

**Zoning Plan: Rezoning Requests and/or Zoning Text Amendments**  
**SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING**

June 16, 2022

**RESOLUTION #1 - To Consider the Waiver of Rules for the following zoning amendments (map or text).**

motion by:		2nd by:								
Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	4/12/2022	Gouge Little & Associates	no	yes	yes	Sullivan	A-1	R-1	9th	5th
2	2/17/2022	Larry J Roberts, Trustee	yes	yes	yes	Sullivan	A-1	AR (3 acres)	21st	4th
<b><u>Voting Summary:</u></b>										
<b>Name</b>	<b>Case Order</b>	<b>yes</b>	<b>no</b>	<b>pass</b>	<b>absent</b>	<b>Approved (yes or no)</b>				
Gouge & Little	1	24								
Roberts	2	14	10							

\* Completed Application is when all information is signed, fee has been paid and no outstanding documents needed. Date of Application is when the applicant initially files

## PUBLIC NOTICE

Sullivan County Board of County Commissioners will hold a Public Hearing on **Thursday, June 16, 2022 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) Gouge Little & Associates** has request their property to be rezoned from A-1 (General Agricultural) to R-1 (single-family residential) located off Hwy 11E across from the Piney Flats Presbyterian Church, Tax Map 135, Parcel 177.00 and; **2) Larry J. Roberts, Trustee** requests 3 acres of their property to be rezoned from A-1 (General Agricultural) to AR (Agricultural Recreational) at 1653 Bullock Hollow Road, Bristol, Tax Map 084, Parcel 165.00. 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) . Copies of these amendments are filed in the Sullivan County Planning & Codes Department located within the Historic Snow House at 3425 Hwy 126, Blountville, TN.



# SIXRIVERS MEDIA

Ad Order Number

0001597650

Sales Rep.

mwillder

Order Taker

mwillder

Customer

SULLIVAN CO PLANNING & CODE

Customer Account

1047408

Customer Address

3425 TENN. HWY 126

BLOUNTVILLE TN 37617 USA

Customer Phone

4233236440

PO Number

Ordered By

Customer Fax

Customer EMail

planning@sullivancountyttn.gov

## Order Confirmation

Tear Sheets

0

Invoice Text

Affidavits

1

Blind Box

Net Amount

\$117.49

Total Amount  
\$117.49

Payment Method  
Check/Money Order

Payment Amount  
\$0.00

Amount Due  
\$117.49

Ad Number      Ad Type  
0001597650-01      XLegal Liner

External Ad Number

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Ad Size      Color  
2 X 29 li

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Order Start Date      Order Stop Date  
05/28/2022      05/28/2022

PUBLIC NOTICE

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PUB 1 T: 5/28/22

**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: 4/12/22

Property Owner: Gouge Little & Associates

Address: 1235 Old Boones Creek Rd Jonesborough, TN 37659

Phone number: 423-773-9319

Email: t.gouge@gmail.com

**Property Identification**

Tax Map: 135

Group:

Parcel: 177.00

Zoning Map: 26

Zoning District: A-1

Proposed District: R-1

Civil District: 9

Property Location: Bristol Hwy S of

Commission District: 5

Purpose of Rezoning: 14 lot residential development

**Meetings**

**Planning Commission:**

Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN

Date: May 17, 2022

Time: 6 PM

Approved:

Denied:

**County Commission:**

Place: Historic Courthouse 2nd Floor Commission Chambers!3411 Highway 126!Blountville, TN

Date: June 16, 2022

Time: 6:00 PM

Approved 24 Yes

Approved:

Denied:

**DEED RESTRICTIONS**

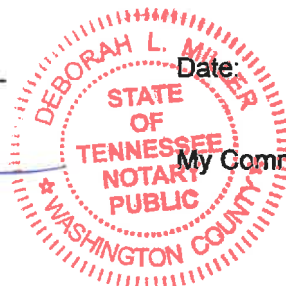
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

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

Date: 4-12-2022

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

My Commission Expires: 08-26-2025



F. REZONING REQUESTS: ZONING PLAN AMENDMENT: ZONING MAP CHANGE

F1. REZONING REQUEST A-1 TO R-1 – THE ORCHARD SUBDIVISION PLAN

FINDINGS OF FACT –

Property Owners:	Gouge Little & Associates
Applicants:	same
Representative:	Travis Gouge
Location:	off Hwy 11E in Piney Flats, directly across from PF Presbyterian Church
Mailing Address of Owners:	1235 Old Boones Creek Road, Jonesborough, TN
Civil district of rezoning:	9 <sup>th</sup>
Commission District:	5 <sup>th</sup>
Parcel ID:	Tax Map 135, parcel 177.00
Subdivision of Record:	n/a – former Elsea Farm survey
PC1101 Growth Boundary:	Johnson City Urban Growth Boundary
Utility District:	Johnson City Utility District
Public Sewer:	n/a
Lot/Tract Acreage:	9.93 +/- acres
Zoning:	A-1
Surrounding Zoning:	A-1, B-3 and B-4
Requested Zoning:	R-1
Existing Land Use:	vacant meadow, formerly used for pasture/hay
Surrounding Land Uses:	Greenhouses, Residential, O'Reilly's Auto and Tree Farm
2006 Land Use Plan:	Low Density Residential/General Agricultural
Neighborhood Opposition:	None received prior to meeting

**Staff Field Notes and Findings of Facts:**

- The owner is requesting to rezone his large tract from A-1 to R-1 in order to develop the property into ½ acre minimum single family residential lots.
- A concept plan is included.
- The Johnson City Water Department has agreed to provide public water to the site to support a 6-inch water line extension for the development.
- Staff recommends in favor of this request as public water is available to support the rezoning request and proposed land use.
- The developer swapped land with the church in order to square up the church parsonage lot and to provide 50 feet of public road frontage for this formerly landlocked farm tract.
- The site is located directly behind the FJ Torbett Greenhouses and in front of the American Uniting LLC Tree Farm.
- If rezoned, the developer will present construction plans back to the Planning Commission for the proposed Orchard Subdivision.

**Meeting Notes at Planning Commission:**

- *Staff provided a background report and recommendation.*
- *Ron Gouge and Travis Gouge were both present.*
- *Staff included pictures of the site and draft concept plan for reference.*
- *Staff did not receive any calls of inquiry or opposition. There was no one present to oppose the request either.*
- *Calvin Clifton suggested a detention pond on the location of the centralized mailbox location on lot 1. Discussion followed.*
- *Staff did not have the engineering study yet at this point.*
- *Laura McMillan motioned for forward a favorable recommendation for the rezoning request to the County Commission.*
- *Mary Ann Hager seconded the motion and the vote in favor of the request passed unanimously.*

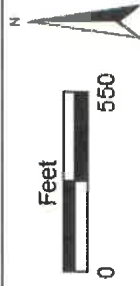
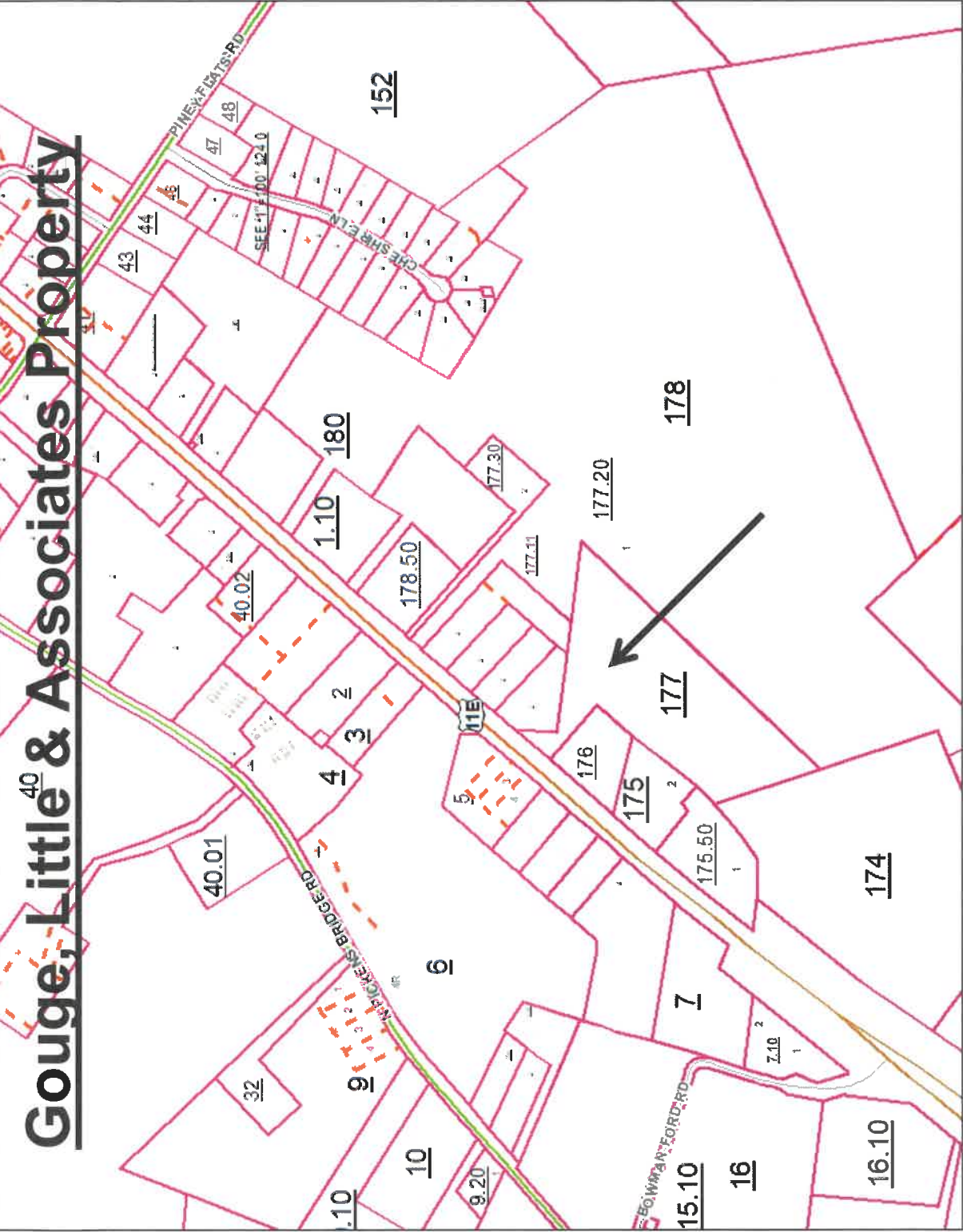
# Gouge, Little & Associates Property

**Address Data Sources:**  
 Sullivan County: 311 Co 811  
 Kingsport, TN: GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 811

**Notice:**

Atax 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 in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

**Thoroughfares**  
 Arterial  
 Collector  
 Lot Lines



Printed in accordance with the map (PUB) 2087  
 Date: 11/14/2017 10:00:00 AM  
 User: sullivan\jgouge

**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

**Notice:**

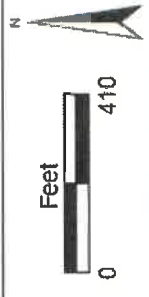
Aerial maps has no legal standing other than the assessment of sizes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

**Thoroughfares**

- Arterial
- Collector
- Lot Lines



**Gouge, Little & Associates Property**



Sullivan County, TN  
Planning and Codes Dept.





**Address Data Source:**

Sullivan County, Tenn. Co 911  
 Kingston, Tenn. GIS  
 Johnson City, TN GIS  
 Deacon, Bristol 911

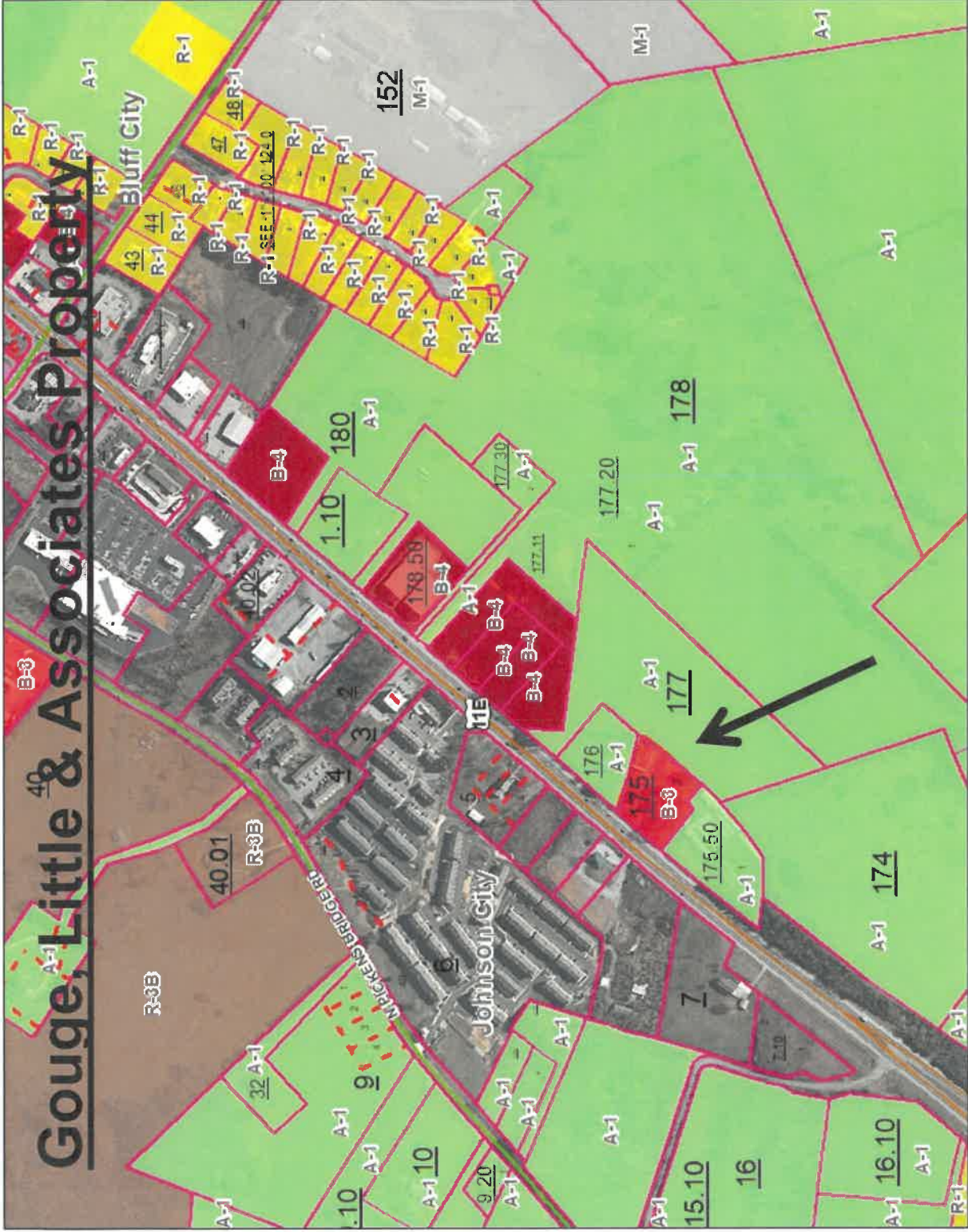
**Notice:**

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 driver. Prior to the assessment of  
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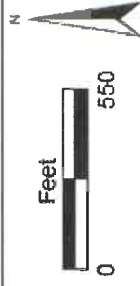
- Arterial
- Collector
- Lot Lines

