

**AUGUST 18, 2022**

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, AUGUST 18, 2022, 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS HONORABLE RICHARD VENABLE, CHAIRMAN, COUNTY CHAIRMAN AND TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

The Commission was called to order by County Chairman Richard Venable, Lt. Steven Whetsell opened the commission and Commissioner Larry Crawford gave the invocation. The pledge to the flag was led by Lt. Steven Whetsell.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

<b>DAVID AKARD</b>	<b>BARRY L. HOPPER</b>
<b>JUDY BLALOCK</b>	<b>SAMUEL "SAM" JONES</b>
<b>TODD BROUGHTON</b>	<b>DWIGHT KING</b>
<b>DARLENE CALTON</b>	<b>TONY LEONARD</b>
<b>MICHAEL COLE</b>	<b>MICHAEL HUNTER LOCKE</b>
<b>LARRY CRAWFORD</b>	<b>RANDY MORRELL</b>
<b>ANDREW CROSS</b>	<b>ARCHIE PIERCE</b>
<b>JOYCE NEAL CROSSWHITE</b>	<b>ANGIE STANLEY</b>
<b>JOHN GARDNER</b>	<b>ALICIA D. STARNES</b>
<b>COLETTE GEORGE</b>	<b>GARY STIDHAM</b>
<b>HERSHEL GLOVER</b>	<b>MARK VANCE</b>
<b>TERRY HARKLEROAD</b>	<b>DOUG WOODS</b>

24 PRESENT, 0 ABSENT

The following pages indicate the action taken by the Commission on re-zoning requests, approval of notary applications and personal surety bonds, motions, resolutions and other matters subject to the approval of the Board of Commissioners.

Motion was made by Comm. Crawford and seconded by Comm. Woods to approve the minutes of the Regular Session of the Called County Commission meeting held on August 11, 2022. Said motion was approved unanimously. 24 Yes

# Agenda subject voting report

331

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

2 Roll Call by Teresa Jacobs, County Clerk  
Roll Call

**Description** Roll Call  
**Chairman** Venable, Richard

**Total vote result**

**Voting start time** 6:05:31 PM  
**Voting stop time** 6:05:55 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

**Group voting result**

Group	Yes	Absent
No group	24	0
<b>Total result</b>	<b>24</b>	<b>0</b>

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Bialock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

August 18, 2022  
6:00 p.m.

**AGENDA FOR REGULAR SESSION**

- ❖ Call to Order by Sheriff Jeff Cassidy
- ❖ Chairman, Mayor Richard S. Venable presiding
- ❖ Invocation
- ❖ Pledge to the American Flag
- ❖ Roll Call by Teresa Jacobs, Sullivan County Clerk
- ❖ Guest Speakers, Proclamations, Recognitions & Presentations
  - Clay Walker, NETWORKS
  - Sullivan East Baseball Team
  - Rex Fink, Veterans Service Officer
- ❖ Elections, Confirmations & Appointments
  - Blountville Utility District
  - Sullivan County Judicial Commissioners
- ❖ Approval of Commission Minutes from Previous Meeting
- ❖ Approval of Notary Publics
- ❖ Public Comment
- ❖ Amendments to Zoning Plan
- ❖ Consent Agenda
- ❖ Resolutions
- ❖ Other Business/ Announcements/ Non-Agenda Items
- ❖ Adjournment



**Sullivan County Board of Commissioners  
Certificate of Recognition**

presented to  
**Martha Fleenor Green**  
of Bluff City, Tennessee

**Happy 100<sup>th</sup> Birthday**

One hundred years of memories and one hundred years of life . . . each day being a unique experience. Honor is due you for the great knowledge that life has given. You have accomplished more in your lifetime than others can only dream. Your life has inspired so many and they see your inner strength in everything you do. On behalf of Sullivan County, I wish you a wonderful 100<sup>th</sup> birthday filled with warmth and joy.



Presented this 13<sup>th</sup> day August 2022.  
*Richard S. Venable*  
Richard S. Venable  
Sullivan County Mayor

**COUNTY of SULLIVAN  
TENNESSEE**

# *Certificate of Accomplishment*

*presented to*

**Sullivan East High School  
Baseball Team**

*for outstanding performance and achievement*

**2021-2022 Season**

**2022 District 1 AAA Champions**

**Region 1 AAA Runner-Up**

**Sub-State Champions**

**State Tournament (2nd in school history)**

**Team Members: 1 Corbin Dickenson; 2 Jake Witcher;  
3 Connor McCormack; 4 Lucas Eaton; 5 Zach Johnson;  
8 Nic Gobble; 9 Jonathan Beach; 10 DJ Carrier; 11 Ty Tipton;  
12 Nolan Lunsford; 13 Ethan Waters; 14 Tyson Mitchell;  
15 Avery McCoy; 16 Peyton Miller; 18 Dylan Bartley;  
25 Justice Dillard**

**Head Coach: Mike Breuninger; Varsity Assistant: Christian Taylor;  
Junior Varsity: Luke Jones; Freshman: Steve McMillian**

*presented this 16<sup>th</sup> day of June 2022 before the*

*Sullivan County Board of Commissioners*

*Sullivan County Courthouse*

*Blountville, Tennessee*

**COUNTY of SULLIVAN  
TENNESSEE**



*Richard S. Venable*

**Richard S. Venable  
Sullivan County Mayor**

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

***Before the Mayor of Sullivan County, Tennessee***

**IN RE: Blountville Utility District**  
**Sullivan County, Tennessee**


***Order Appointing Utility District Commissioner***

***WHEREAS***, the Blountville Utility District Board of Commissioners does hereby certify to the Sullivan County Mayor, pursuant to T.C.A. §7-82-307, that a vacancy has occurred upon said utility board by virtue of the expiration of a term; and

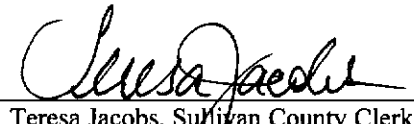
***WHEREAS***, the Blountville District Board of Commissioners further certifies that the nominee, Wayne Feathers, is qualified and has agreed to serve on the Board.

***NOW THEREFORE BE IT ORDERED, ADJUDGED AND DECREED*** by Sullivan County Mayor, Richard S. Venable, pursuant to T.C.A. §7-82-307 that nominee, Wayne Feathers, shall be appointed to the Blountville Utility District Board of Commissioners.

Term to expire September 1, 2026.

  
Richard S. Venable, Sullivan County Mayor

Said order entered into the record of the Sullivan County Board of Commissioners this 18<sup>th</sup> day of August 2022.

  
Teresa Jacobs, Sullivan County Clerk



**Blountville Utility District  
Letter to County Mayor for Commissioner  
Appointment**

336

3411 Hwy 126 Blountville, TN 37617

Sullivan County Mayor



RE: Appointment of Commissioner for Blountville Utility District

Dear Richard Venable:

In accordance T.C.A. § 7-82-307(a), I have enclosed a Certification of the Board of Commissioners of Blountville Utility District certifying a list of nominees in order of preference to fill a vacancy on the Board of Commissioners from the upcoming expiration of the term of Commissioner Wayne Feathers on September 1<sup>st</sup>, 2020.

In the event you select the District's first choice for appointment, I have enclosed a proposed Order which you may sign to reappoint Wayne Feathers as Commissioner

Thank you for your assistance in this matter

Sincerely,

Louie Stevens,  
General Manager

BEFORE THE COUNTY MAYOR OF SULLIVAN COUNTY, TENNESSEE

In re:

**BLOUNTVILLE UTILITY DISTRICT  
OF SULLIVAN COUNTY, TENNESSEE**

1. Wayne Feathers
2. Noel Baker
3. Todd Rhoton



## PUBLICATION CERTIFICATE

1605348

Kingsport, TN August 9, 2022

This is to certify that the Legal Notice hereto attached was published in the Kingsport Times-News, a daily newspaper published in the City of Kingsport, County of Sullivan, State of Tennessee, beginning in the issue of August 9, 2022, and appearing 1 consecutive weeks (times), as per order of \_\_\_\_\_

Sullivan County Mayors Office

Signed Jeanne Koehler

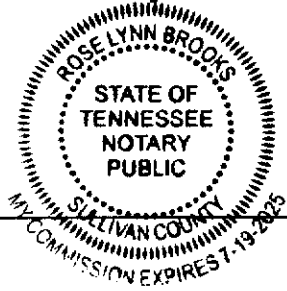
<p><b>PUBLIC NOTICE</b>  <b>SULLIVAN COUNTY, TN</b>          Appointment of Judicial Commissioners</p> <p>The Sullivan County Board of Commissioners will meet in Regular Session at 6:00 p.m. on Thursday, August 18, 2022, Commission Room, Sullivan County Courthouse, 3411 Hwy 126, Blountville, Tennessee to make appointments to fill the positions of Judicial Commissioners (Magistrates) to serve the judges of the Sullivan County General Sessions Courts (Kingsport &amp; Bristol).</p> <p>PUB 1T: 8/9/22</p>	
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### STATE OF TENNESSEE, SULLIVAN COUNTY, TO-WIT:

Personally appeared before me this 9<sup>th</sup> day of August 2022, Jeanne Koehler

of the Kingsport Times-News and in due form of law made oath that the foregoing statement was true to the best of my knowledge and belief.

Rose Lynn Brooks  
NOTARY PUBLIC



My commission expires \_\_\_\_\_





# SIXRIVERS MEDIA

## Order Confirmation

<u>Ad Order Number</u> 0001605348	<u>Customer</u> SULLIVAN COUNTY MAYORS OFF	<u>PO Number</u>
<u>Sales Rep.</u> mwildr	<u>Customer Account</u> 1068452	<u>Ordered By</u> ANGELA BENNENT TAYLOR
<u>Order Taker</u> mwildr	<u>Customer Address</u> 3411 HWY 126, SUITE 206 BLOUNTVILLE TN 37617 USA	<u>Customer Fax</u>
	<u>Customer Phone</u> 4233236417	<u>Customer EMAIL</u> angela.taylor@sullivancountytn.gov

<u>Tear Sheets</u> 0	<u>Affidavits</u> 1	<u>Blind Box</u>	<u>Net Amount</u>	<u>Payment Method</u> Check/Money Order	<u>Payment Amount</u> \$0.00	<u>Amount Due</u> \$59.30
<u>Invoice Text</u>			<u>Total Amount</u> \$59.30			

Ad Number 0001605348-01 Ad Type XLegal Liner

External Ad Number

Ad Size 1 X 29 II Color

Order Start Date 08/09/2022 Order Stop Date 08/09/2022

PUBLIC NOTICE  
SULLIVAN COUNTY, TN  
Appointment of Judicial  
Commissioners

The Sullivan County Board of Commissioners will meet in Regular Session at 6:00 p.m. on Thursday, August 18, 2022, Commission Room, Sullivan County Courthouse, 3411 Hwy 126, Blountville, Tennessee, to make appointments to fill the positions of Judicial Commissioners (Magistrates) to serve the judges of the Sullivan County General Sessions Courts (Kingsport & Bristol).

PUB 1T: 8/9/22

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

***IN RE: Appointment of Judicial Commissioners for Sullivan County***

WHEREAS, the office of Judicial Commissioner was created for Sullivan County pursuant to T.C.A. § 40-1-111; and

WHEREAS, in consideration of Resolution No. 2015-06-39 approved June 15, 2015, the County Legislative Body shall take into consideration the views, comments and suggestions of the General Sessions Judges of Sullivan County in making decisions relative to these appointments; and

WHEREAS, the Sullivan County Mayor received recommendations that the following individuals retain their appointments as Judicial Commissioners serving the General Sessions Courts of Sullivan County.

