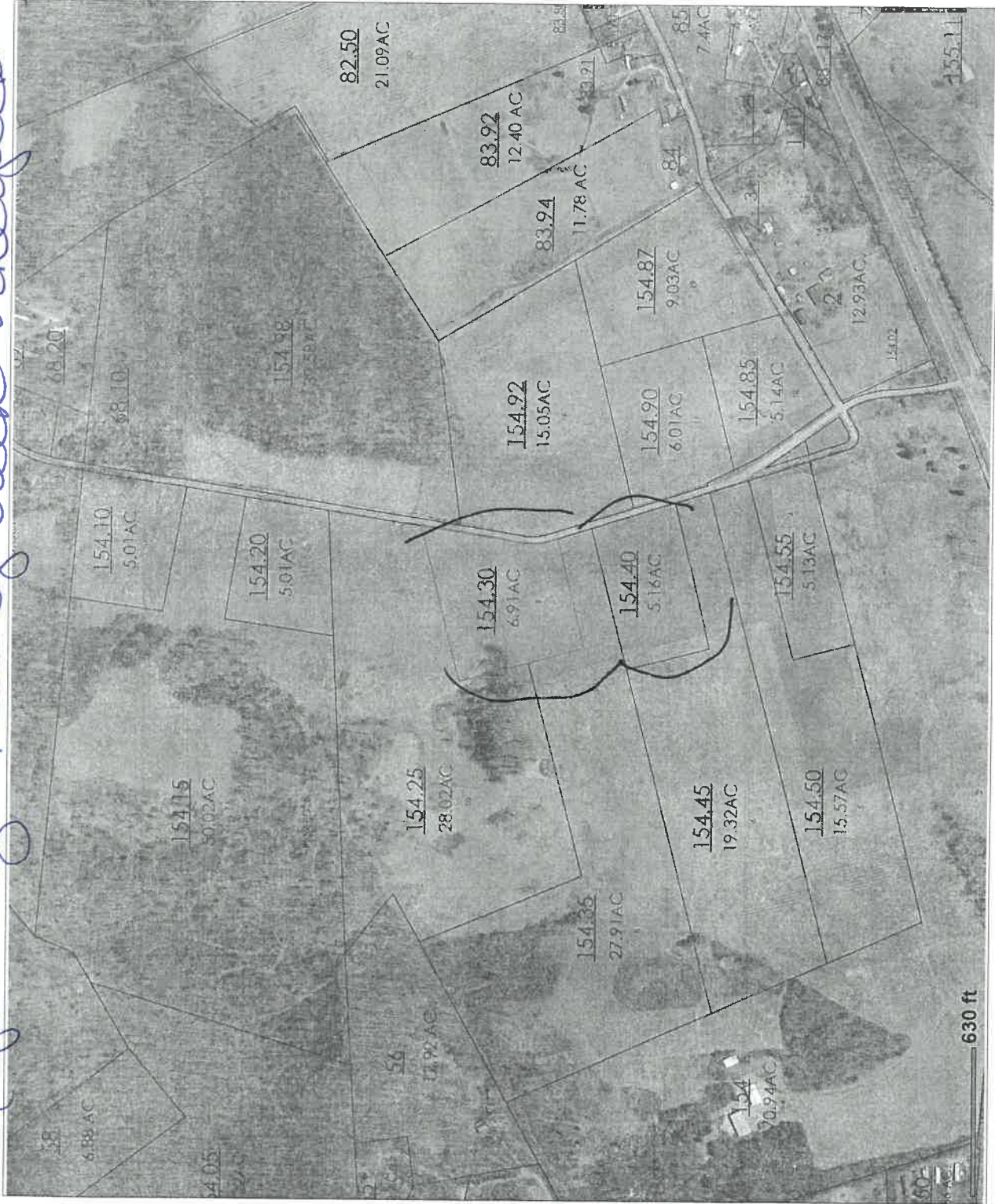
*farm credit to Hobbs  
formerly Reedy Creek Vineyard*

TEXT\_PARCEL   
 LEADERLINES   
 PARCELS   
 ORTHO2019 (Image)

**Mark Vance**  
**914-8557**

**A-1 to R-9**

*Hobbs Homes LLC*  
*TW 34/154.0*



630 ft



12/2019



**SULLIVAN COUNTY, TENNESSEE**

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.