**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



**Gouge, Little & Associates Property**



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





**Address Data Source:**  
 Sullivan County, Sul Co 911  
 Kingsport, TN 37629  
 Johnson City, NC GIS  
 Bristol: Bristol 911

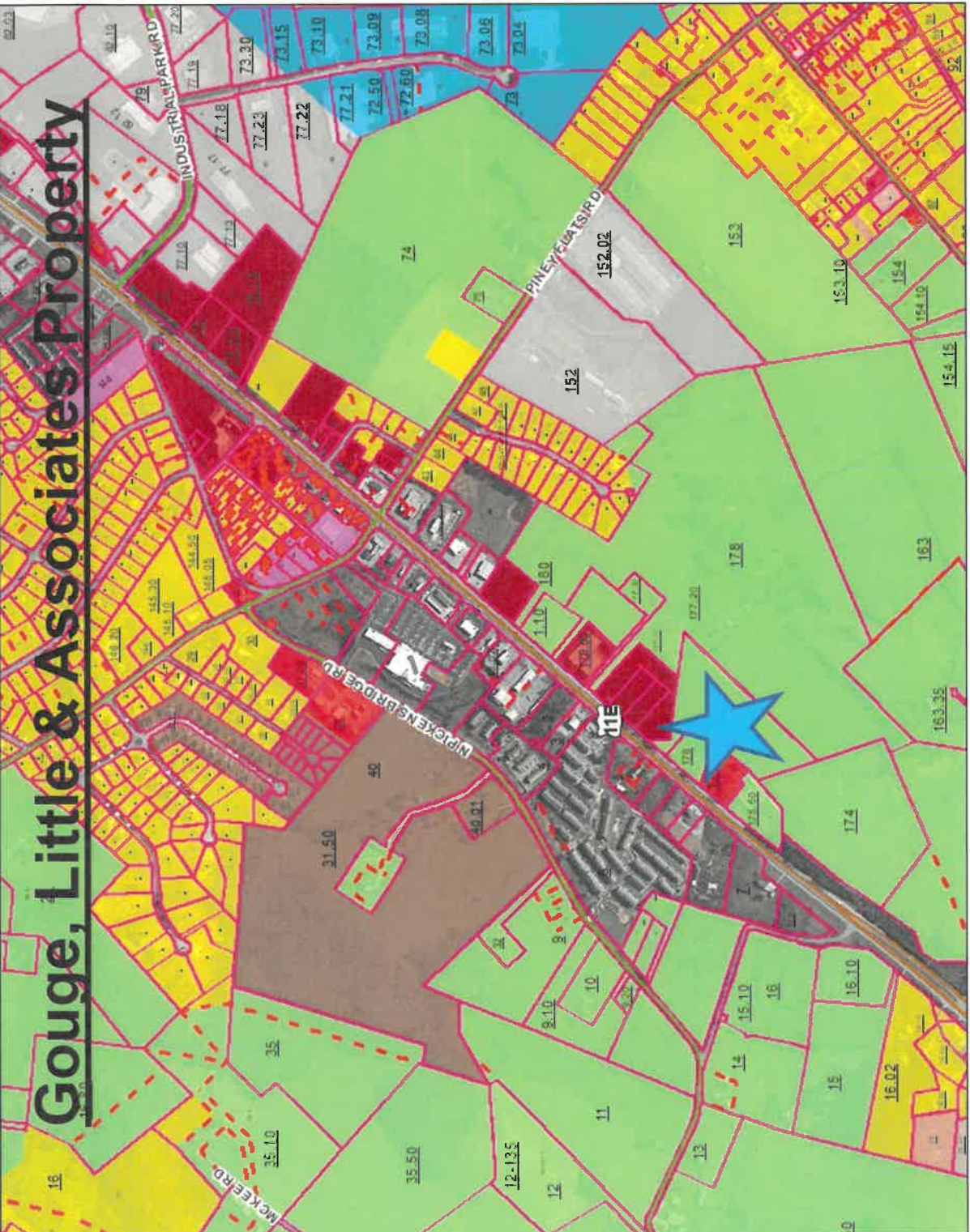
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 A tax map is not a legal standing other than the observation of which it cannot be used to establish boundary lines or center and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and/or location thereof.

**Thoroughfares**

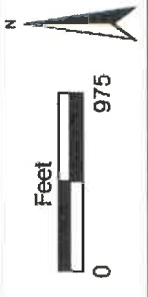
- Arterial
- Collector
- Lot Lines

**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



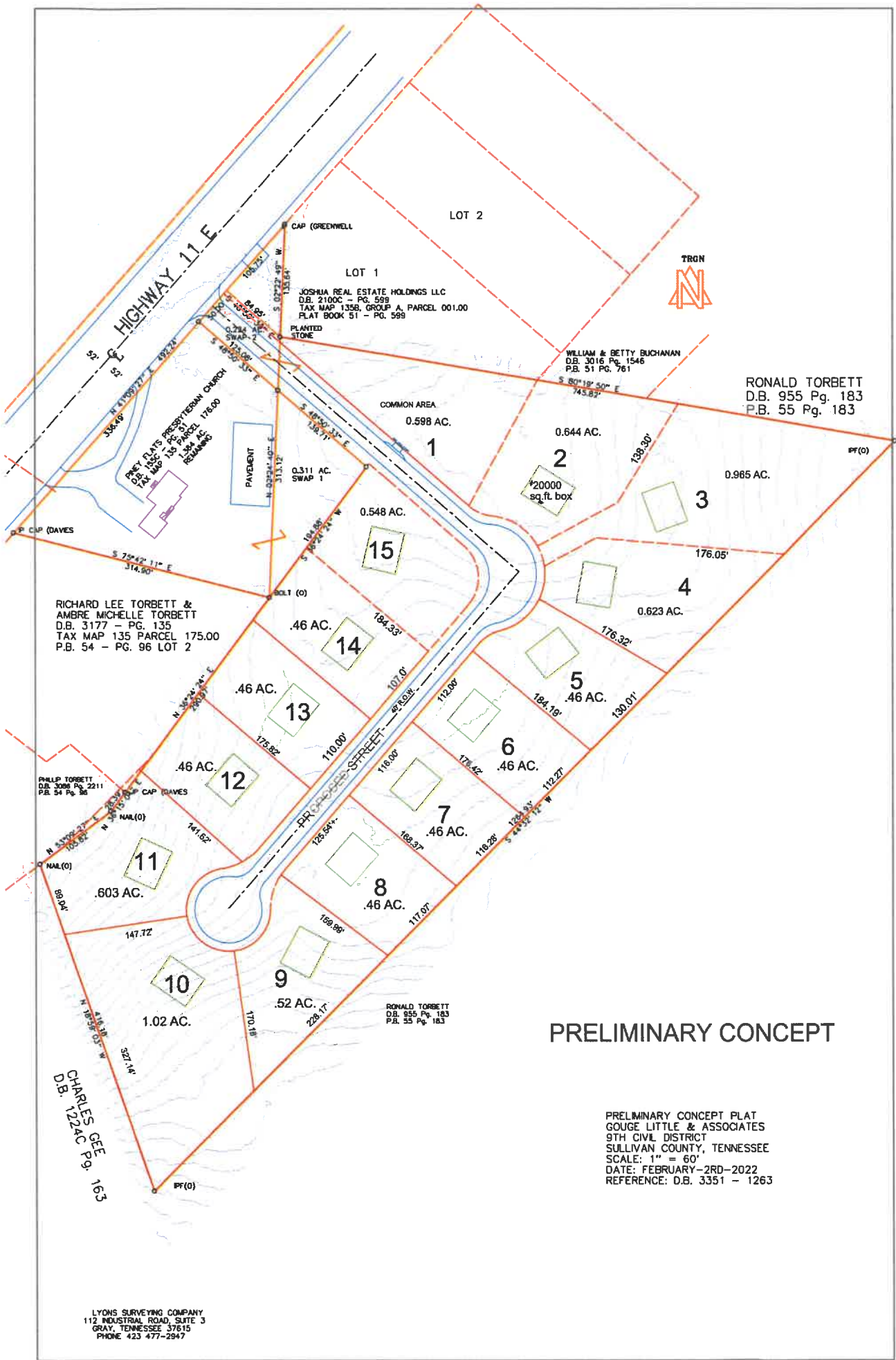
# Gouge, Little & Associates Property



Printed in the State of Tennessee  
 12/15/2007 10:00 AM  
 12/15/2007 10:00 AM  
 12/15/2007 10:00 AM

Sullivan County, TN  
 Planning and Codes Dept.





# PRELIMINARY CONCEPT

PRELIMINARY CONCEPT PLAT  
 GOUGE LITTLE & ASSOCIATES  
 9TH CIVIL DISTRICT  
 SULLIVAN COUNTY, TENNESSEE  
 SCALE: 1" = 60'  
 DATE: FEBRUARY-2RD-2022  
 REFERENCE: D.B. 3351 - 1263

LYONS SURVEYING COMPANY  
 112 INDUSTRIAL ROAD, SUITE 3  
 GRAY, TENNESSEE 37615  
 PHONE 423 477-2947



**Ambre Torbett**

**From:** Olinger, Travis <tolinger@johnsoncitytn.org>  
**Sent:** Wednesday, April 13, 2022 9:54 AM  
**To:** travis gouge; Ambre Torbett  
**Subject:** map snapshot as per request...



**Travis Olinger**

Engineering Services Coordinator, Water and Sewer Services Department  
City of Johnson City, Tennessee  
423.975.2620 o. / 423.262.7580 c. / [www.johnsoncitytn.org](http://www.johnsoncitytn.org)

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# DEVELOPMENT PLANS FOR THE ORCHARD SUBDIVISION

Highway 11E Bristol Highway  
Piney Flats, TN  
April 25, 2022

**Owner/Developer:** GOUGE, LITTLE & ASSOC.  
1235 Old Boones Creek Road  
Jonesborough, TN 37659

**Present Zoning:** R1 Low Density Residential  
12' Side Yard Setback  
30' Front Facing Garage  
30' Rear Yard Setback

**Tax Parcel:** Sullivan County Tax Map 435,  
Parcel 177, D.B. 33561, Page 1263

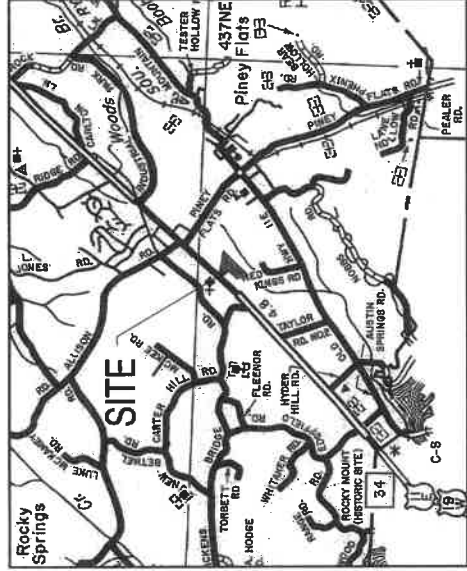
**Proposed Use:** Residential Single Family

**Total Area :** 9.93 Acres ±

**Total Disturbed Area :** 8.98 Acres ±

Subject property does not lie in a special flood hazard area as defined by FEMA and as shown on FIRM Map 4716SC0290D effective date September 29, 2006.