NOW THEREFORE BE IT ORDERED, ADJUDGED AND DECREED that the Sullivan County Board of Commissioners appoint the following individuals to serve in the Office of Judicial Commissioner (Magistrate) for Sullivan County:

**BRISTOL COURTS:**

Eric Senter of Bristol, Tennessee  
 Bruce Bullis of Blountville, Tennessee

**KINGSPORT COURTS:**

Lowell "Butch" Adkins of Kingsport, Tennessee  
 John Blessing of Kingsport, Tennessee

NOW THEREFORE BE IT FURTHER ORDERED, ADJUDGED AND DECREED that the above name individuals will hold a two-year term as Judicial Commissioner.  
 Appointments to expire July 31, 2023 or until a new appointment is confirmed by the Sullivan County Board of Commissioners.

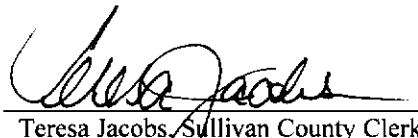
Approved



Richard S. Venable, Sullivan County Mayor

Said order confirmed and entered into the record of the Sullivan County Board of Commissioners this

19th day of August, 2022.



Teresa Jacobs, Sullivan County Clerk

Comm. Gardner made motion to accept recommendation for Judicial Commissioners. Seconded by  
 Comm. Calton, Crawford, Crosswhite  
 Approved by Roll Call Vote 24 Yes



**SULLIVAN COUNTY GENERAL SESSIONS COURT**

DIVISION IV

**DAVID W. TIPTON**

Judge

801 Anderson Street  
Bristol, Tennessee 37620Phone: 423 990-4202  
Fax: 423 989-4367

July 11, 2022

Honorable Richard Venable  
Sullivan County Mayor  
3411 Highway 126, Suite 206  
Blountville, Tennessee 37617

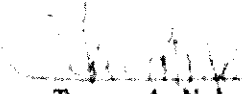
Re: Judicial Commissioners (Magistrates) for Sullivan County

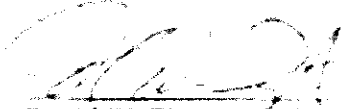
Dear Mayor Venable:

The current two year term for Commissioners Eric Senter and Bruce Bullis serving General Sessions Court Division I and IV will expire on August 31, 2022.

This letter is to advise you that we wish to retain both Eric Senter and Bruce Bullis as our Judicial Commissioners (Magistrates) for another two year term. These gentlemen have served our County with excellence, integrity and dedication.

Very truly yours,

  
Teresa A. Nelson, Judge  
General Sessions Court  
Division I

  
David W. Tipton, Judge  
General Sessions Court  
Division IV



GENERAL SESSIONS COURT

DIVISION III  
SULLIVAN COUNTY  
200 SHELBY STREET  
KINGSPORT, TENNESSEE 37660

TELEPHONE  
(423) 279-1191  
FAX (423) 279-1742

RAY CONKIN, JUDGE

July 13, 2022


Hon. Richard Venable  
Sullivan County Mayor  
3411 Highway 126, Ste. 206  
Blountville, TN 37617

By Fax: (423) 279-2897

Dear Mayor Venable:

This letter will confirm our request that the current Judicial Magistrates who serve the Kingsport General Sessions Courts (John Blessing and Butch Adkins) be reappointed to serve another term in those positions. Feel free to contact us if you have any additional questions.

Sincerely,

  
\_\_\_\_\_  
Judge Ray Conkin

  
\_\_\_\_\_  
Judge Mark Toohy



# Agenda subject voting report

343

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

## APPOINTMENT OF JUDICIAL COMMISSIONERS FOR SULLIVAN COUNTY

**Description**

**Chairman** Venable, Richard

**Total vote result**

**Voting start time** 6:40:16 PM  
**Voting stop time** 6:40:39 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

**Group voting result**

Group	Yes	Absent
No group	24	0
<b>Total result</b>	<b>24</b>	<b>0</b>

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Bialock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

# Agenda subject voting report

344

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

12 August 11, 2022 Called Session Approval of Commission Minutes  
Vote

**Description**

Approval of Commission Minutes

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 6:41:35 PM  
**Voting stop time** 6:41:50 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

**Group voting result**

Group	Yes	Absent
No group	24	0
<b>Total result</b>	<b>24</b>	<b>0</b>

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

SULLIVAN COUNTY CLERK  
 TERESA JACOBS COUNTY CLERK  
 3258 HIGHWAY 126 SUITE 101  
 BLOUNTVILLE TN 37617  
 Telephone 423-323-6428  
 Fax 423-279-2725

Notaries to be elected August 18, 2022

REBECCA ANN ACITO	JAY LYNN HOBBS
VICKIE ARMSTRONG	TARA ALLISON HUNT
JENNA BAILEY	ANNIE LAPRADE
DANIELLE JADE BEELER	JUSTIN A. LESTER
BILLIE JEAN BLANTON	KASEY LYALL
BRIAN K BOLING	TESSA MALONE
PAMELA RENEE BROWN	REBECCA MEADE
LANA BROWN	WANDA K MICHAELS
SETH AUSTIN BULLOCK	DEBBIE S MONK
JULIE R CANTER	ROBIN RENEE MULLINS
ELIZABETH A CHICCO	CHEYANNE NOWISKI
H YVONNE COCKRELL	PAMELA S OSBORNE
VICTORIA P CRENSHAW	KIMBERLY DANIELLE PERRY
M T DALE	SHARON QUILLEN
ANGEL MICHELLE DOTSON	C CHRISTOPHER RAINES III
ROBERT C. ENGLISH II	HANNAH BROOKE SHUPE
DUSTIN J. FRANKLIN	CLARISSE STRONG
NICOLE F. GORDON	SHELBY H. TOMLINSON
CHARLES AUSTIN GULLETT	CASSIE TRENT
MICHAEL D HAMLIN	SHERRY DENISE WALTON
CRYSTAL MICHELLE HAWKINS MRS	JONATHAN ANDREW WHITE
JANET HERNANDEZ	KIM WOLFE
APRIL M. HICKS	CHANOAH BRIANNA WORLEY
SHERRY DIANE HILTON	

PERSONAL SURETY  
 J. MICHAEL NIDIFFER  
 JAMES BRENT ROSWALL

UPON MOTION MADE BY COMM. AKARD AND SECONDED BY COMM. CALTON TO APPROVE THE NOTARY APPLICATIONS HEREON, SAID MOTION WAS APPROVED BY ROLL CALL VOTE OF THE COMMISSION.

24 YES



STATE OF TENNESSEE  
COUNTY OF SULLIVAN

APPROVAL OF NOTARY

SURETY BONDS

August 18, 2022

<b>Name of Notary</b>	<b>Personal Surety</b>	<b>Personal Surety</b>
<b>Misty Michelle Fischer</b>	<b>Donna K. Whitaker</b>	<b>Wendy C. Glover</b>
<b>Katherine Jennelle</b>	<b>A.D. Jones Jr</b>	<b>Betsy Jones</b>

**UPON MOTION MADE BY COMM. AKARD AND SECONDED BY COMM. CALTON TO APPROVE THE NOTARY BONDS OF THE ABOVE NAMED INDIVIDUALS, SAID MOTION WAS APPROVED BY ROLL CALL VOTE OF THE COMMISSION.**

**24 YES**

Agenda subject voting report

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

15 August 2022 Notary Publics  
Vote

**Description** Approval of Notary Publics  
**Chairman** Venable, Richard

**Total vote result**

**Voting start time** 6:44:02 PM  
**Voting stop time** 6:44:23 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

**Group voting result**

Group	Yes	Absent
No group	24	0
<b>Total result</b>	<b>24</b>	<b>0</b>

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

**SULLIVAN COUNTY BOARD OF COMMISSIONERS**  
**County Commission - Regular Session**  
**PUBLIC COMMENT**

August 18, 2022

Please check the box to the right of your name if your comments pertain to property being considered for REZONING. ✓

**PLEASE PRINT INFORMATION**

	Name	Street Address	City	✓
1	Mike Barkly	1122 Park Street	Asheville	
2	<del>Sharon Glass</del>	<del>1343 Shipler Street Rd</del>	<del>Blountville</del>	✓
3	Brandi Beakley	2413 Wyllys Lane	Blountville	
4	Bryan Stone	380 Massengill rd.	Blountville	
5	John Scare	1017 Hill Rd	Blountville	
6	Chris McLaugh	4115 Beards St	Kerr	
7	Bick Hicks	277 Minteman Dr	Bluff City	
8	Ly LaRue	523 Hamlet Trail	Piney Flats	
9	Dana Longo	3160 Enterprise Rd	Piney Flats	
10	Robert Wolff	3100 Neeley Lane	Blountville	
11	Leid Bush	2341 Pendragon Rd	Kerr	
12	Matt Linsen	MAIN St	Kerr	

Scott Studler      613 Redgum Dr.      Johnson City, TN

# 2160 Enterprise Road

View before my project



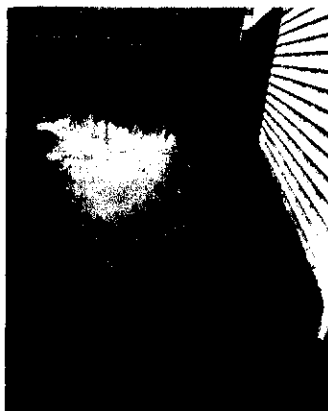
Current view



View of my property standing next to my garage



Water floodings before my project



# TREES

#1

A dense urban forest helps reduce flooding during a rainstorm because trees act as a sponge by soaking up stormwater. When there are less trees, there is *more* stormwater runoff. In the same way that shrubs and trees planted along waterways slow flood waters and filter runoff from land, a thick urban forest absorbs excess rain that would otherwise flood flat surfaces. ^

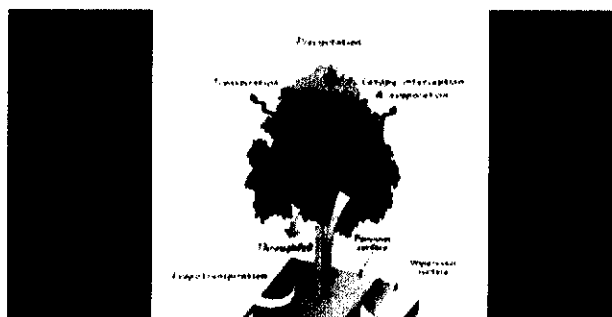
#2

What part of a tree that helps in preventing soil erosion and flood? ^

roots

A tree's **large root system** acts as a bind toward any loose soil surrounding the tree. The roots hold the soil in place while stabilizing the tree and improving the drainage of the soil, so that water drains into the ground rather than flowing atop the surface.

#3



Trees are increasingly recognized for their importance in managing runoff. **Their leaf canopies help reduce erosion caused by falling rain.** They also provide surface area where rain water lands and evaporates. Roots take up water and help create conditions in the soil that promote infiltration. May 31, 2022

#4

## How Trees Reduce Flood

Trees help rain seep into soil because living and decaying roots make soil porous by creating a network of well-connected, minuscule channels in the soil. Rainwater seeps into soil with such channels several hundred times faster than it seeps through soil without channels.

Additionally, when plant debris falls on the soil and starts to organically degrade, it helps soil maintain integrity and form small aggregated clumps. These clumps also ensure that soil is porous.

