

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

August 18, 2022

RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.
 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	5/17/2022	Marth Johnson, et. al	no	yes	yes	Sullivan	A-1	R-1	9th	5th
2	5/18/2022	Steven & Jaclyn Watson, Ronald & Brenda Kilgore, Lori Hughes, Sharon Glass	yes	yes	yes	Kingsport	PBD/SC	A-1	7th	7th
3	6/9/2022	Robert & Cynthia Wolff	no	yes	yes	Sullivan	R-1	A-1	5th	4th
4	6/14/2022	Joey Dye & Tonya White	no	yes	yes	Sullivan	PBD/SC	R-1	9th	5th
<u>Voting Summary:</u>										
<u>Name</u>	<u>Case Order</u>	<u>yes</u>	<u>no</u>	<u>pass</u>	<u>absent</u>	<u>Approved (yes or no)</u>				
Johnson	1									
Watson	2									
Wolff	3									
White	4									
<u>footnote:</u>	ZTA =	Zoning Text Amendments		postponed until September						

* 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 Mayor and Board of County Commissioners shall consider four individual rezoning petitions during the public hearing of the Board of County Commissioners **Thursday, August 18, 2022 at 6:00PM** within the Commission Hall of the Sullivan County Historic Courthouse, located at 3411 Highway 126, Blountville, TN. The following rezoning requests shall be considered: 1) Betty Wolfe Muse, et. all, request their property on N. Austin Springs Road, Piney Flats being Tax Map 135, Parcel 154.20 to be rezoned from A-1 to R-1 for a future subdivision development; 2) Steven, & Jaclyn Watson, Ronald & Brenda Kilgore, Lori Hughes and Sharon Glass request their individual properties to be rezoned from PBD/SC back to A-1 as it was originally; 3) Robert & Cynthia Wolff request their property at 300 Neeley Lane, Blountville being Tax Map 065F, Group A, Parcel 021.15 to be rezoned from R-1 to A-1; and 4) Joey Dye & Tonya White request their property at 548 Jonesboro Road, Piney Flats, being Tax Map 1240, Group A, Parcel 008.10 to be rezoned from PBD/SC back to R-1 as it was originally. All inquiries, questions or concerns can be requested prior to the public meeting by contacting the Planning Director at 423.279.2603 or by emailing her at 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.

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: 4/19/2022

Property Owner: Martha Johnson

Address: P.O Box 352 Piney Flats, TN, 37686

Phone number: 865-919-4889

Email: marthawolfe@aol.com



Property Identification

Tax Map: 135

Group:

Parcel: 154.20

Zoning Map: 26

Zoning District: A-1

Proposed District: R-1

Civil District: 9th

Property Location: N Austin Springs Road

Commission District: 5

Purpose of Rezoning: To subdivide property into residential lots.

Meetings

Planning Commission:

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

Date: July 19, 2022

Time: 6 PM

Approved:

Denied:

County Commission:

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

Date: August 18, 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: *[Handwritten Signature]*

Date: 4/25/22

Notary Public: *[Handwritten Signature]*

My Commission Expires: 7-1-2025



F1. REZONING REQUEST FROM A-1 TO R-1 FOR 20-ACRE WOLFE FARM TRACT OFF N. AUSTIN SPRINGS RD

FINDINGS OF FACT –

Property Owners:	Betty Wolfe Muse, et. al. (heirs of the Wolfe farm)
Applicants:	Tyler Osborne, Tyler McCoy and Ethan Buchanan
Representative:	Martha Johnson, heir/seller
Location:	N. Austin Springs Road, Piney Flats
Mailing Address of Owners:	P. O. Box 352 Piney Flats
Civil district of rezoning:	9th
Commission District:	5th
Parcel ID:	Tax Map 135, Parcel 154.20
Subdivision of Record:	n/a – 20-foot easement on file
PC1101 Growth Boundary:	Johnson City Urban Growth Boundary
Utility District:	Johnson City Utility District
Public Sewer:	n/a
Lot/Tract Acreage:	20 acres
Zoning:	A-1 (General Agricultural)
Surrounding Zoning:	R-1 and A-1 (R-3 across the road)
Requested Zoning:	R-1 (Single-Family Residential)
Existing Land Use:	vacant – pasture field
Surrounding Land Uses:	Single Family Residential, farmland, mobile home park and open space
2006 Land Use Plan:	Low Density Residential/General Agricultural
Neighborhood Opposition:	none received prior to meeting

Staff Field Notes and Findings of Facts:

- The owners are requesting the farm be rezoned from A-1 to R-1 so that it can be sold for a single-family subdivision as proposed.
- The surrounding land uses are: single family dwellings to the west, farm to the north, single family to the east and south and also an existing mobile home park to the south – across the road.
- The main difference between the A-1 and R-1 is that R-1 affords lot sizes to be a minimum of 20,000 square feet (or ½ acre approximately) whereas A-1 requires a minimum of 1-acre lots.
- This site is served by Johnson City Public Water with adequate water pressure and line size to support the development.
- The buyer of the property has proposed a 13- lot subdivision if approved.

Meeting Notes at Planning Commission:

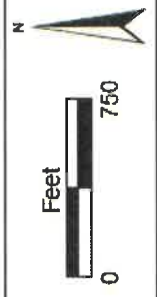
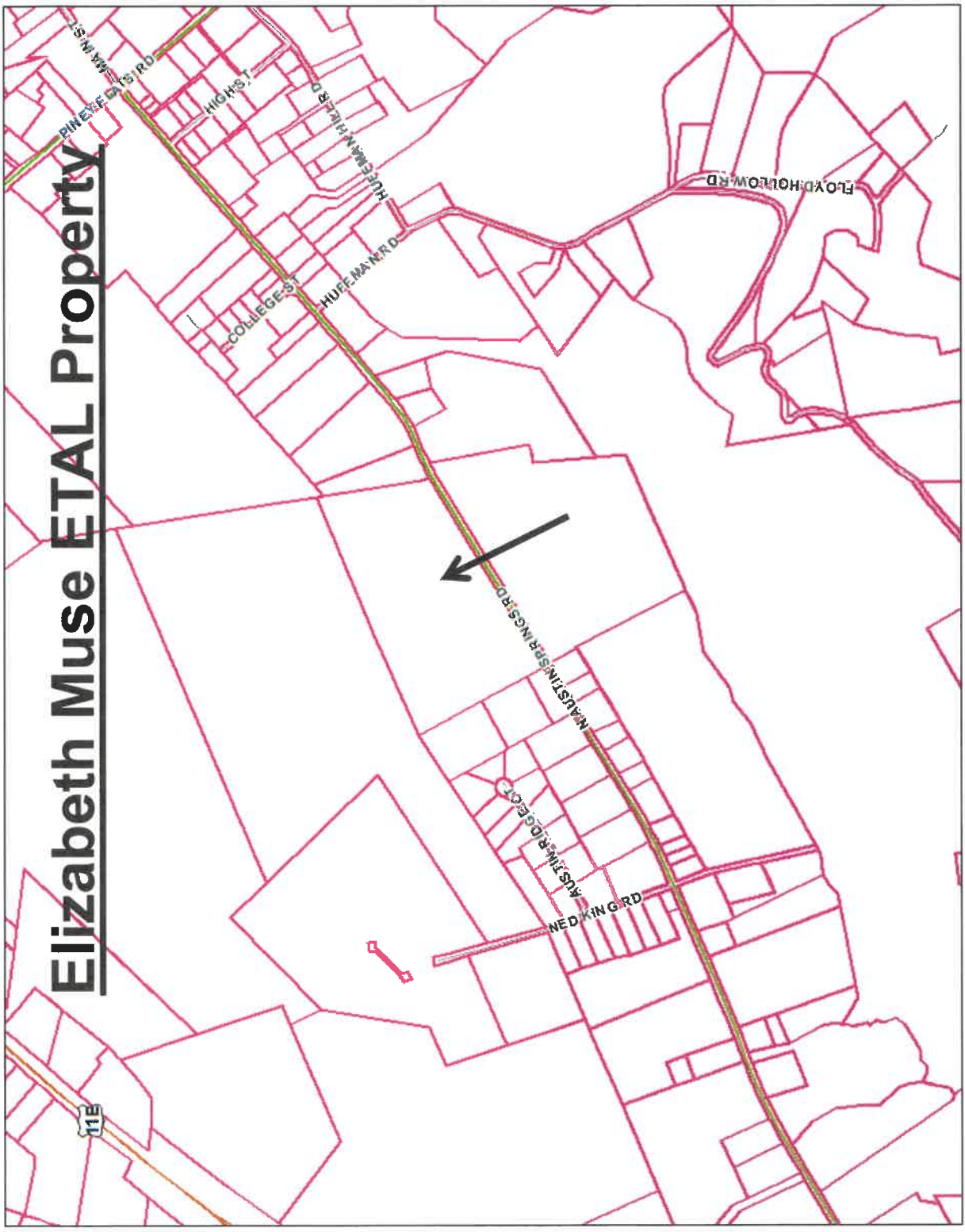
- *Staff read her report and recommendation. She explained the differences between A-1 and R-1 zoning districts as being primarily: A-1 requires minimum 1-acre lot size and R-1 allows for 20,000 square feet or ½ acre lot size. A-1 allows single-wide mobile homes – one per lot and R-1 does not.*
- *Joe McCoy, surveyor, was present to represent the buyers of the property. Discussion followed as members reviewed the zoning map.*
- *The chairman asked staff if the Planning Commission would be reviewing any future development plans if County Commission approves rezoning request. Staff confirmed that yes, a 20-acre development plan would require full engineering and development plan to be presented back to the Planning Commission.*
- *Martha Johnson, 318 Piney Flats Road, was present and she stated she was one of the sellers.*
- *The chair aske if anyone in the audience wanted to speak in favor or in opposition to the request. No one else spoke.*
- **John Moody motioned to forward a favorable recommendation to the County Commission Laura McMillian seconded the motion and the vote in favor passed unanimously. (7 in favor of request / 2 absent).**

Address Data Source:
 Sullivan County, GIS
 Johnson City, GIS
 Bristol, 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/or location of lot lines.

Thoroughfares
 Arterial
 Collector

Elizabeth Muse ETAL Property



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

Sullivan County, TN
 Planning and Codes Dept.



Address Data Source:

Sullivan County, Sul Co 911
Kingsport, TN 376
Johnson City, JC GIS
Bristol, Bristol 911

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Elizabeth Muse ETAL Property

- Thoroughfares
- Arterial
- Collector



2007 Insurance Code Map (FRM) 2007
 1. 2007 Insurance Code Map (FRM) 2007
 2. 2007 Insurance Code Map (FRM) 2007
 3. 2007 Insurance Code Map (FRM) 2007
 4. 2007 Insurance Code Map (FRM) 2007

Sullivan County, TN
 Planning and Codes Dept.