**Address Data Source:**

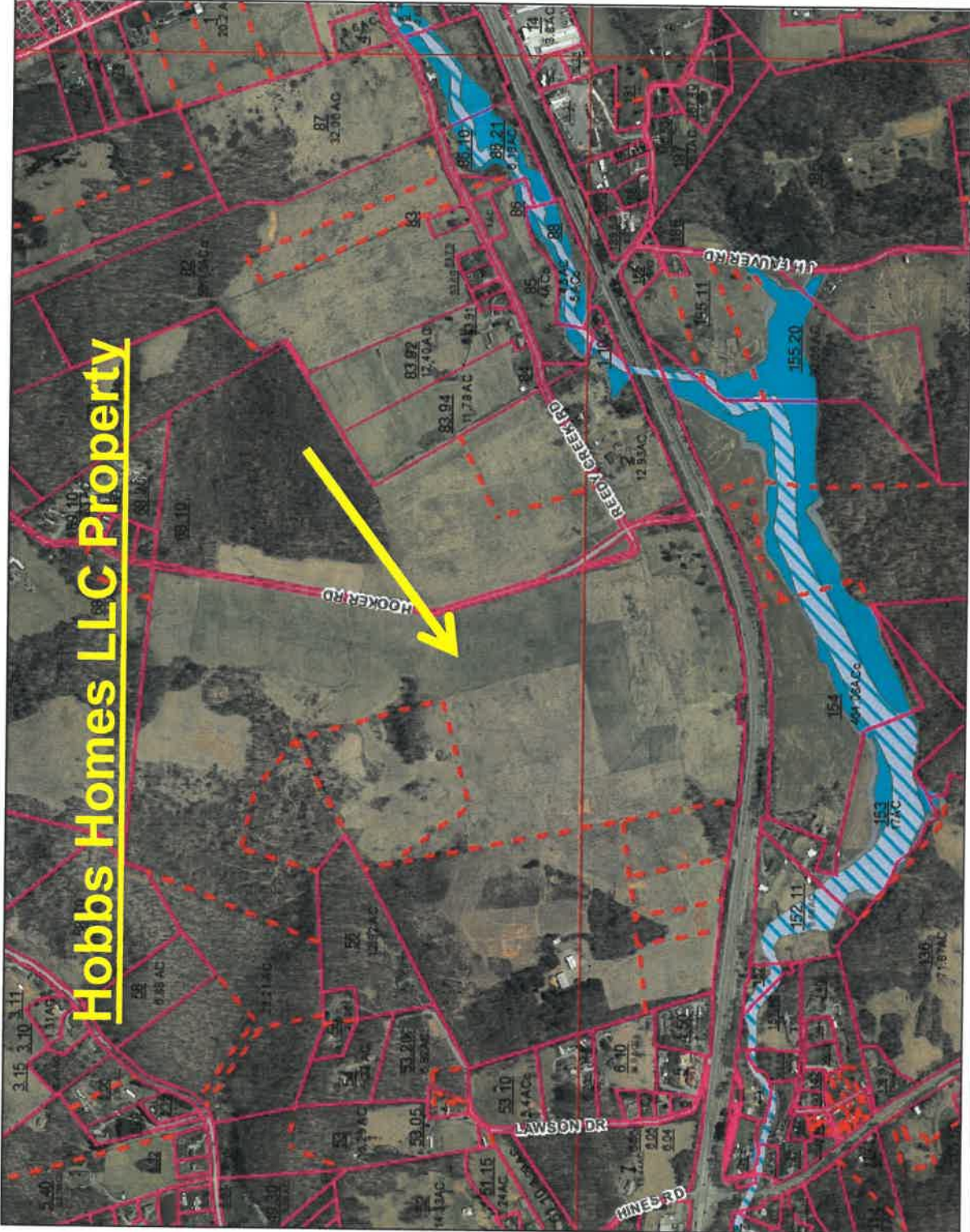
Sullivan County: Soil Co 911  
Kingsport: Kpt GIS  
Johnson City: JC GIS  
Bristol: Bristol 911

**Notice:**

A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and for location of lot lines.