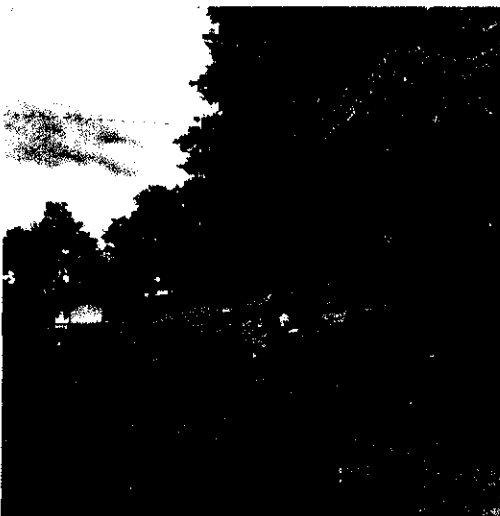
**2200 AND**  
**2190 ENTERPRISE ROAD (DEBBIE FEDOR'S HOUSE)**



**Debbie Fedor's view of Enterprise road from her driveway**



**Putting sand around trees increase water flow from the top**



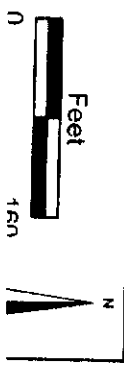
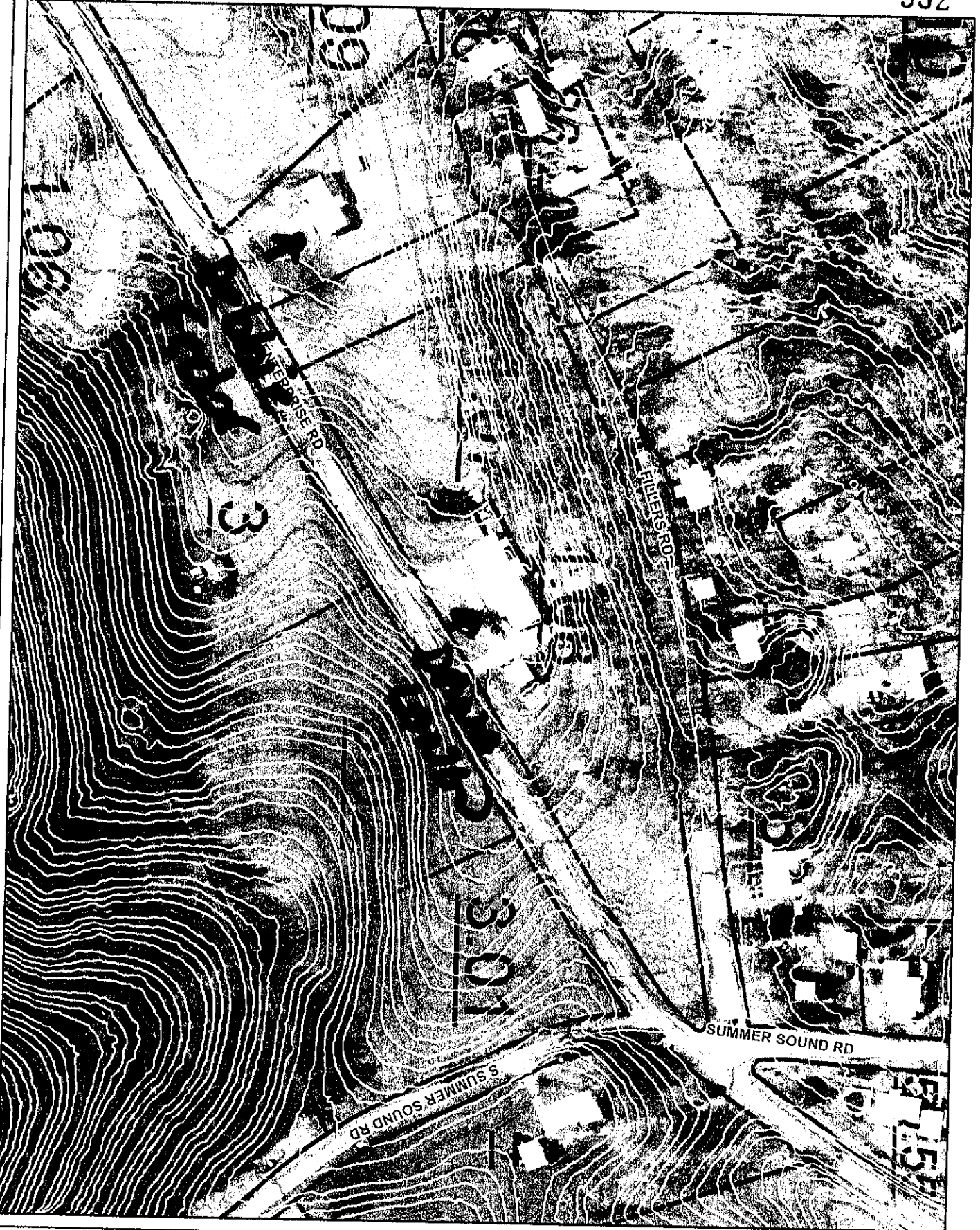
**My trees help to reduce water flow on Debbie Fedor's property from the hill**





Sullivan County, TN  
Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2007



Address Data Sou  
Sullivan County, Sull Co 41  
Kingsport, Not GIS  
Johnson City, JC GIS  
Bristol, Bristol 911

**Notice:**  
A tax map has no legal status other than the assessment 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.

Buildings  
JC Sewer Lines

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

**RESOLUTIONS**

August 18, 2022

**ZONING**

Item 1 Resolution No. 2022-08-01

**APPROVED**

Sponsors: Calton/ Gardner

**RESOLUTION TO CONSIDER AMENDMENT(S) TO THE SULLIVAN COUNTY ZONING PLAN: ZONING MAP OR THE ZONING RESOLUTION**

Applicant # 1 – Marth Johnson, et. al

Applicant # 2 – Steven & Jaclyn Watson, Ronald & Brenda Kilgore, Lori Hughes, Sharon Glass

Applicant # 3 – Robert & Cynthia Wolff

Applicant # 4 – Joey Dye & Tonya White

**OLD BUSINESS**

Item 2 Resolution No. 2022-04-35

**FAILED**

Sponsors: Glover/ King

**RESOLUTION TO REQUEST OFFICIALS OF THE SULLIVAN COUNTY JUDICIAL SYSTEM REPRESENTING SULLIVAN COUNTY COURTS TO REVIEW PROVISIONS OF A SULLIVAN COUNTY PAY-TO-STAY PROGRAM AND DISCUSS IDEAS DESIGNED TO REQUIRE AN INMATE TO REPAY A PER DIEM COST OF \$35 AND / OR OTHER COSTS FOR THEIR STAY WHEN COMMITTED TO THE SULLIVAN COUNTY JAIL FOR ANY LENGTH OF TIME OF TWENTY-FOUR (24) HOURS OR MORE**

Item 3 Resolution No. 2022-06-47 *AMENDED*

**APPROVED**

Sponsors: Stidham/ Cross

**RESOLUTION TO ESTABLISH AND FUND THE POSITION OF ASSISTANT TO THE COUNTY COMMISSION**

Item 4 Resolution No. 2022-07-59

**APPROVED**

Sponsors: Crosswhite/ Glover

**RESOLUTION TO APPROPRIATE FUNDS FOR THE *SCENES FROM THE BLUFFS HERITAGE MUSEUM* IN BLUFF CITY IN THE AMOUNT OF \$25,000**





Item 5 Resolution No. 2022-07-60

**DEFERRED**

Sponsors: King/ Glover

RESOLUTION To amend funding to Piney Flats Volunteer Fire department for \$150,000 to provide consistency with funding for the Piney Flats satellite Fire Department

Item 6 Resolution No. 2022-07-61

**APPROVED**

Sponsors: George/ Stidham

RESOLUTION TO SECURE AND APPROPRIATE FUNDING FOR RENNOVATIONS TO THE SULLIVAN COUNTY – CITY OF KINGSPORT JUSTICE CENTER IN KINGSPORT TENNESSEE

Item 7 Resolution No. 2022-07-62

**APPROVED**

Sponsors: Starnes/ Calton

RESOLUTION TO SECURE SULLIVAN MIDDLE SCHOOL FOR COMMUNITY USE

Item 8 Resolution No. 2022-07-63

**APPROVED**

Sponsors: Vance/ Jones

RESOLUTION TO SECURE AND APPROPRIATE FUNDING FOR A NEW EMERGENCY MEDICAL SERVICES STATION, INCLUDING LAND ACQUISITION AND COSTS RELATED TO CONSTRUCTION, IN THE COLONIAL HEIGHTS AREA OF SULLIVAN COUNTY

### **NEW BUSINESS**

Item 9 Resolution No. 2022-08-67

**APPROVED**

Sponsors: Vance/ Calton

RESOLUTION TO ADD OBSERVATION KNOB PARK TO SECTION 9 OF THE BUDGET DOCUMENT IN ORDER TO USE FUNDS DONATED BY PARK GUESTS AND CAMPERS AT OBSERVATION AND PLACED INTO THE “DONATION” ACCOUNT TO BE SPENT FOR ACTIVITIES WITHIN THE PARK

Item 10 Resolution No. 2022-08-68

**APPROVED**

Sponsors: Gardner/ Cole

RESOLUTION to Submit the 2022-2023 JAG Application, Accept Funds and Appropriate Funds.

Item 11 Resolution No. 2022-08-69

**APPROVED**

Sponsors: Glover/ King

RESOLUTION to AMEND the Approved Threshold Over Which Public Advertisement and Sealed Competitive Bids or Proposals are Required



Item 12                      Resolution No. 2022-08-70                      **APPROVED**

Sponsors: King/ Glover

RESOLUTION TO APPROVE VACATING AND QUITCLAIMING EXCESS RIGHT-OF-WAY ALONG THE END OF HUDSON ROAD AT THE INTERSECTION OF ALLISON ROAD, IN PINEY FLATS TO TYRONE AND HOLLIE LARUE and CLIFFORD AND KIMBERLY HALL IN EXCHANGE FOR THE DEDICATION OF THE NEWLY CONSTRUCTED HUDSON ROAD EXTENSION BUILT BY LARUE PER PLAN

Item 13                      Resolution No. 2022-08-71                      **APPROVED**

Sponsors: Akard/ Hopper

A RESOLUTION APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN AUTHORIZING ADDITIONAL TIF FINANCING FOR THE OVERLOOK PROJECT AND EXTENDING THE TERM OF THE VOLUNTEER PARKWAY SOUTH REDEVELOPMENT DISTRICT

Item 14                      Resolution No. 2022-08-72                      **FAILED**

Sponsors: Glover/ King

RESOLUTION TO ENCOURAGE THE SULLIVAN COUNTY DEPARTMENT OF EDUCATION INCLUDE AN INCREASE IN FUNDING FOR THEIR SUPPORT STAFF BY \$700,000 THAT WILL PROVIDE THESE EMPLOYEES A 5% RAISE AS COMMENSURATE WITH OTHER COUNTY EMPLOYEES OF THE GENERAL, HIGHWAY, AND OTHER MISCELLANEOUS FUNDS

Item 15                      Resolution No. 2022-08-73                      **APPROVED**

Sponsors: Locke/ Gardner

TAX INCREMENT FINANCING AMENDMENT FOR THE BRICKYARD VILLAGE PROJECT LOCATED WITHIN THE DOWNTOWN KINGSPORT REDEVELOPMENT DISTRICT

Item 16                      Resolution No. 2022-08-74                      **1<sup>ST</sup> READING**

Sponsors: Locke/ Gardner

RESOLUTION to provide funding to the PETWORKS Animal Services for \$160,000 for the day to day operation of the shelter

Item 17                      Resolution No. 2022-08-75                      **APPROVED**

Sponsors: Cross/ Cole

RESOLUTION TO APPROVE THE PURCHASE AND INSTALLATION OF AN ALARM SYSTEM AT THE SULLIVAN COUNTY JAIL.

