

## SULLIVAN COUNTY COMMISSION MEETING

[illegible]

## PUBLIC NOTICE

Sullivan County Board of County Commissioners will hold a Public Hearing set for Thursday April 15, 2021 at 6:00PM within the Commission Hall of the Sullivan County Historic Courthouse, located at 3411 Highway 126, Blountville, TN. The Public Hearing will consider the following rezoning requests from individual property owners: 1) **Steve and Donna White** who own property at 527 Old Moreland Drive, Kingsport from PBD-3/Planned Business to R-1/Single-Family Zoning District; 2) **Cate Communications** who owns property at the intersection of Cash Avenue and Holston Drive, Blountville from PMD-2/Planned Manufacturing to R-1/Single-Family Residential; 3) **David Dodson** who owns property on Highway 75, Blountville at Tax Map 079, Parcel 094.38 from PMD-2 to A-1/General Agricultura; 4) **Andrew and Delores Still** who own property on the corner of Weaver Pike and Can't Hook Hill Road, Bristol from R-1 to B-3/General Business; and 5) **Jeff Ferguson** who owns property at 307 Holston Drive to rezoned from R-1 to A-1. These rezoning requests will be considered for final map amendment by the Commission at this meeting. The public is invited to attend and speak on this matter. All inquiries, questions or concerns can be shared prior to the public meeting by contacting the Planning Director at 423.279.2603 or by emailing her at [planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov). Due to the COVID pandemic, the public is encouraged to provide comment prior to the meeting via email or letter. All comments will be recorded and saved in the record.

**PETITION TO SULLIVAN COUNTY FOR REZONING**

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

Date: 1/18/2021

Property Owner: Steve & Donna White

Address: 209 Elmhurst Drive, Kingsport TN 37663

Phone number: 2197434032

Email: dswhite830@gmail.com

**Property Identification**

Tax Map: 91

Group:

Parcel: 133.25

Commission District 8th

Zoning Map: #2

Zoning District: PBD3

Proposed District: R1

Civil District: 8th

Property Location: 527 Old Moreland Drive (Emergency Address) Next to 157 Old Moreland Drive, Kingsport, TN

Purpose of Rezoning: build 3 single dwelling residential homes for our families

**Meetings**

**Planning Commission:**

Place: Kingsport City, City Hall 2nd Floor

Date: 3-18-2021

Time: 5:30pm

Approved: \_\_\_\_\_

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

**County Commission:**

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

Date: 4-15-2021

Time: 6:00 PM

Approved: ☒ Approved 22 Yes, 2 Absent

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

**DEED RESTRICTIONS**

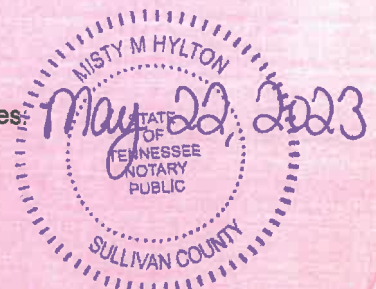
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Donna White  
Steve White

Notary Public: Misty M Hylton

Date: 1/19/2021

My Commission Expires:



## Ambre Torbett

---

**From:** Weems, Ken <KenWeems@KingsportTN.gov>  
**Sent:** Friday, March 19, 2021 9:08 AM  
**To:** Ambre Torbett; Misty  
**Subject:** Old Moreland rezoning

Ambre & Misty,

Please know that last night my pc voted 6-0 to send a positive recommendation to the SCC to rezone the Old Moreland Dr property to R-1.

Thanks,

**Ken Weems, AICP**

Planning Manager

City of Kingsport

P: 423-229-9368

C: 423-782-0116

[kenweems@kingsporttn.gov](mailto:kenweems@kingsporttn.gov)



225 W. Center Street

Kingsport, TN 37660

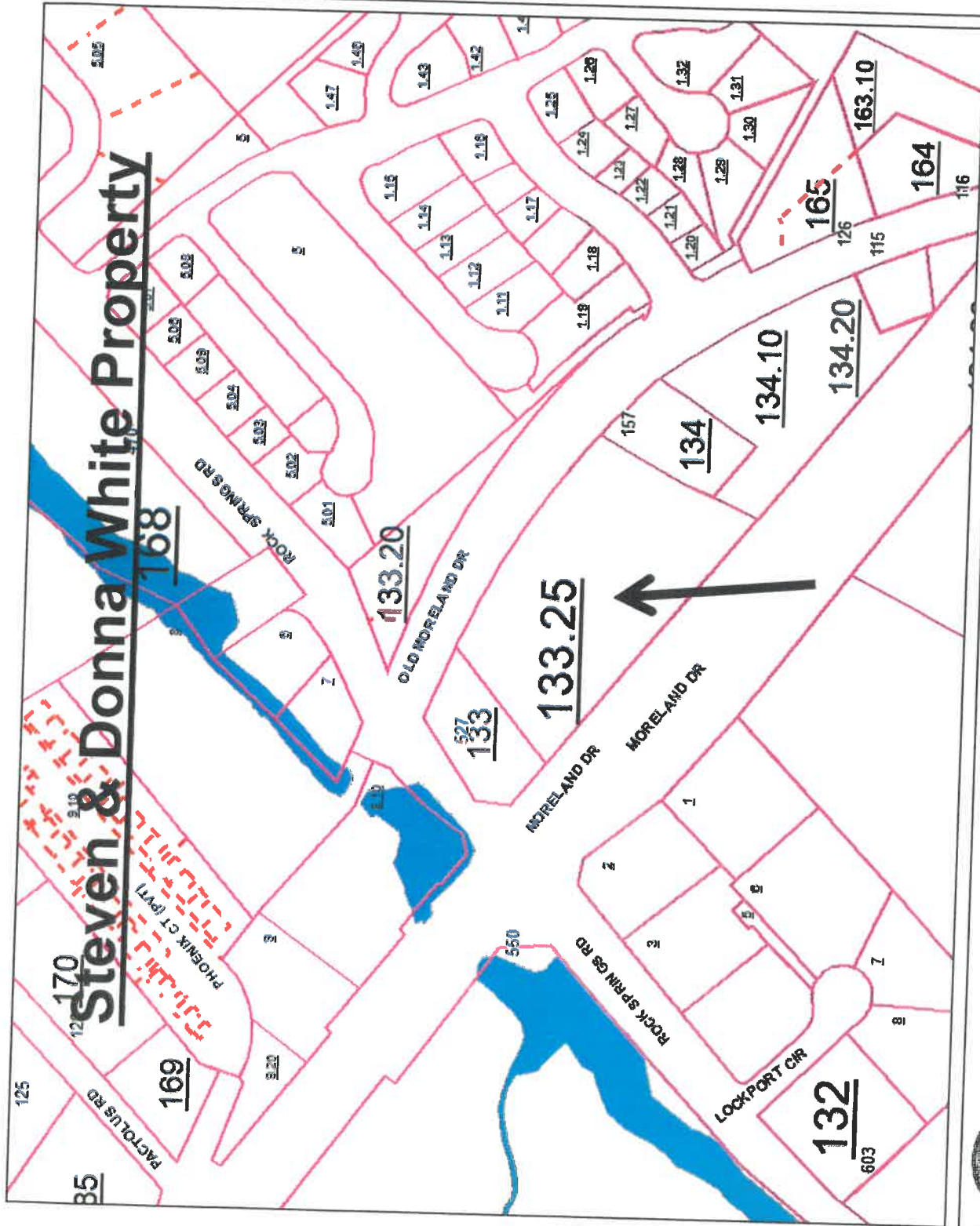
[www.kingsporttn.gov](http://www.kingsporttn.gov)

**Address Data Source:**  
 Sullivan County, TN Co GIS  
 Kingston, TN Co GIS  
 Johnson City, TN Co GIS  
 Bristol, TN Co 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 surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and location of lot lines.

Lot Lines



**Flood Zone, ZONE, SUBTY**  
 0.2 PCT Annual Chance Flood Hazard  
 Zone A - No Base Flood Elevation Determined  
 Zone AE - Base Flood Elevation Determined  
 Floodway Areas in Zone AE



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

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

**Notice:**

A taxmap 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.

**Lot Lines**



Flood Zone, ZONE, SUBTY

0.2 PCT Annual Chance Flood Hazard

Zone A - No Base Flood Elevation Determined

### Zone AE - Base Flood Elevation Determined


**FloodWay Areas in Zone AE**

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

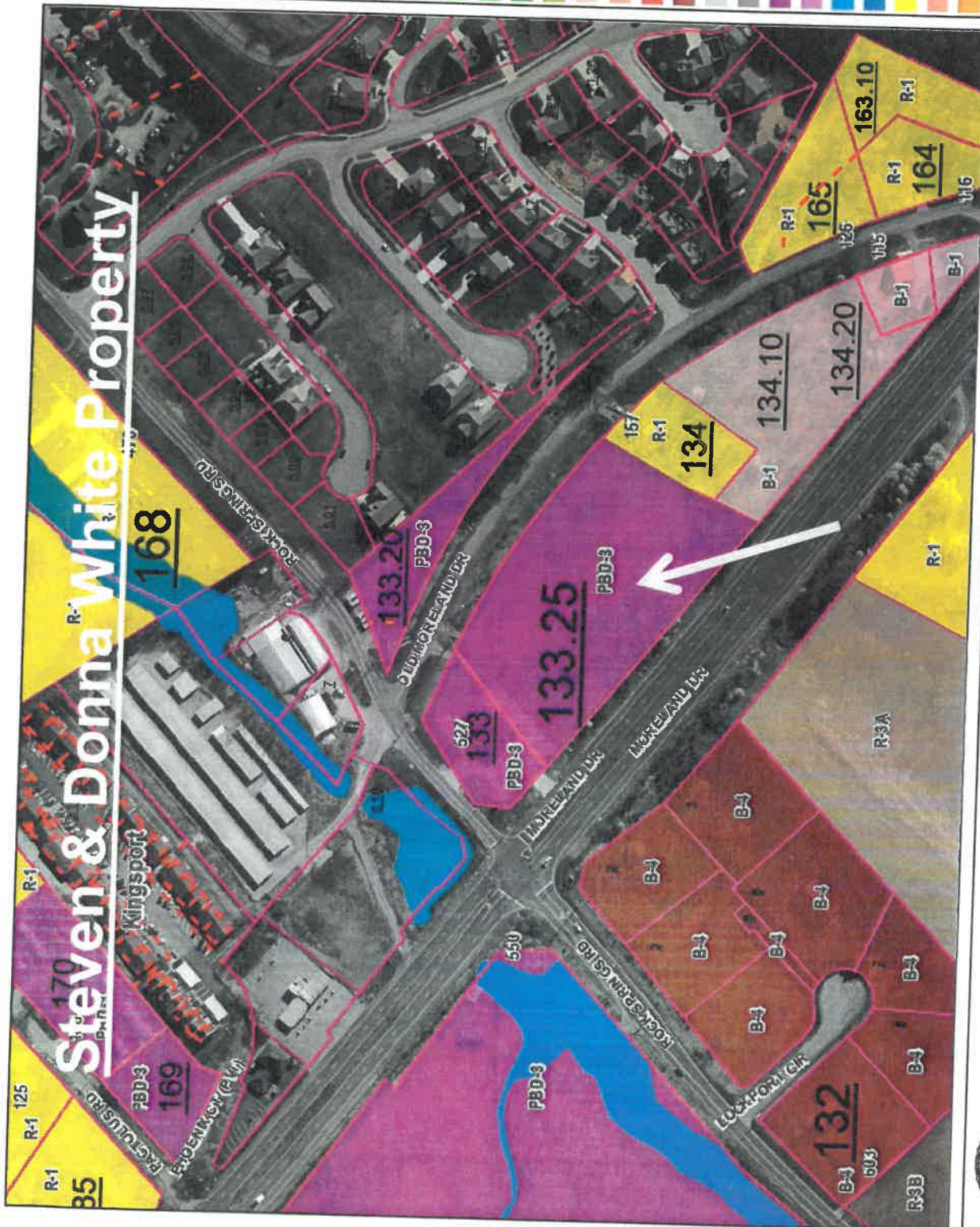
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 A land surveyor licensed to  
 practice land surveying in the  
 State of Tennessee should be  
 retained for all questions of  
 boundary and/or location  
 of lot lines.



**Sullivan County  
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



- Flood Zone, ZONE\_SUBTY**
- 0.2 PCT Annual Chance Flood Hazard
  - Zone A - No Base Flood Elevation Determined
  - Zone AE - Base Flood Elevation 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***

February 22, 2021

Dear Property Owner:

Please be advised that Steven & Donna have applied to Sullivan County to rezone property located Moreland Drive from PBD-3 (Planned Corridor Business District) to R-1 (Low Density/Single-Family Residential District) for the purpose of residential homes.

**Kingsport Regional Planning Commission – 5:30PM on March 18, 2021 (Thursday night)**

**County Commission Public Hearing – 6:00PM on April 15, 2021 (Thursday night)**

The Kingsport Planning Commission will meet on the 2<sup>nd</sup> Floor of City Hall on Center Street in Kingsport Tennessee. The Sullivan County Commission meeting is held in the Old Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Kingsport Planner know if you need any special assistance for these public meetings at 423-224-9485.