<b>UTILITY WATER</b>	<b>UTILITY SANITARY SEWER</b>
NAME: CITY OF JOHNSON CITY	NAME: N/A
ADDRESS: JOHNSON CITY, TN 37601	ADDRESS: N/A
CONTACT: TOM WITHERSPON	CONTACT: N/A
PHONE: (423) 434-9000	PHONE: N/A
<b>UTILITY ELECTRICITY</b>	<b>UTILITY TELEPHONE</b>
NAME: SPRINT	NAME: SPRINT
ADDRESS: JOHNSON CITY, TN 37601	ADDRESS: JOHNSON CITY, TN 37601
CONTACT: MARK EAKES	CONTACT: STEVE ROWE
PHONE: (423) 802-3272	PHONE: (423) 461-4424
<b>UTILITY NATURAL GAS</b>	<b>UTILITY CABLE</b>
NAME: JMW ENERGY	NAME: CHARTER COMMUNICATIONS
ADDRESS: JOHNSON CITY, TN 37601	ADDRESS: JOHNSON CITY, TN 37601
CONTACT: ROCK WATSON	CONTACT: ROCK OWY
PHONE: (423) 828-2122	PHONE: (423) 679-3346



VICINITY MAP  
NOT TO SCALE

**INDEX OF SHEETS**

- C-1 EXISTING CONDITIONS
- C-2 SITE LAYOUT PLAN
- C-3 SITE GRADING & DRAINAGE PLAN
- C-4 ROAD PROFILE & SITE DETAILS
- C-5 WATER DISTRIBUTION DETAILS
- C-6 E & SC PLAN PHASE 1
- C-7 E & SC PLAN PHASE 2
- C-8 E & SC PLAN PHASE 3
- C-9 E & SC DETAILS
- C-10 SWM DETAILS



**Benchmark Design, PC**  
ENGINEERING & SURVEYING

3547 West Market Street  
Johnson City, Tennessee 37604  
Phone: 423-722-1105  
Fax: 423-722-1107



DEVELOPMENT PLANS APPROVAL

DATE

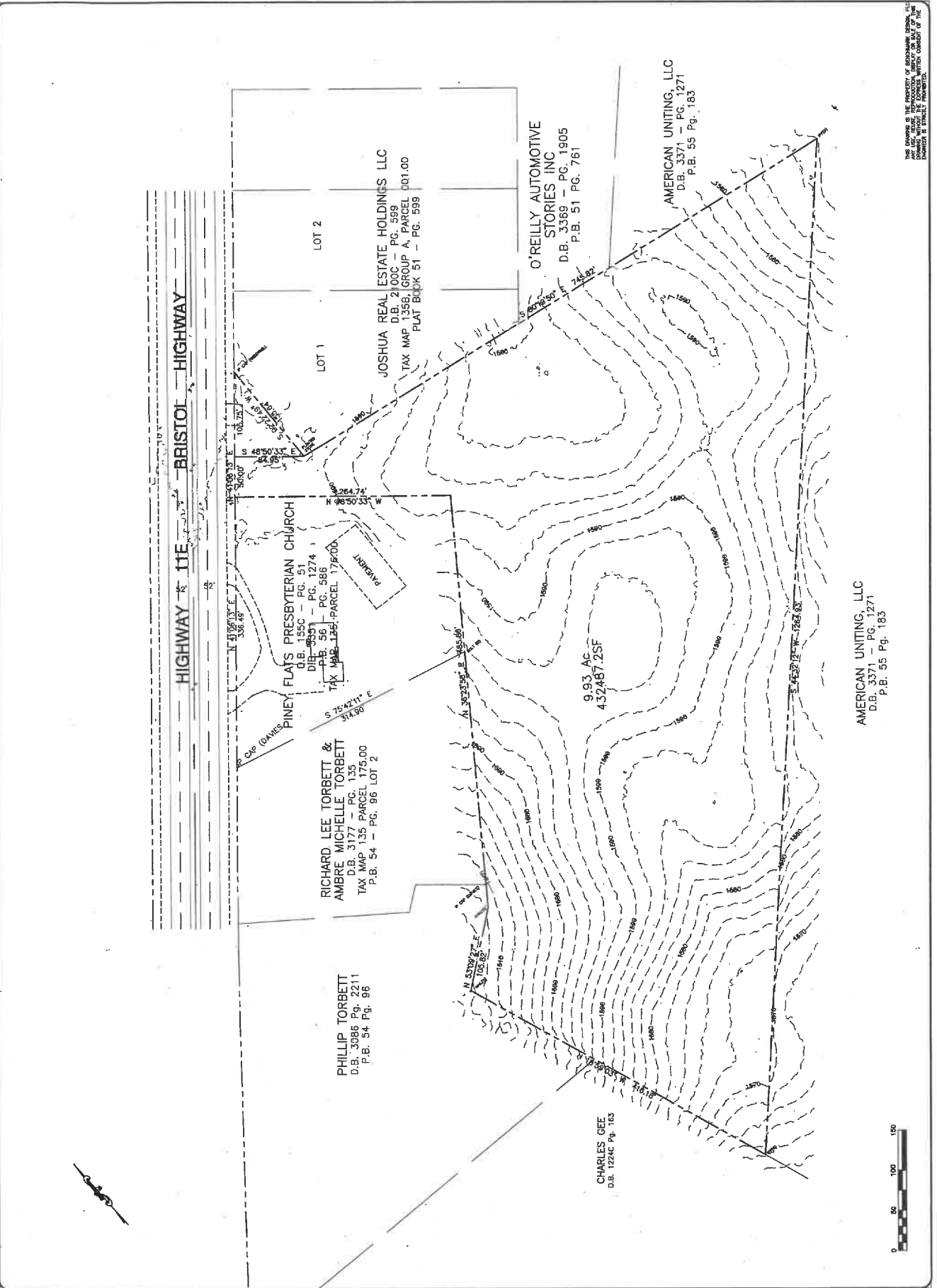
JOHNSON CITY, TENNESSEE

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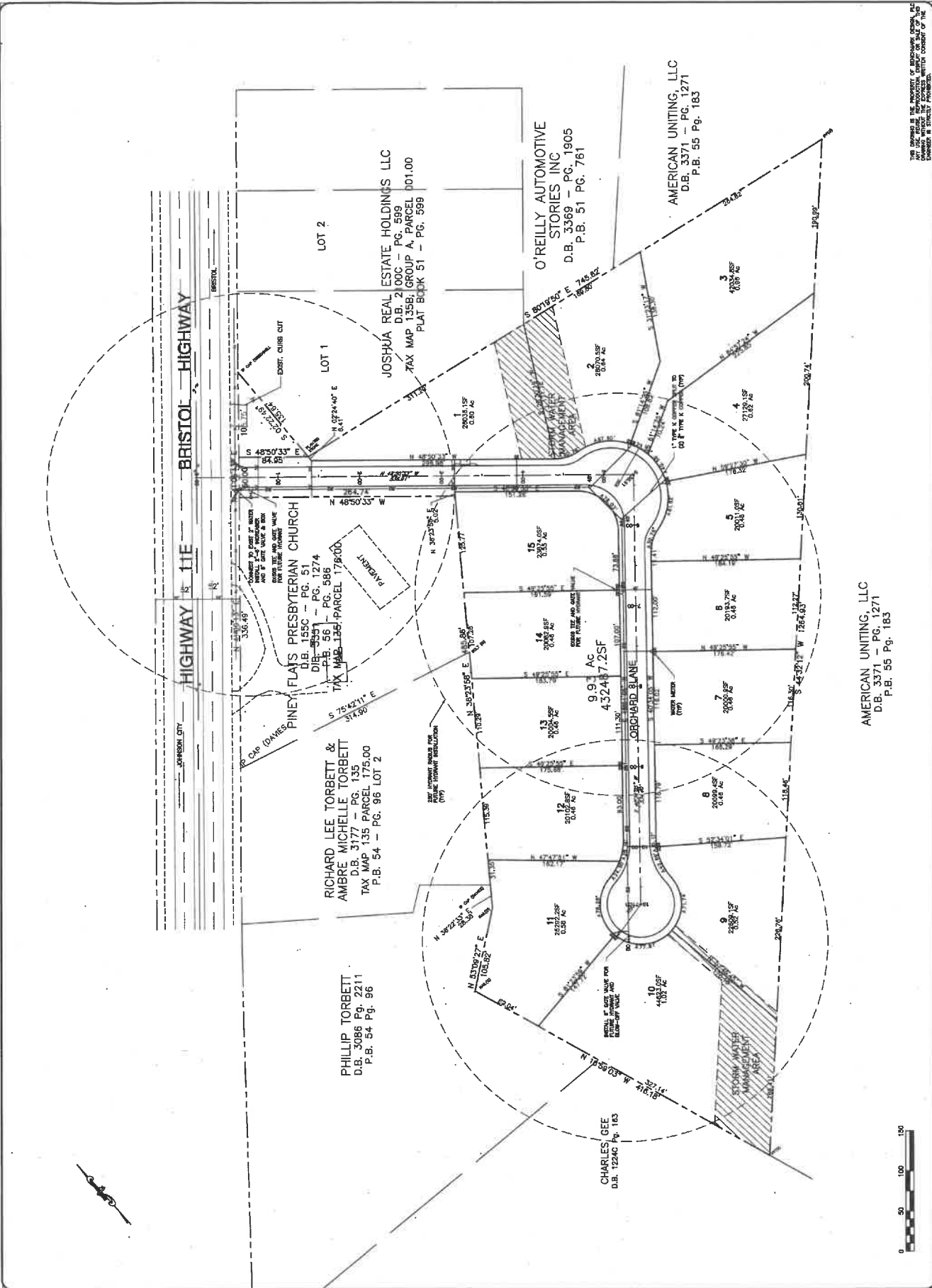




DATE	04/12/2011
BY	1547
TITLE	211116
PROJECT	211116



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AMERICAN UNITED, LLC  
 D.B. 3371 - PG. 1271  
 P.B. 55 Pg. 183

PHILLIP TORBETT  
 D.B. 3088 Pg. 2211  
 P.B. 54 Pg. 96

RICHARD LEE TORBETT &  
 AMBRE MICHELLE TORBETT  
 D.B. 3177 - PG. 135  
 TAX MAP 135 - PARCEL 175.00  
 P.B. 54 - PG. 96 LOT 2

PINEY FLATS PRESBYTERIAN CHURCH  
 D.B. 155C - PG. 51  
 D.B. 5551 - PG. 1274  
 P.B. 56 - PG. 586  
 TAX MAP 135 - PARCEL 175.00

JOSHUA REAL ESTATE HOLDINGS LLC  
 D.B. 200C - PG. 599  
 TAX MAP 135B - GROUP A, PARCEL 001.00  
 PLAT BOOK 51 - PG. 599

O'REILLY AUTOMOTIVE  
 STORIES INC  
 D.B. 3369 - PG. 1905  
 P.B. 51 PG. 761

AMERICAN UNITED, LLC  
 D.B. 3371 - PG. 1271  
 P.B. 55 Pg. 183

CHARLES GEE  
 D.B. 1224C - PG. 163

Home > Zoning Map for Sullivan County, Tennessee

Details | Basemap

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## SULLIVAN COUNTY

Planning & Codes Department  
3425 Highway 126 | Historic Snow House  
Blountville, TN 37617  
Office: 423.323.6440  
Fax: 423.279.2886

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### **NOTICE OF REZONING REQUEST**

April 25, 2022

Dear Property Owner:

Please be advised Gouge, Little & Associates have applied to Sullivan County to rezone property located on Bristol Highway from A-1 (General Agricultural/Estate Residential District) to R-1 (Low Density/Single-Family Residential District) for the purpose of a subdivision.

**Sullivan County Regional Planning Commission – 6:00 PM on May 17, 2022**

**County Commission – 6:00 PM on June 16, 2022**

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.