Item 18                      Resolution No. 2022-08-76                      **APPROVED**

Sponsors: Locke/ Gardner

RESOLUTION To Authorize Approval Of Statutory Bonds For The Circuit Court Clerk, Clerk & Master, County Attorney, County Clerk, County Mayor, Highway Commissioner, Property Assessor, Register Of Deeds, Trustee, And Sheriff.



Item 19                      Resolution No. 20220-08-77                      **APPROVED**

Sponsors: Glover/ King

RESOLUTION TO PROVIDE A ONE-TIME APPROPRIATION OF \$63,000 TO COMPLETE THE SULLIVAN EAST HIGH SCHOOL RESOLUTION TO PROVIDE A ONE-TIME APPROPRIATION OF \$63,000 TO COMPLETE THE SULLIVAN EAST HIGH SCHOOL RESOLUTION TO PROVIDE A ONE-TIME APPROPRIATION OF \$63,000 TO COMPLETE THE SULLIVAN EAST HIGH SCHOOL

Item 20                      Resolution No. 2022-08-78                      **APPROVED**

Sponsors: Vance/ Calton

RESOLUTION TO APPROVE RENEWAL OF INTERLOCAL COOPERATION AGREEMENT PROVIDING FOR EMERGENCY COMMUNICATIONS SERVICES BETWEEN SULLIVAN COUNTY, SULLIVAN COUNTY SHERIFF AND SULLIVAN COUNTY EMERGENCY COMMUNICATIONS DISTRICT

Item 21                      Resolution No. 2022-08-79                      **APPROVED**

Sponsors: Locke/ Pierce

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE CENTENNIAL ROW PROJECT LOCATED WITHIN THE DOWNTOWN KINGSPORT REDEVELOPMENT DISTRICT



**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 1  
 No. 2022-08-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18<sup>th</sup> day of August 2022.

**RESOLUTION TO CONSIDER AMENDMENT(S) TO THE SULLIVAN COUNTY ZONING PLAN:  
 ZONING MAP OR THE ZONING RESOLUTION**

WHEREAS, the rezoning petition(s) have been duly initiated; have been before the appropriate Regional Planning Commission (recommendations enclosed); and shall receive a public hearing as required prior to final action from the County Commission; and

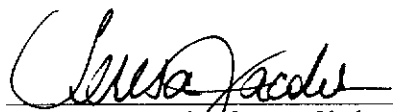
WHEREAS, such rezoning petition(s) and/or the proposed text amendment(s) will require an amendment to the SULLIVAN COUNTY ZONING PLAN – Zoning Map or Zoning Resolution.

**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby consider rezoning petition(s) and/or the Zoning Resolution Text Amendment(s), conduct the appropriate public hearing as required by law, and vote upon the proposed amendment(s) individually, by roll call vote, and that the vote be valid and binding, and that any necessary amendments to the official zoning map or resolution code book be made by the Planning & Codes Department.**

All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly passed and approved this 18th day of August, 2022.

Attest:

  
 Teresa Jacobs, County Clerk

Approved:

  
 Richard S. Venable, County Mayor

**Introduced by: Commissioner Darlene Calton**

**Seconded by: Commissioner John Gardner**

2022-08-01    ACTIONS: 08-19-22 Approved by Voice Vote with no opposition.



## Agenda subject voting report

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

21 Zoning Amendment  
Vote

## Description

Applicant # 1 - *Martha Johnson, et. al*

Chairman

Venable, Richard

**Total vote result**

Voting start time 7:11:10 PM  
 Voting stop time 7:11:27 PM  
 Voting configuration Vote  
 Voting mode Open  
 Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

## Group voting result

Group	Yes	Absent
No group	24	0
<b>Total result</b>	<b>24</b>	<b>0</b>

## Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

Agenda subject voting report

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

Zoning Amendment

Description

#2 Watson, Kilgore, Hughes, Glass

Chairman

Venable, Richard

**Total vote result**

Voting start time 7:14:08 PM  
 Voting stop time 7:14:37 PM  
 Voting configuration Vote  
 Voting mode Open  
 Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

**Group voting result**

Group	Yes	Absent
No group	24	0
<b>Total result</b>	<b>24</b>	<b>0</b>

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

Agenda subject voting report

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

23 Zoning Amendment  
Vote

Description

#3 Robert & Cynthia Wolfe

Chairman

Venable, Richard

Total vote result

Voting start time 7:17:06 PM  
 Voting stop time 7:17:23 PM  
 Voting configuration Vote  
 Voting mode Open  
 Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

Group voting result

Group	Yes	Absent
No group	24	0
<b>Total result</b>		<b>24 0</b>

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

# Agenda subject voting report

361

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

24 Zoning Amendment  
Vote

**Description**

#4 Joey Dye & Tonya White

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 7:19:21 PM  
**Voting stop time** 7:19:40 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

**Group voting result**

Group	Yes	Absent
No group	24	0
<b>Total result</b>	<b>24</b>	<b>0</b>

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			



**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 2  
 No. 2022-04-35

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21<sup>st</sup> day of April 2022.

**RESOLUTION TO REQUEST OFFICIALS OF THE SULLIVAN COUNTY JUDICIAL SYSTEM REPRESENTING SULLIVAN COUNTY COURTS TO REVIEW PROVISIONS OF A *SULLIVAN COUNTY PAY-TO-STAY* PROGRAM AND DISCUSS IDEAS DESIGNED TO REQUIRE AN INMATE TO REPAY A PER DIEM COST OF \$35 AND / OR OTHER COSTS FOR THEIR STAY WHEN COMMITTED TO THE SULLIVAN COUNTY JAIL FOR ANY LENGTH OF TIME OF TWENTY-FOUR (24) HOURS OR MORE.**

**WHEREAS**, the weighty cost of imprisonment is tough on a fiduciary commitment of Sullivan County payers of taxes to house inmates separate and apart from society; and

**WHEREAS**, the Sullivan County Board of Commissioners has determined that it is in the best interests of Sullivan County to establish a plan to charge inmates for their stay at a rate of \$35 per day and pay charges commensurate with appropriate medical costs, dental procedures, eyeglasses, laboratory tests, elective education programs, vocational education programs, and meals while incarcerated in the Sullivan County Jail; and

**WHEREAS**, inmates paying for costs of their incarceration reduces culpability due to inmates seeking incarceration as an alternative to have payers of taxes pay these costs on their behalf; and

**WHEREAS**, while Sullivan County is the beneficiary of solid sales tax proceeds, there remains a desire to institute a practice that assures these proceeds promote a robust process for expending these proceeds on behalf of payers of taxes and residents of Sullivan County; and

**WHEREAS**, inmates can provide appropriate community service time at a rate of minimum wage to expend responsibilities of their *Pay-to-Stay* obligations; and

**WHEREAS**, pursuant to the provisions of Tennessee Code Annotated, Section 41-4-142© the Sullivan County jail administrator is authorized to assess the amount of all fees pursuant to these charges associated with an inmate's incarceration; and

**WHEREAS**, two-thirds (2/3) vote of this legislative body affirms this request to adopt provisions of a *Sullivan County Pay-to-Stay* Program; and

**NOW THEREFORE BE IT RESOLVED** that this Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session on the 21<sup>th</sup> day of April 2022 hereby fully supports requesting officials of the judicial system representing Sullivan County courts review a *Sullivan County Pay-to-Stay* Program.



2022-04-35

**BE IT FURTHER RESOLVED** that all money collected from the *Pay-to-Stay* Program is deposited to Sullivan County General Fund with 90% of the aggregate going to Jail Obligation Bond and 6% appropriated to pay raises for jail employees and 4% appropriated to maintenance of the Sullivan County Jail.

**BE IT FURTHER RESOLVED** that a reassessment on appropriations of the *Sullivan County Pay-to-Stay* Program relative to \$35 per diem be reviewed biannually.

**BE IT FURTHER RESOLVED** that a copy of this resolution shall be sent by the Sullivan County Clerk to all Tennessee members currently serving in Tennessee General Assembly and Tennessee Director Department of Corrections.

This resolution shall take effect from and after its passage the welfare of Sullivan County citizens requiring it. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Attest: \_\_\_\_\_  
Teresa Jacobs, County Clerk

Approve: \_\_\_\_\_  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Hershel Glover**

**Co-Sponsor(s): Commissioner(s) Dwight King**

2022-04-35 COMMISSION ACTIONS: 04-21-22 1<sup>st</sup> Reading; 05-19-22 Deferred; 06-16-22 Deferred; 07-28-22 Deferred; 08-18-22 (Amendments follow) Failed 10 Yes, 14 No



AMENDMENT(S) TO RESOLUTION No. 2022-04-35 Item 2 Regular Session August 18, 2022:

To amend Resolution No. 2022-04-35 Item 2 to read as follows:

**Amendment #1: A motion to amend as follows made by Terry Harkleroad and accepted by Sponsor:**

**RESOLUTION TO REQUEST OFFICIALS OF THE SULLIVAN COUNTY JUDICIAL SYSTEM REPRESENTING SULLIVAN COUNTY COURTS TO REVIEW PROVISIONS OF A *SULLIVAN COUNTY PAY-TO-STAY* PROGRAM AND DISCUSS IDEAS DESIGNED TO REQUIRE AN INMATE TO REPAY A PER DIEM COST OF \$35 AND / OR OTHER COSTS FOR THEIR STAY WHEN COMMITTED TO THE SULLIVAN COUNTY JAIL FOR ANY LENGTH OF TIME OF TWENTY-FOUR (24) HOURS OR MORE ONCE CONVICTED OF A CRIME AS CHARGED.**

**Amendment #2: A motion to amend as follows made by Hunter Locke and accepted by Sponsor:**

Lien may be attached to any property or vehicle an inmate acquires if balance on *Pay-to-Stay* fees is not paid in full upon release from the Sullivan County Jail; payment plan can be instituted.

**Amendment #3: A motion to amend as follows made by the Sponsor:**

Provisions of the adopted *Pay-to-Stay* implementation:

All *Pay-to-Stay* fees will be collected by the clerk of the appropriate court as a part of the fines and costs imposed in each case upon conviction of charges.

# Agenda subject voting report

365

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

30 OLD BUSINESS Item 2 Resolution No. 2022-04-35 Sponsors: Glover/ King  
Vote

**Description**

RESOLUTION TO REQUEST OFFICIALS OF THE SULLIVAN COUNTY JUDICIAL SYSTEM REPRESENTING SULLIVAN COUNTY COURTS TO REVIEW PROVISIONS OF A SULLIVAN COUNTY PAY-TO-STAY PROGRAM AND DISCUSS IDEAS DESIGNED TO REQUIRE AN INMATE TO REPAY A PER DIEM COST OF \$35 AND / OR OTHER COSTS FOR THEIR STAY WHEN COMMITTED TO THE SULLIVAN COUNTY JAIL FOR ANY LENGTH OF TIME OF TWENTY-FOUR (24) HOURS OR MORE

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 7:59:32 PM  
**Voting stop time** 8:00:03 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	10
Abstain	0
No	14
Total Present	24
Absent	0

**Group voting result**

Group	Yes	No	Absent
No group	10	14	0
<b>Total result</b>	<b>10</b>	<b>14</b>	<b>0</b>

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()			X	
Broughton, Todd ()	X			
Calton, Darlene ()			X	
Cole, Michael ()			X	
Crawford, Larry ()	X			
Cross, Andrew ()			X	
Crosswhite, Joyce ()	X			
Gardner, John ()			X	
George, Colette ()			X	
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()			X	
King, Dwight ()	X			
Leonard, Tony ()			X	
Locke, Hunter ()	X			
Morrell, Randy ()			X	
Pierce, Archie ()			X	
Stanley, Angie ()			X	
Starnes, Alicia ()	X			

## Agenda subject voting report

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

Name	Yes	Abstain	No	Absent
Stidham, Gary ()			X	
Vance, Mark ()			X	
Woods, Doug ()			X	

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 3  
No. 2022-06-47  
AMENDED

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16<sup>th</sup> day of June 2022.