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 Kingsport, TN GIS
 Johnson City, JC GIS
 Bristol, Bristol 911

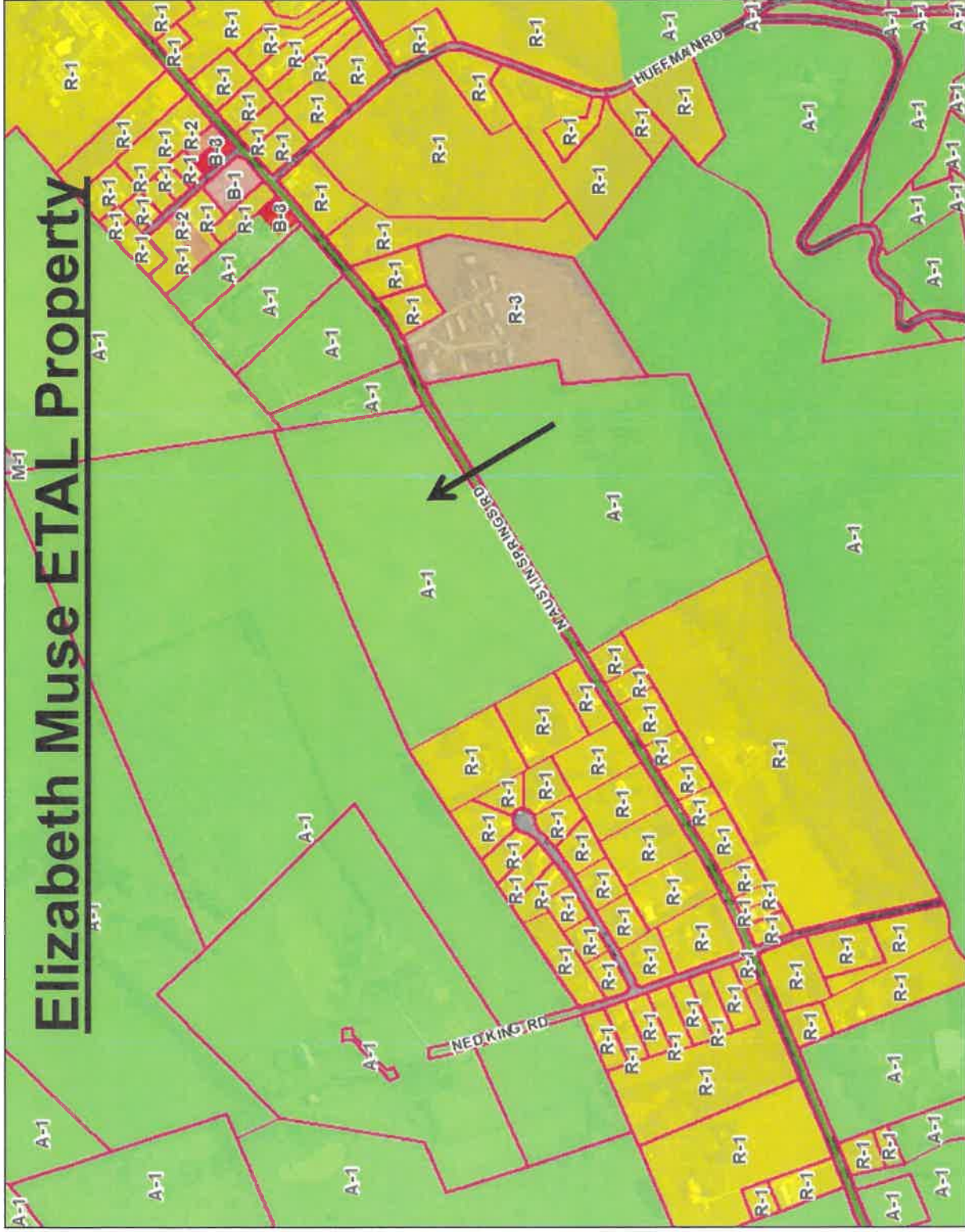
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Thoroughfares

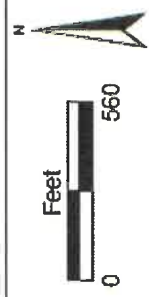
-  Arterial
-  Collector

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
-  PMD-1
-  PMD-2
-  R-1
-  R-2
-  R-2A
-  R-3
-  R-3A
-  R-3B
-  Water



Elizabeth Muse ETAL Property



Flood Insurance Rate Map (FIRM) 2007
 1 100 Year Flood Zone
 2 500 Year Flood Zone
 3 Area of Shaded Flood Hazard
 4 Unfloodable Area
 5 Water

Sullivan County, TN
 Planning and Codes Dept.



Elizabeth Muse ETAL Property
















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

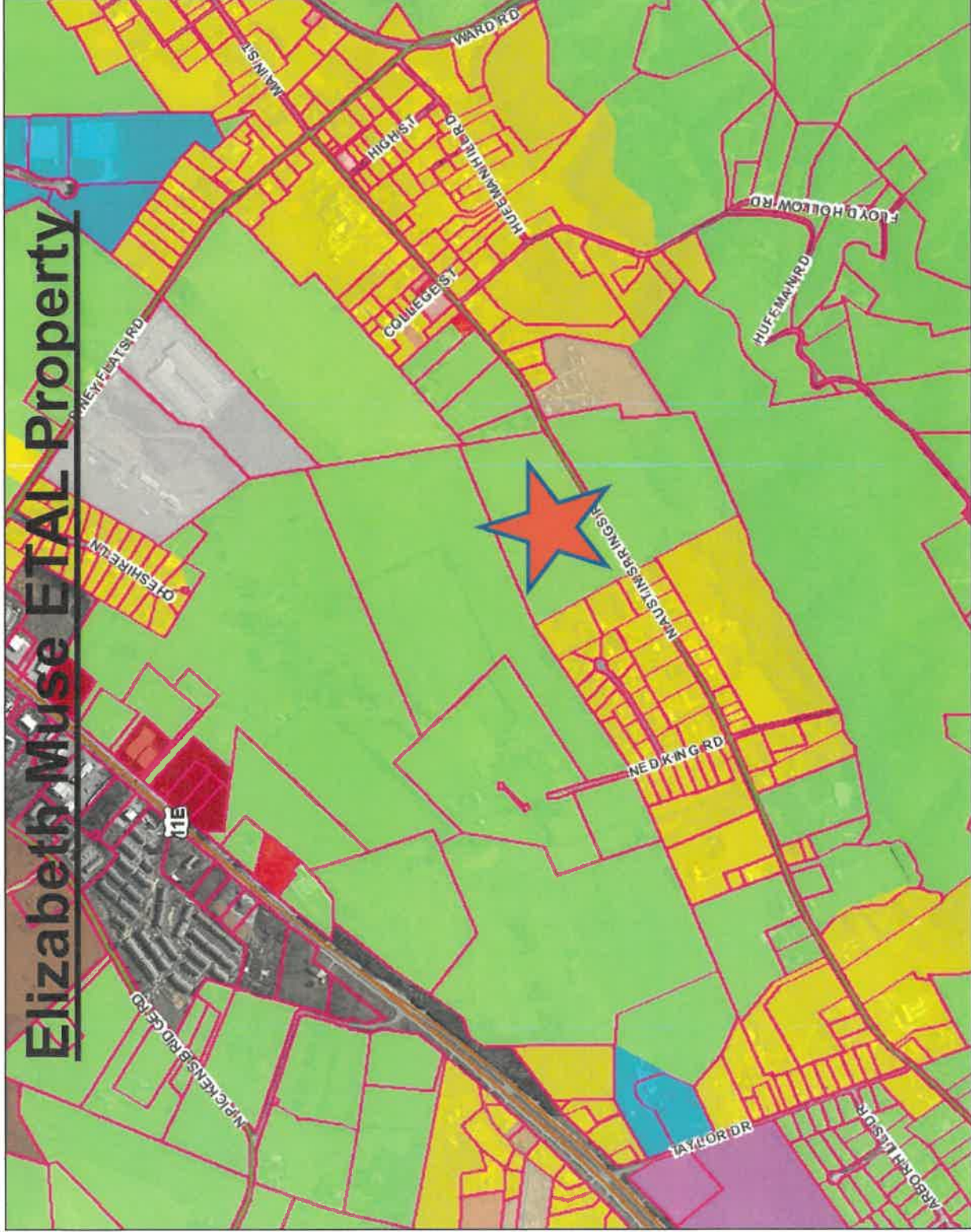
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Thoroughfares

-  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 Hazard Risk Map (FIRM) 2007
 Flood Hazard Risk Map (FIRM) 2007
 Flood Hazard Risk Map (FIRM) 2007
 Flood Hazard Risk Map (FIRM) 2007



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

NOTICE OF REZONING REQUEST

June 27, 2022

Dear Property Owner:

Please be advised Elizabeth Muse, ETAL has applied to Sullivan County to rezone property located on N Austin Springs Road from A-1 (General Agricultural/Estate Residential District) to R-1 (Low Density/Single-Family Residential District) for the purpose to subdivide the property into residential lots.

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

County Commission – 6:00 PM on August 18, 2022

Both meetings are held in the Old Historic Sullivan County Courthouse, 2nd 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

State of Tennessee  Comptroller of the Treasury
Real Estate Assessment Data

Home About New Search Return to List

County Number: 082

County Name: SULLIVAN

Tax Year: 2022

Property Owner and Mailing Address

Jan 1 Owner:
 MUSE ELIZABETH WOLFE ETAL
 187 MCCRACKEN DR
 JOHNSON CITY, TN 37615

Property Location

Address: N AUSTIN SPRINGS RD

Map: 135 Grp: Ctrl Map: 135 Parcel: 154.20 Pl: S/I: 000

Value Information

Reappraisal Year: 2021

Land Mkt Value:	\$149,600	Land Use Value:	\$51,600
Improvement Value:	\$0	Improvement Value:	\$0
Total Market Appraisal:	\$149,600	Total Use Appraisal:	\$51,600
		Assessment %:	25
		Assessment:	\$12,900

General Information

Class:	11 - AGRICULTURAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	09	Mkt Area:	A46
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	A-1

Subdivision Data

Subdivision:

Plat Bk: Plat Pg: Block: Lot:

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

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
06/07/2005	\$0	WB106	244			
02/02/1984	\$0	WB32	966			



(2)

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: May 18, 2022

Property Owner: Steven & Jaclyn Watson, Ronald & Brenda Kilgore, Lori Hughes &

Address: 1357 Shipley Ferry Road Blountville TN 37617

Sharon Glass

Phone number: 253-691-4927

Email: STEVEJACLYN@LIVE.COM

Property Identification

Tax Map: 079 Group: Parcel: 042.00, 043.00, 045.00, 046

Zoning Map: 16 Zoning District: PBD/sc Proposed District: A-1 Civil District: 7

Property Location: 1343, 1357, 1321, 1289 Shipley Ferry Road Commission District: 7

Purpose of Rezoning: Residential Use - back to A-1 as it was originally

Meetings

Planning Commission:

Place: Kingsport City Hall, 415 Broad Street 3rd Floor Kingsport TN

Date: July 29 2022

Time: 5:30 PM

Approved:

Denied:

County Commission:

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

Date: August 18, 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.

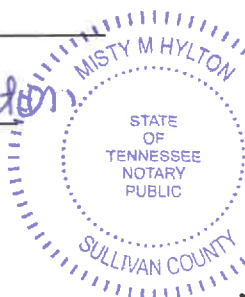
Owner's Signature: [Signature]

Date: 5/16/22

Notary Public: Misty M Hylton

My Commission Expires: May 22, 2023

Ronald S. Kilgore
Brenda Kilgore



Lori S. Hughes
Sharon A. Glass

Ambre Torbett

To: Garland, Savannah
Subject: RE: Shipley Ferry Rd rezoning

From: Garland, Savannah <SavannahGarland@KingsportTN.gov>
Sent: Friday, July 29, 2022 8:21 AM
To: Ambre Torbett <planning@sullivancountytn.gov>
Subject: RE: Shipley Ferry Rd rezoning

Good morning Ambre,

I just wanted to inform you that the Kingsport Planning Commission recommended a positive recommendation to the Sullivan County Planning Commission for the rezoning of Shipley Ferry Road. Mr. Zimmerman did show and voiced that he was opposed to the rezoning. The owners showed as well as three other people who voiced support for the rezoning. No one else showed and spoke on the that matter.