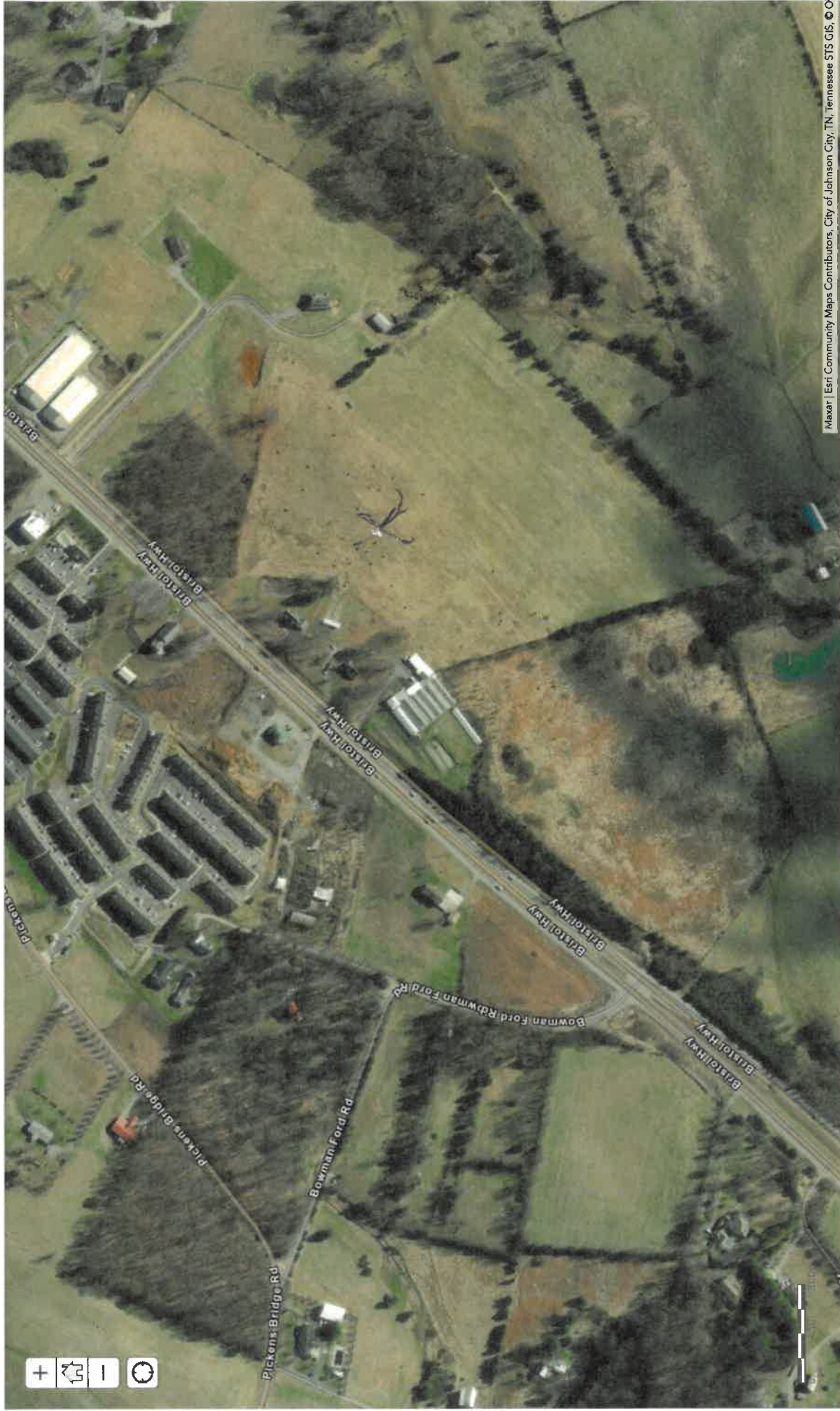
Regards,

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

Ambre M. Torbett, AICP  
Director Planning & Codes

mh



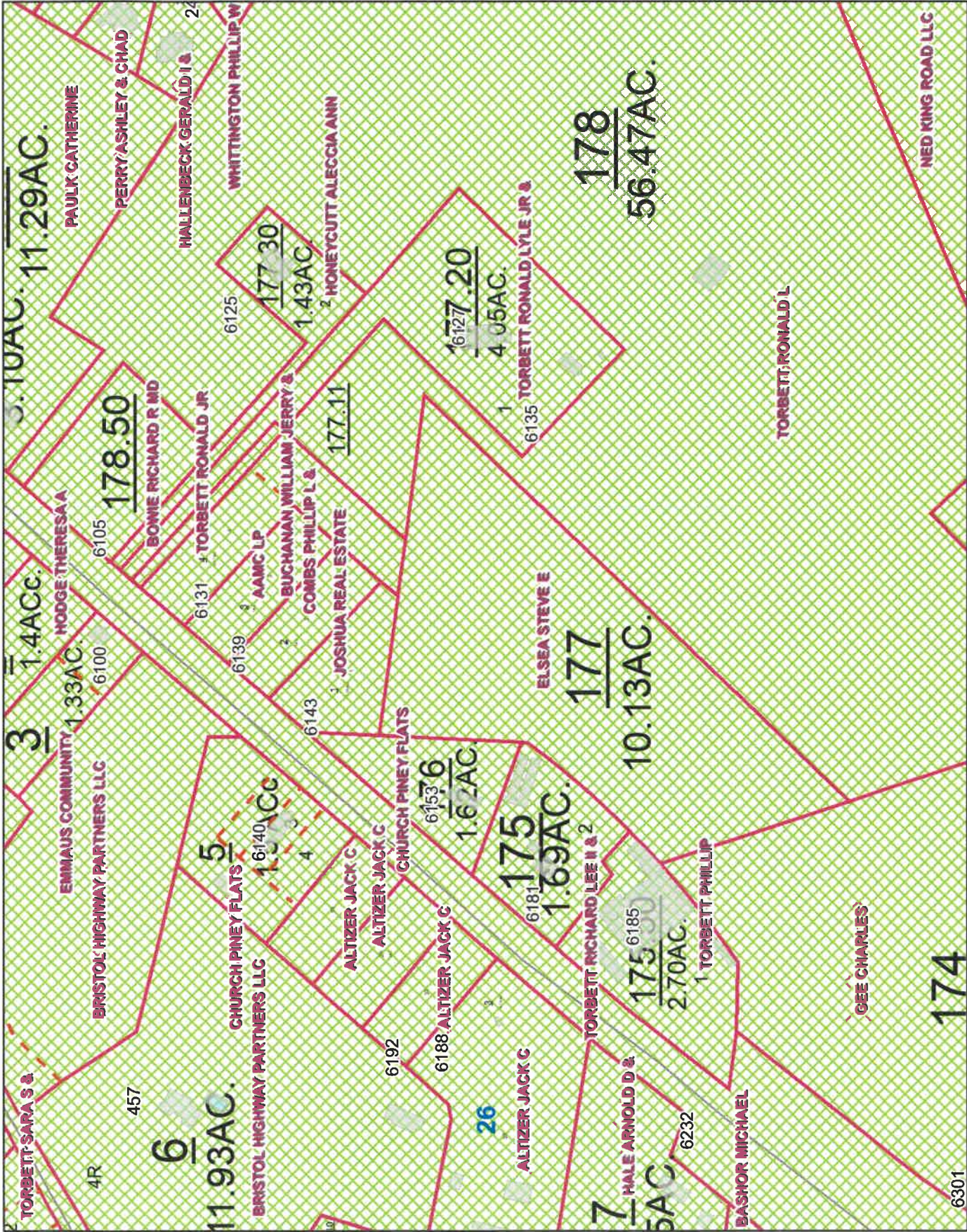




Address Data Source  
Sullivan County: Sull Co 911  
Kingsport: Kpt GIS  
Johnson City: JC GIS  
Bristol: Bristol 911

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Flood Insurance Rate Map (FIRM) 2007  
0.2 PCT Annual Chance Flood Hazard  
Zone A - No Base Flood Elevations Determined  
Zone AE - Base Flood Elevations Determined

Sullivan County, TN  
Planning and Codes Dept.

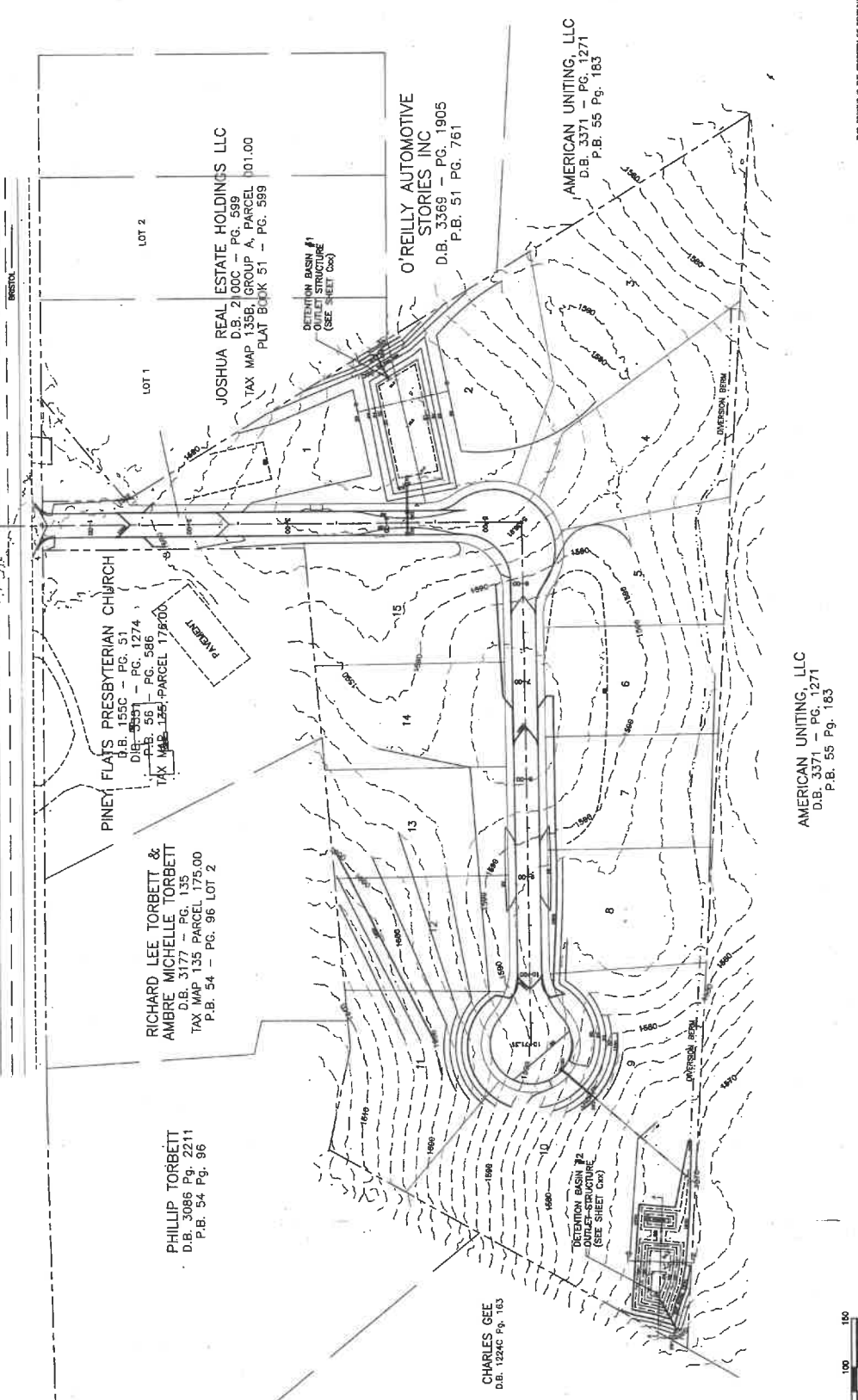




### GRADING & DRAINAGE

- ELEVATIONS ARE BASED ON BENCH MARK DATA PROVIDED TO THE DESIGN ENGINEER AND AS SHOWN HEREON.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND VERIFYING ALL DATA ON TYPICAL SECTIONS OR PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL SUBGRADE AND FOOTING.
- ANY SOFTEN MATERIAL FOR THIS PROJECT SHALL BE A MINIMUM ONE (1) FOOT OR AS APPROVED BY THE ENGINEER.
- IF, DURING CONSTRUCTION, THE STRUCTURE INVERT ELEVATIONS SHOWN ON THESE PLANS ARE FOUND TO DIFFER SIGNIFICANTLY FROM THE ACTUAL ELEVATIONS, THE CONTRACTOR MUST CONSULT WITH THE ENGINEER BEFORE PROCEEDING WITH INSTALLATION.
- WHERE IT IS NECESSARY TO PLACE STRUCTURES IN FILL AREAS, SUBGRADE MATERIALS SHALL BE PLACED, PROPERLY COMPACTED AND FINISHED TO THE ELEVATION SHOWN ON THESE PLANS. ALL OF THE PERMANENT STRUCTURES MUST BE APPROVED BY THE ENGINEER.

JOHNSON CITY HIGHWAY 11E BRISTOL HIGHWAY



AMERICAN UNITING, LLC  
D.B. 3371 - PG. 1271  
P.B. 55 Pg. 183



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**Dachmark**  
ENGINEERING & SURVEYING  
3627 W. Lakeside Street  
Johnson City, Tennessee 37604  
Phone: 423-722-1108  
Fax: 423-722-1107

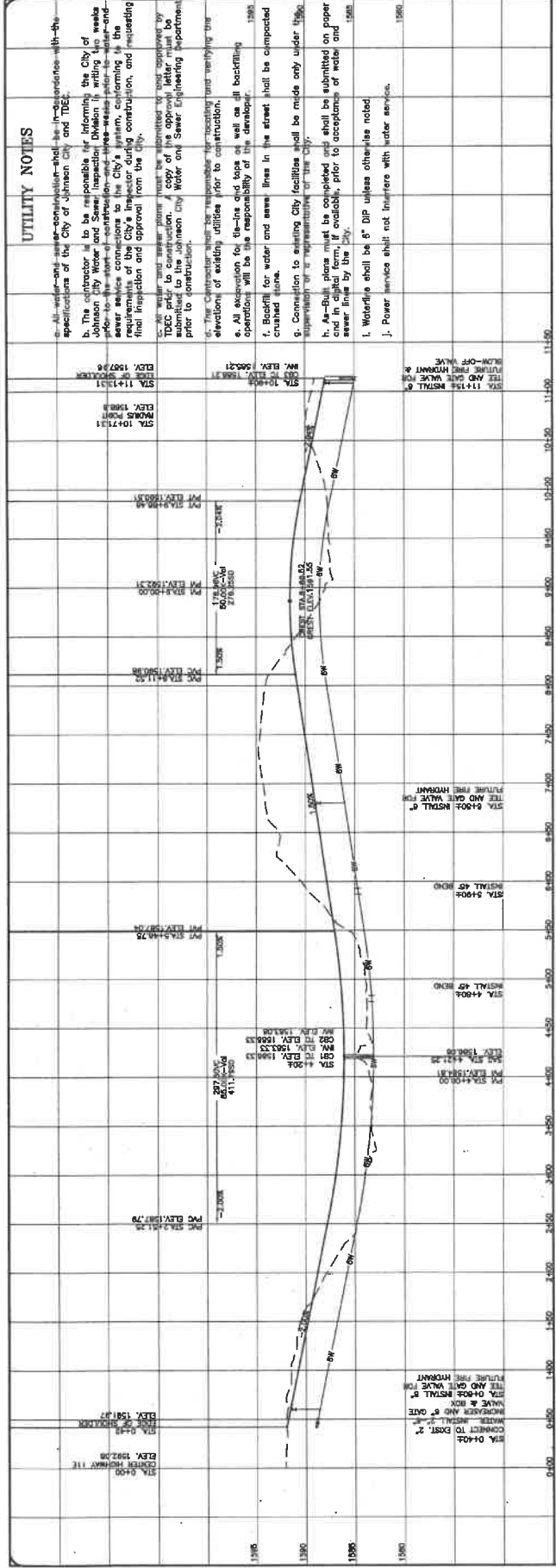
GRADING & DRAINAGE

DEVELOPMENT PLANS FOR  
THE ORCHARD SUBDIVISION  
PINEY FLATS, TENNESSEE



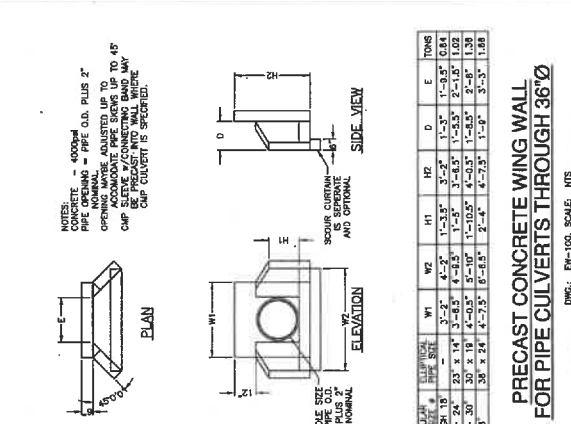
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FILE NO.	FILE NO.
JOB NUMBER	JOB NUMBER
22119	22119

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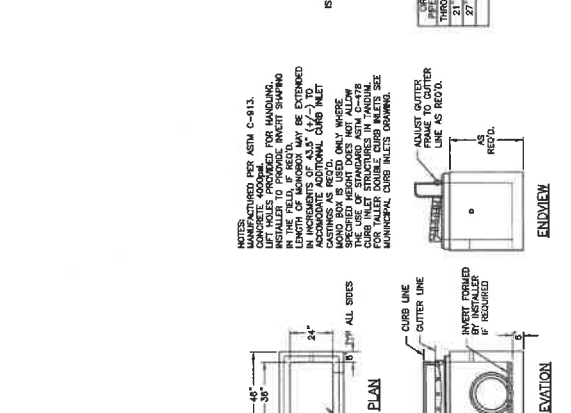


**UTILITY NOTES**

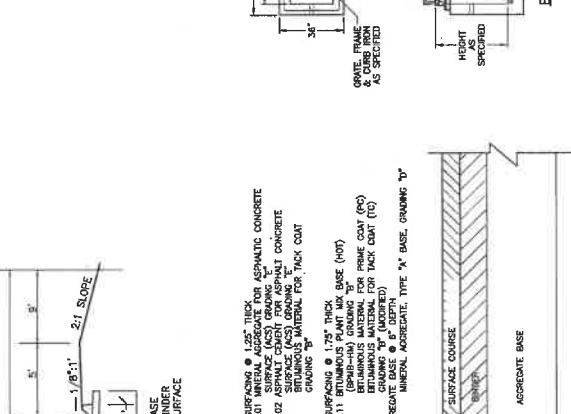
- a. All water and sewer connections shall be in accordance with the specifications of the City of Johnson City and TDEC.
- b. The contractor is to be responsible for informing the City of Johnson City of any utility lines that may be affected by the proposed construction. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Johnson City.
- c. All water and sewer connections shall be made in accordance with the specifications of the City of Johnson City and TDEC.
- d. All water and sewer connections shall be made in accordance with the specifications of the City of Johnson City and TDEC.
- e. All excavation for the use and tops of all backfilling operations will be the responsibility of the developer.
- f. Backfill for water and sewer lines in the street shall be compacted crushed stone.
- g. Connection to existing City facilities shall be made only under the supervision of a representative of the City.
- h. As-Built plans must be completed and shall be submitted on paper and in digital form, if available, prior to acceptance of work and sewer lines by the City.
- i. Waterline shall be 6" DIP unless otherwise noted.
- j. Power services shall not interfere with water services.