Regards,

Ambre M. Torbett, AICP  
Director Planning & Codes

mh

## Rezoning Report

## Kingsport Regional Planning Commission

File Number 21-101-00001

## Old Moreland Drive (County Rezoning)

<b>Property Information</b>			
Address	n/a (next to 157 Old Moreland Drive)		
Tax Map, Group, Parcel	Map 91, parcel 133.25		
Civil District	13		
Overlay District	n/a		
Land Use Designation	County: Planned Commercial Corridor; City: Retail/ Commercial		
Acres	2.87 +/-		
Existing Use	Vacant farm	Existing Zoning	PBD3 (County)
Proposed Use	3 Single Family Homes	Proposed Zoning	R-1 (County)
<b>Owner /Applicant Information</b>			
Name: Steve and Donna White Address: 209 Elmhurst Dr. City: Kingsport State: TN Phone: (219)743-4032		Zip Code: 37663  Intent: To rezone from PBD-3 to R-1 for the purpose of building 3 single dwelling residential homes.	
<b>Planning Department Recommendation</b>			
The Kingsport Planning Division recommends sending a <b>POSITIVE</b> recommendation to Sullivan County Commission for the following reasons:			
<i>The existing terrain on the property is not conducive for commercial use without tremendous soil disturbance. The property is also has a stream running across it.</i>			
<i>It would be difficult to tie into the adjacent commercial use without major grading.</i>			
<b>Staff Field Notes and General Comments:</b>			
<i>The rezoning site is a difficult site to develop commercially due to major grading and stream protection constraints. A rezoning to R-1 for single family use, in staff's opinion, is the most appropriate use for the property.</i>			
Planner:	Ken Weems	Date:	March 8, 2021
Planning Commission Action		Meeting Date:	March 18, 2021
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

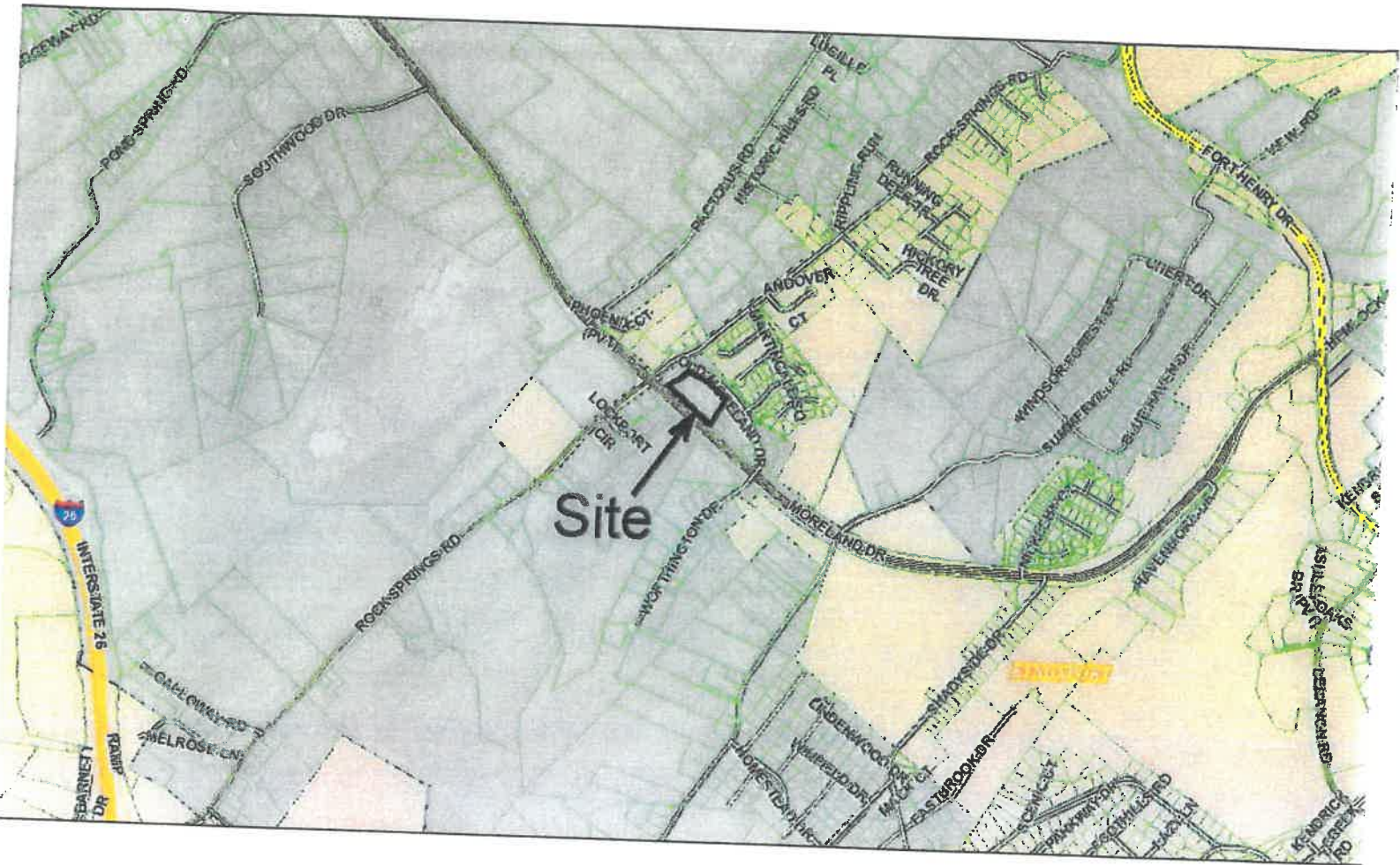
**PROPERTY INFORMATION**

<b>ADDRESS</b>	n/a (next to 157 Old Moreland Drive)
<b>DISTRICT</b>	13
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	PBD3 (County)
<b>PROPOSED ZONING</b>	R-1 (County)
<b>ACRES</b>	2.87 +/-
<b>EXISTING USE</b>	vacant farm land
<b>PROPOSED USE</b>	3 single family homes

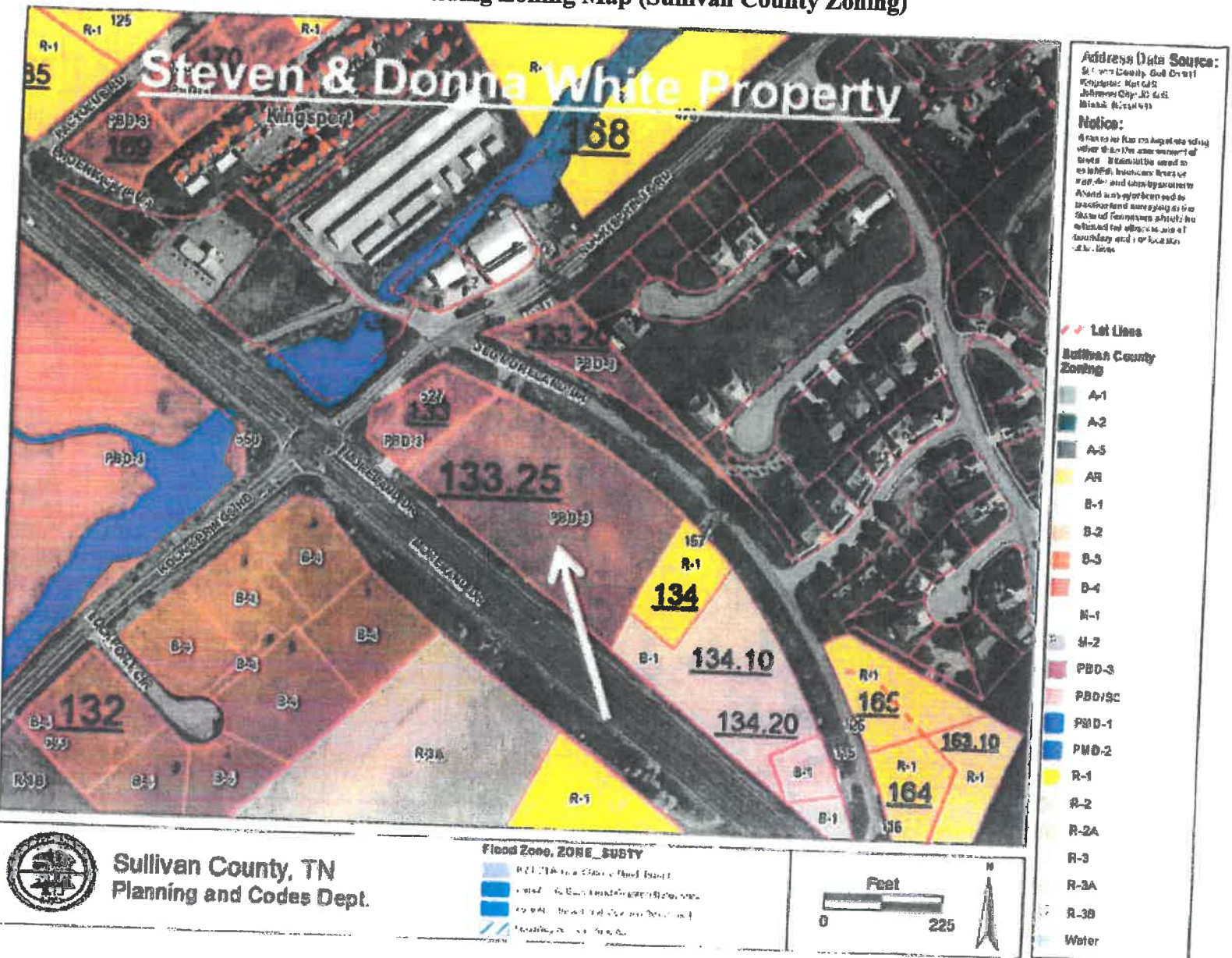
**INTENT**

*To rezone from PBD-3 to R-1 for the purpose of building 3 single dwelling residential homes.*

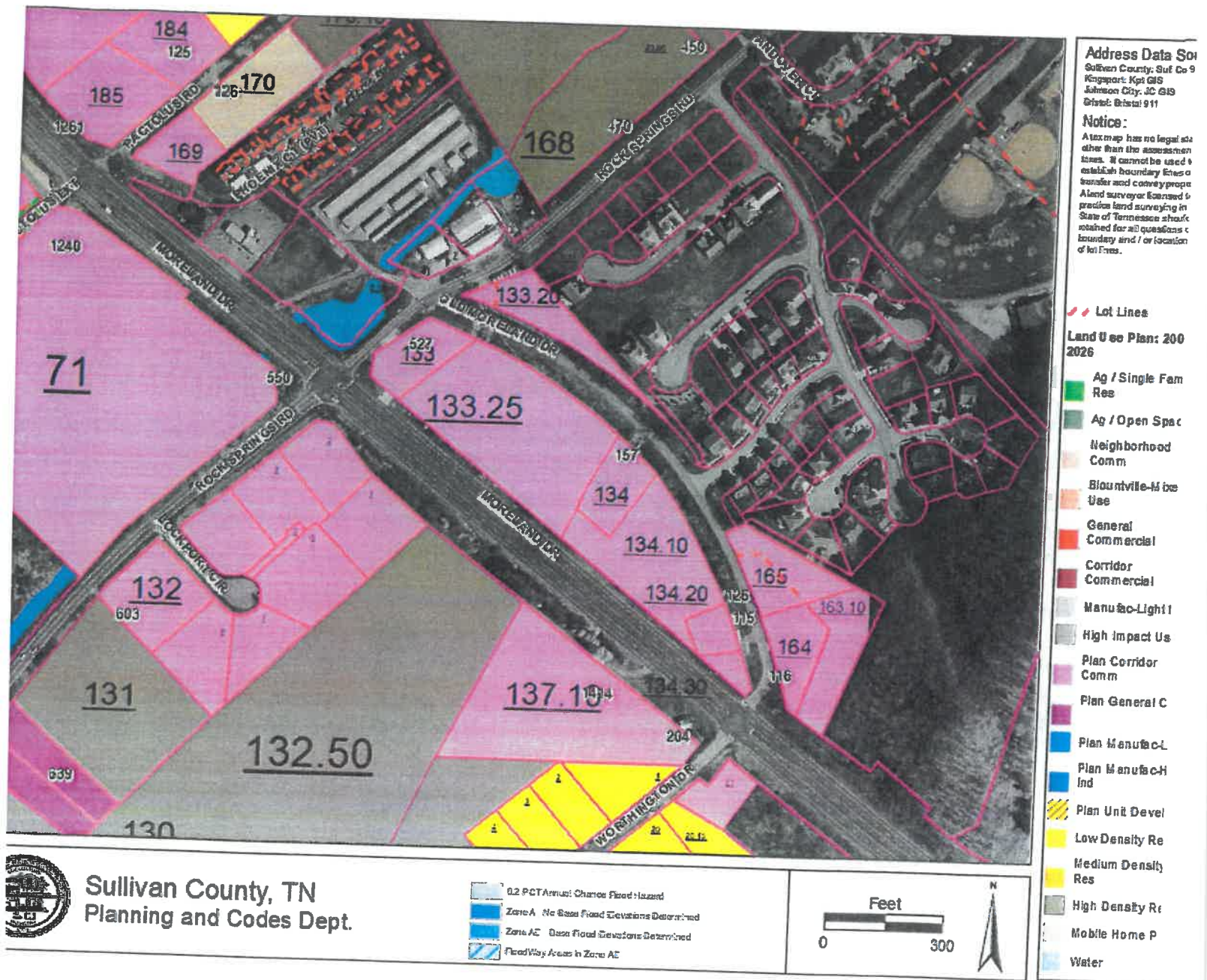
Vicinity Map



Surrounding Zoning Map (Sullivan County Zoning)



Land Use Plan Designation:  
Planned Corridor Commercial

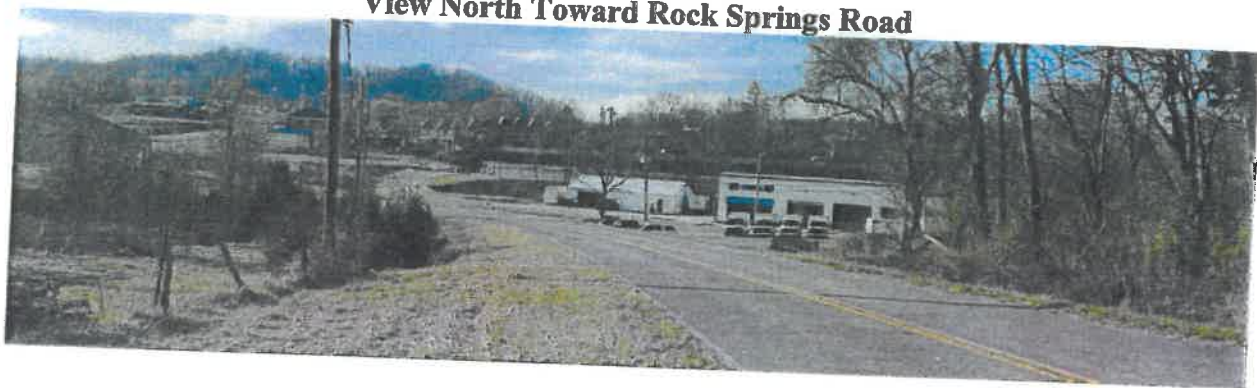


**File Number 21-101-00001**

**Rezoning Area**



**View North Toward Rock Springs Road**



**View South (Abutting Single Family)**



**Abutting Office Use (View From Old Moreland Drive)**



**Standards of Review**

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal is sandwiched between single family residential and a commercial office use.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will not impact adjacent property adversely.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property. It is staff's opinion that the existing topography is best geared toward R-1 uses.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed R-1 zone does not conform to the County's land use plan or the City's land use plan as both call for commercial use on the property.