Thank you,
Savannah

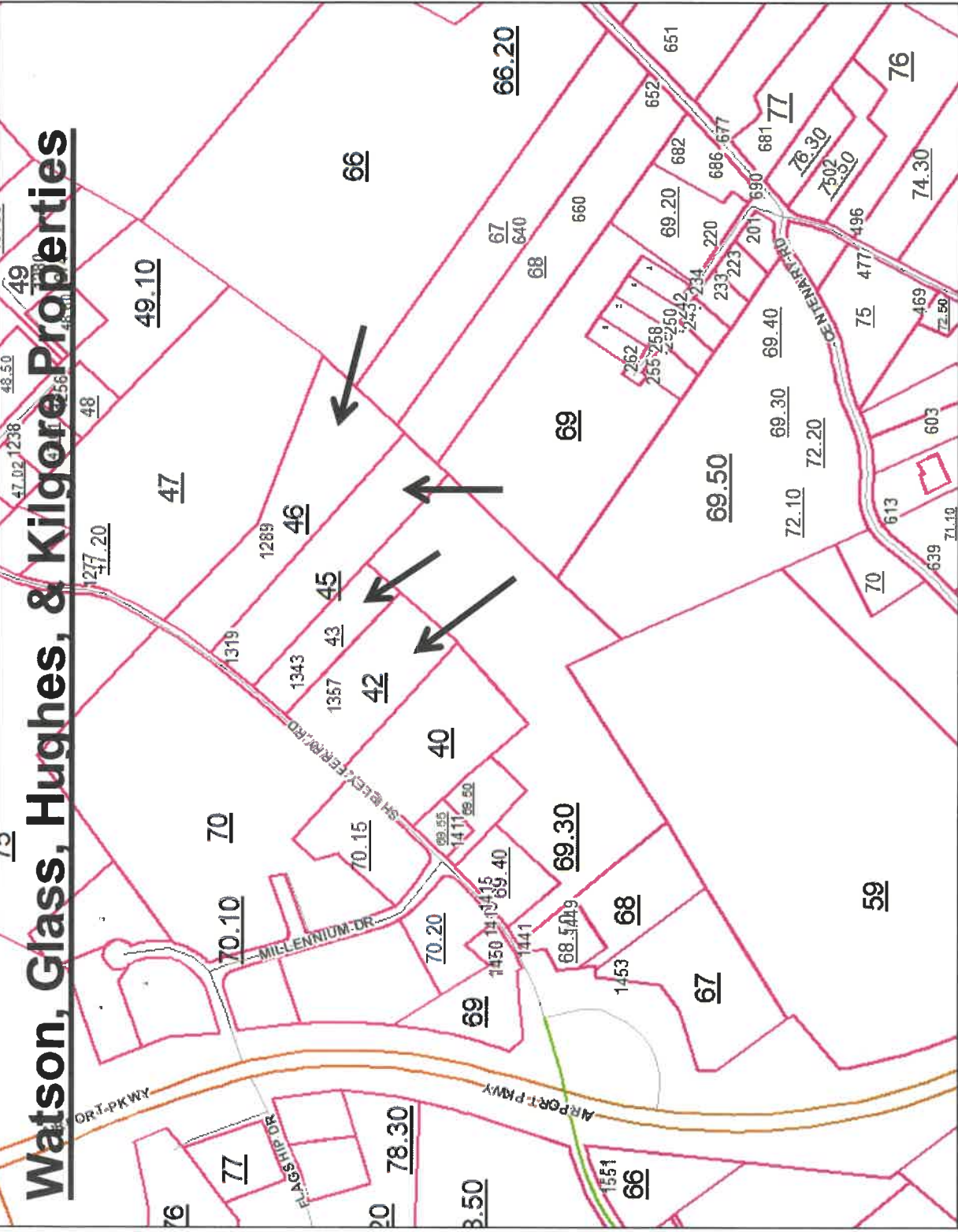
Savannah Garland
Planner
City of Kingsport
P: 423-343-9783
SavannahGarland@KingsportTN.gov



415 Broad Street, 2nd Floor
Kingsport, TN 37660

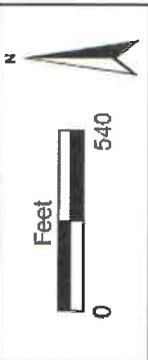
Address Data Source:
 Sullivan County, TN Co 911
 Geographic K91 GIS
 Johnson City, TN GIS
 Bristol, TN Co 911

Notice:
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Watson, Glass, Hughes, & Kilgore Properties

Thoroughfares
 Arterial
 Collector



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

Flood Inundation Scale Map (FIRM) 2007
 1. 100 Year Flood Inundation
 2. 500 Year Flood Inundation
 3. 100 Year Flood Inundation
 4. 500 Year Flood Inundation
 5. 100 Year Flood Inundation
 6. 500 Year Flood Inundation
 7. 100 Year Flood Inundation
 8. 500 Year Flood Inundation
 9. 100 Year Flood Inundation
 10. 500 Year Flood Inundation



Address Data Source:

Sullivan County, Sur. Co 911
Kingsport, Kgt GIS
Johnson City, JC GIS
Bristol, Bristol 911

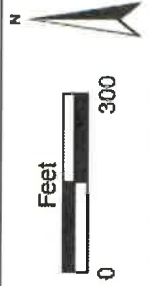
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Thoroughfares

- Arterial
- Collector

Watson, Glass, Hughes, & Kilgore Properties



Filed to increase State Map Grant 2007

- 2007
- 2008
- 2009
- 2010
- 2011
- 2012
- 2013
- 2014
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
- 2021
- 2022
- 2023
- 2024
- 2025
- 2026
- 2027
- 2028
- 2029
- 2030

Sullivan County, TN
Planning and Codes Dept.

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






















Notice:

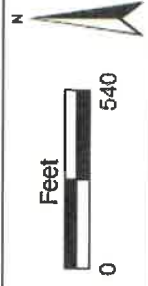
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Thoroughfares

-  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
-  PMD-1
-  PMD-2
-  R-1
-  R-2
-  R-2A
-  R-3
-  R-3A
-  R-3B
-  Water



Filed in accordance with Map of Act 2007
 2007
 2007
 2007

Sullivan County, TN
 Planning and Codes Dept.



Address Data Source:

Sullivan County: Staff Co 911
 Morgantown, KY: GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

Notice:

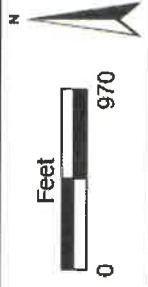
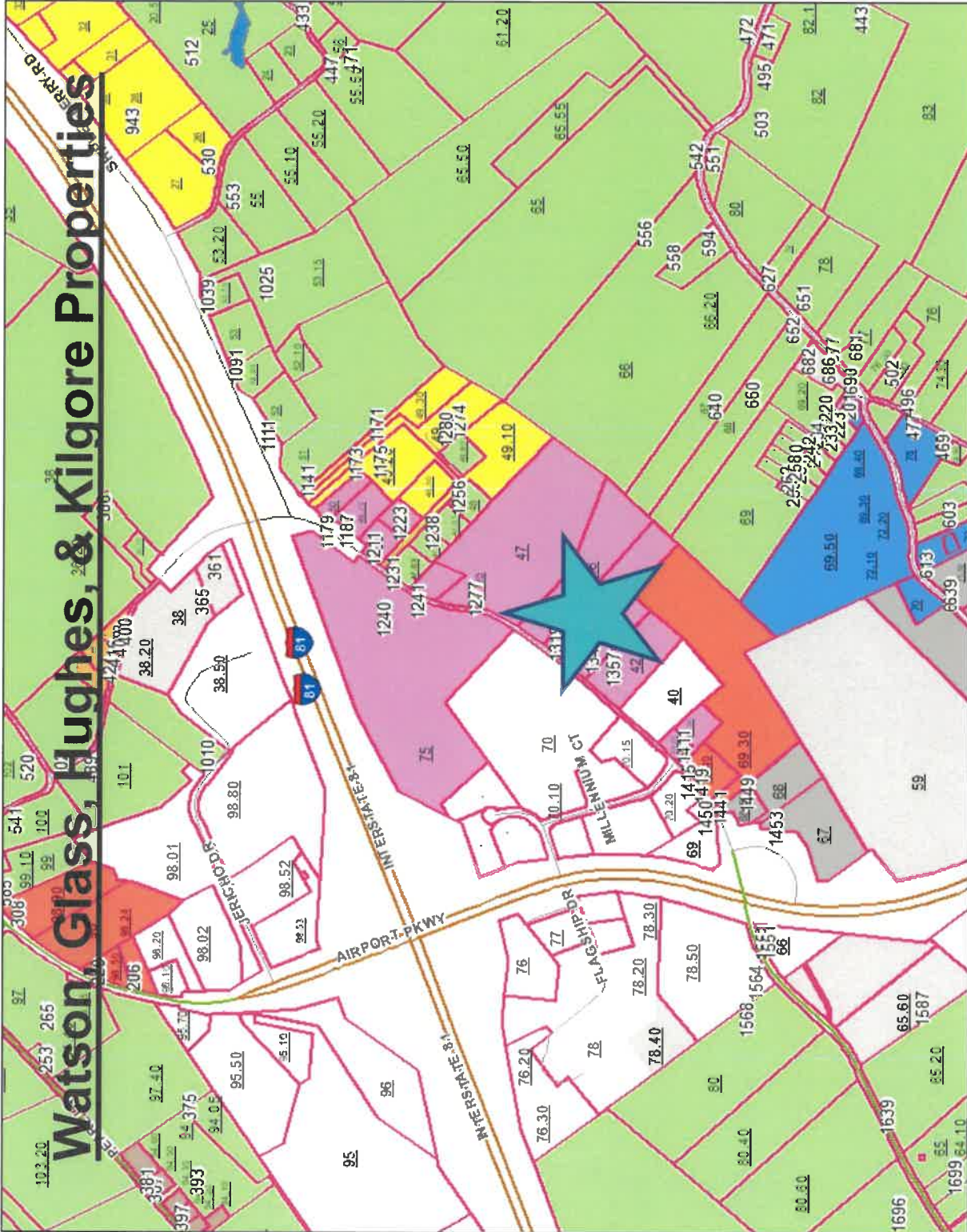
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Thoroughfares

-  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% Annual Flood Hazard
-  1% Annual Flood Hazard
-  1% Annual Flood Hazard
-  1% Annual Flood Hazard



Sullivan County, TN
 Planning and Codes Dept.



SULLIVAN COUNTY
Planning & Codes Department
3425 Highway 126
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

NOTICE OF REZONING REQUEST

June 27, 2022

Dear Property Owner:

Please be advised property owners on Shipley Ferry Road have applied to Sullivan County to rezone properties located at 1289, 1321, 1343, & 1357 Shipley Ferry Road from PBD/SC (Planned Business and/or Shopping Center District) to A-1 (General Agricultural/Estate Residential District) for the purpose of residential use.

Kingsport Regional Planning Commission – 5:30 PM on July 28, 2022 (Thursday night)

County Commission public hearing – 6:00 PM on August 18, 2022 (Thursday night)

The Kingsport Planning Commission will meet at 415 Broad Street 3rd Floor, Kingsport Tennessee. The Sullivan County Commission meeting is held in the Old Historic Sullivan County Courthouse, 2nd 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 423-229-9485.

Regards,

Ambre M. Torbett, AICP
Director Planning & Codes

mh

State of Tennessee  Comptroller of the Treasury
Real Estate Assessment Data

- Home
- About
- New Search
- Return to List

County Number: 082

County Name: SULLIVAN

Tax Year: 2022

Property Owner and Mailing Address

Jan 1 Owner:
 WATSON STEVEN ALAN &
 JACLYN JORDAN
 1357 SHIPLEY FERRY RD
 BLOUNTVILLE, TN 37617

Property Location

Address: SHIPLEY FERRY RD 1357

Map: 079 Grp: Ctrl Map: 079 Parcel: 042.00 Pl: S/I: 000

Value Information

Reappraisal Year: 2021

Land Mkt Value: \$49,700
 Improvement Value: \$325,300
 Total Market Appraisal: \$375,000
 Assessment %: 25
 Assessment: \$93,750

General Information

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	07	Mkt Area:	A54
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	A-1

Subdivision Data

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

Additional Description

Building Information

Building # 1

Improvement Type:	03 - SPECIAL_RES	Stories:	1
Living/Business Sq. Ft.:	2,010		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	11 - COMMON BRICK	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	11 - CARPET COMBINATION

Interior Finish:	07 - DRYWALL	Paint/Decor:	03 - AVERAGE
Heat and A/C:	07 - HEAT & COOLING SPLIT	Plumbing Fixtures:	6
Bath Tile:	00 - NONE	Electrical:	03 - AVERAGE
Shape:	01 - RECTANGULAR DESIGN	Quality:	02 - ABOVE AVERAGE
Act Yr Built:	1976	Condition:	A - AVERAGE

Building Areas:

Area: BAS	Sq Ft: 2,010
Area: BMU	Sq Ft: 1,242
Area: GRF	Sq Ft: 483
Area: BMF	Sq Ft: 368
Area: OPF	Sq Ft: 224

Extra Features

Bldg/Card#	Type	Description	Units
1	SWIMMING POOL	20X40	800
1	PATIO	16X20	320
1	CANOPY	13X17	221
1	CANOPY	11X16	176
1	WOOD DECK	11X16	176

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
06/21/2021	\$380,000	3451	2385	IMPROVED	WD	A
05/01/2000	\$211,500	1515C	220	IMPROVED	WD	A
12/29/1977	\$0	153C	689			
07/24/1973	\$0	3C	207			

Land Information

Deed Acres: 4.22	Calc Acres: 0.00	Total Land Units: 4.22
Land Type: 04 - IMP SITE	Soil Class:	Units: 4.22

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County Number: 082

County Name: SULLIVAN

Tax Year: 2022

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

GLASS SHARON W
 1343 SHIPLEY FERRY RD
 BLOUNTVILLE, TN 37617

Property Location

Address: SHIPLEY FERRY RD 1343

Map: 079 Grp: Ctrl Map: 079 Parcel: 043.00 PI: S/I: 000

Value Information

Reappraisal Year: 2021

Land Mkt Value: \$32,000

Improvement Value: \$201,700

Total Market Appraisal: \$233,700

Assessment %: 25

Assessment: \$58,425

General Information

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	07	Mkt Area:	A54
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	P.B.D