**PRECAST CONCRETE WING WALL FOR PIPE CULVERTS THROUGH 36" Ø**  
 DATE: 04-20-02 SCALE: 1"=50'  
 AS MANUFACTURED BY PERMIABLE CONCRETE PRODUCTS CO., BOSTON, MA, OR APPROVED EQUAL MPA CORRECTED PLANT.  
 D-SW-100(04)(11)



**PRECAST MUNICIPAL CURB INLET MONOBOX**  
 DATE: 04-20-02 SCALE: 1"=50'  
 AS MANUFACTURED BY PERMIABLE CONCRETE PRODUCTS CO., BOSTON, MA, OR APPROVED EQUAL MPA CORRECTED PLANT.  
 D-SW-100(04)(11)



**TYPICAL ROAD SECTION**  
 R-11652Z

**PAVEMENT SECTION**  
 R-PW12

**MOUNTABLE 6" CONCRETE CURB**  
 R-CM11

BITUMINOUS SURFACING • 1.25" THICK  
 411-01.01 ASPHALT CHERT FOR ASPHALT CONCRETE  
 411-01.02 ASPHALT CHERT FOR ASPHALT CONCRETE  
 403-01 BITUMINOUS MATERIAL FOR TACK COAT  
 BRITUMINOUS SURFACING • 1.75" THICK  
 307-03.11 BITUMINOUS SAND FOR BASE (HOT)  
 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC)  
 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC)  
 300-01 SANDWICH (ALTERNATE)  
 MINERAL AGGREGATE BASE • 6" DEPTH  
 300-01 MINERAL AGGREGATE TYPE "X" BASE, GRADING "D"

**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: 2-17-22

Property Owner: LARRY J ROBERTS, TRUSTEE

Address: 335 EDEN PARK DR ROCKY FACE, GA 30740

Phone number: 706-313-2542 Email: Corywroberts@yahoo.com

**Property Identification**

Tax Map: 84 Group: \_\_\_\_\_ Parcel: 165  
 Zoning Map: \_\_\_\_\_ Zoning District: A-1 Proposed District: AR Civil District: 21<sup>ST</sup>  
 Property Location: 1653 BULLOCH HOLLOW RD Commission District: \_\_\_\_\_  
 Purpose of Rezoning: RENTAL CABINS

**Meetings**

**Planning Commission:**

Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN

Date: April 19, 2022 Time: \_\_\_\_\_

Approved: ✓ Denied: \_\_\_\_\_

**County Commission:**

Place: Historic Courthouse 2<sup>nd</sup> Floor Commission Chambers|3411 Highway 126|Blountville, TN

Date: May 19, 2022 Time: 6:00 PM

Approved: ✓ Approved 14 Yes, 10 No  
Denied: \_\_\_\_\_

**DEED RESTRICTIONS**

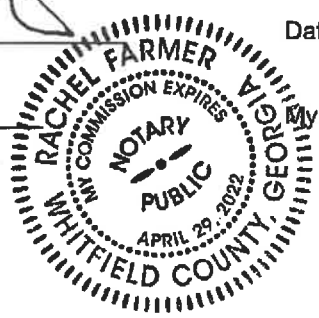
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: [Handwritten Signature]

Date: 2/17/22

Notary Public: Rachel Farmer

My Commission Expires: 4/29/22



F. REZONING REQUESTS: ZONING PLAN AMENDMENT: ZONING MAP CHANGE

F2. REZONING REQUEST A-1 TO AR – ROBERTS PROPERTY – BULLOCK HOLLOW ROAD

FINDINGS OF FACT –

Property Owners:	Larry J. Roberts, Trustee
Applicants:	Corey Roberts
Representative:	same
Location:	1653 Bullock Hollow Road, Bristol area
Mailing Address of Owners:	335 Eden Park Drive, Rocky Face, Georgia
Civil district of rezoning:	21 <sup>st</sup>
Commission District:	1 <sup>st</sup>
Parcel ID:	Tax Map 084, Part of Parcel 165.00
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Sullivan County Rural Area
Utility District:	South Fork Utility District
Public Sewer:	n/a
Lot/Tract Acreage:	Proposed 3-acre lot (see survey)
Zoning:	A-1, General Agricultural
Surrounding Zoning:	A-1
Requested Zoning:	AR – Agricultural Recreational for a Cabin Development
Existing Land Use:	Single Family dwelling by South Fork of the Holston River and Farmland
Surrounding Land Uses:	Single Family and farmland
2006 Land Use Plan:	Low Density Residential/General Agricultural – Recreational Overlay
Neighborhood Opposition:	<i>one phone call – concerned if multiple cabins were planned</i>

**Staff Field Notes and Findings of Facts:**

- The owner is requesting to rezone a three-acre lot to Agricultural Recreational for the purpose of developing the land for a few cabins. The cabins would provide accommodations for guests seeking access to the South Fork of the Holston River, South Holston Lake, and the local trails for example.
- The 2006 – 2026 Land Use Plan designated this area long the river as a future recreational zone.
- For permanent structures, such as the cabins, the density would be 1 cabin per ½ acre or greater depending on soil suitability for septic systems.
- Staff recommends in favor of this rezoning request.
- Should the RRC – Rural Resort & Cabin Development Zoning District be adopted by County Commission, staff would recommend this AR zone be changed to RRC zone to better align with the owner's request.

**Meeting Notes at Planning Commission:**

- *This request was deferred from last month to afford applicant time to be present at hearing, as he had a scheduling conflict.*
- *Staff read her report and summarized comments from the community at the last meeting.*
- *Calvin Clifton asked about the irregular zoning boundary configuration as requested.*
- *Ambre Torbett, Planning Director (staff) stated that the boundary is based upon sight visibility of the proposed entrance for the cottage development, viewshed, preserving the woods and remaining farm as well as to ensure the owner's home would have privacy per his request. She walked the land with the owner to confirm location of future cabins if approved.*
- *Mr. Roberts addressed the commission. He stated he would like to build two rental cabins, each being 1,000 square feet on the hillside. This will result in no tree removal on the farm. The cabins would be over 500 feet away from the river. He will have a fulltime manager of the property on-site daily if rezoning is approved.*
- *Staff distributed the zoning petition from the Big Springs Road residents.*



- The chairman asked the owner if this was his second home. Mr. Roberts stated that it was. He confirmed they come up about twice a month to enjoy the home and river property and wanted to keep it that way, while sharing it with guests.
- Sherry Hicks, 547 Big Springs Road, stated she and her family live directly across the river. She stated her family has lived there for multiple generations. Sound travels across the river. She stated that they live there not to make money but to enjoy their home.
- Charlie Phelps, 655 Big Springs Road, was concerned about noise and trash on Big Springs Road. He stated there is more traffic now. Too much press and social media promoting trout fishing has created more users of the river.
- Russ and Cindy Frankhouser, 1185 Bullock Hollow Road, spoke in opposition to the rezoning request. They have enjoyed peace and tranquility for years but there are more fishermen and guests accessing the river.
- Betty Cogan, 2085 Bullock Hollow Road, stated she was approved for AR a few years ago and built 4 cabins on her family farm. She lives on site. She agrees it is a lot to manage the cabins, but she needed to offset the lost income from having to move her cattle off the river per State Conservation Plan. Her cabins range from 400 to 600 square feet on the Crumley Farms, called The Reserve.
- Mr. Corey Roberts addressed the concerns of the residents. He confirmed that he was the type of person to clean up the county ditches and river from trash that washed down. He picks up trash all of the time, but he is not sure how to stop that just from local use. He and his family have been coming up to the river for almost 20 years, so he now owns his own place rather than having to rent. He found it was very difficult to find places to rent in the county so he feels there is huge need for this. The local fishermen guides have requested this as well.
- Calvin Clifton and other members stated that the request in front of them is for the rezoning. The chair reiterated the rezoning process.
- Phillis Mullins, 569 Big Springs Road, asked Mr. Roberts how he planned on providing access to the river for his guests.
- Mr. Roberts stated he would permit foot traffic only per the plan.
- Michelle Babroski, 565 Big Spring Road, said there were almost 70 short-term rentals along the river.
- Calvin Clifton confirmed that he found several on AirBnB. He opined that the overarching "white elephant" in the room on this matter was the fact that there were so many short-term rentals that did not seek county approval, spoiling it for landowners like Mr. Roberts, who is trying to request permission up front. His plan would be a legal plan per zoning if approved, while the others are not. He asked staff about AirBnB approvals.
- Staff explained that there is no enforceable means or strategy for local county planners to regulate these short-term rentals in existing single-family dwellings. She does not have the staff resources to investigate, or control based upon the limited zoning parameters and lack of support from the assessor. She explained that the state assessor of property guidelines does not distinguish between long term or short-term rentals on single family dwellings unless it becomes a Bed and Breakfast Inn with multiple rooms for multi family rental. She has discussed this with her TN Planning Association members (TAPA) as well. Most short-term rentals are the best kept property, as many landowners make improvements and hire property management firms for the home to ensure repeat guests.
- Calvin Clifton summarized that the bigger issue here is the lack of zoning enforcement remedies for short-term rentals on single family homes. Mr. Roberts should not be penalized for his plan to legally construct a few cabins across the river.
- John Moody agreed that the proposed rezoning boundary seemed to be well thought out due to topography while preserving the woods and 15 acres remaining.
- Darlene Calton motioned to forward a favorable recommendation on to the County Commission for this request.
- The motion was seconded by John Moody and others. **The vote passed unanimously.**

**NOTES**

1. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD AS OF THE DATE OF THIS SURVEY.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT THE PROPERTY.
3. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
4. THE SOURCE OF DEED BOOK 14372, PAGE 1024, P. 2, P. 129 IS BASED ON MAGNETIC.
5. SEE CHAPTER 10, CONSTITUTION, DEPARTMENT OF TRANSPORTATION SUBMITTAL REQUIREMENTS FOR THE STATE OF TENNESSEE.
6. SEE CLARK FILE - EARL MACCOMBACH - JULY 17, 1888.
7. A PORTION OF THIS PROPERTY IS IN AN AE FLOOD ZONE ALONG THE RIVER. THE IMPROVEMENTS ARE IN AN X ZONE AS SHOWN ON PLAN PANEL 47163000100-9-29-06

MAGNETIC

101- 2

NUMBER	BEARING	DISTANCE
1.1	N 111°05'00" W	50.00
1.2	N 83°21'43" E	50.00
1.3	N 11°15'30" W	102.77
1.4	S 71°10'11" E	50.87
1.5	S 61°11'14" E	49.84
1.6	S 27°28'31" E	51.07
1.7	S 84°52'04" E	67.54
1.8	S 04°24'31" E	109.70
1.9	N 08°11'30" W	49.86
1.10	N 19°14'10" W	407.50
1.11	N 11°15'30" W	435.60
1.12	N 08°11'30" W	49.86
1.13	N 19°14'10" W	407.50
1.14	N 11°15'30" W	435.60

**LEGEND**

- IRON PIN (OLD)
- IRON PIN (NEW)
- POINT
- POWER POLE
- LIGHT POLE
- BENCH MARK
- CATCH BASIN
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER LINE
- - - POWER LINE (OVERHEAD)

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HAVE CONSENTED TO THE SURVEY AND DEDICATION OF THE RIGHTS AND INTERESTS ESTABLISHED BY THE UNLAWFUL RESTRICTION LINES AND OTHER DATA SHOWN ON THIS PLAN FOR PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ 20\_\_\_\_  
 OWNER \_\_\_\_\_  
 OWNER \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAIN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS HAVE BEEN PLACED AS NEARLY AS POSSIBLE TO THE SPECIFICATIONS OF THE SURVEYING REGULATIONS. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAIN HAS BEEN APPROVED WITH PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.

DATE \_\_\_\_\_ 20\_\_\_\_  
 TENNESSEE REGISTERED LAND SURVEYOR \_\_\_\_\_

**CERTIFICATION OF THE APPROVAL OF STREETS**

I HEREBY CERTIFY THAT THE PLAIN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS HAVE BEEN PLACED AS NEARLY AS POSSIBLE TO THE SPECIFICATIONS OF THE SURVEYING REGULATIONS. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAIN HAS BEEN APPROVED WITH PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.

DATE \_\_\_\_\_ 20\_\_\_\_  
 CITY ENGINEER FOR SULLIVAN COUNTY COMMISSIONER OF HIGHWAYS \_\_\_\_\_

**CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS**

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS SHOWN OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND COMMERCE, DIVISION OF WATER SUPPLY AND WASTE WATER TREATMENT, AND THE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

DATE \_\_\_\_\_ 20\_\_\_\_  
 LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS**

I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWERAGE DISPOSAL SYSTEMS SHOWN FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND COMMERCE, DIVISION OF WATER SUPPLY AND WASTE WATER TREATMENT, AND THE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

DATE \_\_\_\_\_ 20\_\_\_\_  
 CITY ENGINEER DIRECTOR OF THE STATE ENVIRONMENTAL SPECIALIST \_\_\_\_\_

CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT  
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN, ARE APPROVED AS SHOWN.