**Proposed use:** single family

**The Future Land Use Plan Map recommends** county: corridor commercial; city: retail/commercial.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or**

**disapproval of the proposal?** The existing conditions of the property along align more with residential use due to the rough terrain and stream associated with the parcel.

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in regard to the abutting commercial use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-1 zone will exist in harmony with the abutting/ existing R-1 zone.

### CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from PBD3 to R-1. The proposed R-1 zone, in staff's opinion, is desirable due to the existing terrain constraints and stream located on the property.

**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: 1-18-2021

Property Owner: CATE COMMUNICATIONS

Address: 394 HOLSTON DRIVE

Phone number 813-439-9650

Email: keithcate@gmail.com

**Property Identification**

Tax Map: 94

Group:

Parcel: PART OF 71 127.50

Zoning Map:

Zoning District: PMD-2

Proposed District: R-1

Civil District: 18th

Property Location: NEAR THE INTERSECTION OF CASH AVE AND HOLSTON DR

Purpose of Rezoning: EXISTING RESIDENTIAL HOME

Commission District 7th

**Meetings**

Planning Commission:

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

Date: 3-16-2021

Time: 6PM

unanimously  
in favor

Approved: ☒

Denied: ☐

County Commission:

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

Date: 4-15-2021

Time: 6:00 PM

Approved: ☒

Approved 24 Yes

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: Keith Cate

Date: 1/19/2021

Notary Public: Michael S. Neill

My Commission Expires: 2/22/22



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

(F1. CASE IN KINGSPORT'S URBAN GROWTH BOUNDARY)

F2. REZONING REQUEST FROM CATE COMMUNICATIONS FOR PMD-2 TO R-1

FINDINGS OF FACT--

Property Owners:	Cate Communications (current owner)
Applicants:	same
Representative:	same
Location:	394 Holston Avenue, Blountville
Civil district:	18 <sup>th</sup>
Commissioner District:	4th
Parcel ID:	Tax Map 094, part of parcel 071 (see survey) (formerly parcel 127.50)
Surveyor:	Alley & Associates
Engineer:	n/a
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Johnson City public water
Public Sewer:	n/a – all existing SSDS with TDEC permits on file
Existing Zoning:	PMD-2
Surrounding Zoning:	PMD-2, B-1, R-1 and A-1
Proposed Zoning:	R-1
Purpose of Rezoning:	to subdivide out the existing home from remaining farm
SC Long-Range Plan:	future development near airport parkway
Public Oppositions:	No one submitted letters or calls in opposition to this request prior public hearing

**Staff Field Notes and General Comments:**

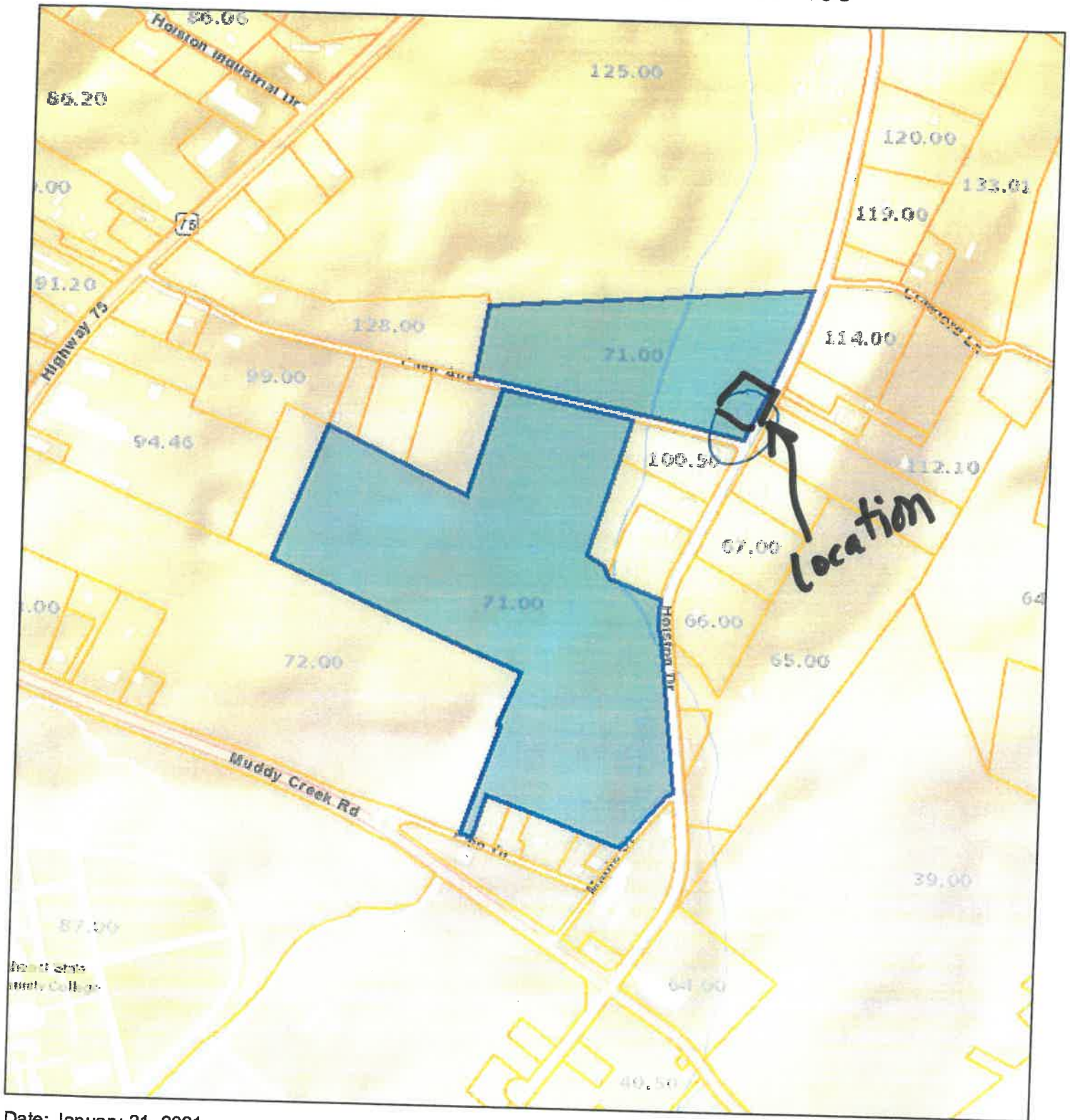
- The owner has petitioned his land to be rezoned from planned manufacturing back to residential in order to subdivide out the house.
- The land is zoned planned manufacturing; however, is pastureland.
- While many farms around the airport were rezoned to Planned Manufacturing, they have remained undeveloped farmland or residences.
- Staff recommends in favor of this request to support the existing land use as residential.

**Meeting Notes at Planning Commission:**

- Staff read her findings and recommendations.
- Matthew Strickler, surveyor, was present to represent Mr. Cate.
- Discussion followed regarding the proposed subdivision plat boundaries to correlate to the rezoning request.
- Staff stated that if the rezoning is approved, the plat will be recorded to ensure no split-zoning.
- On a motion by Commissioner Calton and seconded by Calvin Clifton, the members unanimously approved sending a **favorable recommendation** to the County Commission for this rezoning request.



# Sullivan County - Parcel: 094 071.00



Date: January 21, 2021  
County: Sullivan  
Owner: CATE COMMUNICATIONS  
Address: HOLSTON DR 516  
Parcel Number: 094 071.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community  
TN Comptroller - DLG  
State of Tennessee, Comptroller of the Treasury, Office of Local Government

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

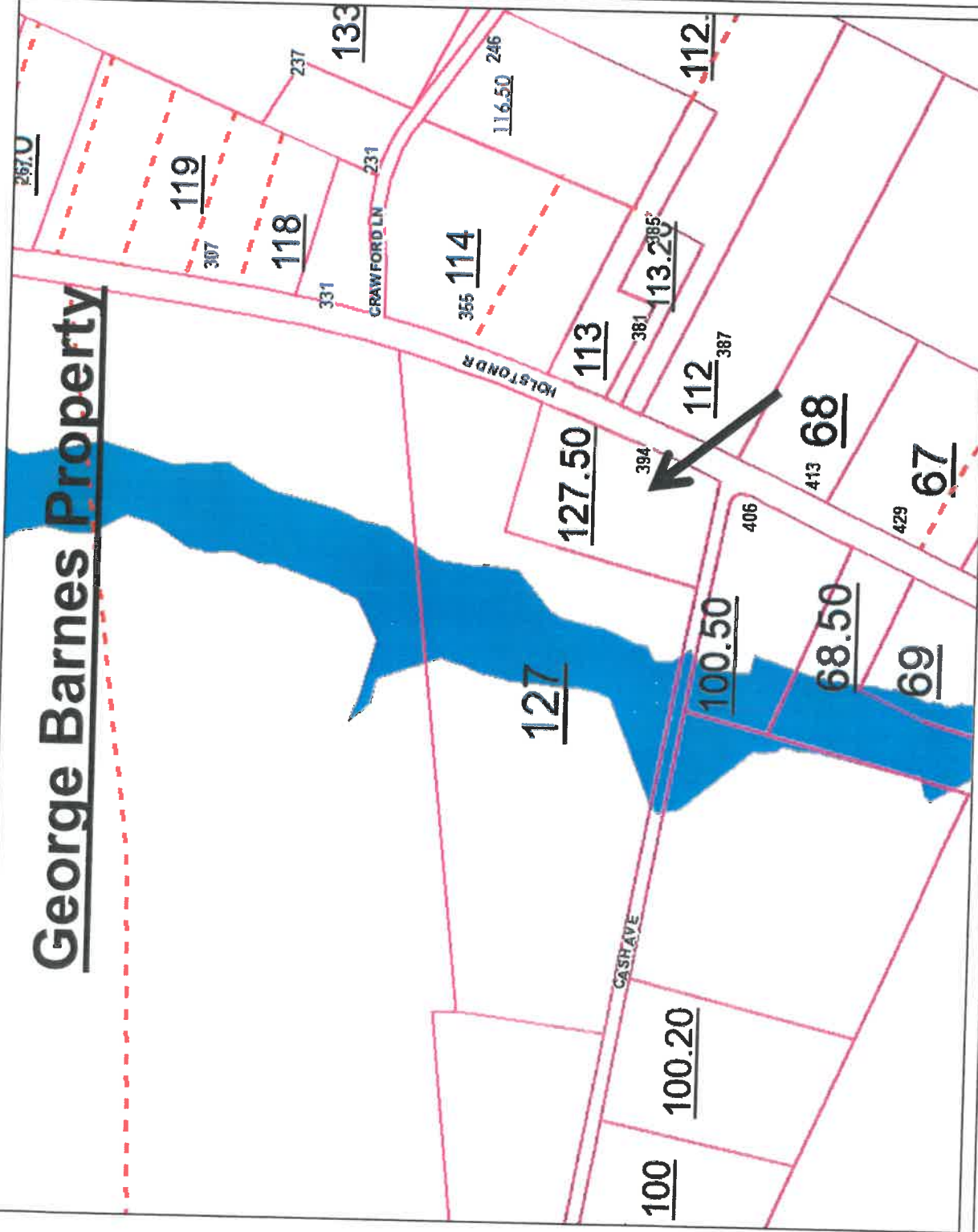
# George Barnes Property

**Address Data Source:**  
Sullivan County: Soil Co 311  
Fingert Topo 125  
William City: JC GIS  
Basal: Basal 811

## Notice:

A tax map has no legal standing other than the assessment of taxes. It cannot be used as evidence of title or as a substitute for a deed or other conveyance. A land surveyor licensed in the State of Tennessee should be retained for all questions of boundaries and / or location of lot lines.

Lot Lines



Sullivan County, TN  
Planning and Codes Dept.

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

Feet  
0 300



# Address Data Source:

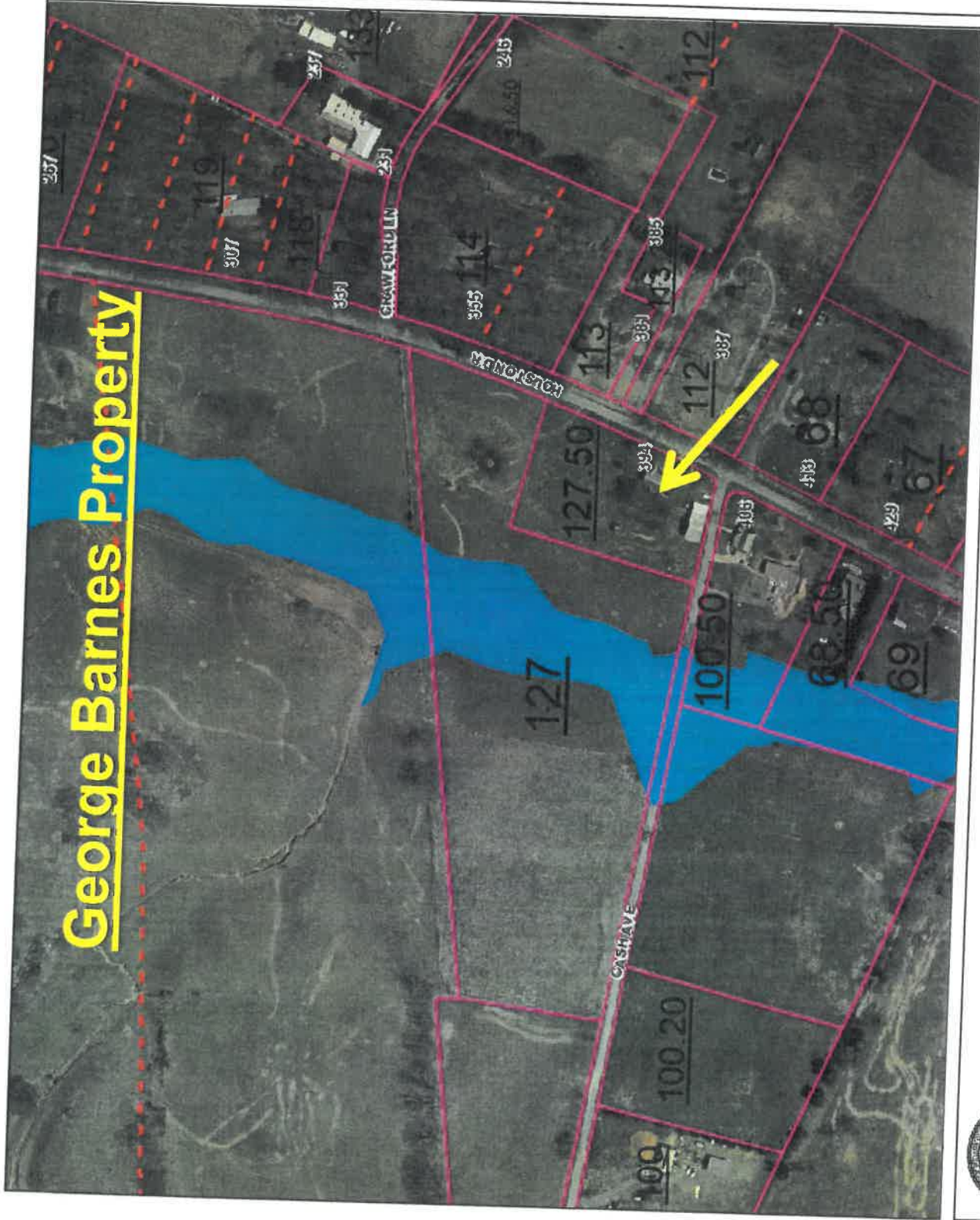
Sullivan County, Sul Co 911  
Kingsport, Knt GIS  
Johnson City, JC GIS  
Bristol, Bristol 911

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of lot lines.