Subdivision Data

Subdivision:

Plat Bk: Plat Pg: Block: Lot:

Additional Description**Building Information**

Building # 1

Improvement Type:	01 - SINGLE FAMILY	Stories:	1
Living/Business Sq. Ft.:	2,378		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	04 - SIDING AVERAGE	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	11 - CARPET COMBINATION

Interior Finish: 07 - DRYWALL
Heat and A/C: 07 - HEAT & COOLING SPLIT
Bath Tile: 00 - NONE
Shape: 01 - RECTANGULAR DESIGN
Act Yr Built: 1979

Paint/Decor: 03 - AVERAGE
Plumbing Fixtures: 6
Electrical: 03 - AVERAGE
Quality: 01 - AVERAGE
Condition: A - AVERAGE

Building Areas:

Area: BMU **Sq Ft:** 2,582
Area: BAS **Sq Ft:** 2,378
Area: OPF **Sq Ft:** 480
Area: EPF **Sq Ft:** 288
Area: UTF **Sq Ft:** 180
Area: OPF **Sq Ft:** 24

Extra Features

Bldg/Card#	Type	Description	Units
1	WOOD DECK	7X8	56
1	WOOD DECK	IRR	136
1	WOOD DECK	14X16	224
1	WOOD DECK	9X10	90

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
08/06/2015	\$0	3172	241			
06/02/2004	\$0	2202C	712			
08/10/1999	\$0	1453C	522			
05/30/1995	\$0	1069C	395			

Land Information

Deed Acres: 2.12 **Calc Acres:** 0.00 **Total Land Units:** 2.12
Land Type: 04 - IMP SITE **Soil Class:** **Units:** 2.12

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County Number: 082

County Name: SULLIVAN

Tax Year: 2022

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

HUGHES ALLEN L & LOUIS L HUGHES
 1321 SHIPLEY FERRY RD
 BLOUNTVILLE, TN 37617

Property Location

Address: SHIPLEY FERRY RD 1321

Map: 079 Grp: Ctrl Map: 079 Parcel: 045.00 PI: S/I: 000

Value Information

Reappraisal Year: 2021

Land Mkt Value: \$64,700

Improvement Value: \$210,500

Total Market Appraisal: \$275,200

Assessment %: 25

Assessment: \$68,800

General Information

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	07	Mkt Area:	A54
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	12 - NONE / NONE	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	A-1

Subdivision Data

Subdivision:

Plat Bk: Plat Pg: Block: Lot:

Additional Description**Building Information**

Building # 1

Improvement Type:	01 - SINGLE FAMILY	Stories:	1
Living/Business Sq. Ft.:	2,079		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	11 - COMMON BRICK	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	09 - HARDWOOD/PARQUE

Interior Finish:	07 - DRYWALL	Paint/Decor:	03 - AVERAGE
Heat and A/C:	07 - HEAT & COOLING SPLIT	Plumbing Fixtures:	6
Bath Tile:	00 - NONE	Electrical:	03 - AVERAGE
Shape:	01 - RECTANGULAR DESIGN	Quality:	01 - AVERAGE
Act Yr Built:	2004	Condition:	A - AVERAGE
Building Areas:			
Area: BMU	Sq Ft: 2,325		
Area: BAS	Sq Ft: 2,079		
Area: OPF	Sq Ft: 246		

Extra Features

Bldg/Card#	Type	Description	Units
1	WOOD DECK	12X20	240

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
04/14/1998	\$49,939	1301C	39	VACANT	WD	M
06/26/1974	\$0	0030C	00201			

Land Information

Deed Acres: 5.60 **Calc Acres:** 0.00 **Total Land Units:** 5.60
Land Type: 04 - IMP SITE **Soil Class:** **Units:** 5.60

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County Number: 082

County Name: SULLIVAN

Tax Year: 2022

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

KILGORE RONALD L &
 BRENDA T
 1289 SHIPLEY FERRY RD
 BLOUNTVILLE, TN 37617

Property Location

Address: SHIPLEY FERRY RD 1289

Map: 079 Grp: Ctrl Map: 079 Parcel: 046.00 PI: S/I: 000

Value Information

Reappraisal Year: 2021

Land Mkt Value: \$63,600

Improvement Value: \$208,200

Total Market Appraisal: \$271,800

Assessment %: 25

Assessment: \$67,950

General Information

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	07	Mkt Area:	A54
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	12 - NONE / NONE	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	A-1

Subdivision Data

Subdivision:

Plat Bk: Plat Pg: Block: Lot:

Additional Description**Building Information**

Building # 1

Improvement Type:	01 - SINGLE FAMILY	Stories:	1
Living/Business Sq. Ft.:	2,824		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	04 - SIDING AVERAGE	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	11 - CARPET COMBINATION

Interior Finish: 07 - DRYWALL
Heat and A/C: 07 - HEAT & COOLING SPLIT
Bath Tile: 00 - NONE
Shape: 04 - IRREGULAR SHAPE
Act Yr Built: 1993

Paint/Decor: 03 - AVERAGE
Plumbing Fixtures: 9
Electrical: 03 - AVERAGE
Quality: 01 - AVERAGE
Condition: A - AVERAGE

Building Areas:

Area: BMU **Sq Ft:** 2,824
Area: BAS **Sq Ft:** 2,824

Extra Features

Bldg/Card#	Type	Description	Units
1	STOOP	4X6	24

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
08/07/1987	\$0	604C	195			
02/27/1973	\$0	0391A	00447			

Land Information

Deed Acres: 6.90 **Calc Acres:** 0.00 **Total Land Units:** 6.90
Land Type: 04 - IMP SITE **Soil Class:** **Units:** 6.90

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Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE22-0111**

Shipley Ferry Road (County Rezoning)

Property Information			
Address	1357 Shipley Ferry Rd		
Tax Map, Group, Parcel	Map 079, Parcels 042.00, 043.00, 045.00, & 046.00		
Civil District	7		
Overlay District	n/a		
Land Use Designation	Retail/Commercial		
Acres	18.94 +/-		
Existing Use	Residential	Existing Zoning	PBD/SC (County)
Proposed Use	Residential	Proposed Zoning	A-1 (County)
Owner /Applicant Information			
Name: Steven & Jaclyn Watson Address: 1357 Shipley Ferry Rd. City: Blountville State: TN Zip Code: 37617 Phone: (253)-691-4927		Intent: <i>To rezone from PBD/SC to A-1 for Residential Use.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • <i>The zoning change is compatible with the surrounding A-1 zoning</i> • <i>The zoning change will appropriately match the existing use.</i> <p>Staff Field Notes and General Comments:</p> <p style="text-align: center;"><i>The zoning area consists of 4 parcels and approximately 18.94 acres. A rezoning to A-1, in staff's opinion, is the most appropriate use for the property.</i></p>			
Planner:	Savannah Garland	Date:	June 20, 2022
Planning Commission Action		Meeting Date:	July 28, 2022
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE22-0111

PROPERTY INFORMATION		County Rezoning
ADDRESS		1357 Shipley Ferry Road
DISTRICT		7
OVERLAY DISTRICT		n/a
EXISTING ZONING		PBD/SC (County)
PROPOSED ZONING		A-1 (County)
ACRES	18.94 +/-	
EXISTING USE	Residential	
PROPOSED USE	Residential	

INTENT

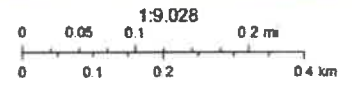
To rezone from PBD/SC to A-1 for Residential use.

Site Map



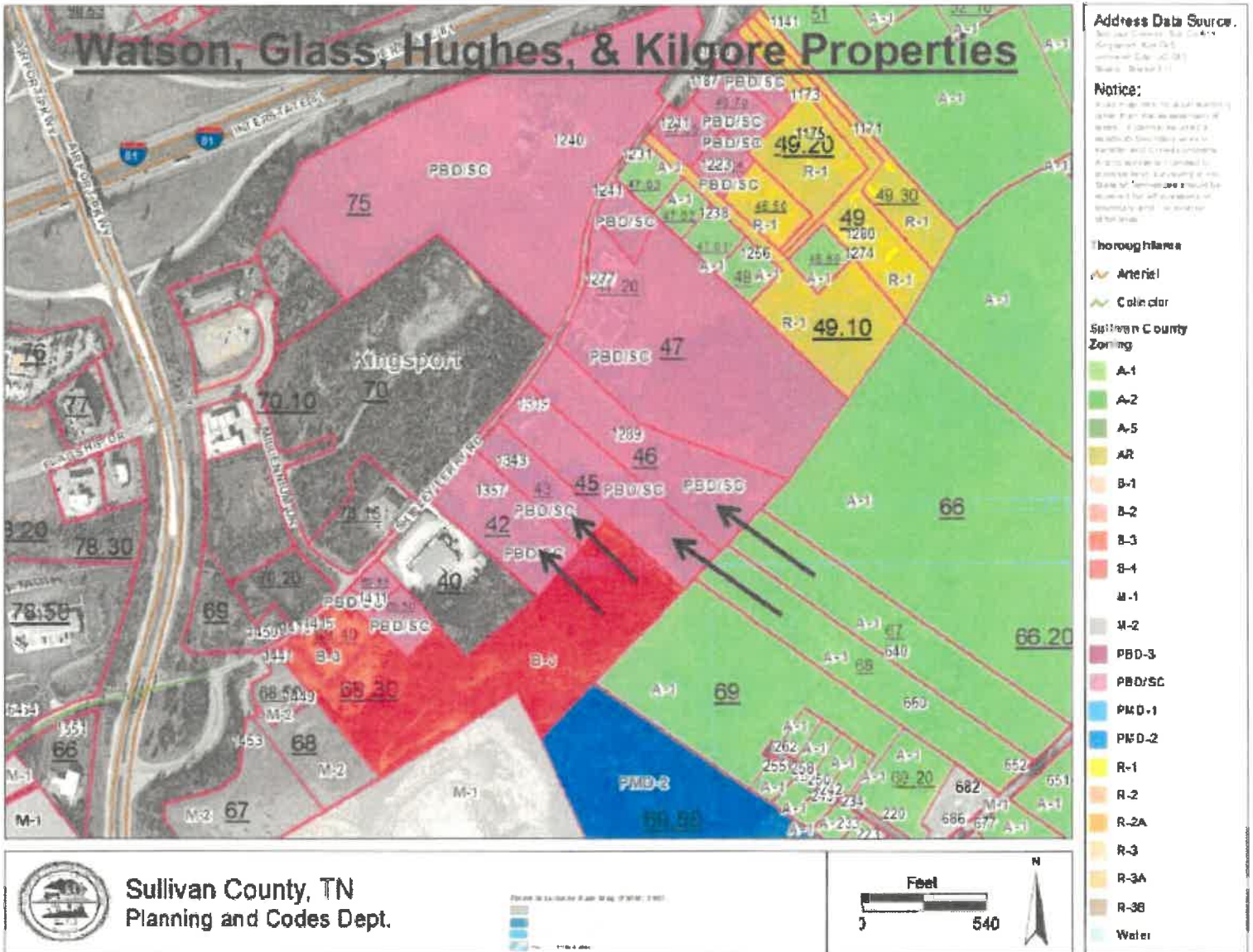
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| <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> River | <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> River | <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> River |
| <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Street_ROW | <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Street_ROW | <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Street_ROW |
| <input type="checkbox"/> Parcels | | <input type="checkbox"/> Parcels | | <input type="checkbox"/> Parcels | |



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Surrounding Zoning Map (Sullivan County Zoning)



Sullivan County, TN
Planning and Codes Dept.