DATE \_\_\_\_\_ 20\_\_\_\_  
 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE \_\_\_\_\_

DATE: 03-09-22  
 JOB NO: 63120916  
 REVISED: 03-19-22

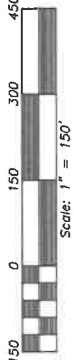
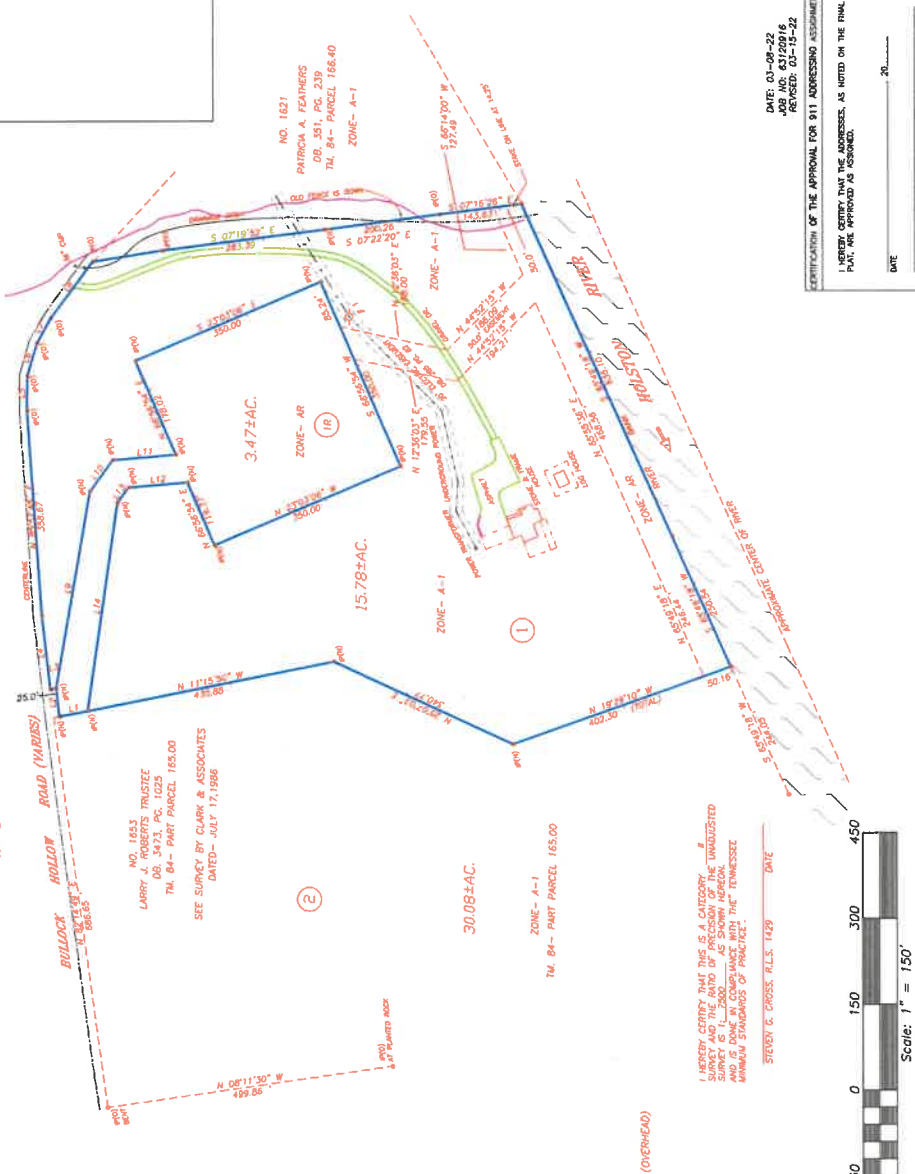
**CROSS LAND SURVEYING & PLANNING**  
 4040 BUCKINGHAM AVENUE  
 MEMPHIS, TN 38120  
 (901) 764-6629  
 FAX: (901) 764-1878  
 EMAIL: CROSSSET@GMAIL.COM

REPORT OF LOT-1 OF THE  
**LARRY J. ROBERTS TRUSTEE PROPERTY**  
 SULLIVAN COUNTY REGIONAL PLANNING COMMISSION  
 TOTAL ACRES 19.25±  
 ACRES NEW ROAD NONE  
 MILES NEW ROAD NONE  
 OWNER LARRY J. ROBERTS TRUSTEE PROPERTY CIVIL DISTRICT 21ST  
 SURVEYOR STEVEN G. CROSS CLOSURE ERROR 1:10.000  
 SCALE 1" = 150'  
 DRAWN BY RLB

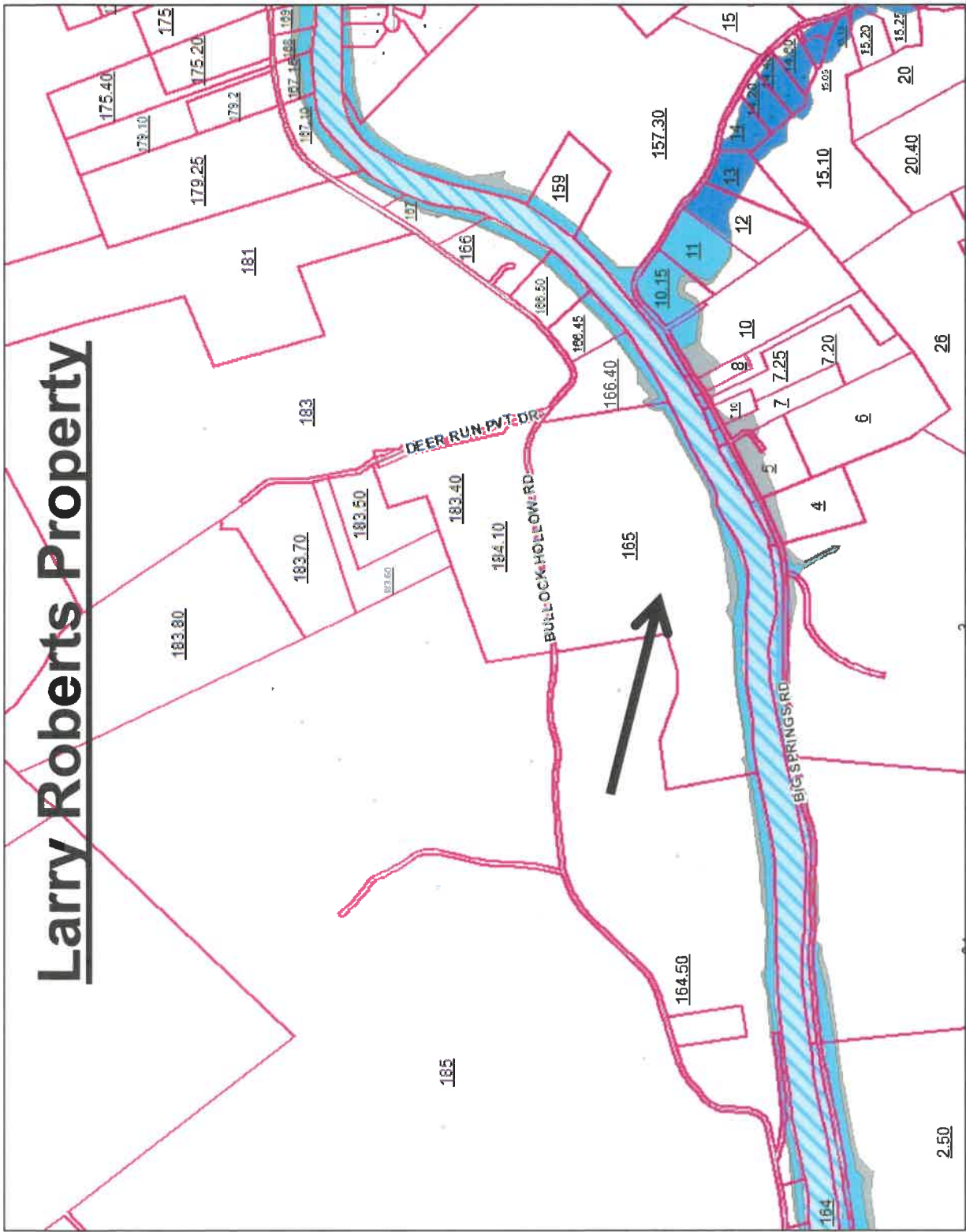
**NOTES**  
 THESE ARE HEREBY ESTABLISHED AS CORNER AND ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES. ON EACH LOT, SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER EASEMENT AREA SHOWN ON THIS PLAN. THE EASEMENT AREA IS TO BE MAINTAINED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER ON THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.



**RIVERVIEW RANCH**



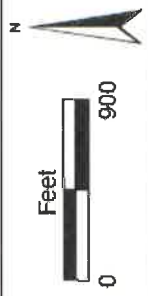
# Larry Roberts Property



**Address Data Source:**  
 Sullivan County, Staff Co 9/11  
 Kingsport, TN GIS  
 Address: Ctr. JC GIS  
 Station: 08/09/11

**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 retained for all questions of location and / or location of lot lines.

Thoroughfares  
 Arterial  
 Collector



Flood Insurance Rate Map (FIRM) 5007  
 1.00 Flood Hazard Area  
 2.00 Flood Hazard Area  
 3.00 Flood Hazard Area  
 4.00 Flood Hazard Area

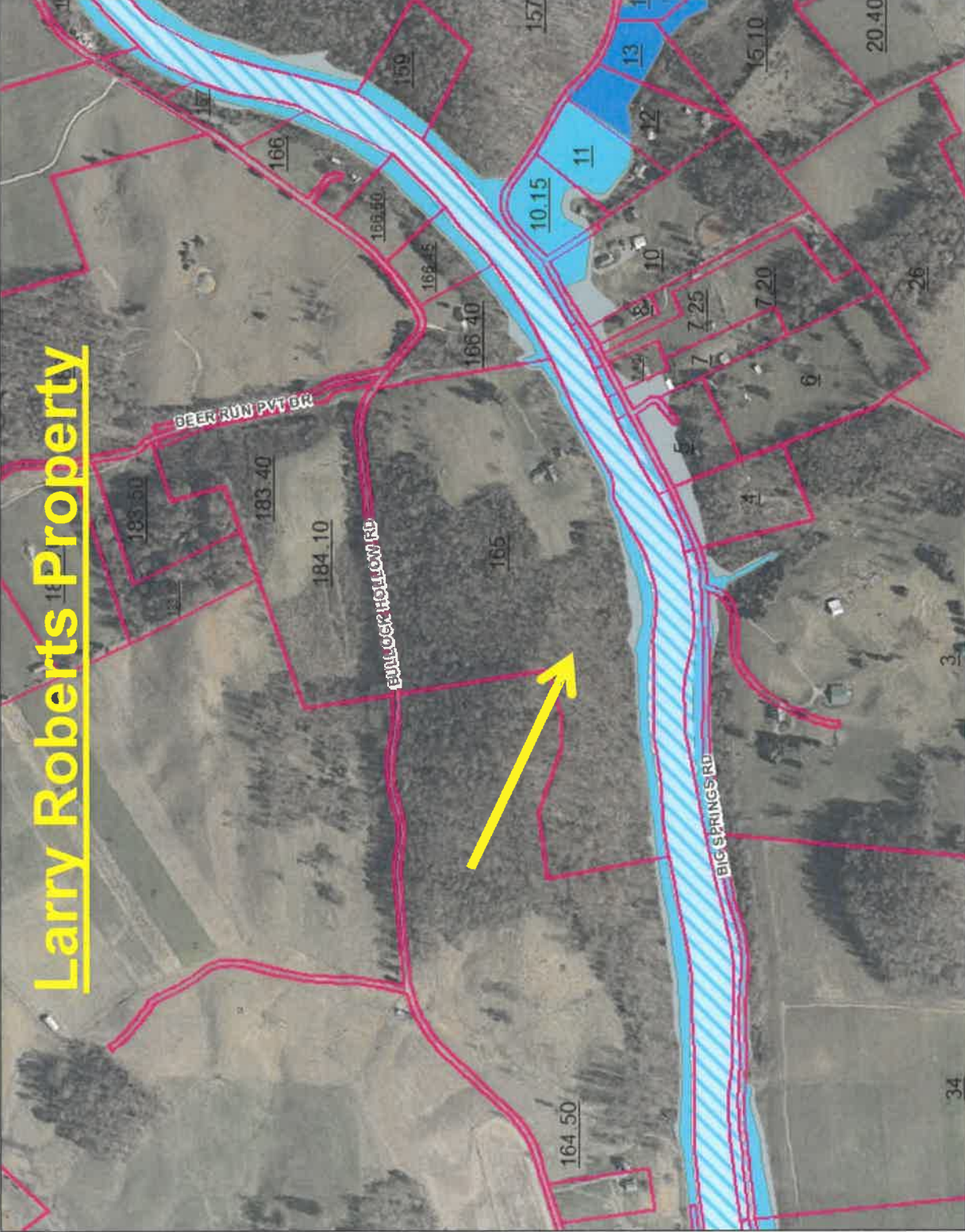
Sullivan County, TN  
 Planning and Codes Dept.



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

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**Larry Roberts Property**

**Thoroughfares**  
 Arterial  
 Collector



Flood Insurance Rate Map (FIRM) 2007  
 1. Special Flood Hazard Area  
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Sullivan County, TN  
 Planning and Codes Dept.
