- Lot Lines
- Bristol UGB
- Kingsport UGB

# Hobbs Homes LLC Property



- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- Flood/Way Areas in Zone AE

Sullivan County, TN  
Planning and Codes Dept.





**SULLIVAN COUNTY**  
Planning & Codes Department  
3411 Highway 126, Suite 30  
Blountville, TN 37617  
Office: 423.323.6440  
Fax: 423.279.2886

***NOTICE OF REZONING REQUEST CHANGE***

Dear Property Owner:

Please be advised Hobbs Homes, LLC has applied to Sullivan County to rezone property located on Hooker Road from A-1 (General Agricultural/Estate Residential District) to R-1 (Low Density/Single Family Residential District) for the purpose of new homes.

**Sullivan County Regional Planning Commission – 6:00 PM on November 17, 2020**

**County Commission – 6:00 PM on December 17, 2020**

Both meetings are held in the Old Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at 423-279-2603.

Regards,

A handwritten signature in blue ink, appearing to read "A. Torbett".














Ambre M. Torbett, AICP  
Director Planning & Codes

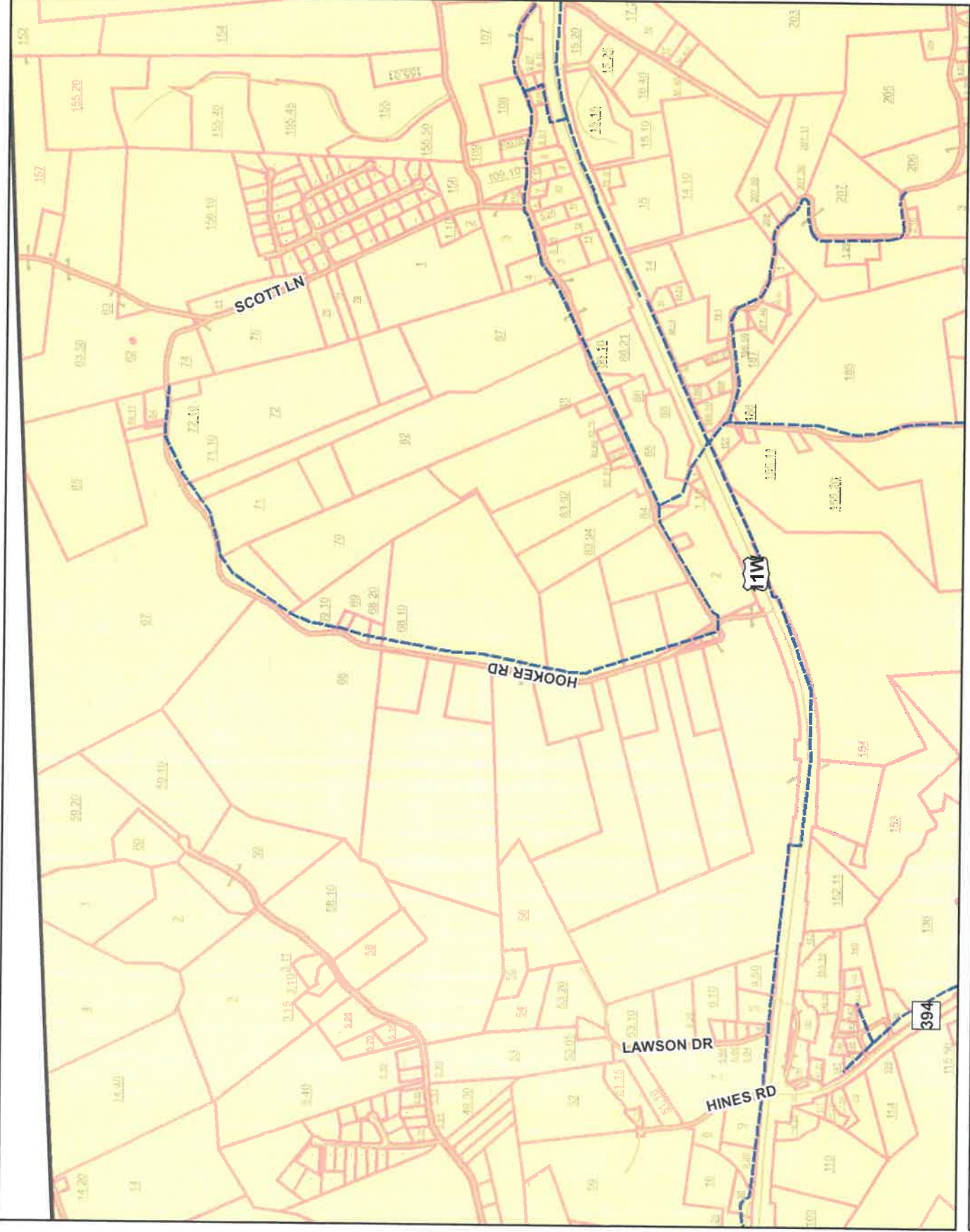
mh



**Address Data Source:**  
 Sullivan County, Sull Co 911  
 Kingsport: Kpt GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 911

**Notice:**  
 A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

-  Bristol Water Lines
-  Bristol Sewer Lines
- Utility Districts**
-  Bloomingdale
-  Bluff City
-  Bristol-Bluff City
-  City of Bristol
-  Holston
-  Intermont
-  Johnson City
-  Kingsport
-  South Bristol-Weaver Pike
-  Tri-City Sullivan County / Blountville
-  Washington County Service Authority