**RESOLUTION AS SUBMITTED AT WORK SESSION IS REPLACED IN ITS ENTIRETY WITH THE FOLLOWING LANGUAGE:**

**RESOLUTION TO ESTABLISH AND FUND THE POSITION OF ASSISTANT TO THE SULLIVAN COUNTY COMMISSION**

WHEREAS, a staff person is required to prepare the agenda and assist the Sullivan County Commission with various needs including the dissemination of information involving County matters; and,

WHEREAS, the Assistant to the County Commission will work at the direction of the Chairman of the Sullivan County Commission and also work to provide assistance to members of the Sullivan County Commission; and,

WHEREAS, in the role of Assistant to the County Commission, typical duties will include but not be limited to:

- 1) researching prior resolutions which may deal with the same or similar subject matter;
- 2) preparing, publishing, and filing resolutions for the Commission;
- 3) preparing resolution summaries identifying the end action/result of passage of said resolution;
- 4) preparing fiscal notes;
- 5) assisting with the preparation of documents/presentations by Commissioners;
- 6) assisting any audio-visual staff/persons with live streaming of the Commission meetings;
- 7) disseminating information on current resolutions to the public and the media;
- 8) assisting the public with requests for public information involving Commission actions
- 9) archiving and indexing resolutions; and,
- 10) other duties as assigned by the Chairman of the Sullivan County Commission.
- 11) *Grant Writing*

**NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the establishment of the position of Assistant to the County Commission. Said position to begin August 2022; the office shall be located in Blountville and shall be under the direction of the Chairman of the Sullivan County Commission.**

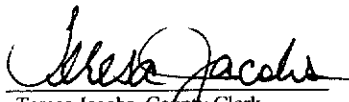
**BE IT FURTHER RESOLVED that funding is allocated in the amount of \$75,000 to establish the position which amount shall include costs of the County benefit package. Said funds to be appropriated from the General Fund balance. This appropriation will be an annual line item in the 51100 County Commission budget. Account Codes to be assigned by the Director of Finance.**



No. 2022-06-47

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this 18th day of August, 2022.

Attest:   
Teresa Jacobs, County Clerk

Approved:   
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Gary Stidham**

**Co-Sponsor: Commissioner(s) Andrew Cross, everyone voting in the affirmative.**

2022-06-47 COMMISSION ACTIONS: 06-16-22 -1<sup>st</sup> Reading; 07-28-22 Deferred; 08-18-22 Approved as amended.  
21 Yes, 1 Abstain, 2 No

Amended by Sponsor to add "Grant Writing" to the duties of the Assistant. Comm. Crawford made a motion to stipulate that the position is to be housed in the Blountville Courthouse. Amendment was accepted by Sponsor. Comm. Stanley made a motion to state that this position will have no effect on West Ridge High School continuing to video the monthly county commission meetings. Sponsor accepted the motion.



Agenda subject voting report

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

31 OLD BUSINESS Item 3 Resolution No. 2022-06-47AMENDED Sponsors: Stidham/ Cross  
Vote

Description

RESOLUTION TO ESTABLISH AND FUND THE POSITION OF ASSISTANT TO THE COUNTY COMMISSION

Chairman

Venable, Richard

Total vote result

Voting start time 8:32:57 PM  
 Voting stop time 8:33:25 PM  
 Voting configuration Vote  
 Voting mode Open  
 Vote result

Yes	21
Abstain	1
No	2
Total Present	24
Absent	0

Group voting result

Group	Yes	Abstain	No	Absent
No group	21	1	2	0
<b>Total result</b>	<b>21</b>	<b>1</b>	<b>2</b>	<b>0</b>

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()		X		
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()			X	
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()			X	
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			



Agenda subject voting report

370

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

Name	Yes	Abstain	No	Absent
Woods, Doug ()	X			

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 4  
 No. 2022-07-59

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 28<sup>th</sup> day of July 2022.

**RESOLUTION TO APPROPRIATE FUNDS FOR THE SCENES FROM THE BLUFFS HERITAGE MUSEUM IN BLUFF CITY IN THE AMOUNT OF \$25,000**

**WHEREAS**, the *Impact Community Center* located in Bluff City (formerly the Bluff City Middle School) has generously ~~donated~~ *allowed the usage* of the “rock” building located behind the center to be the home of the *Scenes from the Bluffs Heritage Museum*; and,

**WHEREAS**, the *Scenes from the Bluffs Heritage Museum* will showcase the rich cultural history of and life in the Holston River Valley; and,


**WHEREAS**, Sullivan County has an opportunity to support the *Scenes from the Bluffs Heritage Museum* which will provide a repository for artifacts and allow the public the opportunity to learn the history of our area.

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular Session, hereby approves supporting the *Scenes from the Bluffs Heritage Museum* in its preservation and education of the history of the Holston River Valley.

**BE IF FURTHER RESOLVED** that the Sullivan County Commission hereby appropriates a one-time amount of \$25,000 to be used by the *Scenes from the Bluffs Heritage Museum* to help establish a center which will commemorate the history of our region and educate residents as well as visitors to the area.

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly passed and approved this 18th day of August, 2022.

Attest:   
 Teresa Jacobs, County Clerk

Approved:   
 Richard S. Venable, County Mayor

**Sponsored By: Commissioner Joyce Neal Crosswhite**  
**Co-Sponsor(s): Commissioner Hershel Glover, Dwight King, Todd Broughton, Alicia Starnes, Darlene Calton, Terry Harkleroad, Judy Blalock, Gary Stidham, Dr. Barry Hopper, Larry Crawford**  
 2022-07-59 ACTIONS: 07-28-22 1<sup>st</sup> Reading; 08-18-22 Approved as amended 24 Yes  
 Comm. George made a motion to change the word *donate* to *allowed the usage of the rock building*. Sponsor accepted the amendment.



Agenda subject voting report

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

32 OLD BUSINESS Item 4 Resolution No. 2022-07-59 Sponsors: Crosswhite/ Glover  
Vote

Description

RESOLUTION TO APPROPRIATE FUNDS FOR THE SCENES FROM THE BLUFFS HERITAGE MUSEUM IN BLUFF CITY IN THE AMOUNT OF \$25,000

Chairman

Venable, Richard

Total vote result

Voting start time 8:39:46 PM  
Voting stop time 8:40:33 PM  
Voting configuration Vote  
Voting mode Open  
Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

Group voting result

Group	Yes	Absent
No group	24	0
<b>Total result</b>	<b>24</b>	<b>0</b>

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			

# Agenda subject voting report

373

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

Name	Yes	Abstain	No	Absent
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 5  
 No. 2022-07-60

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 28<sup>th</sup> day of July 2022.

**RESOLUTION To amend funding to Piney Flats Volunteer Fire department for \$150,000 to provide consistency with funding for the Piney Flats satellite Fire Department.**

**WHEREAS** Sullivan County policy provides funding for each of the established Volunteer Fire Departments as well as the Bristol and Kingsport City Fire Departments; and,

**WHEREAS** in previous years any proposal to establish a satellite to Volunteer Fire Department did not provide any additional funding; and,

**WHEREAS** the Piney Flats Volunteer Fire Department established a satellite fire department several years ago and was not provided additional funding to cover the startup or for any additional operational cost; and,

**WHEREAS** a resolution has recently passed this body to provide certain funding for a satellite fire department in Piney Flats.

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular Session, hereby approved funding for the Piney Flats satellite in the amount of \$150,000 equivalent to the amount provided for the Piney Flats satellite operations. This amount is to be funded from the Fund Balance of the General Funds or other available funding.

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

Attest: \_\_\_\_\_  
 Teresa Jacobs, County Clerk

Approve: \_\_\_\_\_  
 Richard S. Venable, County Mayor

**Sponsored by: Commissioner Dwight King,**  
**Prime Co-Sponsor(s): Commissioner Hershel Glover**

2022-07-60 COMMISSION ACTION: 07-28-22 1<sup>st</sup> Reading; 08-18-22 Deferred



**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 6  
 No. 2022-07-61

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 28<sup>th</sup> day of July 2022.

**RESOLUTION TO SECURE AND APPROPRIATE FUNDING FOR RENNOVATIONS TO THE SULLIVAN COUNTY – CITY OF KINGSPORT JUSTICE CENTER IN KINGSPORT TENNESSEE.**

WHEREAS, currently Sullivan County and the City of Kingsport partner to operate the Justice Center through which county residents and businesses have access to the judicial system; and

WHEREAS, currently the Justice Center provides courtroom space and chambers for Divisions II and III of the General Sessions court, chambers for Circuit Court Judge William Rogers, office space for Circuit Court clerk staff, offices for the Sullivan County Sheriff's department and the Kingsport Police Department; and

WHEREAS, a project is currently underway to modernize and expand the current Justice Center facilities in order to consolidate the various courts and court clerks into one facility; and

WHEREAS, an essential component of the project will focus on safety enhancements, including but not limited to a single public access point equipped with modern screening devices and technology, which will provide a more secure environment for judges, judicial staff, the deputy sheriffs who serve as bailiffs, court clerks and their staff, law enforcement officers, and the public; and

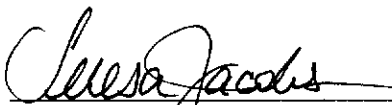
WHEREAS, modernization of courtroom technology is another key component of the project which will include enhancements to the ability to conduct virtual proceedings further increasing efficiencies; and

WHEREAS, the City of Kingsport has already funded \$600,000 in planning and design work and is requesting a \$2.6 million capital contribution from Sullivan County towards the anticipated \$8.8 million project cost.

**NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approve the appropriation of a \$2.6 million capital contribution to the City of Kingsport for the expansion and modernization of the Justice Center located at 200 Shelby Street.**

This resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

Approved this 18th day of August, 2022.

Attest:   
 Teresa Jacobs, County Clerk

Approved:   
 Richard S. Venable, County Mayor

**Sponsored By: Colette George**

**Co-Sponsor(s): Gary Stidham, John Gardner, Hunter Locke, Archie Pierce, Darlene Calton, Sam Jones, Mark Vance, Terry Harkelroad, Angie Stanley**

2022-07-61 ACTIONS: 07-28-22 1<sup>st</sup> Reading; 08-18-22 Approved 21 Yes, 1 No, 1 Abstain, 1 Absent



## Agenda subject voting report

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

36 OLD BUSINESS Item 6 Resolution No. 2022-07-61 Sponsors: George/ Stidham  
Vote

## Description

RESOLUTION TO SECURE AND APPROPRIATE FUNDING FOR  
RENNOVATIONS

TO THE SULLIVAN COUNTY – CITY OF KINGSPORT JUSTICE CENTER  
IN KINGSPORT TENNESSEE

Chairman

Venable, Richard

## Total vote result

Voting start time 9:12:23 PM  
Voting stop time 9:12:51 PM  
Voting configuration Vote  
Voting mode Open  
Vote result

Yes	21
Abstain	1
No	1
Total Present	23
Absent	1

## Group voting result

Group	Yes	Abstain	No	Absent
No group	21	1	1	0
<b>Total result</b>	<b>21</b>	<b>1</b>	<b>1</b>	<b>0</b>

## Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()		X		
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()			X	
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()				X
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Stames, Alicia ()	X			

Agenda subject voting report

377

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

Name	Yes	Abstain	No	Absent
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			



**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 7  
 No. 2022-07-62

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 28<sup>th</sup> day of July 2022.