**Address Data Source:**  
 Sullivan County, Tenn. Co 911  
 Kingsport, TN 37603  
 Johnson City, TN GIS  
 Bristol, Bristol 911

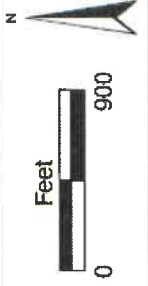
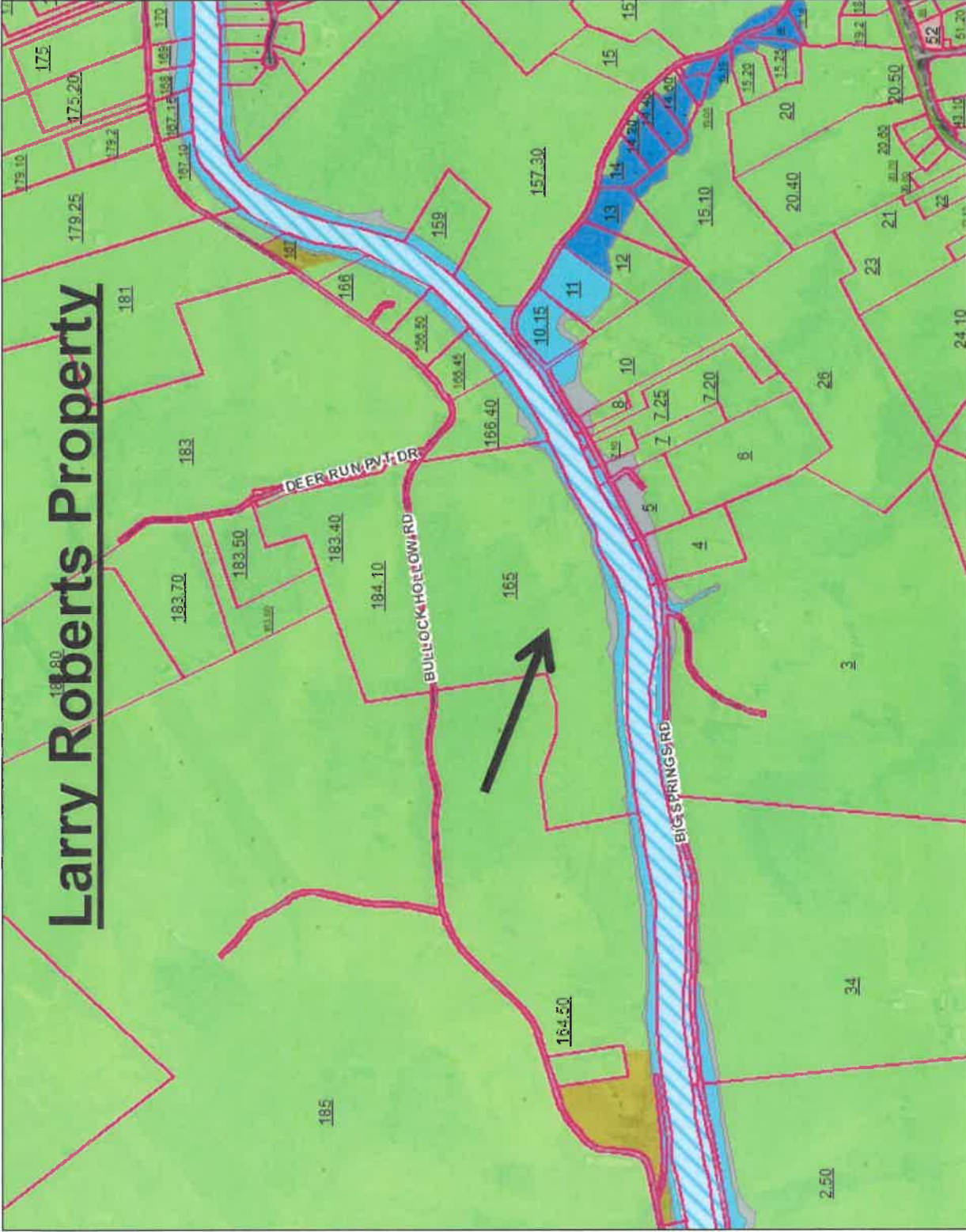
**Notice:**  
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**Thoroughfares**

-  Arterial
-  Collector

**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
-  PM D-1
-  PM D-2
-  R-1
-  R-2
-  R-2A
-  R-3
-  R-3A
-  R-3B
-  Water



**Flood Insurance Rate Map (FIRM) 2007**

-  Zone 1 - Special Flood Hazard Area
-  Zone 2 - Special Flood Hazard Area
-  Zone 3 - Special Flood Hazard Area
-  Zone 4 - Special Flood Hazard Area

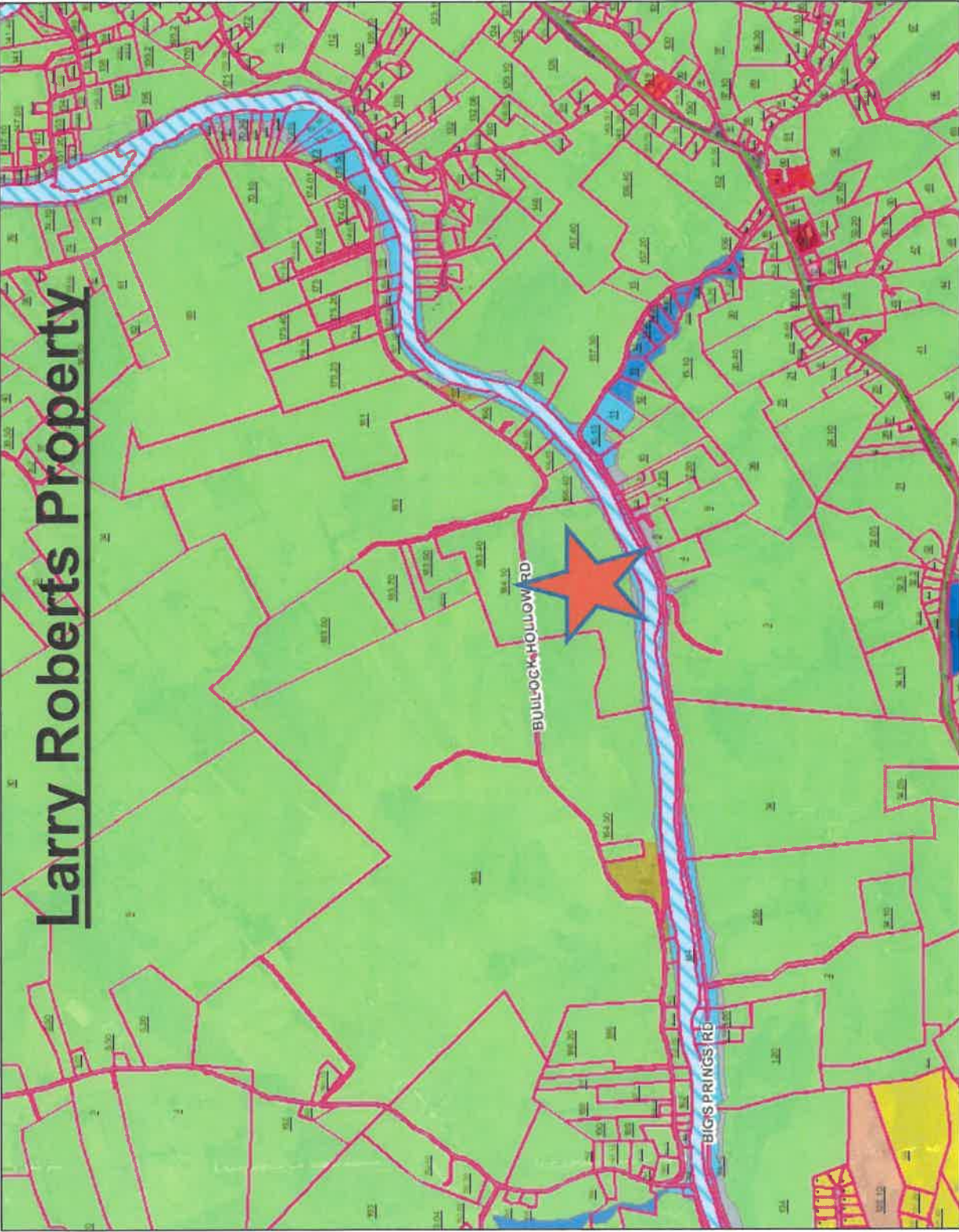
Prepared by: [unclear] Date: 08/01/07



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



# Larry Roberts Property



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






















**Notice:**

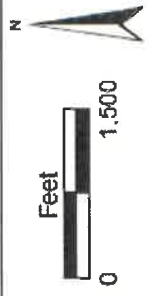
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**Thoroughfares**

-  Arterial
-  Collector

**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
-  PM D-1
-  PM D-2
-  R-1
-  R-2
-  R-2A
-  R-3
-  R-3A
-  R-3B
-  Water



**Flood Insurance Rate Map (FIRM) 2007**  
 1.00 Flood Hazard  
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**Sullivan County, TN**  
 Planning and Codes Dept.



## SULLIVAN COUNTY

Planning & Codes Department  
3425 Highway 126 | Historic Snow House  
Blountville, TN 37617  
Office: 423.323.6440  
Fax: 423.279.2886

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### **NOTICE OF REZONING REQUEST**

March 28, 2022

Dear Property Owner:

Please be advised Mr. Larry Roberts has applied to Sullivan County to rezone property located 1653 Bullock Hollow Road from A-1 (General Agricultural/Estate Residential District) to AR (Agricultural, Rural Residential and Light Recreational District for the purpose of cabins.

**Sullivan County Regional Planning Commission – 6:00 PM on April 19, 2022**

**County Commission – 6:00 PM on May 19, 2022**

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.