**Sullivan County, TN**  
 Planning and Codes Dept.





PBD-3

**Address Data Source:**  
Sullivan County GIS  
Sullivan County, TN GIS  
Sullivan County, TN GIS

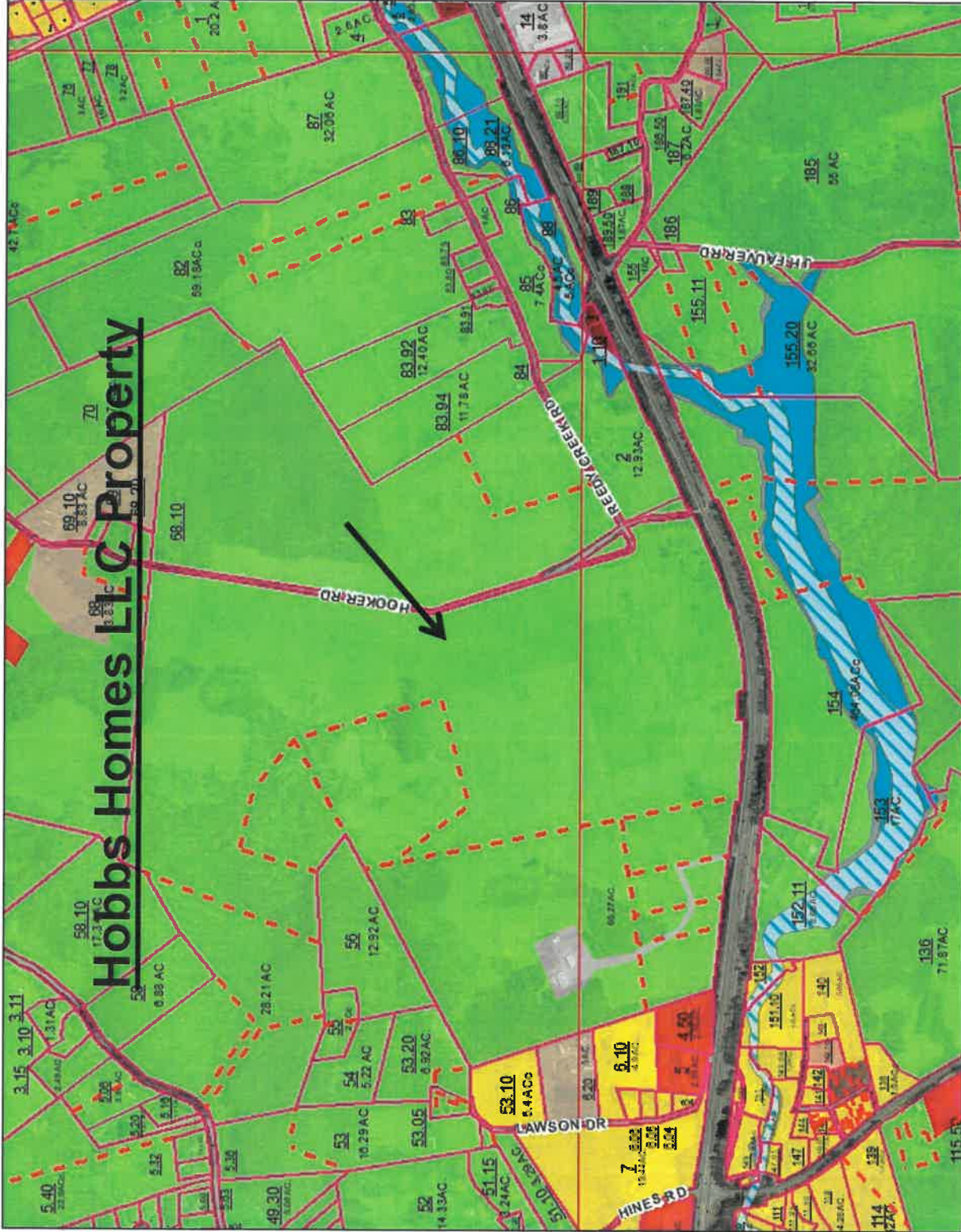
**NOTICE:**

Aerial data has no legal standing other than the assessment of boundaries. It should not be used to establish boundary lines or transfer and convey property. A surveyor licensed in the state of Tennessee should be consulted for all questions of boundary and/or location of lot lines.

- R-3A
- R-3B
- Water

**Sullivan County Zoning**

- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- Flood Way Areas in Zone AE

**Sullivan County, TN**  
Planning and Codes Dept.





09.25.2020



100



State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

Home About New Search Return to List

County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 SHAH NEESHA NALINA &  
 PEGGY SHAH  
 1652 RIDGEWAY DR  
 KINGSPORT, TN 37664

**Property Location**

Address: HOOKER RD  
 Map: 034 Grp: Ctrl Map: 034 Parcel: 154.25 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$184,400 Land Use Value: \$50,500  
 Improvement Value: \$0 Improvement Value: \$0  
 Total Market Appraisal: \$184,400 Total Use Appraisal: \$50,500  
 Assessment %: 25  
 Assessment: \$12,625

**General Information**

Class: 11 - AGRICULTURAL  
 City #: 000 City:  
 SSD1: 000 SSD2: 000  
 District: 06 Mkt Area: A40  
 # Bldgs: 0 # Mobile Homes: 0  
 Utilities - Water / Sewer: 03 - PUBLIC / INDIVIDUAL Utilities - Electricity: 01 - PUBLIC  
 Utilities - Gas / Gas Type: 00 - NONE Zoning:

**Subdivision Data**

Subdivision:  
 Plat Bk: 57 Plat Pg: 28 Block: Lot: 10

**Additional Description**

**Building Information**

**Extra Features**

**Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
02/28/2020		3371	1244		GB	
12/05/2019	\$176,000	3363	2087	VACANT	WD	P
07/31/2018		3298	846			

State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

Home About New Search Return to List

County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 SHAFFER TONY E ETAL  
 214 SUNNYFIELD DR  
 BLOUNTVILLE, TN 37617

**Property Location**

Address: HOOKER RD 412

Map: 034 Grp: Ctrl Map: 034 Parcel: 154.98 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value:	\$186,000	Land Use Value:	\$21,400
Improvement Value:	\$0	Improvement Value:	\$0
Total Market Appraisal:	\$186,000	Total Use Appraisal:	\$21,400
		Assessment %:	25
		Assessment:	\$5,350

**General Information**

Class:	11 - AGRICULTURAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	06	Mkt Area:	A40
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision:  
 Plat Bk: 57 Plat Pg: 28 Block: Lot: 15

**Additional Description**

**Building Information**

**Extra Features**

**Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
01/03/2020		3364	2016		GB	
12/05/2019	\$101,200	3361	1510	VACANT	WD	I
07/31/2018		3298	846			

State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 SHAFFER TERRY ALLEN &  
 BARBARA CHRISTINE  
 1344 MASENGILL RD  
 BLOUNTVILLE, TN 37617

**Property Location**

Address: HOOKER RD 330  
 Map: 034    Grp:    Ctrl Map: 034    Parcel: 154.92    Pl:    S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value:	\$102,300	Land Use Value:	\$28,700
Improvement Value:	\$0	Improvement Value:	\$0
Total Market Appraisal:	\$102,300	Total Use Appraisal:	\$28,700
		Assessment %:	25
		Assessment:	\$7,175

**General Information**

Class:	11 - AGRICULTURAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	06	Mkt Area:	A40
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision:  
 Plat Bk: 57    Plat Pg: 28    Block:    Lot: 16

**Additional Description**

**Building Information**

**Extra Features**

**Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
03/02/2020		3371	1758		GB	
11/19/2019	\$44,550	3360	1643	VACANT	WD	N
07/31/2018		3298	846			



State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

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About

New Search

Return to List

County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 SCARDO TERRY & LISA  
 6687 GUMHILL RD  
 BRISTOL, VA 24202

**Property Location**

Address: HOOKER RD

Map: 034 Grp: Ctrl Map: 034 Parcel: 154.90 PI: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$74,100  
 Improvement Value: \$0  
 Total Market Appraisal: \$74,100  
 Assessment %: 25  
 Assessment: \$18,525

**General Information**

Class: 00 - RESIDENTIAL  
 City #: 000 City:  
 SSD1: 000 SSD2: 000  
 District: 06 Mkt Area: A40  
 # Bldgs: 0 # Mobile Homes: 0  
 Utilities - Water / Sewer: 03 - PUBLIC / INDIVIDUAL Utilities - Electricity: 01 - PUBLIC  
 Utilities - Gas / Gas Type: 00 - NONE Zoning:

**Subdivision Data**

Subdivision:

Plat Bk: 57 Plat Pg: 28 Block: Lot: 17

**Additional Description****Building Information****Extra Features****Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
11/19/2019	\$81,400	3359	2318	VACANT	WD	P
07/31/2018		3298	846			

State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

Home About New Search Return to List

County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 ROLLER VERNON  
 1488 HWY 394  
 BLOUNTVILLE, TN 37617

**Property Location**

Address: HOOKER RD  
 Map: 034 Grp: Ctrl Map: 034 Parcel: 154.45 PI: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value:	\$133,200	Land Use Value:	\$42,300
Improvement Value:	\$0	Improvement Value:	\$0
Total Market Appraisal:	\$133,200	Total Use Appraisal:	\$42,300
		Assessment %:	25
		Assessment:	\$10,575

**General Information**

Class:	11 - AGRICULTURAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	06	Mkt Area:	A40
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision:  
 Plat Bk: 57 Plat Pg: 28 Block: Lot: 6