Lot Lines

# George Barnes Property



# George Barnes Property

**Address Data Source:**  
Sullivan County, TN GIS  
Johnson City, TN GIS  
Basel, Basel 911

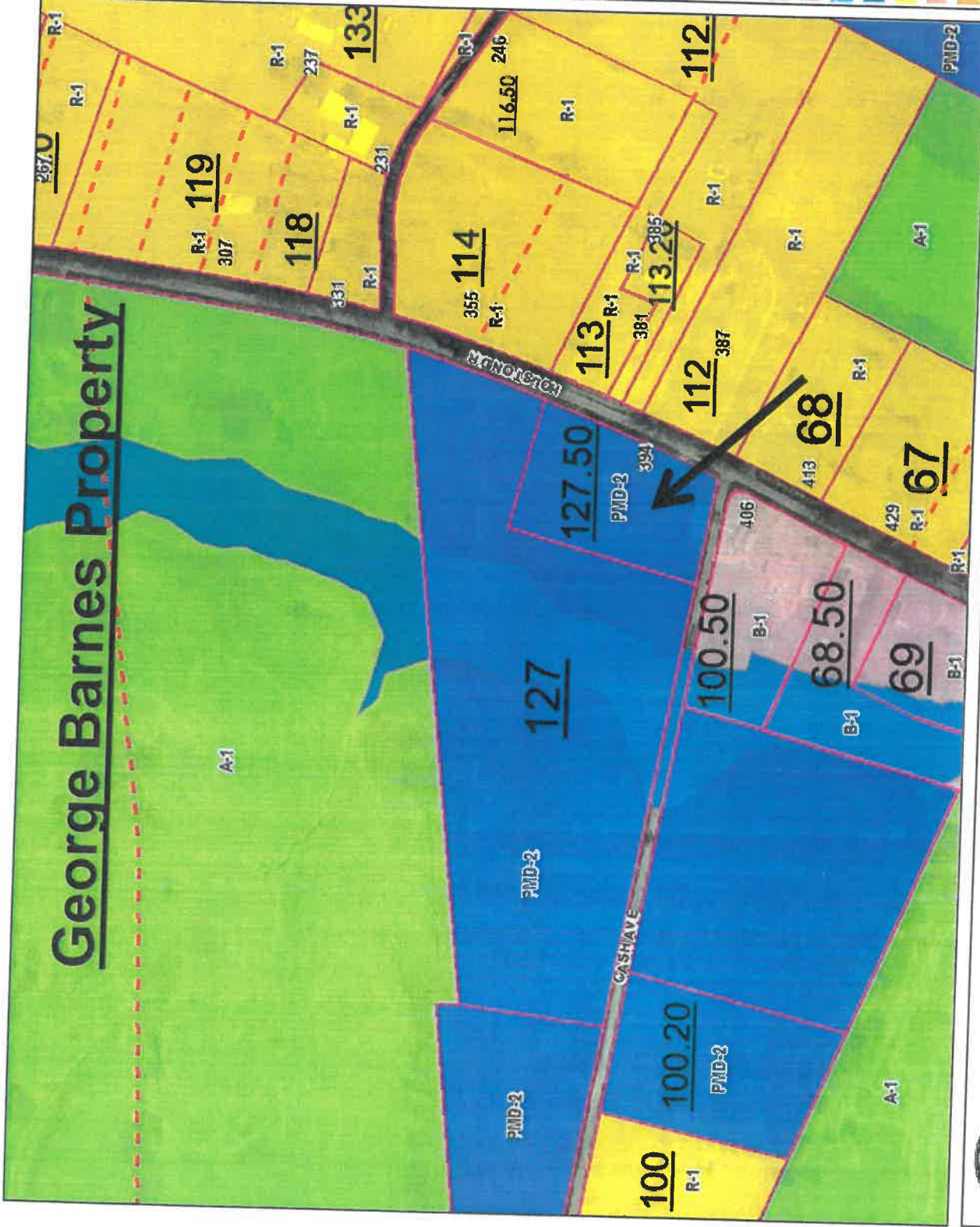
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## Sullivan County Zoning

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



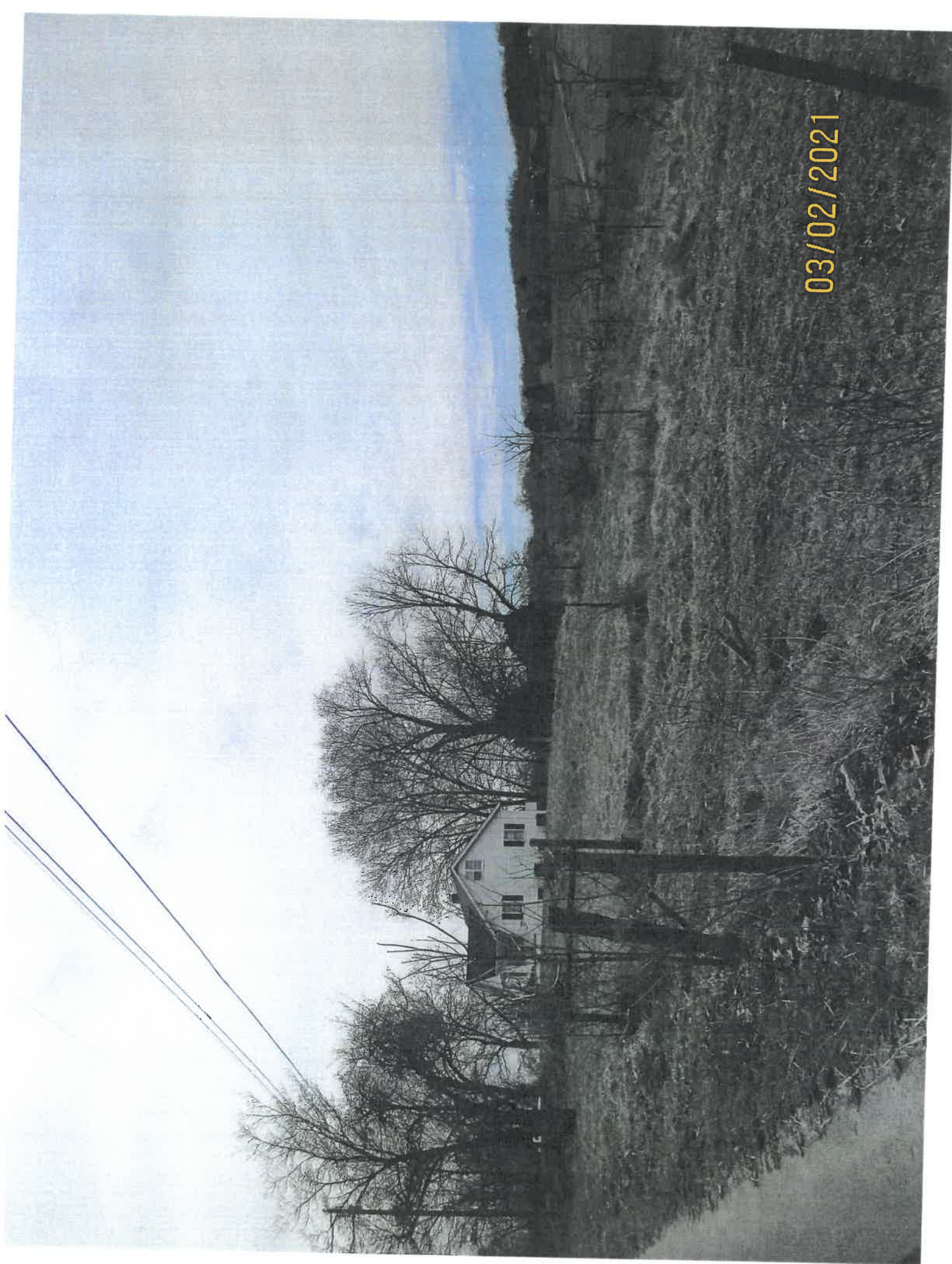
- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- Floodway Areas in Zone AE



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



03/02/2021

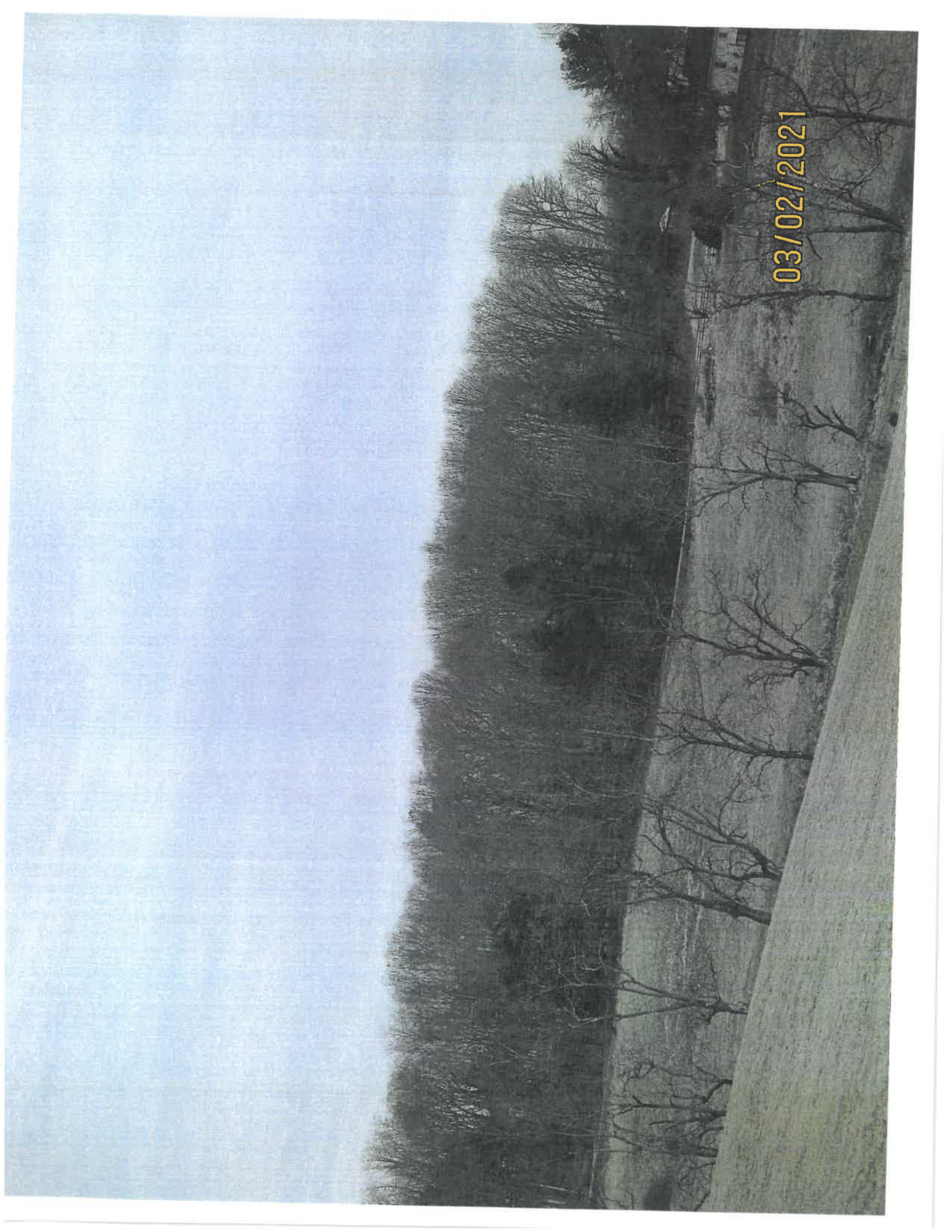


03/02/2021

03/02/2021



03/02/2021



3

**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: January 5, 2021

Property Owner: David B. Dodson

Address: 9515 Elgin Way, Brentwood, TN 37027

Phone number: (615) 819-0915

Email: doddb2018@gmail.com, OR david.dodson@transunion.co

**Property Identification**

Tax Map: 079

Group:

Parcel: 079 094.38

Zoning Map: 16

Zoning District: 18

Proposed District: 18

Property Location: Highway 75 Blountville, TN

Purpose of Rezoning: Rezone to all residential.