**RESOLUTION TO SECURE APPROACH AND NEGOTIATE WITH THE B.O.E. WHICH WILL BE EXECUTED BY THE MAYOR, TO POSSIBLY PURCHASE SULLIVAN MIDDLE SCHOOL FOR COMMUNITY USE**

WHEREAS, Sullivan Middle school closed its doors forever to staff and students in May of 2021; and,

WHEREAS, the community of Sullivan Gardens does not want the building demolished, but prefers it to be used for the community; and,

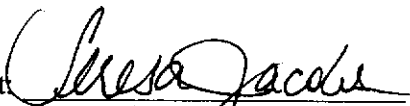
WHEREAS, Sullivan County Government has an interest in maintaining the quality of neighborhoods surrounding former school.

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular session hereby approves Sullivan County Government securing the use of the grounds and buildings of Sullivan Middle as per Section 20 (K) of the Financial Management Act of 2020 and ensure that such grounds and buildings be used for the enjoyment and interest of the citizenry of Sullivan County while continuing to support the community of Sullivan Gardens and surrounding areas.

This resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

Approved this 18th day of August, 2022.

Attest:

  
 Teresa Jacobs, County Clerk

Approved:

  
 Richard S. Venable, County Mayor

**Sponsored By: Alicia Starnes**

**Co-Sponsor(s): Darlene Calton**

2022-07-62 ACTIONS: 07-28-22 1<sup>st</sup> Reading; 08-18-22 Approved as amended 22 Yes, 1 No, 1 Absent  
 Sponsor amended to strike the word "SECURE" and replace with "APPROACH AND NEGOTIATE WITH THE B.O.E WHICH WILL BE EXECUTED BY THE MAYOR, TO POSSIBLY PRUCHASE SULLIVAN MIDDLE SCHOOL.



## Agenda subject voting report

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

37 OLD BUSINESS Item 7 Resolution No. 2022-07-62 Sponsors: Starnes/ Calton  
Vote

## Description

RESOLUTION TO SECURE SULLIVAN MIDDLE SCHOOL FOR  
COMMUNITY USE

Chairman

Venable, Richard

## Total vote result

Voting start time 9:14:27 PM  
Voting stop time 9:14:48 PM  
Voting configuration Vote  
Voting mode Open  
Vote result

Yes	22
Abstain	0
No	1
Total Present	23
Absent	1

## Group voting result

Group	Yes	No	Absent
No group	22	1	0
<b>Total result</b>	<b>22</b>	<b>1</b>	<b>0</b>

## Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()				X
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			

Agenda subject voting report

380

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

Name	Yes	Abstain	No	Absent
Woods, Doug ()			X	

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 8  
 No. 2022-07-63  
 AMENDED

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 28<sup>th</sup> day of July 2022.

**RESOLUTION TO SECURE AND APPROPRIATE FUNDING FOR A NEW EMERGENCY MEDICAL SERVICES STATION, INCLUDING LAND ACQUISITION AND COSTS RELATED TO CONSTRUCTION, IN THE COLONIAL HEIGHTS AREA OF SULLIVAN COUNTY**

WHEREAS, Sullivan County Emergency Medical Services (hereinafter EMS) provides emergency care to the residents and visitors of Sullivan County through its highly trained paramedics and emergency medical technicians who maintain continuity of care from the place of origin to the hospital; and

WHEREAS, currently citizens and visitors in and around the Colonial Heights area primarily receive services from the EMS unit which operates out of Kingsport Fire Department's station 6; and

WHEREAS, there has been an increase in the call volume within this zone and EMS must have the capacity to respond to these increased calls furthermore, West Rodge High School is situated in the zone for which this EMS unit provides the primary response; and

WHEREAS, EMS needs its own dedicated facility from which to operate so that it may increase the resources available to respond to incidents with the same level of service and efficiency which it has operated at for many years thereby benefitting citizens of and visitors to Sullivan County; and

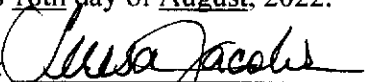
WHEREAS, EMS anticipates funding in an amount not to exceed \$2.6 million which is necessary for costs associated with land acquisition, architectural services, construction services, and materials.

**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the appropriation of an amount not to exceed \$2.6 million for they Sullivan County Emergency Medical Services for the acquisition of property, architectural services, construction services, and supplies necessary to construct a new station in they Colonial Heights area of Sullivan County and that the County procurement department and financ department issue General Obligation Bonds to fund ~~assist with~~ this project.**

This resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

Approved this 18<sup>th</sup> day of August, 2022.

Attest:

  
 Teresa Jacobs, County Clerk

  
 Richard S. Venable, County Mayor

**Sponsored By: Mark Vance**

**Co-Sponsor(s): Sam Jones, Angie Stanley, Darlene Calton, Gary Stidham, John Gardner, Hunter Locke, Colette George, Archie Pierce, Alicia Starnes, Andrew Cross, Randy Morrell, David Akard, Tony Leonard, Terry Harkleroad, Barry Hopper.**

2022-07-63 ACTIONS: 07-28-22 1<sup>st</sup> Reading; Amended by sponsor 8/15/22; 08-18-22 Approved as amended  
 22 Yes, 1 Abstain, 1 Absent



## Agenda subject voting report

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

38 OLD BUSINESS Item 8 Resolution No. 2022-07-63 Sponsors: Vance/ Jones  
Vote

## Description

RESOLUTION TO SECURE AND APPROPRIATE FUNDING FOR A NEW EMERGENCY MEDICAL SERVICES STATION, INCLUDING LAND ACQUISITION AND COSTS RELATED TO CONSTRUCTION, IN THE COLONIAL HEIGHTS AREA OF SULLIVAN COUNTY

Chairman

Venable, Richard

## Total vote result

Voting start time 9:22:36 PM  
Voting stop time 9:22:57 PM  
Voting configuration Vote  
Voting mode Open  
Vote result

Yes	22
Abstain	1
No	0
Total Present	23
Absent	1

## Group voting result

Group	Yes	Abstain	Absent
No group	22	1	0
<b>Total result</b>	<b>22</b>	<b>1</b>	<b>0</b>

## Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()		X		
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()				X
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 9  
 No. 2022-08-67

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18<sup>th</sup> day of August 2022.

**RESOLUTION TO ADD OBSERVATION KNOB PARK TO SECTION 9 OF THE BUDGET DOCUMENT IN ORDER TO USE FUNDS DONATED BY PARK GUESTS AND CAMPERS AT OBSERVATION AND PLACED INTO THE "DONATION" ACCOUNT TO BE SPENT FOR ACTIVITIES WITHIN THE PARK**

WHEREAS, such activities would consist of family friendly live entertainment, including but not limited to live bands, karaoke, live comedy, themed holiday events, and other various activities for guests and their families; and,

WHEREAS, these funds will only be used to host such events and provide such entertainment for guests who visit the park and campers within the park. All activities will be family-friendly, and all entertainment providers will follow the rules and regulations of Observation Knob Park. All funds being spent for these events are solely donated and no service or product is provided in exchange for the donation.

**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby add Observation Knob Park to Section 9 of the Budget Document in order to use funds donated by park guests and campers at Observation Knob Park and placed into the "donation" account, to be spent for activities within the park.**

This resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

Approved this 18th day of August, 2022.

Attest:

  
 Teresa Jacobs, County Clerk

Approved:

  
 Richard S. Venable, County Mayor

**Sponsored By: Commissioner Mark Vance**

**Co-Sponsor(s): Commissioner Darlene Calton**

2022-08-67 ACTIONS: 08-18-22 Approved on Waiver of Rules 21 Yes, 3 Absent. Comm. Doug Woods was absent during voting bus expressed his intent to vote "YES" after voting was closed.



Agenda subject voting report

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

39 NEW BUSINESS Item 9 Resolution No. 2022-08-67 Sponsors: Vance/ Calton  
Vote

Description

RESOLUTION TO ADD OBSERVATION KNOB PARK TO SECTION 9 OF THE BUDGET DOCUMENT IN ORDER TO USE FUNDS DONATED BY PARK GUESTS AND CAMPERS AT OBSERVATION AND PLACED INTO THE "DONATION" ACCOUNT TO BE SPENT FOR ACTIVITIES WITHIN THE PARK

Chairman

Venable, Richard

Total vote result

Voting start time 9:33:01 PM  
Voting stop time 9:33:19 PM  
Voting configuration Vote  
Voting mode Open  
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result		21

13

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()				
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()				X
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			

Agenda subject voting report

385

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

Name	Yes	Abstain	No	Absent
Vance, Mark ()	X			
Woods, Doug () *				

Woods was absent during voting, but expressed his intent to vote yes after voting was closed



**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 10  
 No. 2022-08-68

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18<sup>th</sup> day of August 2022.

**RESOLUTION to Submit the 2022-2023 JAG Application, Accept Funds and Appropriate Funds.**

WHEREAS, the Sullivan County Sheriff's Office has administered the United States Department of Justice Edward Byrne Memorial Justice Assistance Grant (JAG) for a number of years specifically to purchase equipment and supplies for law enforcement purposes; and

WHEREAS, the 2022-2023 grant amount is \$19,968.00 with no matching funds required.

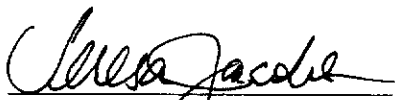
**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorize the Sullivan County Mayor to execute and submit the 2022-2023 Department of Justice for a "JAG" GRANT application in the amount of \$19,968.00 and approve the funds to be used as required for law enforcement purposes by the Sullivan County Sheriff's Office.


**BE IT FURTHER RESOLVED** that upon approval of said grant application, Sullivan County is hereby authorized to receive, appropriate, and expend said grant funds; not to exceed the above amount (\$19,968.00), as required by the grant contract. The revenue and expenditure account codes for the grant are 47990-913 and 54110.400.913, respectively.

*WAIVER OF RULES REQUESTED*

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this 18th day of August, 2022.

Attest:   
 Teresa Jacobs, County Clerk

Approved:   
 Richard S. Venable, County Mayor

**Sponsored By: John Gardner**

**Co-Sponsor(s): Michael Cole**

2022-08-68 ACTIONS: 08-18-22 Approved on Waiver of Rules 22 Yes, 2 Absent



# Agenda subject voting report

387

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

40 NEW BUSINESS Item 10 Resolution No. 2022-08-68 Sponsors: Gardner/ Cole  
Vote

**Description**

RESOLUTION to Submit the 2022-2023 JAG Application, Accept Funds and Appropriate Funds.

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 9:34:03 PM  
**Voting stop time** 9:34:18 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

**Group voting result**

Group	Yes	Absent
No group	22	0
<b>Total result</b>	<b>22</b>	<b>0</b>

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()				X
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			X
King, Dwight ()				
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 11  
 No. 2022-08-69

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18<sup>th</sup> day of August 2022.