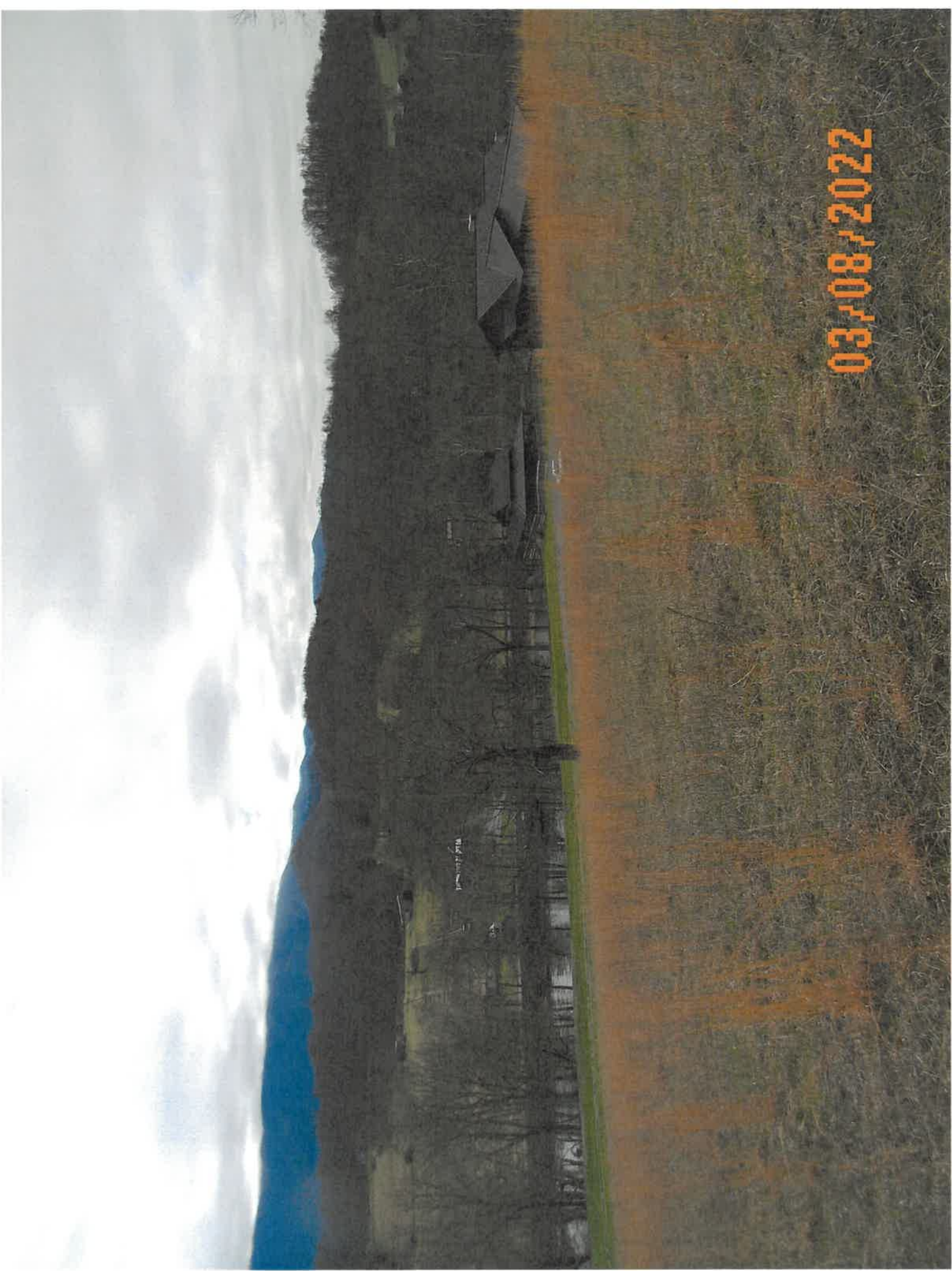
Regards,

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

Ambre M. Torbett, AICP  
Director Planning & Codes

mh





03,08,2022





03/08/2022







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

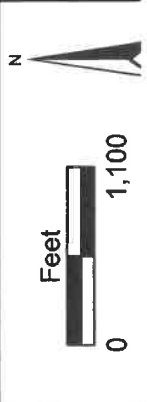
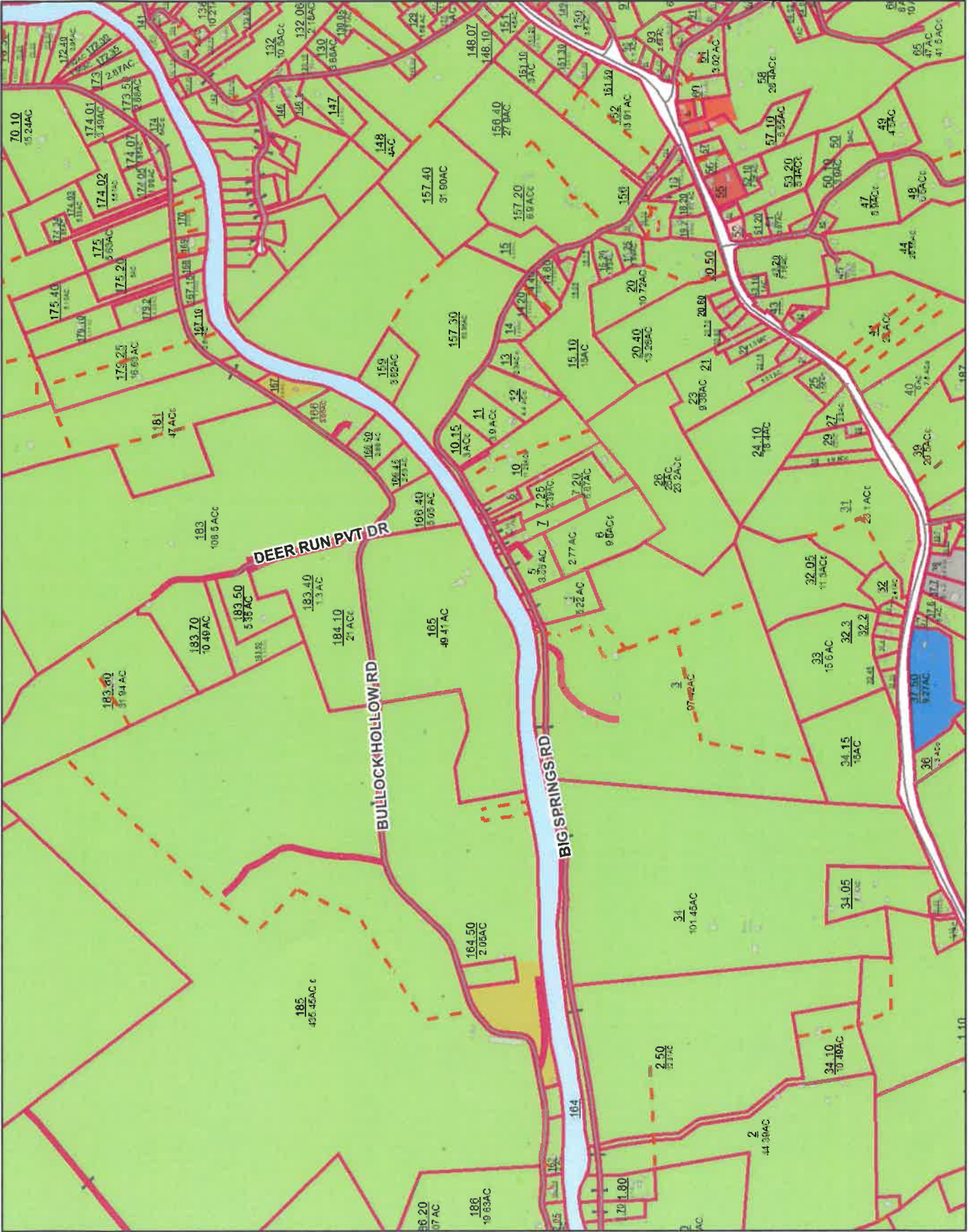
**Notice:**

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.



**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

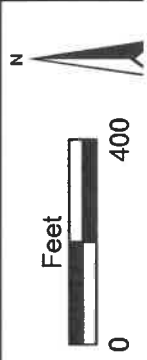
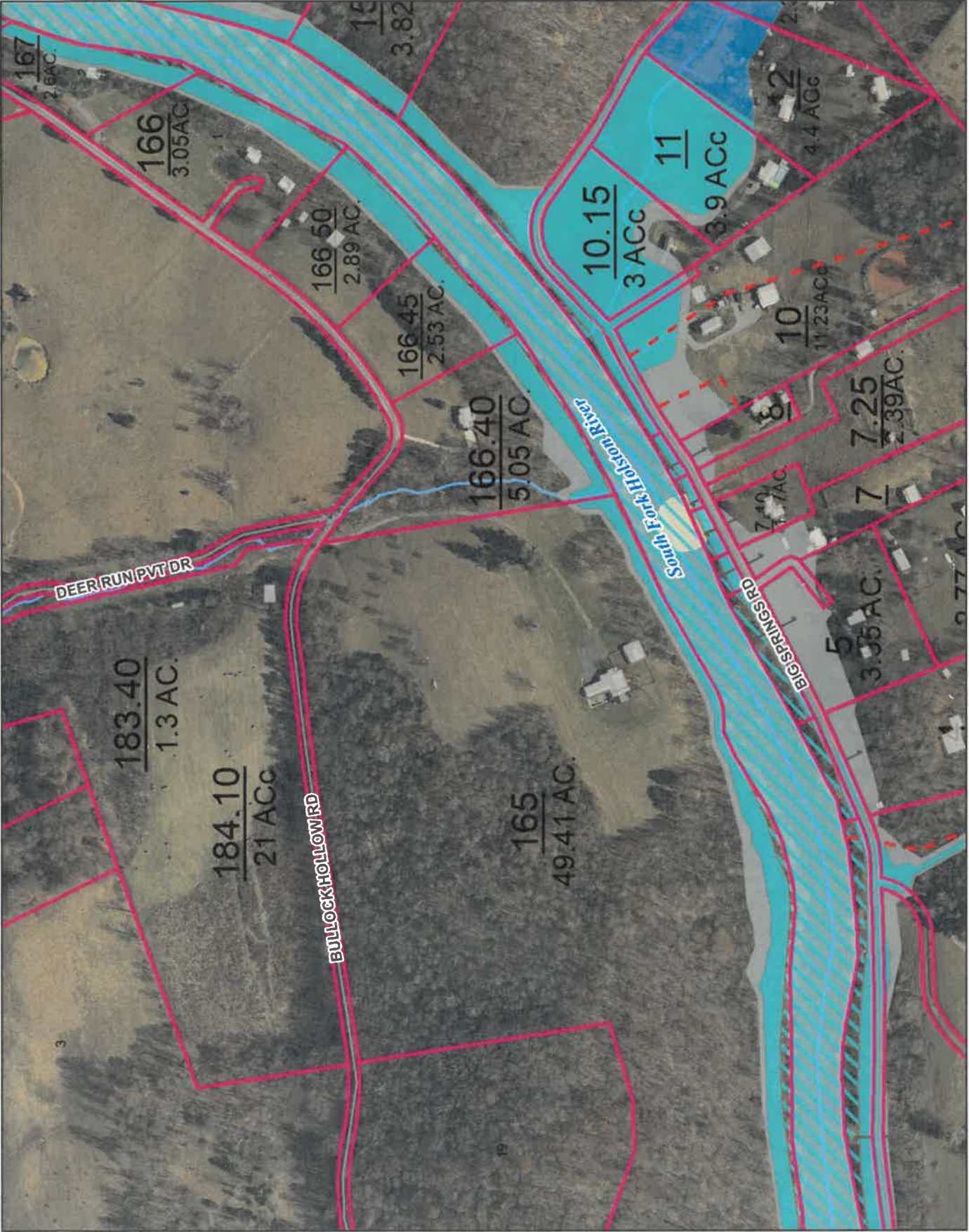




**Address Data Source**  
 Sullivan County, Tenn Co 911  
 Kingsport: Kpt GIS  
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-  Buildings
-  Lot Lines
-  Hydrology
-  Rare Species (2015) Poly
-  Streams
-  Water Bodies



**Flood Insurance Rate Map (FIRM) 2011**  
 0.2 PCT Annual Chance Flood Hazard  
 Zone A - No Base Flood Elevation Determined  
 Zone AE - Base Flood Elevation Determined

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








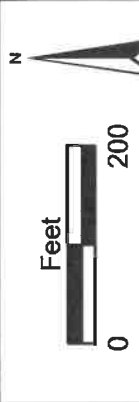
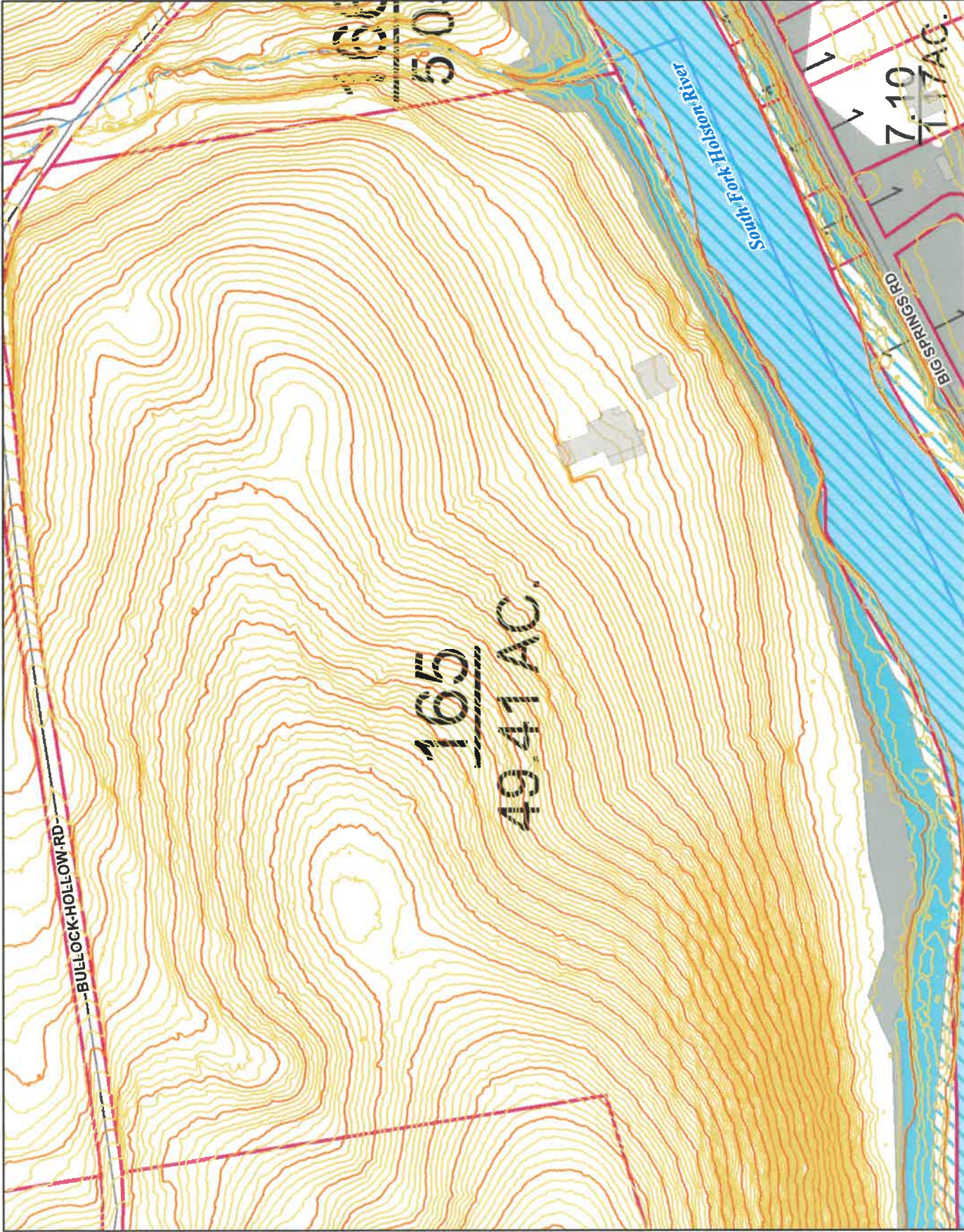


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-  Buildings
-  Lot Lines
-  Hydrology
-  Streams
-  Water Runties



**Flood Insurance Rate Map (FIRM) 2011**  
0.2 PCT Annual Chance Flood Hazard  
Zone A - 1% Base Flood Elevation Determined  
Zone AE - Base Flood Elevation Determined



Received @  
5/17/22  
PC mtg.

We, the undersigned, do hereby strongly OPPOSE the rezoning requested by Larry Roberts of the property on 1653 Bullock Hollow Rd from A-1 (residential) to AR (recreational) for the following reasons:

1. Rezoning to AR (or ARR) would not be for the betterment of the surrounding community.
2. Building additional recreational rentals and/or facilities would interfere with the privacy and enjoyment of the neighborhood and environment for community residents.
3. We desire to preserve the natural beauty and tranquility of the river environment and the natural habitat for the existing wildlife.

Printed Name	Signature	Address
- Michelle Bobrosky	<i>M. Bobrosky</i>	565 Big Springs Rd
- Phyllis Mullins	<i>Phyllis Mullins</i>	569 Big Springs Rd, Bluff City TN
- CHARLES PHELPS	<i>Charles Phelps</i>	655 Big Springs Rd. Bluff City
Dianne Phelps	<i>Dianne Phelps</i>	655 Big Springs Rd. Bluff City
Wanda Robinson	<i>Wanda Robinson</i>	1017 Big Springs Rd, Bluff City
JIM ROBINSON ok	<i>Jim Robinson</i>	
Emily Fleenor	<i>Emily Fleenor</i>	553 Big Springs Rd., Bluff City
Ryan Fleenor	<i>Ryan Fleenor</i>	553 Big Springs Rd., Bluff City
Tracy Johnson	<i>Tracy Johnson</i>	505 Big Springs Rd
Shannon Carrier	<i>Shannon Carrier</i>	405 Big Springs Rd. Bluff City
John Carrier	<i>Jonathan Carrier</i>	" " " " " "
Samantha Denton	<i>Sam Denton</i>	431 Big Springs Rd.
Brandon Denton	<i>Brandon Denton</i>	431 Big Springs Rd
Sherry Hicks	<i>Sherry Hicks</i>	547 Big Springs Rd Bluff City
Kamiran Keyes	<i>Kamiran Keyes</i>	547 Big Springs Rd



Received  
5/17/22  
2  
PC mtg

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Printed Name	Signature	Address
Gage Hicks	Gage Hicks	547 Big Springs Rd
Chris Hicks	Chris Hicks	547 Big Springs Rd.
LUKE Hicks	Luke Hicks	547 Big Spring Rd.
Etha Johnson	Etha Johnson	505 Big Spring Rd.
LISA Gill	Lisa Gill	373 Big Springs Rd
Phillip Dunn	Phillip Dunn	373 Big Springs Rd.
Linda Hilliard	Linda Hilliard	210 Big Springs Rd.
ALLEN W. PERRY	Allen W. Perry	417 BIG SPRINGS Rd
Dorothy Perry	Dorothy Perry	417 Big Springs Rd.
Donna Snyder	Donna Snyder	405 Big Springs Rd
Hartzel Snyder	Hartzel Snyder	405 Big Springs Rd
Josh Baccitt	Josh Baccitt	563 Big Springs Rd
Amber Simcox	Amber Simcox	423 Big Springs Rd.
George Simcox	George Simcox	423 Big Springs Rd.
Daniel Kevin Babrosky	Daniel Kevin Babrosky	565 Big Springs Rd.