PMD-2

A-1  
Civil District 18th

Commission District 7th

**Meetings**

**Planning Commission:**

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: 3-16-2021

Time: 6:00 PM

unanimously  
in favor

Approved: ☒

Denied: ☐

**County Commission:**

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

Date: 4-15-2021

Time: 6:00 PM

Approved: ☒ Approved 23 Yes, 1 Abstain

Denied: ☐

**DEED RESTRICTIONS**

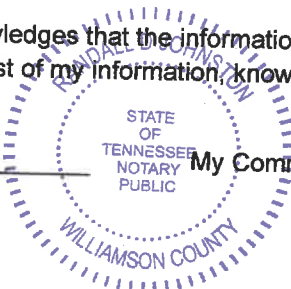
I understand the rezoning does not release my property from the requirements of private deed/Subdivision restrictions.

Owner's Signature: David B. Dodson

Date: 1/5/21

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.

Notary Public: Randall P. Johnson



My Commission Expires:  
My Commission Expires  
January 16, 2024

**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: January 5, 2021

Property Owner: David B. Dodson

Address: 9515 Elgin Way, Brentwood, TN 37027

Phone number: (615) 819-0915

Email: doddb2018@gmail.com, OR david.dodson@transunion.co

**Property Identification**

Tax Map: 079

Group:

Parcel: 079 094.40

Zoning Map: 16

Zoning District: 18

Proposed District: 18 A-1

Property Location: Highway 75 Blountville, TN

Purpose of Rezoning: Rezone to all residential.

**Meetings**

**Planning Commission:**

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: \_\_\_\_\_ Time: 6:00 PM

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

**County Commission:**

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

Date: \_\_\_\_\_ Time: 6:00 PM

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

**DEED RESTRICTIONS**

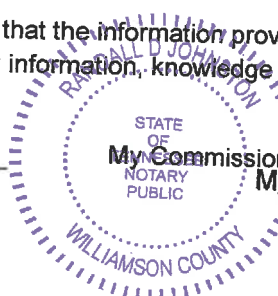
I understand the rezoning does not release my property from the requirements of private deed/Subdivision restrictions.

Owner's Signature: [Signature]

Date: 1/5/21

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.

Notary Public: [Signature]



My Commission Expires: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
January 16, 2024

F3. REZONING REQUEST FROM DAVID DODSON FOR PMD-2 TO A-1

FINDINGS OF FACT –

Property Owners:	David B. Dodson
Applicants:	same
Representative:	same
Location:	Hwy 75, Blountville
Civil district:	18 <sup>th</sup>
Commissioner District:	7 <sup>th</sup>
Parcel ID:	Tax Map 079, Parcel 094.38 and Parcel 094.40
Surveyor:	n/a
Engineer:	n/a
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Johnson City public water
Public Sewer:	Johnson City public sewer
Existing Zoning:	PMD-2
Surrounding Zoning:	PMD-2, B-3 and A-1
Proposed Zoning:	A-1
Purpose of Rezoning:	To build a house
SC Long-Range Plan:	future development corridor
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 planned manufacturing back to general agricultural as he has no plans to develop it or sell it for a manufacturing or business park.
- Many of these farms were rezoned to PMD-2 as they are near the airport corridor.
- Staff recommends in favor of this request as the intended land use is supports the adjacent land uses on this side of the highway.

**Meeting Notes at Planning Commission:**

- Staff read her findings and recommendation. Discussion followed regarding the trend for rezoning these farmlands back to A-1.
- On a motion by Mary Ann Hager and seconded by Don Mumpower, the members unanimously voted in favor of forwarding a **favorable recommendation** to the County Commission for this rezoning request.

**Stellenangebote**

Karyotyp: 46,XY  
 Abstraktion: 100%  
 Intelligenz: 100%

**Notice:**

Also, there has no legal standing other than the consent of the owner. 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 contacted for all questions of boundary and/or location of lot lines.

Lot Lines



Flood Zone, ZONE\_SUBTY

0.2 PCT Annual Chance Flood Hazard

Zero A - No Base Load Generation Reductions

Zero AF - 0 from Cloud Chamber

11



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

**Address Data Source:**

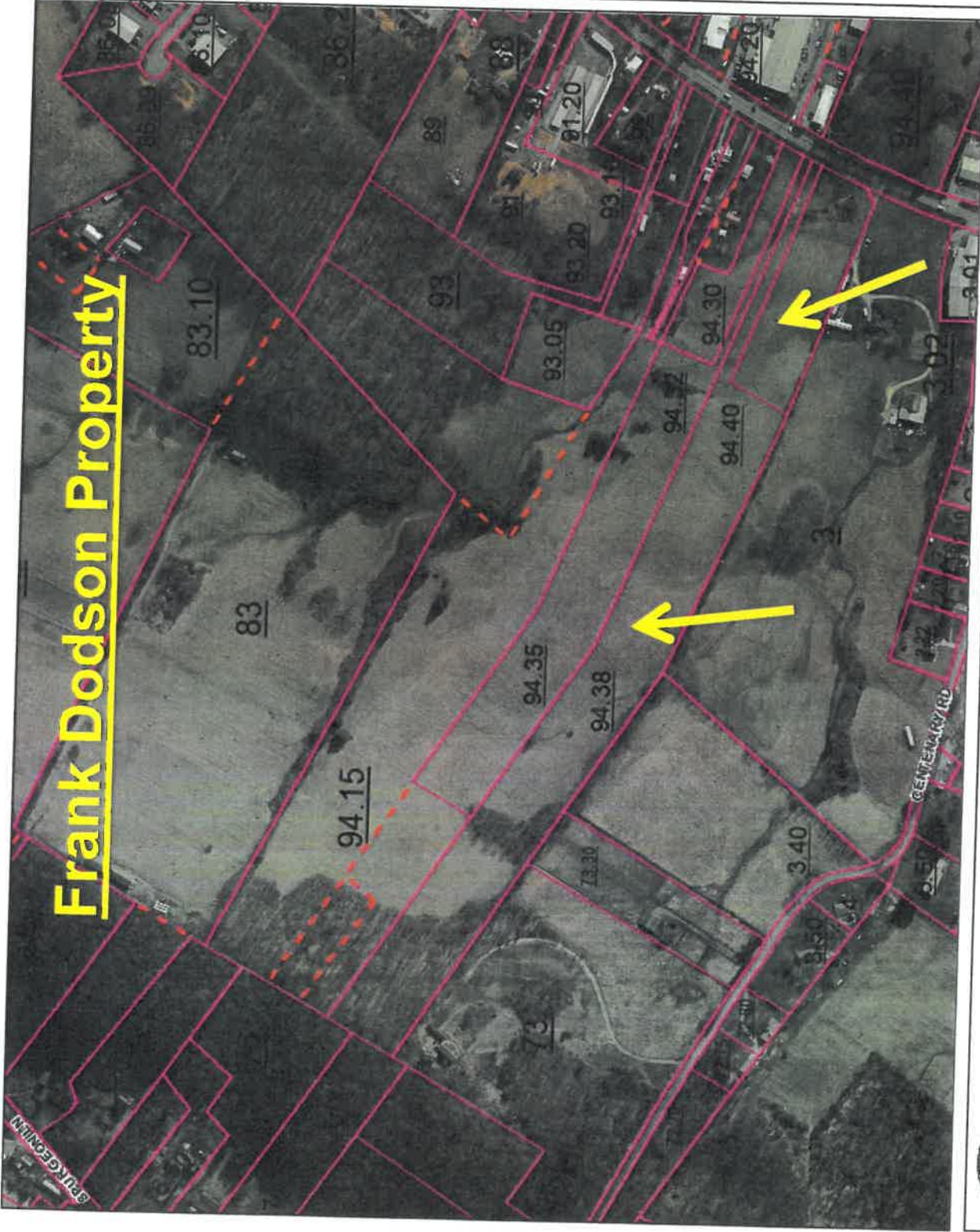
Sullivan County, Sul Co 911  
Kingsport, Kpt GIS  
Kingsport City, JC GIS  
Aerial Base 911

**Notice:**

Alex 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 location  
of lot lines.

Lot Lines

# Frank Dodson Property



**Flood Zone, ZONE, SUBTY**

- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Basin Flood Elevation Determined
- Zone AE - Basin Flood Elevation Determined
- Floodway Areas in Zone AE



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

# Frank Dodson Property

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

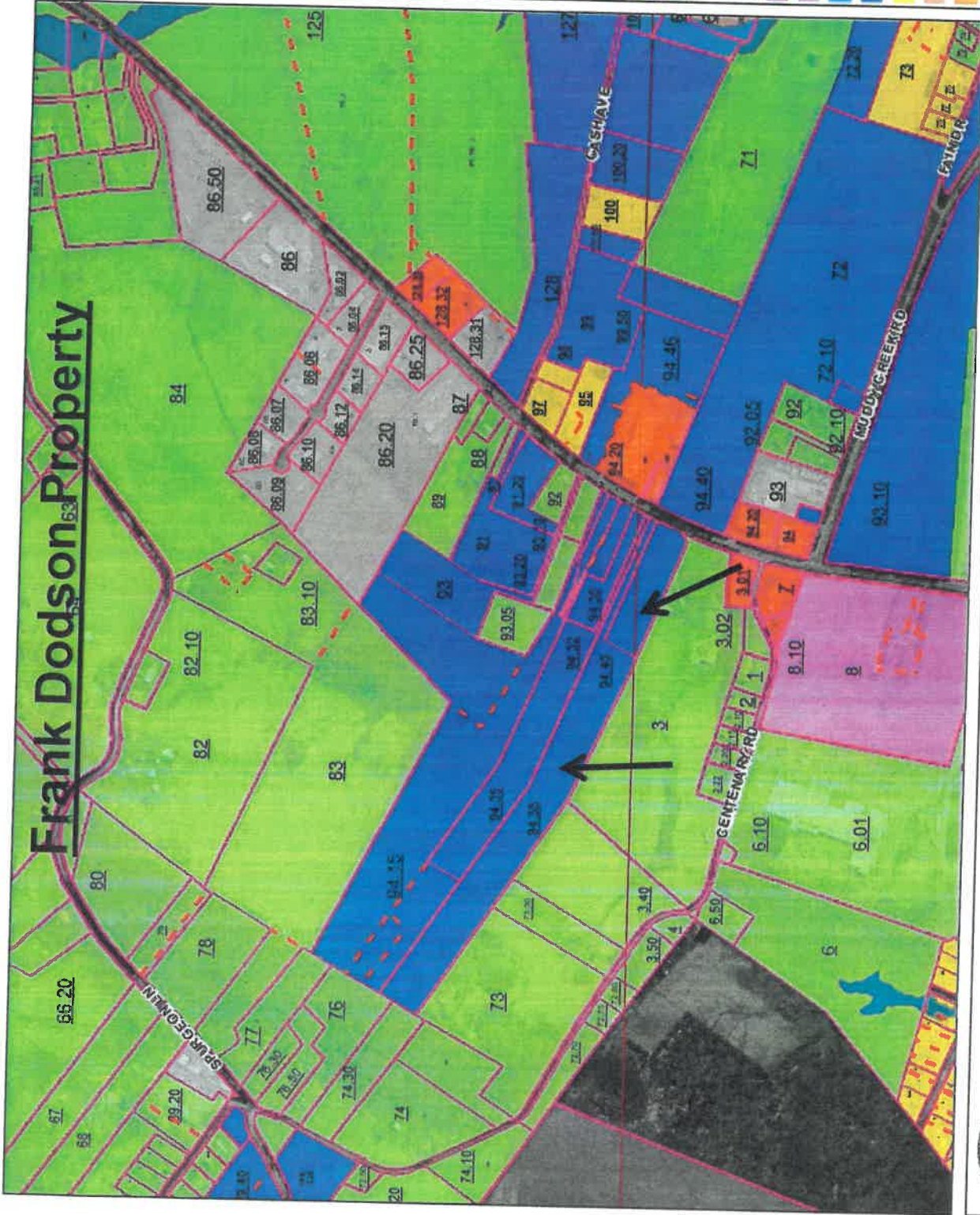
## Notice:

Airmap has no legal standing other than the assessment of uses. It cannot be used to establish boundary lines or transfer and convey property. Aerial 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 Zoning

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



## Flood Zone, ZONE\_SUBTY

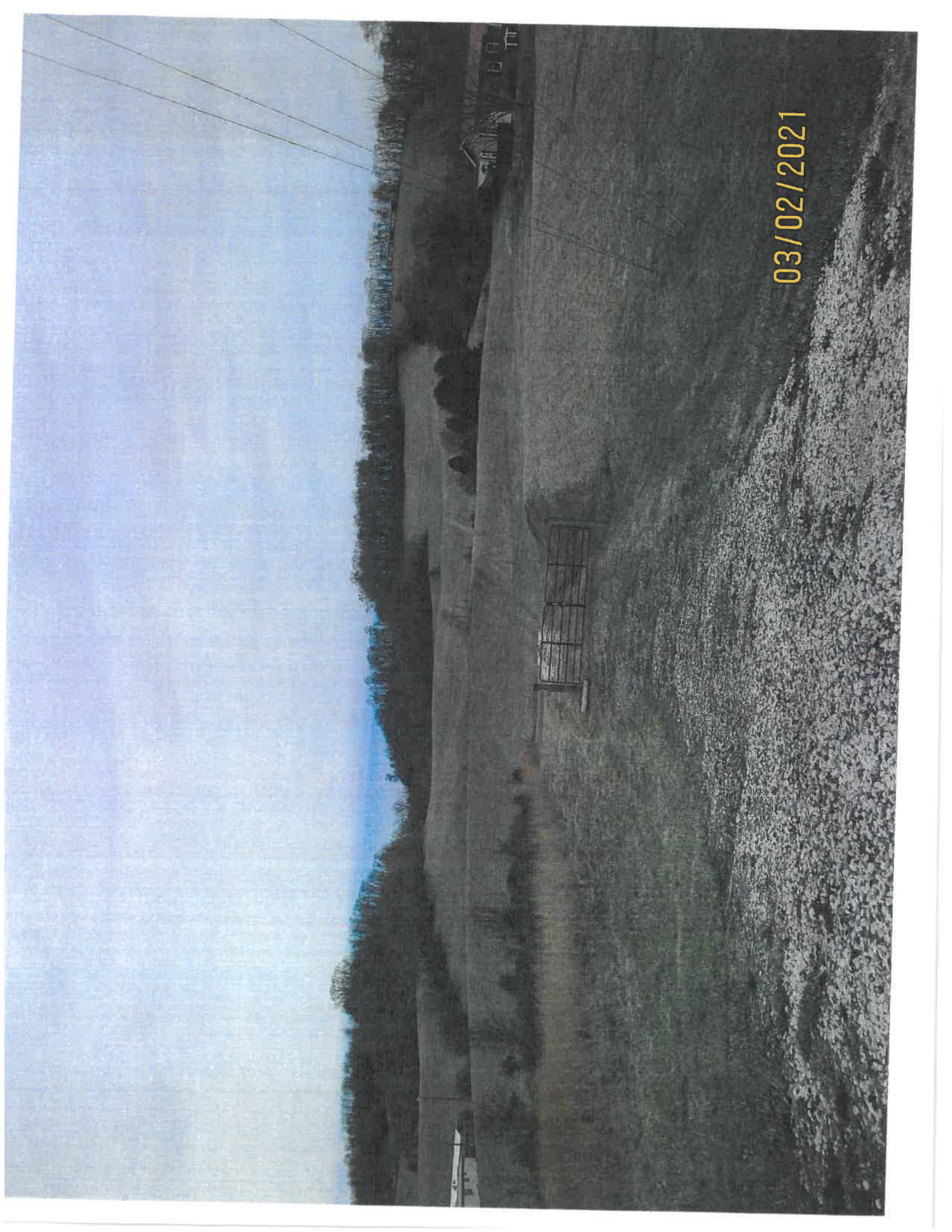
- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevation Determined
- Zone AE - Base Flood Elevation Determined
- Floodway Areas in Zone AE