**RESOLUTION to AMEND the Approved Threshold Over Which Public Advertisement and Sealed Competitive Bids or Proposals are Required**

**WHEREAS**, the Sullivan County Commission approved by Resolution 2021-06-47 to increase the formal bid threshold of Sullivan County to \$25,000 realizing that this was in the best interest of the County; and

**WHEREAS**, in the past year since the approval, prices, required documentation, and proper vetting of vendors has increased consuming valuable hours and now with the influx of Covid-19 federal dollars and the additional requirements, it has become necessary to seek for the bid threshold of Sullivan County to be amended to the \$50,000 threshold as set forth in 2022 Public Chapter 1016, Title 12, Chapter 3, (attached).

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session that:

**SECTION 1.** Pursuant to the provisions of 2022 Public Chapter 1016, the threshold over which public advertisement and sealed competitive bids or proposals are required in Sullivan County is hereby raised to Fifty Thousand (\$50,000) for non-emergency, non-proprietary purchases.

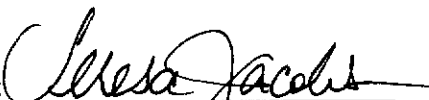
**SECTION 2.** Pursuant to the provisions of 2022 Public Chapter 1016, the purchasing agent is required to obtain at least three (3) written quotations, whenever possible, for purchases costing less than the bid threshold set out in Section 1 but greater than 40% of the bid threshold.


**SECTION 3.** This resolution shall be effective upon its passage and approval, the public welfare requiring it. The new bid threshold shall apply to all purchases initiated on or after that date.

**WAIVER OF RULES REQUESTED**

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this 18th day of August, 2022.

Attest:   
 Teresa Jacobs, County Clerk

Approved:   
 Richard S. Venable, County Mayor

**Sponsored by: Hershel Glover**

**Prime Co-Sponsor(s): Dwight King, Larry Crawford**

2022-08-69 ACTIONS: 08-18-22 Approved on Waiver of Rules 22 Yes, 2 Absent





# State of Tennessee

## PUBLIC CHAPTER NO. 1016

SENATE BILL NO. 2489

By Briggs, Bailey, Bowling

Substituted for: House Bill No. 2600

By McKenzie, Whitson, Beck, Towns, Camper, Gloria Johnson, Hazlewood, Thompson

AN ACT to amend Tennessee Code Annotated, Section 12-3-1212, relative to thresholds for competitive sealed bids.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 12-3-1212, is amended by deleting the section and substituting:

(a) Notwithstanding another law to the contrary, a county, municipality, utility district, or other local governmental entity having centralized purchasing authority with a full-time purchasing agent may, by resolution or ordinance of its governing body, increase the threshold over which public advertisement and sealed competitive bids or proposals are required to an amount not to exceed fifty thousand dollars (\$50,000) for nonemergency, nonproprietary purchases.

(b) Notwithstanding another law to the contrary, a county, municipality, utility district, or other local governmental entity having non-centralized purchasing authority may, by resolution or ordinance of its governing body, increase the threshold over which public advertisement and sealed competitive bids or proposals are required to an amount not to exceed twenty-five thousand dollars (\$25,000) for nonemergency, nonproprietary purchases.

(c) At least three (3) written quotations are required when possible for purchases costing less than the bid threshold established under subsection (a) or (b), but more than forty percent (40%) of such bid threshold or some lower amount as may be established by the governing body in a resolution. Purchases of like items must be aggregated for purposes of the bid threshold.

(d) For purposes of this section, a "full-time purchasing agent" means a person who devotes the whole of the person's working time to the demands and duties of the office of purchasing agent.

SECTION 2. This act takes effect upon becoming law, the public welfare requiring it.

SENATE BILL NO. 2489

PASSED: April 25, 2022

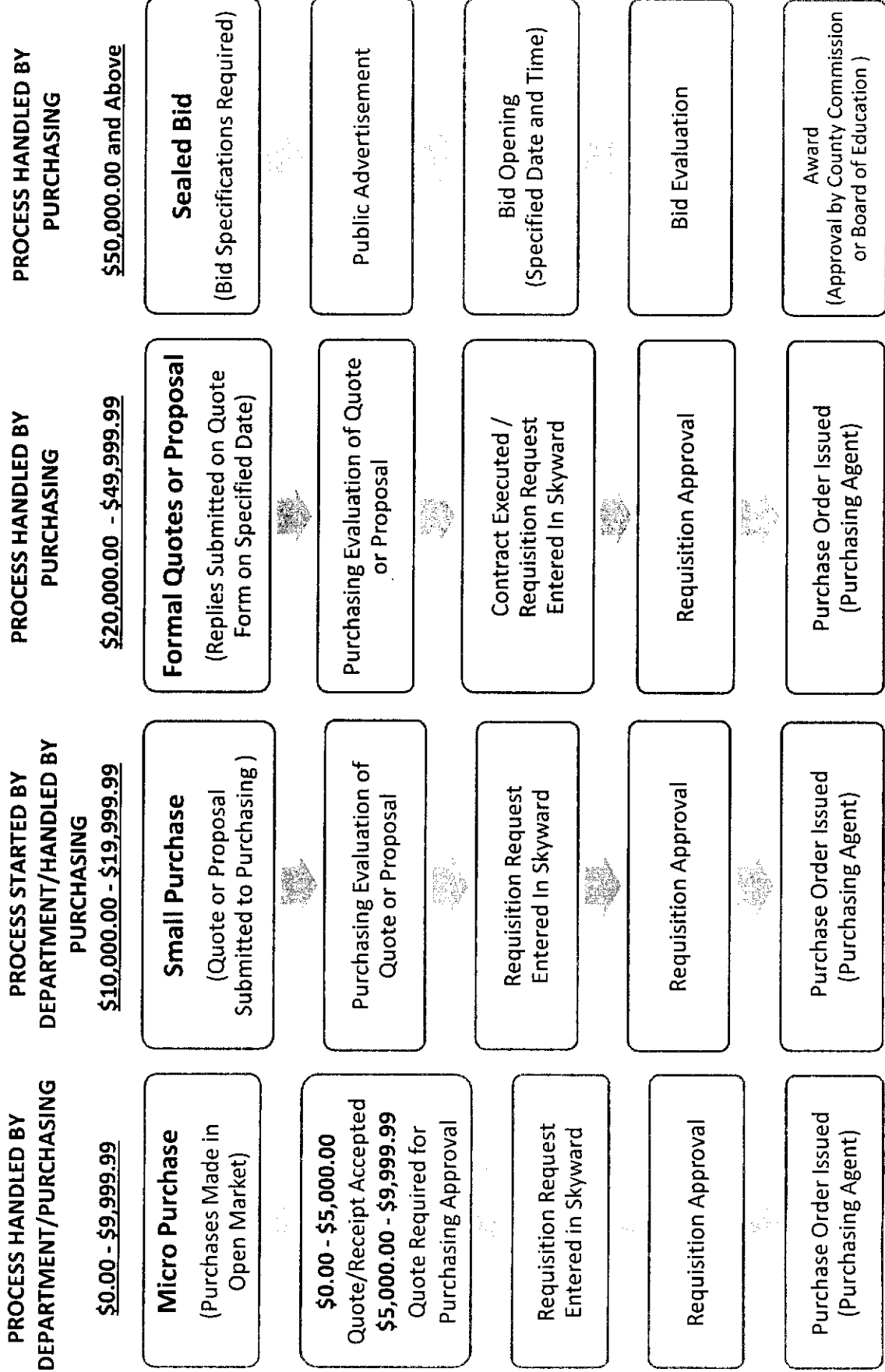
  
\_\_\_\_\_  
RANDY McNALLY  
SPEAKER OF THE SENATE

  
\_\_\_\_\_  
CAMERON SEXTON, SPEAKER  
HOUSE OF REPRESENTATIVES

APPROVED this 11<sup>th</sup> day of May 2022

  
\_\_\_\_\_  
BILL LEE, GOVERNOR

# SULLIVAN COUNTY PURCHASING PROCESSING THRESHOLDS



# Agenda subject voting report

392

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

41 NEW BUSINESS Item 11 Resolution No. 2022-08-69 Sponsors: Glover/ King  
Vote

**Description**

RESOLUTION to AMEND the Approved Threshold Over Which Public Advertisement and Sealed Competitive Bids or Proposals are Required

**Chairman** Venable, Richard

**Total vote result**

**Voting start time** 9:36:48 PM  
**Voting stop time** 9:37:05 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

**Group voting result**

Group	Yes	Absent
No group	22	0
<b>Total result</b>	<b>22</b>	<b>0</b>

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()				X
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()				X
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 12  
 No. 2022-08-70

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18<sup>th</sup> day of August 2022.

**RESOLUTION TO APPROVE VACATING AND QUITCLAIMING EXCESS RIGHT-OF-WAY ALONG THE END OF HUDSON ROAD AT THE INTERSECTION OF ALLISON ROAD, IN PINEY FLATS TO TYRONE AND HOLLIE LARUE and CLIFFORD AND KIMBERLY HALL IN EXCHANGE FOR THE DEDICATION OF THE NEWLY CONSTRUCTED HUDSON ROAD EXTENSION BUILT BY LARUE PER PLAN:**

WHEREAS, the Sullivan County Regional Planning Commission approved the construction plans for the Hudson Road realignment connection in order to provide a safer "T" intersection at Allison Road as well as a replat of adjacent lots owned by Ty and Hollie LaRue, and

WHEREAS the newly constructed Hudson Road has been inspected by the Sullivan County Highway Department and the final as-built plat has been submitted illustrating the 0.091 of an acre or 83 +/- feet in length new roadway constructed to Subdivision Regulation standards; and

WHEREAS the Sullivan County Regional Planning Commission, during its regular meeting on August 16, 2022 approved the final plat and new right-of-way dedication for the Hudson Road realignment connection; and

WHEREAS, the applicants: Ty and Hollie LaRue are requesting a quitclaim deed for the 0.106 of an acre part of Hudson Road to be vacated as part of this plan and Clifford and Kimberly Hall are requesting a quitclaim deed for the excess right-of-way of end of the existing Hudson Road of 0.021 of an acre as illustrated on the final plat; and

WHEREAS, this property is located within the 9<sup>th</sup> Civil District and the 5<sup>th</sup> Commission District; and

WHEREAS, all adjacent property owners along the road segment to be vacated have signed the appropriate Waiver Forms and all property owners will retain the required public road frontage to access their properties; and

WHEREAS, these requests have been reviewed by the Sullivan County Highway Commissioner's office, Planning Director, 911-Addressing Department and the Johnson City Utility District Manager's office to ensure compliance with the Sullivan County Subdivision Regulations.

**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby abandons the end of the existing Hudson Road, and authorizes the County Attorney to draft the appropriate quitclaim deeds to the applicants, Tyrone and Hollie LaRue and Clifford and Kimberly Hall as being the adjacent landowners per the plat.**

**NOW FURTHER BE IT RESOLVED that the Board of County Commissioners of Sullivan County adopt the new Hudson Road connection segment as illustrated on the approved final plat.**

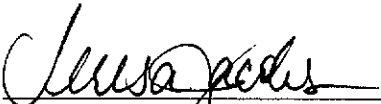




This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

**WAIVER OF RULES REQUESTED**

Duly passed and approved this 18th day of August, 2022.