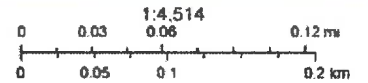
Future Land Use – City Retail/Commercial

Future Land Use



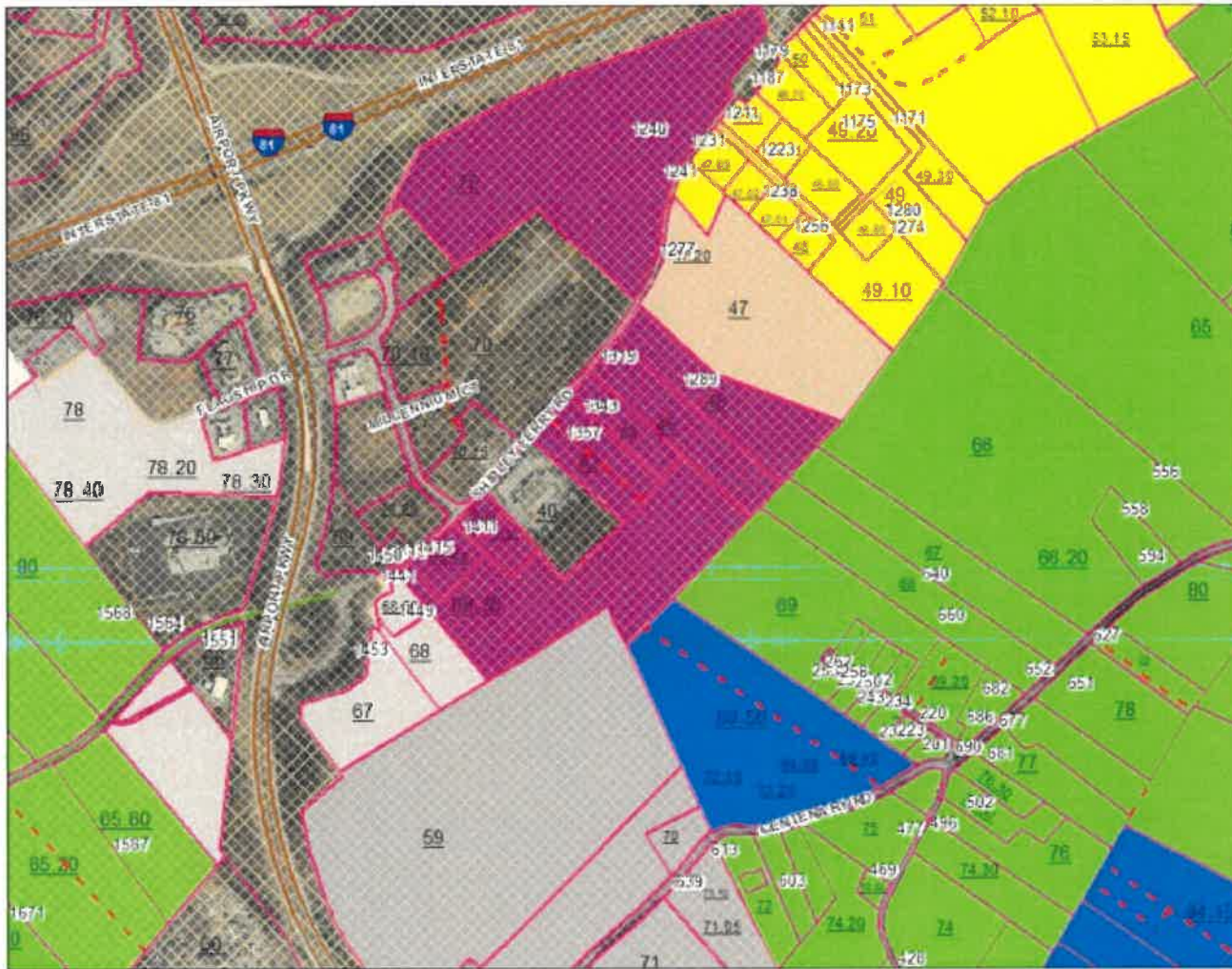
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|---|---------------------------------------|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Hawkins County Parcels | <input type="checkbox"/> Railroad_ROW | <input type="checkbox"/> Sullivan County Parcels | <input type="checkbox"/> Railroad_ROW | <input type="checkbox"/> Washington County Parcels | <input type="checkbox"/> Railroad_ROW |
| <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> River | <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> River | <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> River |
| <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Street_ROW | <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Street_ROW | <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Street_ROW |
| <input type="checkbox"/> Parcels | | <input type="checkbox"/> Parcels | | <input type="checkbox"/> Parcels | |
- * Kpt 911 Address



Web AppBuilder for ArcGIS

County Future Land Use – General Commercial



Address Data Source
 Sullivan County, TN Co 011
 Kingsport, TN 37624
 Johnson City, TN 37604
 State Route 171

Notice
 This map was prepared by Kingsport Regional Planning Commission for the Kingsport UGB. It is intended to provide information to the public and is not intended to be used for legal purposes. The Kingsport UGB is subject to change without notice. The Kingsport UGB is subject to the provisions of the Kingsport UGB.

- Land Use Plan: 2006-2026**
- Ag / Single Fam Res
 - Ag / Open Space
 - Neighborhood Comm
 - Biountville-Mixed Use
 - General Commercial
 - Corridor Commercial
 - Manufac-Light Ind
 - High Impact Use
 - Plan Corridor Comm
 - Plan General Comm
 - Plan Manufac-Lt Ind
 - Plan Manufac-Hvy Ind
 - Plan Use Devel
 - Low Density Res
 - Medium Density Res
 - High Density Res
 - Mobile Home Park
 - Water
- 2019 Aerial Image

Sullivan County, TN
 Planning and Codes Dept.



Site Overview



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 already surrounded by A-1 zoning and it will permit a use that is suitable for the Future Land Use development.
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.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** ? Both the City and County land use plans address the rezoning site as appropriate for Retail/Commercial.

Proposed use: A-1 (General Agricultural/Estate Residential District) – Residential

The Future Land Use Plan Map recommends county: 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 present supporting grounds for the zoning change, as the majority of the surrounding parcels are already zoned A-1.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically for residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed A-1 zone will exist in harmony with the abutting/ existing A-1 zone.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from PBD/SC to A-1. The rationale for this recommendation is based upon conformance with adjacent existing land uses and the proposal following the Future Land Use Plans.

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: June 9, 2022

Property Owner: Robert & Cynthia Wolff

Address: 300 Neeley Lane Blountville TN 37617

Phone number: 423-306-4842

Email:

Property Identification

Tax Map: 065F

Group: A

Parcel: 021.15

Zoning Map: 17

Zoning District: R-1

Proposed District: A-1

Civil District: 5

Property Location: 300 Neeley Lane

Commission District: 4

Purpose of Rezoning: For a larger accessory structure

Meetings

Planning Commission:

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

Date: July 19, 2022

Time: 6 PM

Approved:

Denied:

County Commission:

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

Date: August 18, 2022

Time: 6:00 PM

Approved: Approved 24 Yes

Denied:

DEED RESTRICTIONS

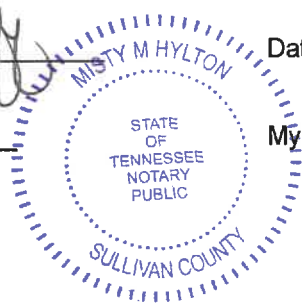
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Robert B. Wolff

Date: June 9, 2022

Notary Public: Misty M Hylton

My Commission Expires: May 22, 2023



F3. REZONING REQUEST FROM R-1 TO A-1 FOR 1.83 ACRE LOT OFF NEELEY LANE, BLOUNTVILLE

FINDINGS OF FACT –

Property Owners:	Robert & Cynthia Wolff
Applicants:	same
Representative:	same
Location:	300 Neeley Lane, Blountville
Mailing Address of Owners:	same
Civil district of rezoning:	5th
Commission District:	4th
Parcel ID:	Tax Map 065F, Group A, Parcel 021.15
Subdivision of Record:	Mollie A Hicks Property Subdivision, Plat Book 56, Page 257 and PB 51, pg. 613
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Blountville
Public Sewer:	n/a
Lot/Tract Acreage:	1.83 per replat
Zoning:	R-1
Surrounding Zoning:	R-1 and A-1
Requested Zoning:	A-1 (General Agricultural/Single-Family Residential)
Existing Land Use:	Single-Family Dwelling
Surrounding Land Uses:	Single Family Residential and open space
2006 Land Use Plan:	Low Density Residential/General Agricultural
Neighborhood Opposition:	No one called or wrote in opposition to this request prior to the meeting

Staff Field Notes and Findings of Facts:

- The owners are requesting to rezone their property from R-1 to A-1 so that they can build a bigger storage building in the woods behind their home.
- The owners purchased additional land behind their home in order to expand their garden and have room to build a storage building.
- Their home fronts along Neely Lane and is part of a subdivision of record, however with the additional land they have - almost 2 acres would support the request.
- The surrounding zoning are R-1 for the platted house lots and A-1 for the undeveloped surrounding lands.
- Staff recommends in favor of this request due to the acreage size and being an extension of a contiguous A-1 zone in the rear. Being that his house is already built, this will not create a situation that would allow a single-wide home to be set adjacent to site-built homes in this small subdivision, thereby creating a change in use.

Meeting Notes at Planning Commission:

- *Staff shared her findings and explained her recommendation in favor of the request. Mr. Wolff was present to answer any questions.*
- *Members reviewed the zoning map and packet of information. There was no one present to oppose the request.*
- *Linda Brittenham motioned to forward a favorable recommendation for the rezoning request.*
- *Mary Rouse seconded the motion and **the vote in favor passed unanimously. (7 yes / 2 absent)***