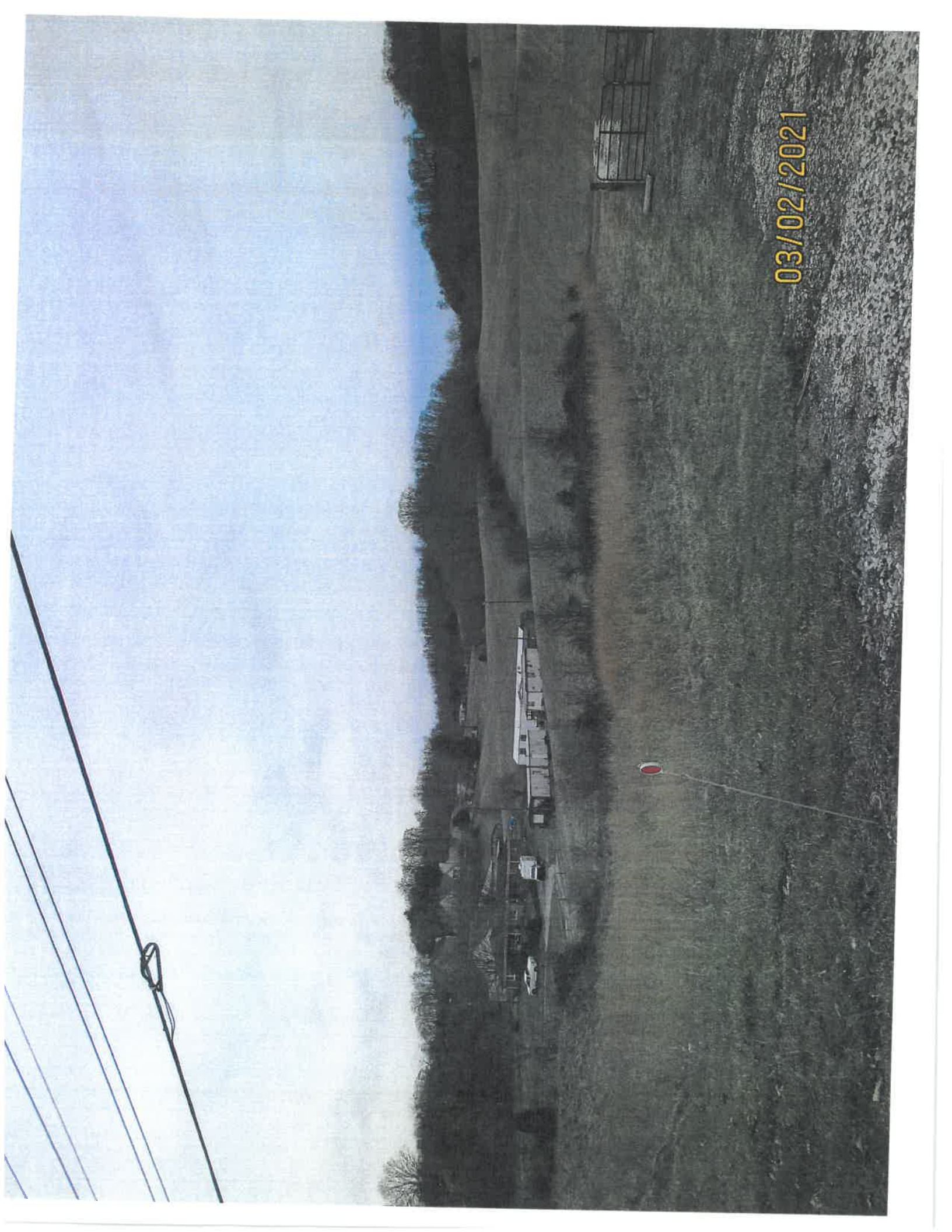


**Sullivan County, TN**  
Planning and Codes Dept.



03/02/2021



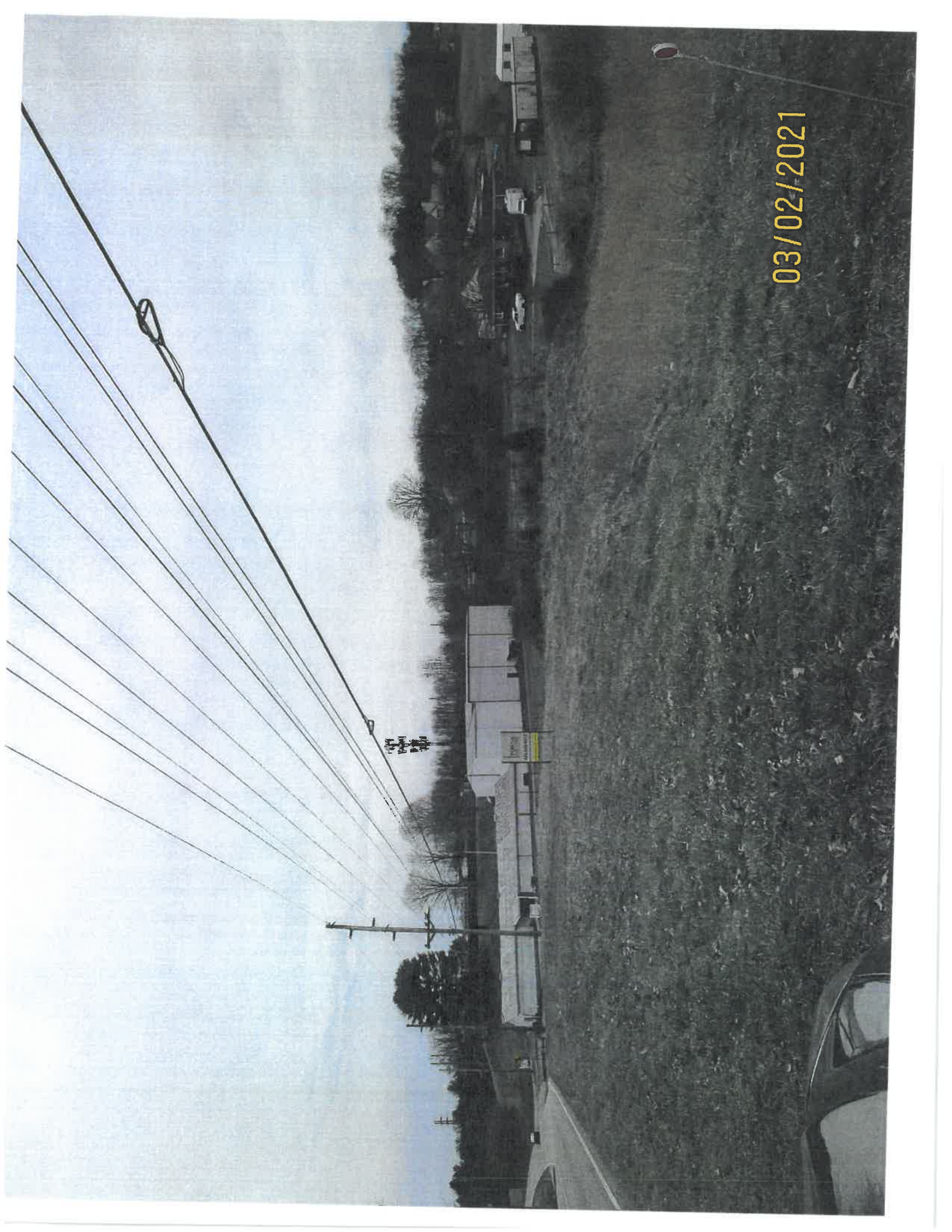


03/02/2021

03/02/2021



03/02/2021





**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***

February 22, 2021

Dear Property Owner:

Please be advised Mr. Frank Dobson has applied to Sullivan County to rezone two parcels of property located on Highway 75 from PMD-2(Planned General Manufacturing District) to A-1 (General Agricultural/Estate Residential District) for the purpose of residential use.

**Sullivan County Regional Planning Commission – 6:00 PM on March 16, 2021**

**County Commission – 6:00 PM on April 15, 2021**

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

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date:

Property Owner:

Andrew J. & Delores R. Still February 01, 2021

Address:

559 Blanche's View & Quire Bluff City Tenn. 37618

Phone number:

(423) 538-4091

Email:

andystill@live.com

Property Identification

Tax Map: 054

Group:

Parcel: 018.10

Zoning Map: 10

Zoning District: 21 R-1

Proposed District: B-3

Property Location:

Weaver Pike / Can't Hook Rd

Civil District

Purpose of Rezoning:

RV Storage lot

Commission District 4th

Meetings

Planning Commission:

104 8th Street, Easley Annex Building

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: 3-15-2021

Time: 6:00 PM

Approved: \_\_\_\_\_

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

County Commission:

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

Date: 4-15-2021

Time: 6:00 PM

Approved 17 Yes, 7 No

Approved: ☒ \_\_\_\_\_

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

DEED RESTRICTIONS

I understand the rezoning does not release my property from the requirements of private deed/Subdivision restrictions.

Owner's Signature:

(Still)  
Andrew J. Still  
Delores R. Still

Date:

February 01, 2021

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.

Notary Public:

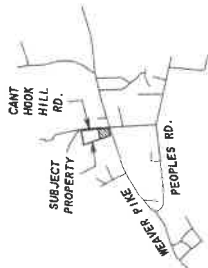
Misty M Hylton

My Commission Expires:

May 22, 2023



NOTE #1: THE AREA AS SHOWN FOR PROPOSED REZONING IS NOT IN A SPECIAL FLOOD HAZARD ZONE 'X' ON FEMA FLOOD INSURANCE RATE MAPS 47160C01160 AND 47163C01160 - EFFECTIVE DATE SEPTEMBER 29, 2006.



LOCATION MAP - NTS

TAX MAP 54, PART OF PARCEL 18.10  
ZONE : R-1  
5.4 ACRES

CANT HOOK HILL ROAD

TAX MAP 54, PART OF PARCEL 18.10  
ZONE : R-1  
5.4 ACRES

2.5 Ac  
PROPOSED AREA  
FOR REZONING

STATE ROUTE 358  
(WEAVER PINE)

PROPERTY OVERVIEW - NTS

PROPOSED ZONE : B-3  
BUILDING SETBACKS : FRONT - 30'  
REAR - 30'  
SIDE - 30'  
CORNER SIDE - 30'

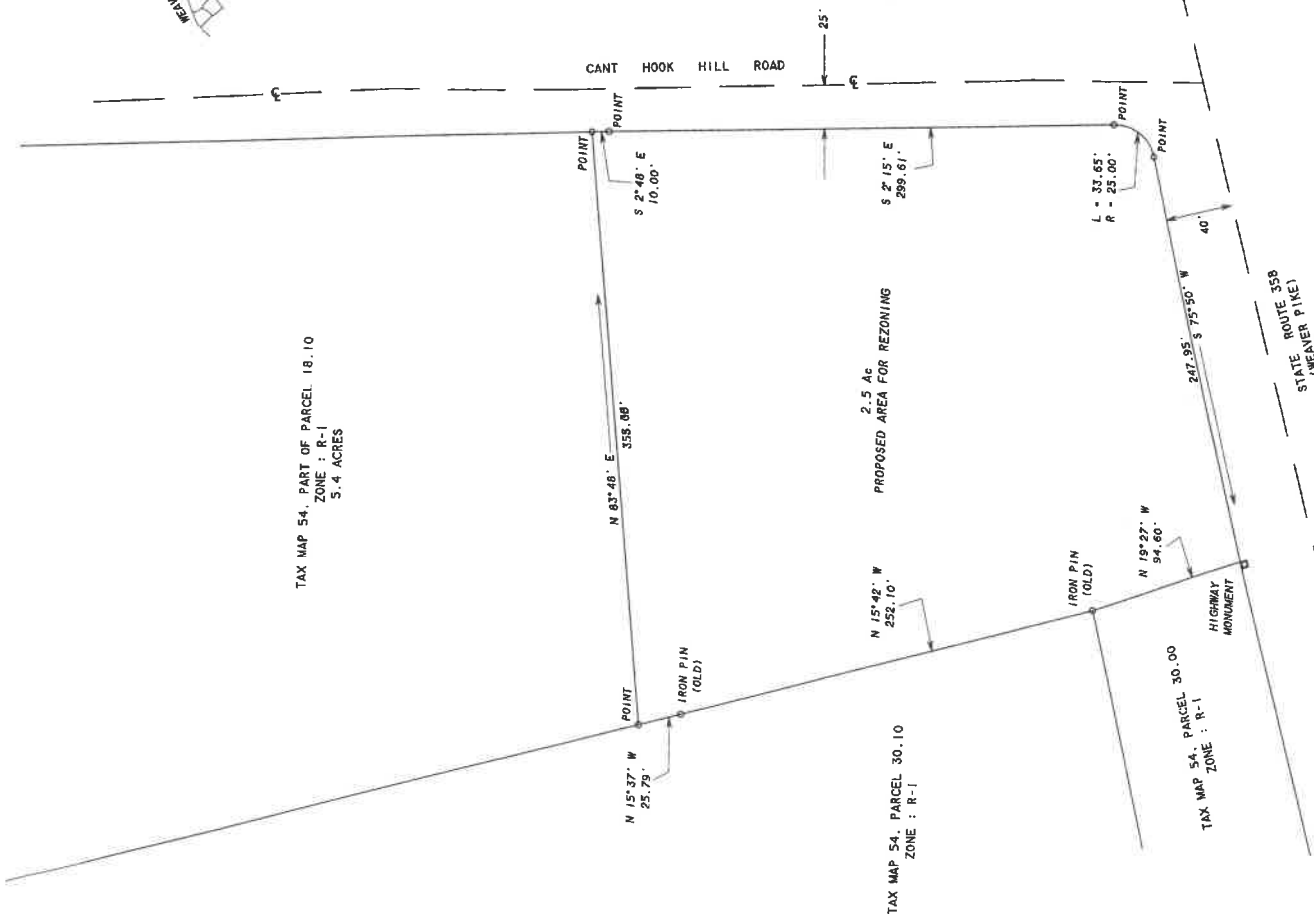
TAX MAP 54, PARCEL 18.10  
CURRENT ZONE : R-1