**Additional Description**

**Building Information**

**Extra Features**

**Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
02/18/2020		3369	1769		GB	
11/25/2019	\$125,400	3360	1694	VACANT	WD	P
07/31/2018		3298	846			

State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

Home About New Search Return to List

County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 SHAH NEESHA NALINA &  
 PEGGY SHAH  
 1652 RIDGEWAY DR  
 KINGSPORT, TN 37664

**Property Location**

Address: HOOKER RD  
 Map: 034 Grp: Ctrl Map: 034 Parcel: 154.35 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value:	\$169,600	Land Use Value:	\$43,000
Improvement Value:	\$0	Improvement Value:	\$0
Total Market Appraisal:	\$169,600	Total Use Appraisal:	\$43,000
		Assessment %:	25
		Assessment:	\$10,750

**General Information**

Class:	11 - AGRICULTURAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	06	Mkt Area:	A40
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision:  
 Plat Bk: 57 Plat Pg: 28 Block: Lot: 8

**Additional Description**

**Building Information**

**Extra Features**

**Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
02/28/2020		3371	1245		GB	
12/05/2019	\$176,000	3363	2087	VACANT	WD	P
07/31/2018		3298	846			



State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

Home About New Search Return to List

County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 HOBBS HOMES LLC  
 PO BOX 361  
 BLOUNTVILLE, TN 37617

**Property Location**

Address: HOOKER RD

Map: 034 Grp: Ctrl Map: 034 Parcel: 154.30 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$82,100  
 Improvement Value: \$0  
 Total Market Appraisal: \$82,100  
 Assessment %: 25  
 Assessment: \$20,525

**General Information**

Class: 00 - RESIDENTIAL  
 City #: 000 City:  
 SSD1: 000 SSD2: 000  
 District: 06 Mkt Area: A40  
 # Bldgs: 0 # Mobile Homes: 0  
 Utilities - Water / Sewer: 03 - PUBLIC / INDIVIDUAL Utilities - Electricity: 01 - PUBLIC  
 Utilities - Gas / Gas Type: 00 - NONE Zoning:

**Subdivision Data**

Subdivision:  
 Plat Bk: 57 Plat Pg: 28 Block: Lot: 9

**Additional Description**

**Building Information**

**Extra Features**

**Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
12/05/2019	\$92,400	3361	1529	VACANT	WD	P
07/31/2018		3298	846			

### Land Information

**Deed Acres:** 6.91      **Calc Acres:** 0.00      **Total Land Units:** 6.91  
**Land Type:** 03 - SMALL TRACT      **Soil Class:**      **Units:** 6.91

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**Real Estate Assessment Data**

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County Number: 082

County Name: SULLIVAN

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 HOBBS HOMES LLC  
 PO BOX 361  
 BLOUNTVILLE, TN 37617

**Property Location**

Address: HOOKER RD

Map: 034 Grp: Ctrl Map: 034 Parcel: 154.40 Pl: SI: 000

**Value Information**

Reappraisal Year: 2017

Land Mkt Value: \$66,200  
 Improvement Value: \$0  
 Total Market Appraisal: \$66,200  
 Assessment %: 25  
 Assessment: \$16,550

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	06	Mkt Area:	A40
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision:  
 Plat Bk: 57 Plat Pg: 28 Block: Lot: 7

**Additional Description**

**Building Information**

**Extra Features**

**Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
12/05/2019	\$92,400	3361	1529	VACANT	WD	P
07/31/2018		3298	846			



### Land Information

**Deed Acres: 5.16**      **Calc Acres: 0.00**      **Total Land Units: 5.16**  
**Land Type: 03 - SMALL TRACT**      **Soil Class:**      **Units: 5.16**

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# SULLIVAN COUNTY CODES DEPT.