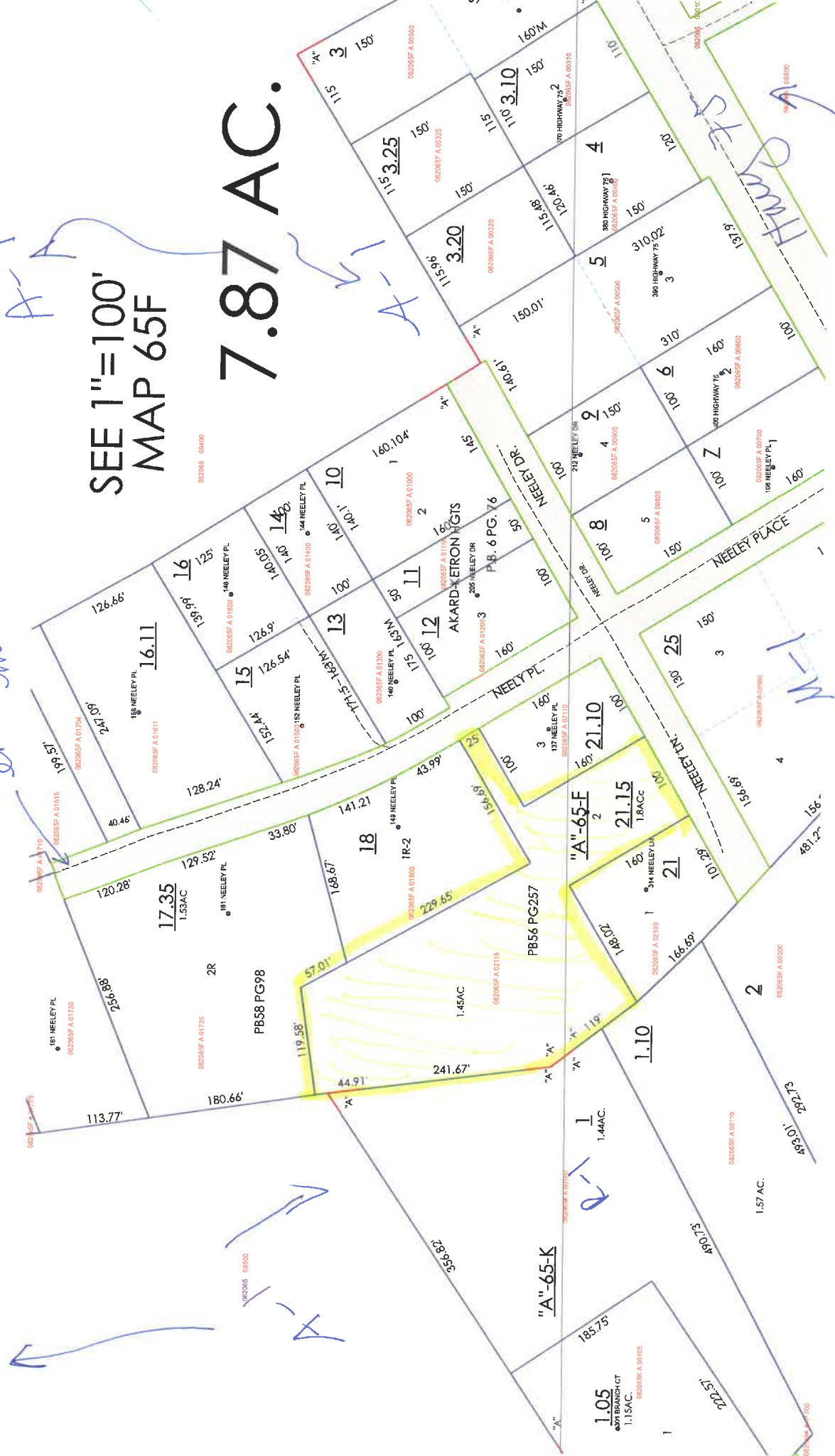
Reopening R1 to A1

end of owner's driveway

Parcel Maintenance

SEE 1"=100'
MAP 65F

7.87 AC.



A-1

A-2

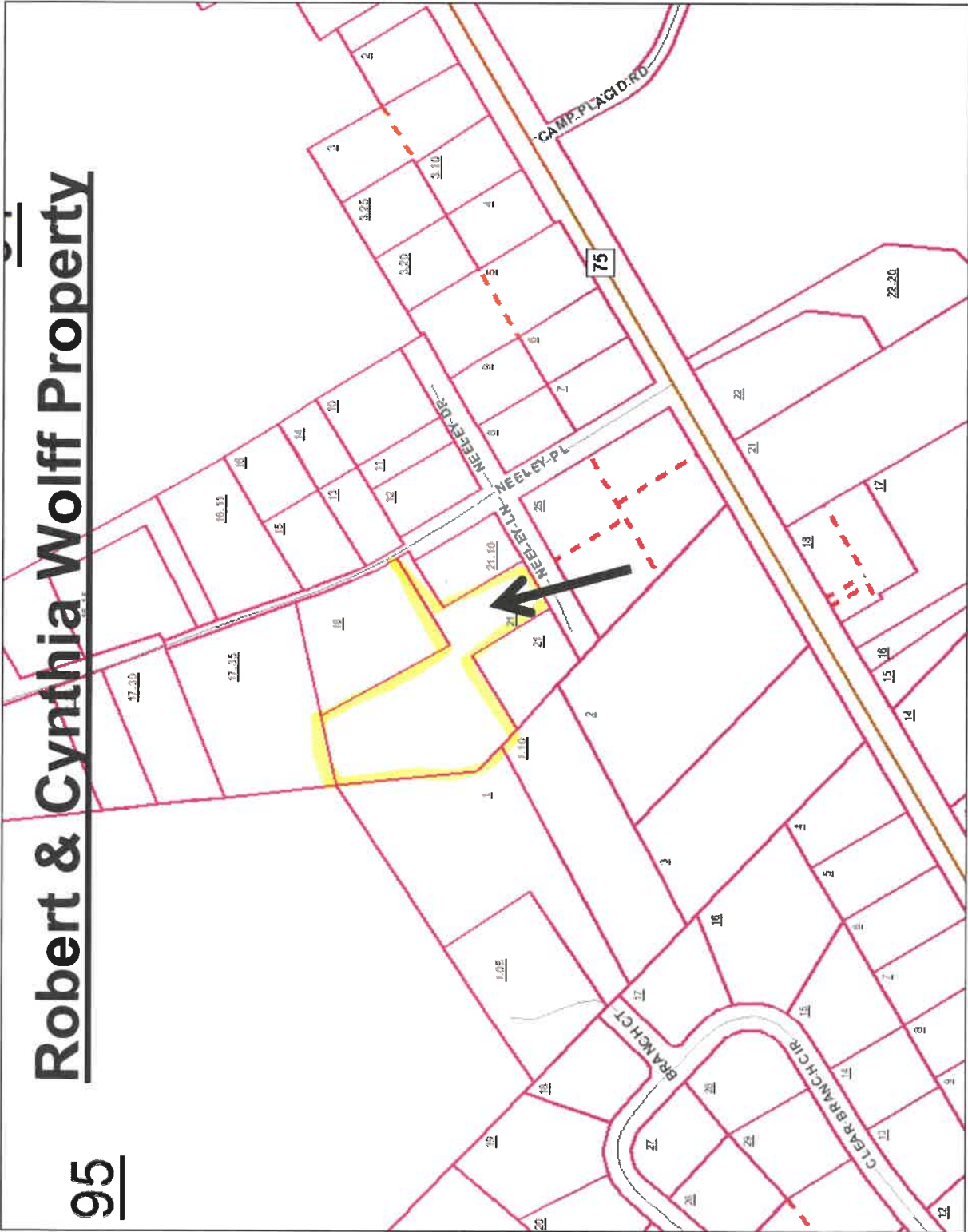
A-3

A-4

A-5

A-6

Robert & Cynthia Wolff Property



Address Data Source:
 Sullivan County: SUI Co 811
 Kingsport, Kot GIS
 Johnson City: JC GIS
 Bristol: Bristol 811

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.

- Thoroughfares**
- Arterial
 - Collector
 - Lot Lines



Flood Insurance Rate Map of RAIN 2007

1.1 Special Flood Hazard Area
 1.2 Flood Hazard Boundary
 1.3 Flood Hazard Boundary
 1.4 Flood Hazard Boundary



Sullivan County, TN
 Planning and Codes Dept.

Robert & Cynthia Wolff Property

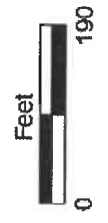


Address Data Source:
 Sullivan County, Sub Co 911
 Kingston, KY GIS
 Johnson City, NC GIS
 Bristol, Bristol 911

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

Thoroughfares
 Arterial
 Collector
 Lot Lines

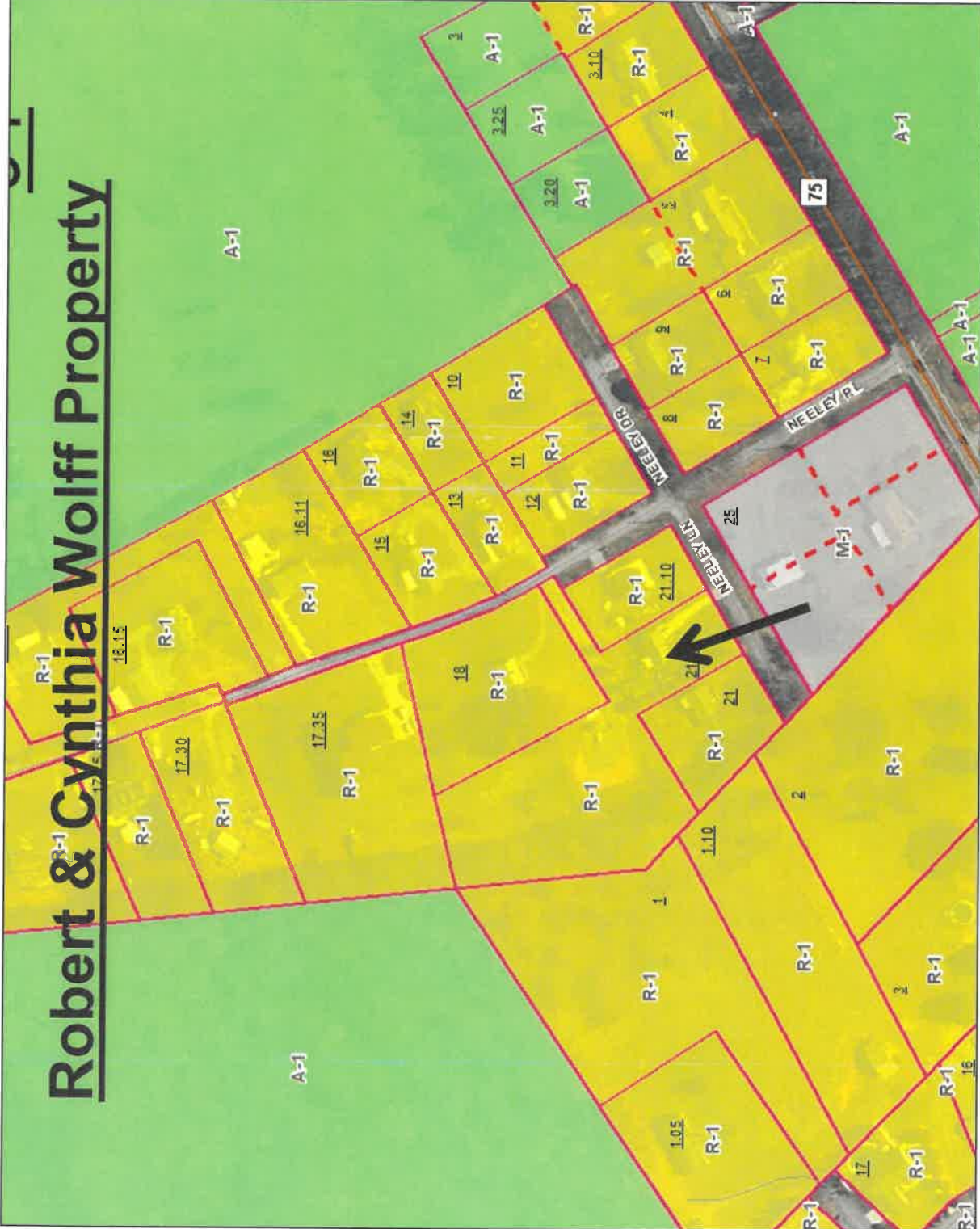


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 ESRI's ArcView® Release 2.0 (© 1999) 2.007
 ESRI's ArcView® Release 2.0 (© 1999) 2.007
 ESRI's ArcView® Release 2.0 (© 1999) 2.007

Sullivan County, TN
 Planning and Codes Dept.



Robert & Cynthia Wolff Property



Address Data Source:

Sullivan County, TN GIS
 Kingsport, TN GIS
 Johnson City, TN GIS
 Bristol, TN GIS

Notice:

All tax maps are 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 thereof.

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



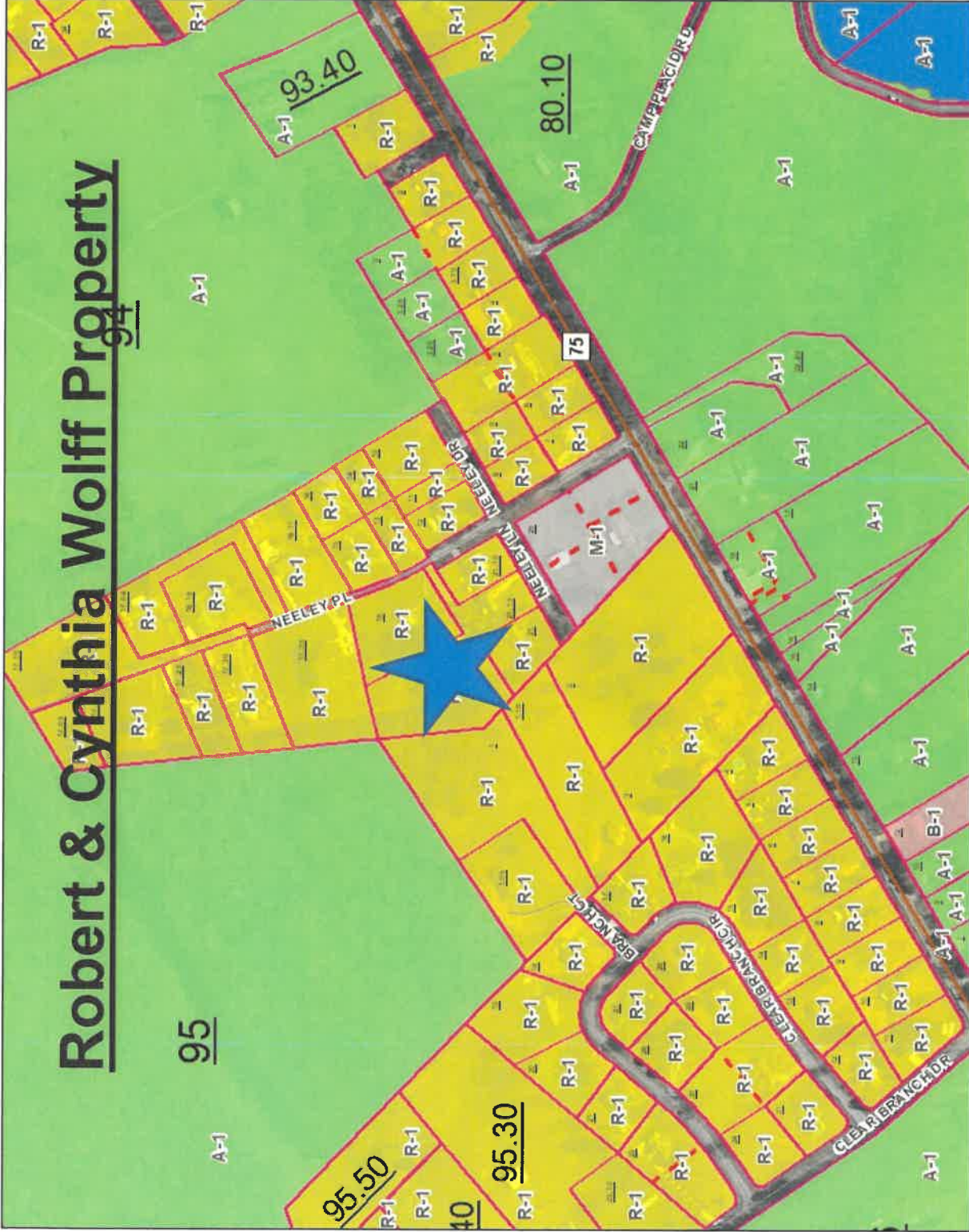
Flood in Sullivan County, TN
 1. Flood Hazard (FEMA Flood Insurance Rate Map)
 2. Flood Hazard (Sullivan County Flood Insurance Rate Map)
 3. Flood Hazard (Sullivan County Flood Insurance Rate Map)
 4. Flood Hazard (Sullivan County Flood Insurance Rate Map)
 5. Flood Hazard (Sullivan County Flood Insurance Rate Map)

Sullivan County, TN
 Planning and Codes Dept.