PROPOSED AREA FOR REZONING:  
ANDREW J. AND DELORES R. STILL PROPERTY

21ST CIVIL DISTRICT: SULLIVAN COUNTY: TENNESSEE

DRAWN BY	SCALE	DATE	DRAWING NUMBER
R.A.D.	1" = 50'	2-2-21	C-22731/ AG053AB

DAVIES LAND SURVEYING  
P.O. BOX 152  
MURFREESBORO, TN 37618  
423-558-6655



## Ambre Torbett

---

**From:** Heather Moore <hmoore@bristoltn.org>  
**Sent:** Tuesday, March 16, 2021 10:30 AM  
**To:** Ambre Torbett  
**Cc:** Cherith Young  
**Subject:** Bristol Planning Commission recommendation to Sullivan County Commission - Still rezoning  
**Attachments:** STAFF REVIEW Cant Hook Hill recommendation FINAL.pdf

Ambre, good morning. I hope your move into your new office is going well. Bristol Municipal Regional Planning Commission met electronically on March 15, 2021. On that date they voted unanimously to send a negative recommendation to Sullivan County Commission on the proposed rezoning of property on the corner of Weaver Pike and Cant Hook Hill Road (Part of Tax Map 54, Parcel 18.10). The packet reviewed by Planning Commission is attached. Please let me know if you have any questions.

Regards,  
Heather Moore

Heather Moore, AICP  
Planner, City of Bristol, Tennessee  
104 8th Street, Bristol, TN 37620  
hmoore@bristoltn.org <mailto:hmoore@bristoltn.org>  
423-989-5549

This e-mail is the property of the City of Bristol, TN and may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. The views and opinions expressed in this e-mail are those of the sender and are not necessarily those of the City of Bristol, TN.

**REPORT TO THE PLANNING COMMISSION**  
**COUNTY REZONING RECOMMENDATION**  
Case# RZZ21-589



---

**Request:** Rezoning Recommendation within the Urban Growth Boundary from R-1 to B-3

**Applicants/Owners:** Andrew J. & Delores R. Still

**Location:** Weaver Pike and Cant Hook Hill Road (Urban Growth Boundary)

**Tax ID:** Part of Tax Map 54, Parcel 18.10

**Zoning:** R-1 (Low Density/Single-Family Residential District) to B-3 (General Business Services District)

**Acreage:** Approximately 2.5 acres of a 44.6 acre parcel

**Meeting Date:** March 15, 2021

---

**Background**

Property owners Andrew J. and Delores R. Still have requested that a portion (2.5 acres) of their property identified as Sullivan County Tax Map 54, Parcel 18.10, be rezoned from Sullivan County, R-1 (Low Density/Single-Family Residential District) to Sullivan County, B-3 (General Business Service District). The requested 2.5 acres, which can be seen on the attached survey, is located at the northwest corner of the intersection of Cant Hook Hill Road and Weaver Pike in Sullivan County, Tennessee in Bristol's Urban Growth Boundary. Approximately 250 feet of frontage are located along Weaver Pike and approximately 300 feet of frontage are on Cant Hook Hill Road. Weaver Pike in this area serves as the southern boundary of Bristol's growth area. The remainder of Tax Map 54, Parcel 18.10 is located to the north of the subject area and to the east across Cant Hook Hill Road, per Tennessee Comptroller of the Treasury Data. A portion of the parcel is located inside City limits.

The rezoning application lists a purpose for the rezoning which is to develop the property for a recreational vehicle storage lot. Mr. Still shared in conversation with Bristol staff that he is under contract to sell the property if it is zoned to B-3. Ambre Torbett, Director of Sullivan County Department of Planning & Codes, explained in conversation with Bristol staff that property owners with RVs, boats, and other vehicles often do not have the room to store these items on their own property. An additional commercial RV lot use would meet an increasing demand and need in the County. RV storage lots are considered as Self Storage/Mini-Storage Facility, an allowed use in the B-3 zone of Sullivan County Zoning Resolution. Ms. Torbett shared that Sullivan County staff is in favor of the rezoning request. She also confirmed that, if rezoned B-3, the partial lot would need to go through the subdivision process before development may occur.





**View of west property line of subject, from Cant Hook Hill Road**



**View of subject and Weaver Pike, from the north**



Portion of parcel in City Limits, to east of Cant Hook Hill Road

## **Specifications**

### ***General:***

The subject is surrounded on all sides by residential and vacant/agricultural land. The remainder of the Still property continues to the north, fronting on Cant Hook Hill Road, and to the east across Cant Hook Hill Road. The portion of Tax Map 54, Parcel 18.10 to the east of Cant Hook Hill Road, fronting also on Weaver Pike, is within city limits, and is zoned R-1A (Single-family Residential). This parcel is currently vacant and used agriculturally. A small vacant parcel, at the northeast corner of Cant Hook Hill Road and Weaver Pike, is zoned Sullivan County, A-1 (General Agricultural/Estate Residential District).

The subject parcel is located at the intersection of Weaver Pike and Cant Hook Hill Road. Weaver Pike is an arterial roadway where it passes out of the planning region boundary. Cant Hook Hill Road is classified as a local road. City of Bristol Engineering Division staff reviewed the rezoning application and stated that the capacity of Weaver Pike is such that additional commercial traffic can be accommodated at this time.

The subject is not served by the City of Bristol for water or sewer services. It is located in the South Fork Utility District.

### ***Zoning and Land Use:***

	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>Subject Properties</b>	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Vacant/Agricultural

<b>North</b>	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Remainder of Tax Map 54, Parcel 18.10 – Vacant/Agricultural
<b>South</b>	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Residential – Single Family
<b>East</b>	Sullivan County, R-1 (Low Density/Single-Family Residential District), A-1 (General Agricultural/Estate Residential District) & City of Bristol, R-1A (Single-family Residential)	Remainder of Tax Map 54, Parcel 18.10 – Vacant/Agricultural & Vacant
<b>West</b>	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Vacant & Residential – Single Family

As shown above, the subject is surrounded by area that is rural land, with residential and agricultural use and zoning district. There are no B-3 zoned parcels in the immediate area.

#### ***Analysis:***

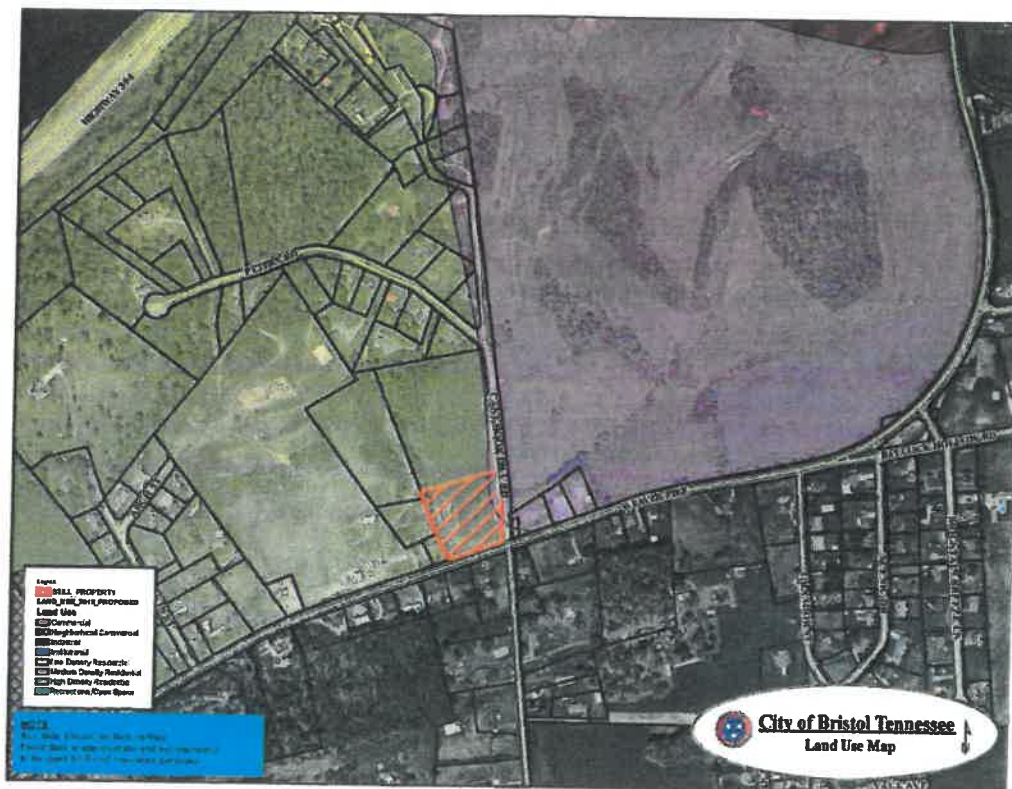
The requested B-3 zoning is not adjacent or in close proximity to the subject. While a variety of non-residential zones are nearby along the arterial, the neighborhood remains residential and agricultural.

It is important to note that if rezoned, any use permitted in the B-3 zone could be placed on the property. Per Sullivan County Zoning Resolution Article 4-101, the requested B-3 (General Business Services District) is intended to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; drive-in stores; eating and drinking places, financial institutions; and offices. The uses in this district service a broad market spectrum and, therefore, ease of automotive access is a requirement. Also, new B-3 districts should be located near or be contiguous with existing commercial districts along arterial or major collector routes. The land uses allowed in the B-3 district, as described in the Sullivan County Zoning Resolution, do not agree with uses allowed in the surrounding R-1 and A-1 area and the few small nonresidential districts. If the subject were rezoned to B-3, a transition would not be provided between the commercial district and surrounding rural parcels.

The planned commercial RV lot use if rezoned to B-3 does not blend well with this neighborhood. If the property were zoned B-3, it would introduce a “spearhead” of commercial zoning and possible uses of a commercial nature into an established rural residential and agricultural area.

#### ***Land Use Plan and Policy***

The Future Land Use Map serves as a general policy guide for the future development of the city and urban growth area. The Land Use Map indicates that the east portion of the site will be developed medium density residential, as shown below. The majority of the site is expected by the Future Land Use Plan to develop as low density residential. Rezoning the subject property to B-3 does not agree with the Future Land Use Plan and Policy.



None of the policies included in the Future Land Use Plan & Policy justify deviation from the guidance provided by the Map. Rezoning the subject property to B-3 does not agree with the Future Land Use Plan and Policy.

**This request should be considered a spot zoning for the following reasons:**

- The B-3 would be a use classification different from the majority of the surrounding area.
- The rezoning would not be consistent with the Future Land Use Plan.
- The reason for the rezoning request is for the sole benefit of the property owner.

**Staff Recommendation:**

Staff recommends the Bristol Tennessee Municipal Regional Planning Commission send an unfavorable recommendation to the Sullivan County Commission for this request, for the following reasons:

- Rezoning the subject site to B-3 does not align with the zoning or use of surrounding properties.
- B-3 zoning disagrees with the City of Bristol Future Land Use Plan, which projects low density residential use for much of the area.
- Rezoning the property would be spot zoning.

A handwritten signature in blue ink that reads "Heather Moore". The signature is written in a cursive, flowing style.

Heather Moore, AICP  
Land Use Planner



**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***

February 22, 2021

Dear Property Owner:

Please be advised Andrew & Delores Still have applied to Sullivan County to rezone partial of parcel of property located at Cant Hook Hill Road & Weaver Pike from R-1 (Low Density/Single Family Residential District) to B-3 (General Business Service District) for the purpose a recreational vehicle storage lot.

**Bristol Planning Commission – 6:00 PM on March 15, 2021 (Monday night)**

**County Commission Public Hearing – 6:00 PM on April 15, 2021 (Thursday night)**

The Bristol Planning Commission will meet in the Easley Annex Building at 104 8<sup>th</sup> Street Bristol Tennessee. The Sullivan County Commission meeting is held in the Old Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Bristol Planner know if you need any special assistance for these public meetings at 423-989-5549.

Regards,

Ambre M. Torbett, AICP  
Director Planning & Codes

mh

# Andrew & Delores Still Property

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

**Notice:**

Attn: We have no legal standing  
 other than the assessment of  
 value. It cannot be used to  
 establish boundary lines or  
 transfer and convey property.  
 A land surveyor focused to  
 precise land surveying in the  
 State of Tennessee should be  
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 of lot lines.