www.webfeepay.com

**Date & Time:** 2020-09-08 10:55:30  
**Receipt #:** 165203683  
**Auth #:** 288789

**Customer Name:** Hobbs Homes  
LLC/Steven Hobbs  
**Card Number:** \*\*\*\*\*002  
**Station ID:** 4283

Item	Amount	Convenience Fee	Total
Rezoning: Hooker Road	103.00	2.83	\$105.83
		<b>Subtotal</b>	\$103.00
		<b>Fee</b>	\$2.83
		<b>Total</b>	\$105.83

Signature: \_\_\_\_\_

I AGREE TO PAY THE ABOVE TOTAL CHARGE PER CARD ISSUER AGREEMENT.

Website Powered By



Software Technology



**SULLIVAN COUNTY**  
Planning & Codes Department  
3411 Highway 126, Suite 30  
Blountville, TN 37617  
Office: 423.323.6440  
Fax: 423.279.2886

***NOTICE OF REZONING REQUEST***

Dear Property Owner:

Please be advised Hobbs Homes, LLC has applied to Sullivan County to rezone property located on Hooker Road from A-1 (General Agricultural/Estate Residential District) to R-2A (Medium Density Residential District) for the purpose of building one level duplexes.

**Sullivan County Regional Planning Commission – 6:00 PM on October 20, 2020**

**County Commission – 6:00 PM on November 19, 2020**

Both meetings are held in the Old Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at 423-279-2603.

Regards,

Ambre M. Torbett, AICP  
Director Planning & Codes

mh



## Ambre Torbett

---

**From:** Steven Hobbs <stevenhobbs76@yahoo.com>  
**Sent:** Monday, October 26, 2020 9:56 AM  
**To:** Ambre Torbett  
**Subject:** Re: rezoning request - amending request

Ambre,

sue sad emoji. Lol.

Yes go ahead and edit my application to R-1 and reschedule me for the Nov 17th Planning commission meeting. Will the commissioners meeting be in December or roll to the first of the year being the holiday season?

Thanks!  
Steven

--

### **Steven Hobbs Jr.**

**General Contractor | Hobbs Homes, LLC**

**TN Realtor® | Signature Properties**

**115 W New Street Kingsport TN 37660**

**Mobile 423.534.5301 | Office 423.343.7777 | Fax 423.343.7787**

**TN CR Lics #71116 | BC-A**

**Agent TN Lics #00333257 | Firm TN Lics #00261651 |**

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On Monday, October 26, 2020, 09:45:38 AM EDT, Ambre Torbett <planning@sullivancountyttn.gov> wrote:

So common sense does not prevail here. Very sorry. I am in full support of your revised rezoning request; however the county attorney wants you to go back to the Planning Commission. On the positive side of this, maybe we can weed out the neighborhood opposition at the PC meeting rather than the County Commission public hearing and get in front of this before it escalates.

May I edit your application to R-1 and reschedule you for the November 17<sup>th</sup> Planning Commission meeting? There is no additional fee; however I will send out revised letters to your neighbors.

Ambre M. Torbett, AICP

Planning & Codes Director

The builder/applicant has since requested to amend his rezoning request from A-1 to R-1 rather than R-2A, so that he could build single family homes. The primary difference between A-1 and R-1 is A-1 requires one-acre minimum lots and R-1 requires a minimum of ½ acre lots. R-1 is otherwise more restrictive than A-1 with regards to land uses.

Since this request is essentially a “down zone” from requesting R-2A to now R-1, do I need to have him go back to the Planning Commission or can we just send out new letters and public notice and proceed with County Commission next month?

On a couple of occasions years back we have done this, but want to double check. Since the PC unanimously recommended the R-2A, they would more than likely recommend the R-1 being that it is more restrictive.

Please advise.

Ambre M. Torbett, AICP

Planning & Codes Director

Sullivan County Planning & Codes Dept.

3411 Highway 126, Suite 30

Blountville, TN 37617

Main # (423) 323.6440

Direct # (423) 279.2603

Fax # (423) 279.2886

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