Robert & Cynthia Wolff Property

94



Flood Hazard Area Map (FIRM) 2007

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

Sullivan County, TN
Planning and Codes Dept.



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

Notice:
A map is not a legal instrument. It cannot be used to establish boundary lines or areas for and convey property. Aerial survey or licensed to practical land surveying in the State of Tennessee should be retained for all questions of boundary and / or location.

Abbreviations:

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



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

NOTICE OF REZONING REQUEST

June 27, 2022

Dear Property Owner:

Please be advised Robert & Cynthia Wolff have applied to Sullivan County to rezone property located at 300 Neeley Lane from R-1 (Low Density/Single-Family Residential District) to A-1 (General Agricultural/Estate Residential District) to for the purpose of an additional residential accessory structure.

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

County Commission – 6:00 PM on August 18, 2022

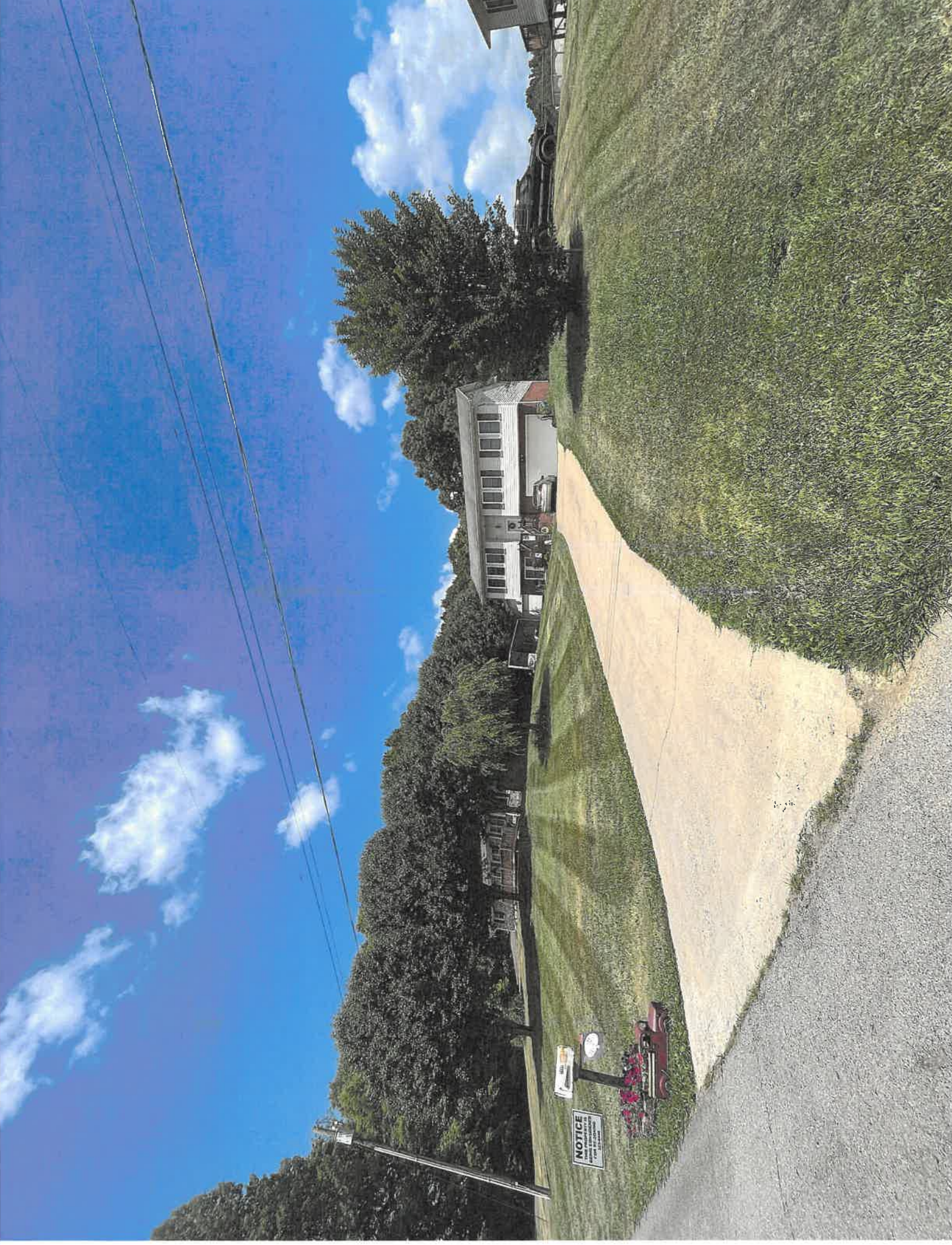
Both meetings are held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at 423-279-2603.

Regards,

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

Ambre M. Torbett, AICP
Director Planning & Codes

mh



NOTICE TO THE PUBLIC
IF YOU ARE INTERESTED IN
BUYING THIS PROPERTY
PLEASE CONTACT
[Name]



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: June 14, 2022

Property Owner: Joey Dye & Tonya White

Address: 2949 Devault Bridge Road Plney Flats TN 37686

Phone number: 423-943-2266

Email: teedeewhite@gmail.com

Property Identification

Tax Map: 1240	Group: A	Parcel: 00810	
Zoning Map: 26	Zoning District: PBD/S ₁	Proposed District: R-1	Civil District: 9
Property Location: 548 Jonesboro Road			Commission District: 5
Purpose of Rezoning: Residential Use			

Meetings

Planning Commission:

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

Date: July 19, 2022 Time: 6 PM

Approved: Denied:

County Commission:

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

Date: August 18, 2022 Time: 6:00 PM

Approved: Approved 24 Yes Denied:

DEED RESTRICTIONS

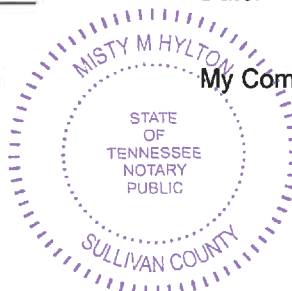
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: [Signature]

Date: 6/14/22

Notary Public: Misty M Hylton

My Commission Expires: May 22, 2023



F4. REZONING REQUEST PBD/SC BACK TO R-1, JONESBORO RD, PINEY FLATS

FINDINGS OF FACT –

Property Owners:	Tonya White and son, Joey Dye
Applicants:	same
Representative:	same
Location:	548 Jonesboro Road, Piney Flats (at Allison Road intersection)
Mailing Address of Owners:	2949 DeVault Bridge Road, Piney Flats
Civil district of rezoning:	9th
Commission District:	5th
Parcel ID:	Tax Map 1240, Group A, Parcel 008.10
Subdivision of Record:	White Subdivision and replat -
PC1101 Growth Boundary:	Sullivan County Planned Growth Area and Bluff City Urban Growth Boundary
Utility District:	Johnson City Public Water
Public Sewer:	Johnson City Public Sewer
Lot/Tract Acreage:	all lots
Zoning:	PBD/SC – recently rezoned
Surrounding Zoning:	R-1 and PBD/SC, and Johnson City B-4 across the street
Requested Zoning:	back to R-1
Existing Land Use:	one single-wide mobile home (legal but non-conforming) and vacant lots
Surrounding Land Uses:	Single Family Residential, retail (Food City) and office buildings (insurance)
2006 Land Use Plan:	Low Density Residential/General Agricultural
Neighborhood Opposition:	none noted prior to meeting

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone their property back to R-1 so that they can sell off the lots as recently platted.
- The existing single-wide mobile home is legal but non-conforming as it predates zoning. The home has been repaired and renovated. The owner would like to sell of the remaining two lots for future house sites.
- Staff recommends in favor of this request as the lots will be served by public water and sewer and given the lot shape and curve of the road, has been challenging to make work for a commercial building site.

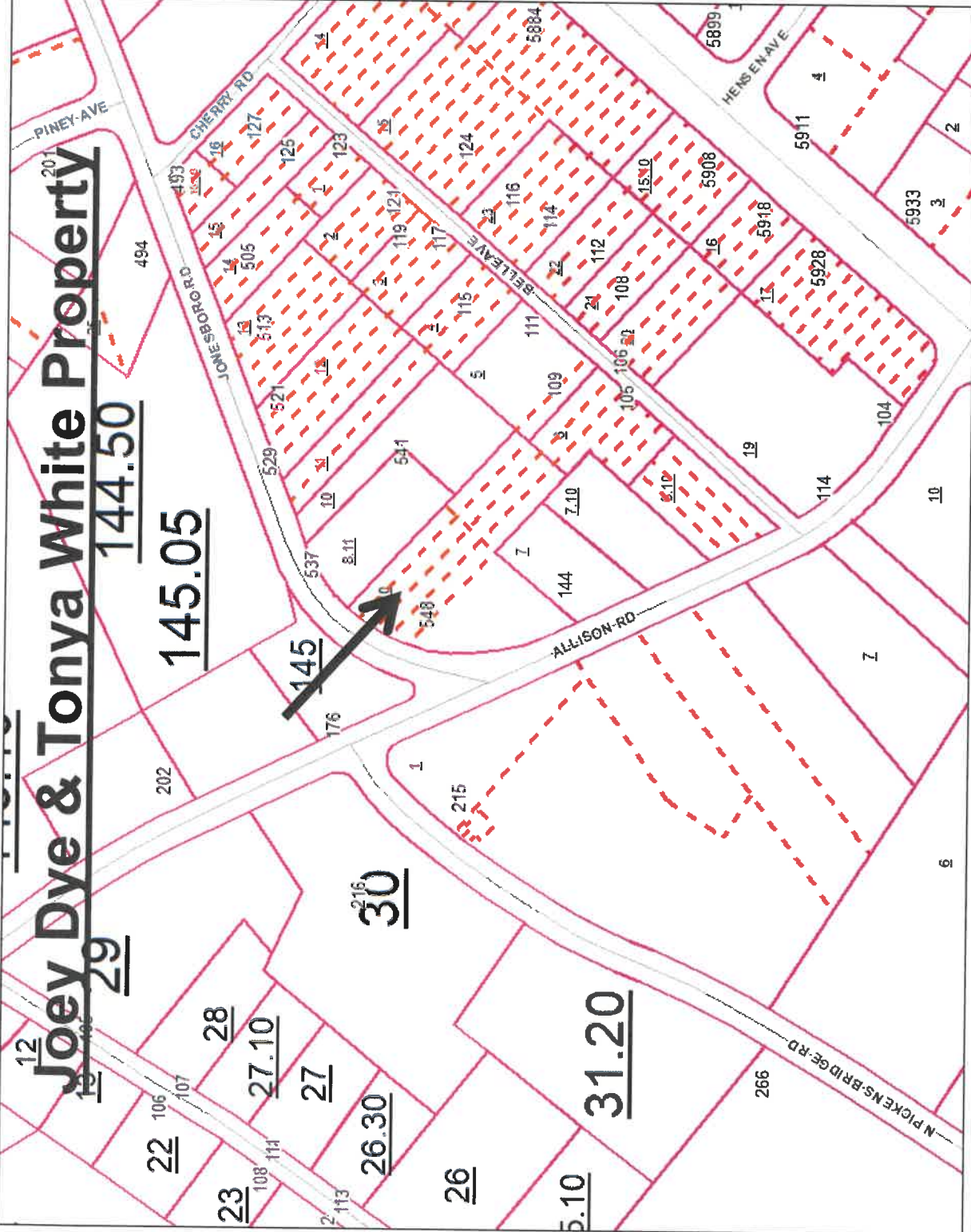
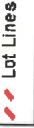
Meeting Notes at Planning Commission:

- Staff shared her findings and recommendation. Mr. Joey Dye was present to answer any questions. There was no one left in the audience other than Mr. Dye. Staff reported her office did not receive any calls or letters in opposition to this request. Discussion followed regarding the improvements he has made to the site. Staff confirmed that Johnson City public water and sewer was available to the property should they decide to sell the property into 1 to 3 lots per zoning.
- **Mary Ann Hager motioned to forward a favorable recommendation to the County Commission for the rezoning request from business back to R-1. John Moody seconded the motion and the vote in favor passed unanimously. (7 yes / 2 absent)**

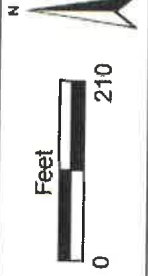
Address Data Source:
 Sullivan County: Salt Co 811
 Kingsport: KOT GIS
 Johnson City: JC GIS
 Bristol: Bristol 811

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 purposes of boundary and verification of lot lines.