- Lot Lines
- Bristol 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
- PMO-1
- PMO-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



**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: JEFF FERGUSON Date: 2/10/21  
Address: 307 HOLSTON Dr. BLAUNTVILLE TN. 37617  
Phone number: (423) 416 4177 Email: JEFF.DOTM.FERGUSON@GMAIL.COM

**Property Identification**

Tax Map: 079 Group: Parcel: 119.00  
Zoning Map: 16 Zoning District: R-1 Proposed District: A-1 Civil District: 18  
Property Location: 307 Holston Drive Commission  
Purpose of Rezoning: Propose Garage District 4th

**Meetings**

**Planning Commission:**

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

Date: 3-16-2021 Time: 6 PM

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

**County Commission:**

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

Date: 4-15-2021 Time: 6:00 PM

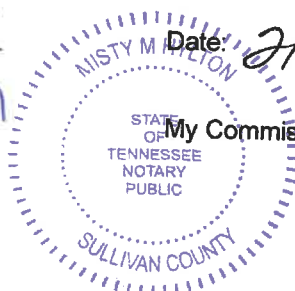
Approved: ☒ Approved 24 Yes Denied: \_\_\_\_\_

**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: Jeff Ferguson

Notary Public: Misty M. Hylton



Date: 2/10/21

My Commission Expires: 5-22-2023

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

(F4. REZONING CASE IN BRISTOL URBAN GROWTH BOUNDARY)

F5. REZONING REQUEST FROM R-1 TO A-1 FOR JEFF FERGUSON

FINDINGS OF FACT –

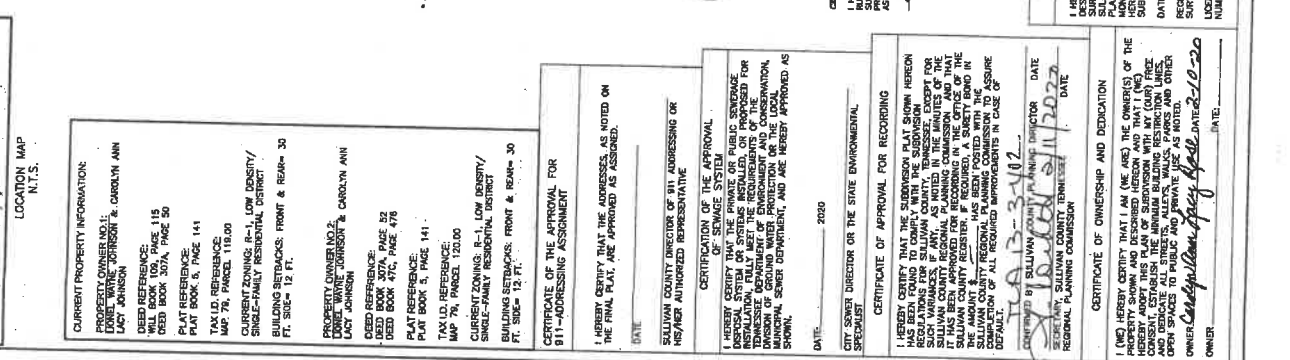
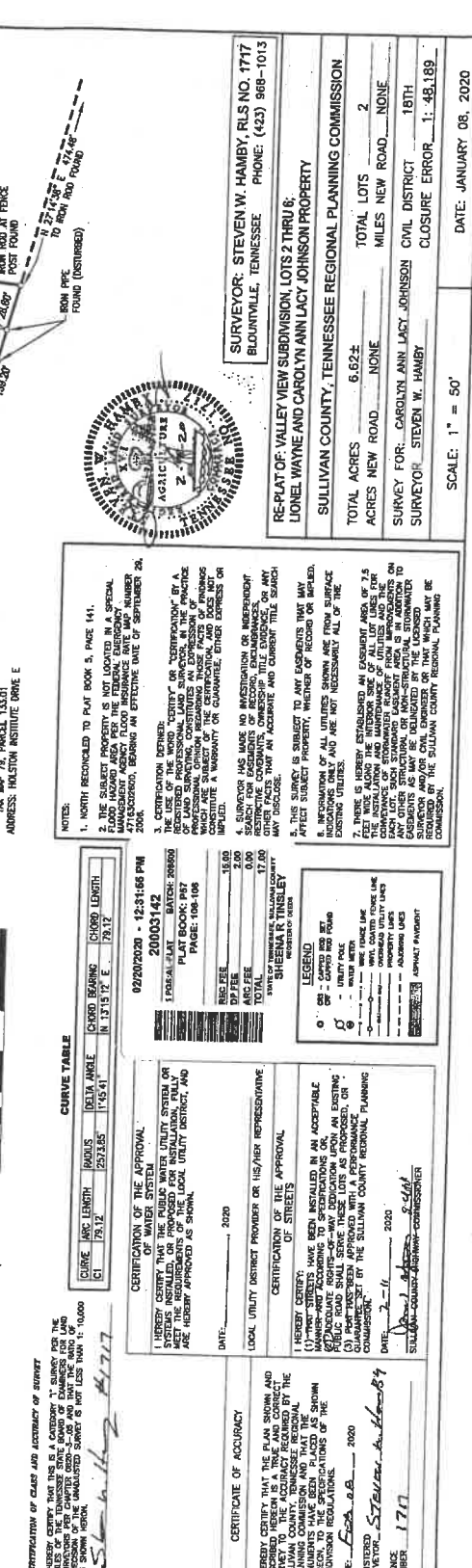
Property Owners:	Jeff Ferguson
Applicants:	same
Representative:	same
Location:	307 Holston Drive, Blountville
Civil district:	18 <sup>th</sup>
Commissioner District:	4 <sup>th</sup>
Parcel ID:	Tax Map 079, Parcel 119.00
Subdivision:	Valley View Subdivision, Lots 2-4 (plat book 5, page 141 – original plat and Plat book 57, page 106 of the replat)
Surveyor:	Steve Hamby, rls
Engineer:	n/a
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Johnson City public water
Public Sewer:	n/a – all existing SSDS with TDEC permits on file
Existing Zoning:	R-1
Surrounding Zoning:	R-1 and A-1 and PMD-2
Proposed Zoning:	A-1
Purpose of Rezoning:	for a large residential garage building
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 R-1 to A-1 in order to build a large garage.
- The Ferguson's own approximately 3 acres per the combination plat of lots 2,3 and 4
- The surrounding land uses are farmland, open space and low density residential.
- Staff recommends in favor of this request to support the low-density residential in this area.
- This request is near the previous cases this month.

**Meeting Notes at Planning Commission:**

- Staff read her findings and recommendation. Discussion followed.
- On a motion by Laura McMillan and seconded by Commissioner Calton, the members unanimously recommended in favor of forwarding a **favorable recommendation** on to the County Commission for this rezoning request.



**Address Data Source:**  
Sullivan County: Sul Co GIS  
Kingsport: Kpt GIS  
Johnson City: JC GIS  
Greene Co: GreCo GIS

**Notice:**

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



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

# Jeffery & Donna Ferguson Property

**Address Data Source:**  
 Sullivan County, TN Co 911  
 Kingsport, TN 37633  
 Johnson City, TN 37601  
 State of TN 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.

**Flood Zone, ZONE\_SUBTY**

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



# Jeffery & Donna Ferguson Property

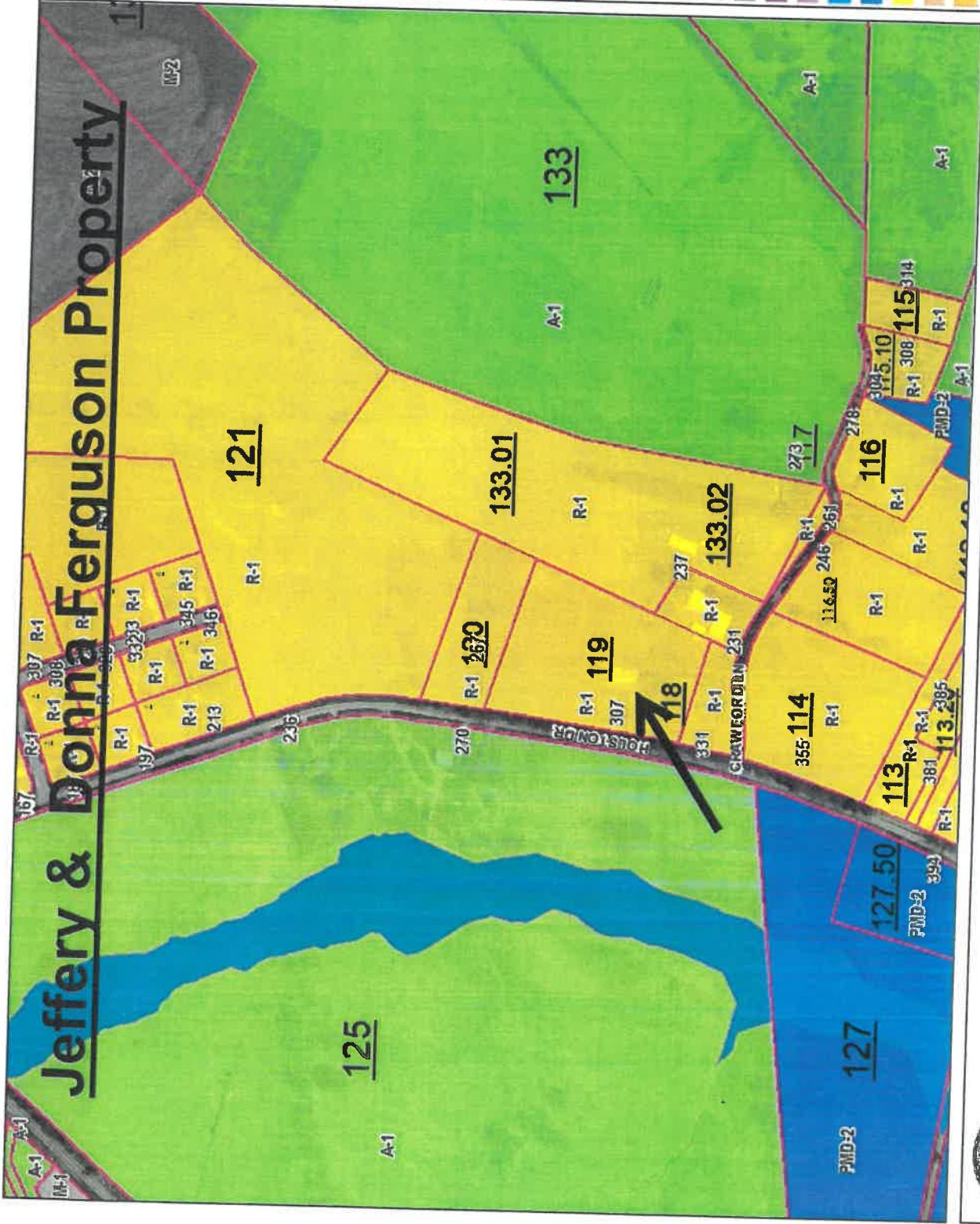
**Address Data Source:**  
Sullivan County, TN GIS  
Kingston, TN GIS  
Johnson City, TN GIS  
Shelby, TN GIS

## Notice:

A taxman has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or encroachments 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 Zoning

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



**Flood Zone, ZONE, SUBTY**  
0.2 PCT Annual Chance Flood Hazard  
Zone A - No Base Flood Elevation Determined  
Zone AE - Base Flood Elevation Determined  
Floodway Areas in Zone AE



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



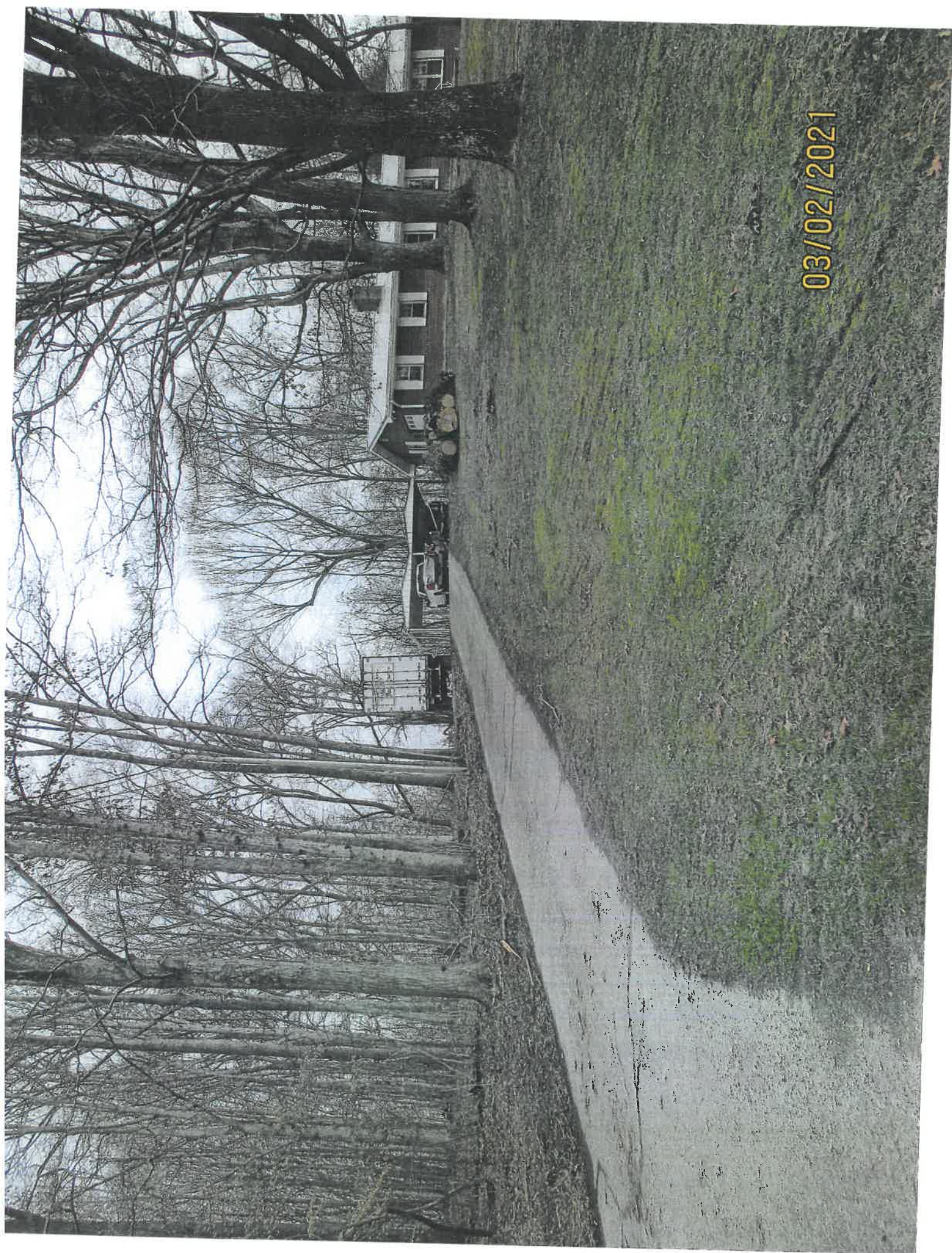
03/02/2021



03/02/2021



03/02/2021



03/02/2021