Joey Dye & Tonya White Property
144.50
145.05



Filed to the State of Tennessee
 10/10/2017
 10/10/2017
 10/10/2017
 10/10/2017

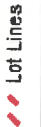
Sullivan County, TN
 Planning and Codes Dept.

Address Data Source:

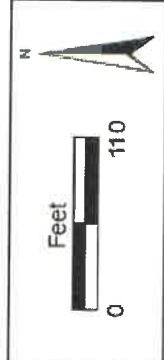
Sullivan County, Sul. Co 911
Kingsport, Kpr GIS
Johnson City, JC GIS
Bristol, Bristol 911

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Joey Dye & Tonya White Property



Address Data Source:

Sullivan County, TN, Co 911
 Kingsport, TN, GIS
 Johnson City, TN, GIS
 Bristol, TN, Co 911

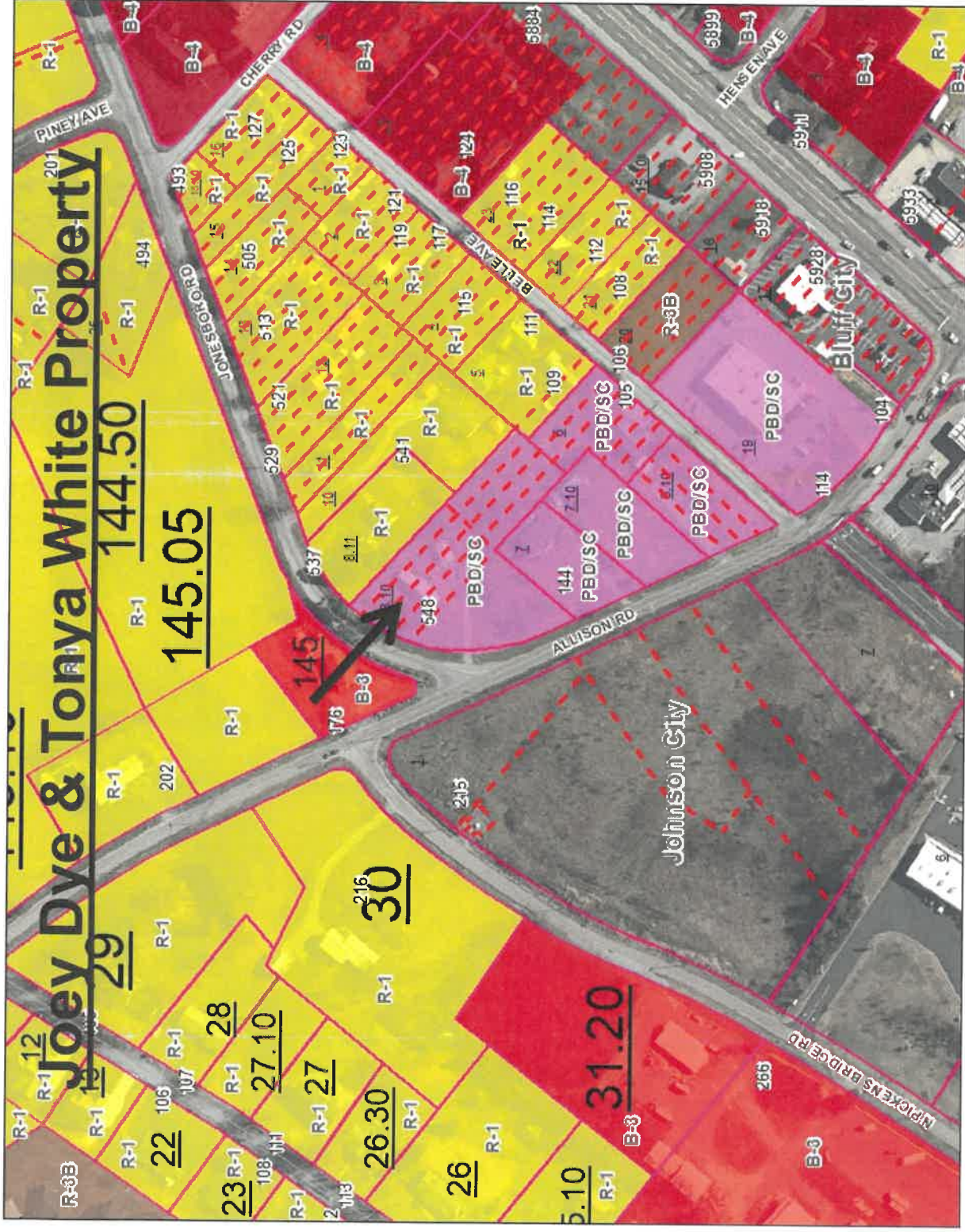
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Lot Lines

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



Flood Hazard Risk Map (FIRM) 2007
 FEMA Flood Hazard Data
 Flood Hazard Data
 Flood Hazard Data



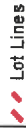
Sullivan County, TN
 Planning and Codes Dept.

Address Data Source:

Sullivan County, S.A. Co 9111
 Kingsport, KY GIS
 Johnson City, NC GIS
 Bristol, Bristol 911

Notice:

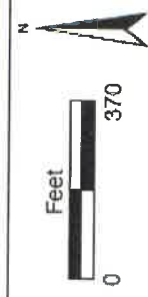
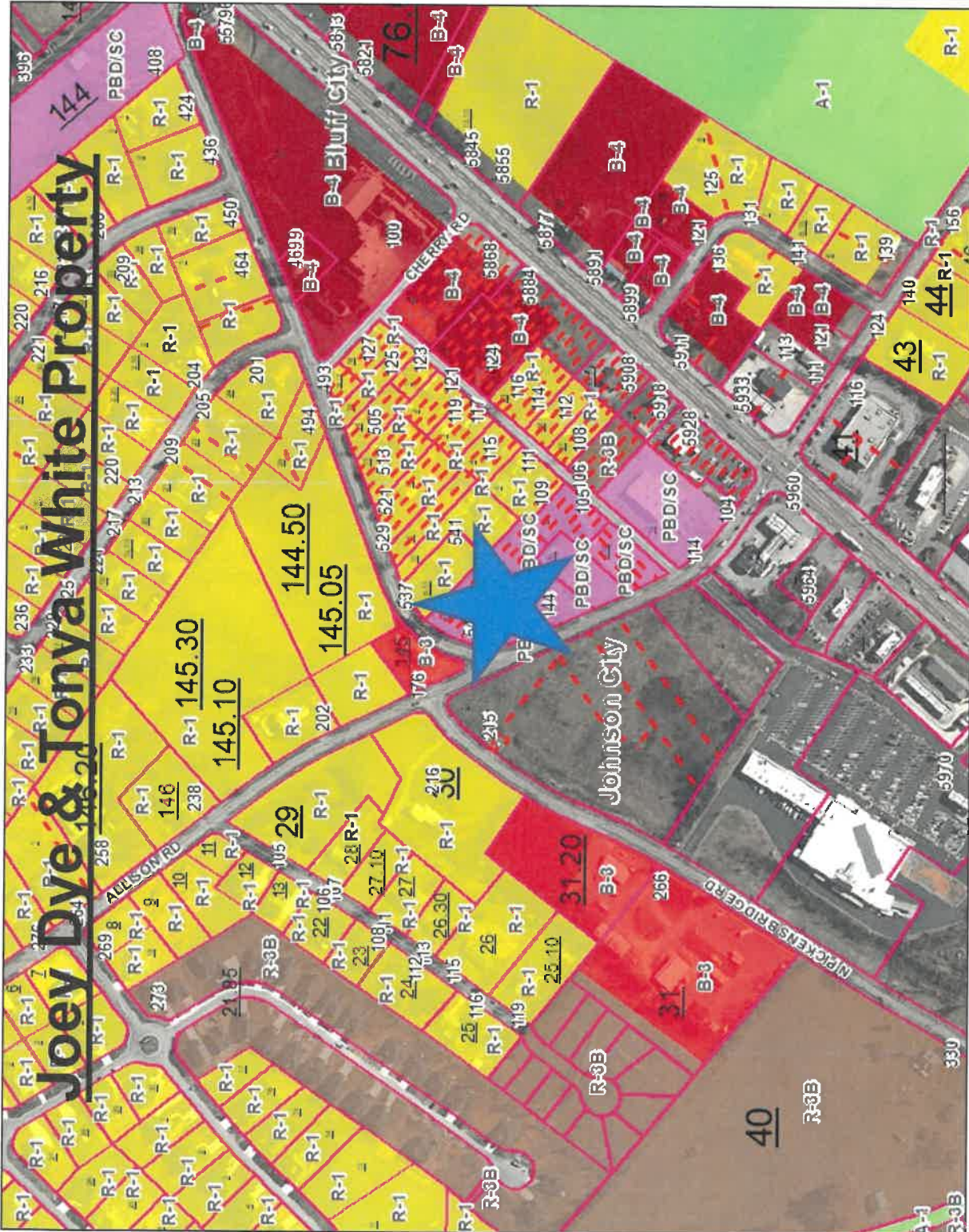
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Lot Lines

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



Filed in accordance with Map of RC 101-2-907
 1998
 2000
 2002
 2004
 2006
 2008
 2010
 2012
 2014
 2016
 2018
 2020
 2022
 2024



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

NOTICE OF REZONING REQUEST

Dear Property Owner:

Please be advised Joey Dye & Tonya White, have applied to Sullivan County to rezone property located at 548 Jonesboro Road from PBD/SC (Planned Business and/or Shopping Center District) to R-1 (Low Density/Single Family Residential District) to for the purpose of residential use.

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

County Commission – 6:00 PM on August 18, 2022

Both meetings are held in the Old Historic Sullivan County Courthouse, 2nd 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

State of Tennessee  Comptroller of the Treasury
Real Estate Assessment Data

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County Number: 082

County Name: SULLIVAN

Tax Year: 2022

Property Owner and Mailing Address

Jan 1 Owner:
 DYE JOEY &
 TONYA WHITE
 2949 DEVAULT BRIDGE RD
 PINEY FLATS, TN 37686

Property Location

Address: JONESBORO RD 548

Map: 124O Grp: A Ctrl Map: 124O Parcel: 008.10 PI: S/I: 000

Value Information

Reappraisal Year: 2021

Land Mkt Value: \$29,400
 Improvement Value: \$12,400
 Total Market Appraisal: \$41,800
 Assessment %: 25
 Assessment: \$10,450

General Information

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

Subdivision Data

Subdivision: GOLDEN GATE SUB

Plat Bk: 2 Plat Pg: 205 Block: B Lot: 74-

Additional Description

PT LOTS 64-67

Building Information**Extra Features**

Bldg/Card#	Type	Description	Units
1	MOBILE HOME ADDITION	6X22	132
1	WOOD DECK	12X16	192
1	WOOD DECK	6X10	60
1	HEATING AND COOLING		924
1	GARAGE UNFINISHED DETACHED	18X30	540

1

MOBILE HOME CLASS 4

14X66

924

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
09/07/2021	\$90,000	3465	1950	IMPROVED	WD	A
03/02/2020		3372	817		HR	
03/02/2020		3372	814		HR	
07/19/2002	\$49,479	1798C	556	IMPROVED	WD	A
07/09/1997	\$47,500	1235C	453	IMPROVED	WD	P
07/09/1997	\$0	1235C	451			
06/20/1978	\$0	169C	11			

Land Information

Deed Acres: 0.00 **Calc Acres:** 0.00 **Total Land Units:** 1.30
Land Type: 01 - RESIDENTIAL **Soil Class:** **Units:** 1.30

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[Fact Sheet](#)
[Division of Property Assessments
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[Comptroller of the Treasury
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[State of Tennessee
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