Attest:   
Teresa Jacobs, County Clerk

Approve:   
Richard S. Venable, County Mayor

**Sponsored by: Commissioner Dwight King**

**Prime Co-Sponsor(s): Commissioner Hershel Glover, Darlene Calton**

2022-08-70

COMMISSION ACTION: Approved on Waiver of Rules 22 Yes, 2 Absent



2022-08-70

**WAIVER/RELEASE OF DAMAGES ASSOCIATED WITH  
CLOSURE, ABANDONMENT, CHANGE AND/OR TRANSFER  
OF ADJACENT COUNTY ROAD AND/OR RIGHT-OF-WAY**

I/We Ty LaRue  
(Name of Owner(s))

being owner(s) of land touched by the highway, road, and/or right-of-way proposed to be closed, abandoned, changed, and/or transferred to others by Sullivan County, Tennessee,

being more particularly described as Hudson Rd.  
(Description of Highway, Road, Right-of-Way)

do hereby waive any and all claims for damages, past, present and future, known and unknown, that I/We might sustain by such closure, abandonment, change and/or transfer, and hereby release Sullivan County, Tennessee therefrom.

8-12-2022  
Date

Ty LaRue  
SIGNATURE OF OWNER

Steven K. Warden  
Witness

Ty LaRue  
Printed Name of Owner

\_\_\_\_\_  
Date

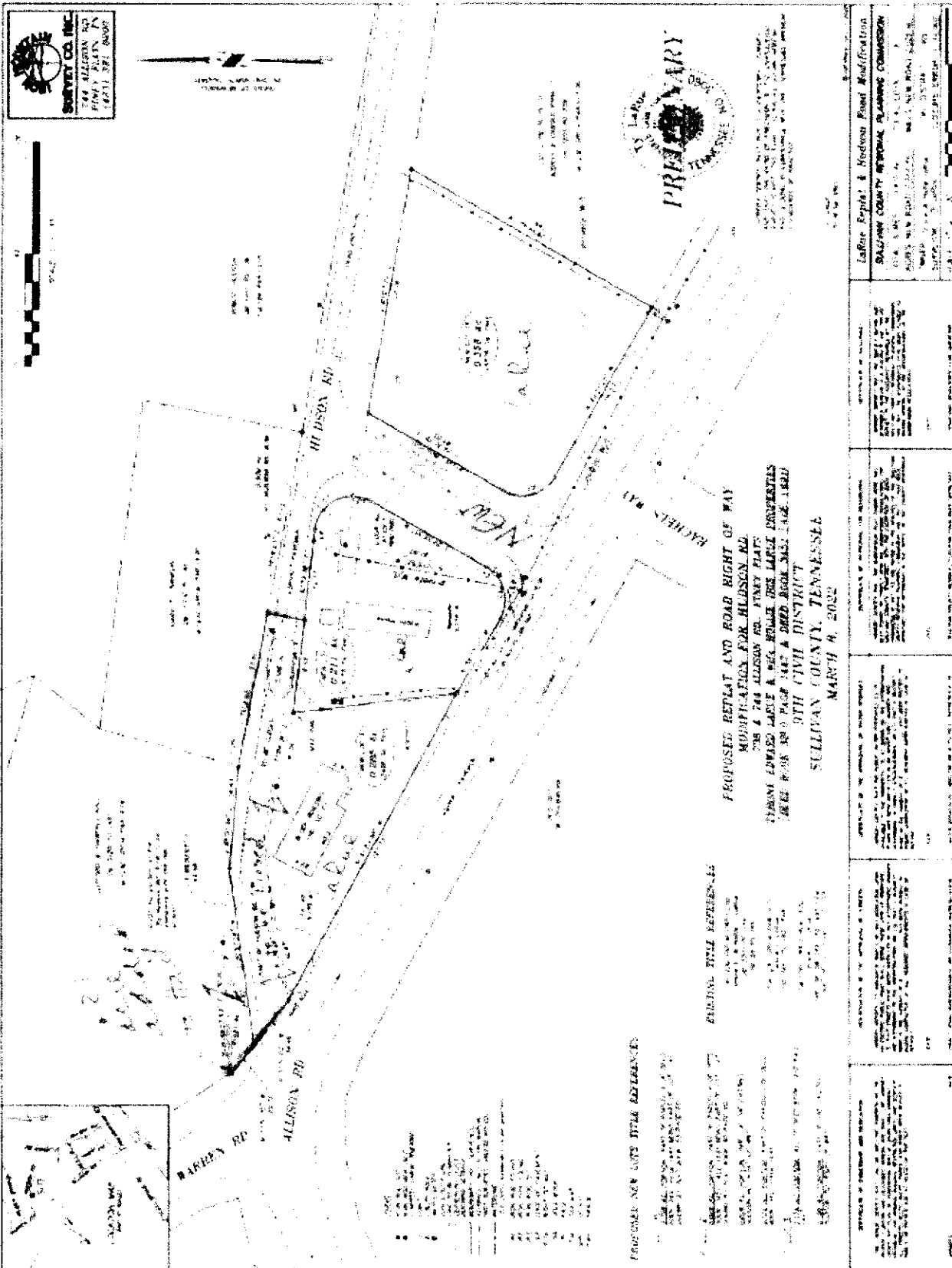
\_\_\_\_\_  
SIGNATURE OF OWNER

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name of Owner



2022-08-70



**WAIVER/RELEASE OF DAMAGES ASSOCIATED WITH  
CLOSURE, ABANDONMENT, CHANGE AND/OR TRANSFER  
OF ADJACENT COUNTY ROAD AND/OR RIGHT-OF-WAY**

I/We Robert F Hudson  
(Name of Owner(s))

being owner(s) of land touched by the highway, road, and/or right-of-way proposed to be closed, abandoned, changed, and/or transferred to others by Sullivan County, Tennessee, being more particularly described as Hudson Rd  
(Description of Highway, Road, Right-of-Way)

do hereby waive any and all claims for damages, past, present and future, known and unknown, that I/We might sustain by such closure, abandonment, change and/or transfer, and hereby release Sullivan County, Tennessee therefrom.

10-6-2021  
Date

Robert F Hudson  
SIGNATURE OF OWNER

Larry Hudson  
Witness

Robert F Hudson  
Printed Name of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
SIGNATURE OF OWNER

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name of Owner



**WAIVER OF INTEREST IN ADJACENT SULLIVAN COUNTY  
ROADS AND RIGHT-OF-WAYS, AND WAIVER/RELEASE  
OF DAMAGES ASSOCIATED THEREWITH**

I/We Clifford & Kim Hall  
(Name of Owner(s))

being owner(s) of land touched by the highway, road, and/or right-of-way proposed to be closed, abandoned, changed, and/or transferred to others by Sullivan County, Tennessee, being more particularly described as \_\_\_\_\_  
(Description of Highway, Road, Right-of-Way)

do hereby waive any and all interest which I/We may have in such highway, road, and/or right-of-way and do hereby waive any and all claims for damages, past, present and future, known and unknown, that I/We might sustain by such closure, abandonment, change and/or transfer, and hereby release Sullivan County, Tennessee therefrom.

11/3/21  
Date

Clifford Hall  
SIGNATURE OF OWNER

\_\_\_\_\_  
Witness

Clifford Hall  
Printed Name of Owner

11/4/21  
Date

Kim Hall  
SIGNATURE OF OWNER

\_\_\_\_\_  
Witness

Kim Hall  
Printed Name of Owner



**WAIVER/RELEASE OF DAMAGES ASSOCIATED WITH  
CLOSURE, ABANDONMENT, CHANGE AND/OR TRANSFER  
OF ADJACENT COUNTY ROAD AND/OR RIGHT-OF-WAY**

I/We Clifford & Kim Hall  
(Name of Owner(s))

being owner(s) of land touched by the highway, road, and/or right-of-way proposed to be closed, abandoned, changed, and/or transferred to others by Sullivan County, Tennessee,

being more particularly described as \_\_\_\_\_  
(Description of Highway, Road, Right-of-Way)

do hereby waive any and all claims for damages, past, present and future, known and unknown, that I/We might sustain by such closure, abandonment, change and/or transfer, and hereby release Sullivan County, Tennessee therefrom.

11/3/21  
Date

\_\_\_\_\_  
Witness

Clifford Hall  
SIGNATURE OF OWNER

Clifford Hall  
Printed Name of Owner

11/4/21  
Date

\_\_\_\_\_  
Witness

Kim Hall  
SIGNATURE OF OWNER

Kim Hall  
Printed Name of Owner



2022-08-70

**WAIVER OF INTEREST IN ADJACENT SULLIVAN COUNTY  
ROADS AND RIGHT-OF-WAYS, AND WAIVER/RELEASE  
OF DAMAGES ASSOCIATED THEREWITH**

I/We Mark Franklin  
(Name of Owner(s))

being owner(s) of land touched by the highway, road, and/or right-of-way proposed to be closed, abandoned, changed, and/or transferred to others by Sullivan County, Tennessee,

being more particularly described as 215 Hudson Rd  
(Description of Highway, Road, Right-of-Way)

do hereby waive any and all interest which I/We may have in such highway, road, and/or right-of-way and do hereby waive any and all claims for damages, past, present and future, known and unknown, that I/We might sustain by such closure, abandonment, change and/or transfer, and hereby release Sullivan County, Tennessee therefrom.

11-05-2021  
Date

Mark Franklin  
SIGNATURE OF OWNER

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
SIGNATURE OF OWNER

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name of Owner



**WAIVER/RELEASE OF DAMAGES ASSOCIATED WITH  
CLOSURE, ABANDONMENT, CHANGE AND/OR TRANSFER  
OF ADJACENT COUNTY ROAD AND/OR RIGHT-OF-WAY**

I/We Mark Franklin  
(Name of Owner(s))

being owner(s) of land touched by the highway, road, and/or right-of-way proposed to be closed, abandoned, changed, and/or transferred to others by Sullivan County, Tennessee, being more particularly described as 215 Hudson Rd  
(Description of Highway, Road, Right-of-Way)

do hereby waive any and all claims for damages, past, present and future, known and unknown, that I/We might sustain by such closure, abandonment, change and/or transfer, and hereby release Sullivan County, Tennessee therefrom.

11-5-2021  
Date

Mark Franklin  
SIGNATURE OF OWNER

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
SIGNATURE OF OWNER

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name of Owner





# Agenda subject voting report

402

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

42 NEW BUSINESS Item 12 Resolution No. 2022-08-70 Sponsors: King/ Glover  
Vote

**Description**

RESOLUTION TO APPROVE VACATING AND QUITCLAIMING EXCESS RIGHT-OF-WAY ALONG THE END OF HUDSON ROAD AT THE INTERSECTION OF ALLISON ROAD, IN PINEY FLATS TO TYRONE AND HOLLIE LARUE and CLIFFORD AND KIMBERLY HALL IN EXCHANGE FOR THE DEDICATION OF THE NEWLY CONSTRUCTED HUDSON ROAD EXTENSION BUILT BY LARUE PER PLAN

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 9:39:20 PM  
**Voting stop time** 9:39:36 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

**Group voting result**

Group	Yes	Absent
No group	22	0
<b>Total result</b>	<b>22</b>	<b>0 2</b>

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()				X
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()				X
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			

# Agenda subject voting report

403

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

Name	Yes	Abstain	No	Absent
Woods, Doug ()	X			

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 13  
No. 2022-08-71

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18<sup>th</sup> day of August 2022.

**A RESOLUTION APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN  
AUTHORIZING ADDITIONAL TIF FINANCING FOR THE OVERLOOK PROJECT AND  
EXTENDING THE TERM OF THE VOLUNTEER PARKWAY SOUTH REDEVELOPMENT  
DISTRICT**

WHEREAS, in 2021 the Bristol Housing Board of Commissioners approved the Redevelopment Plan for Identified Districts and Study Areas for the City of Bristol, Tennessee (the "Redevelopment Plan") as part of the redevelopment process in support of the Volunteer Parkway South Redevelopment District which was subsequently approved by the City of Bristol, Tennessee (the "City") and Sullivan County, Tennessee (the "County"); and

WHEREAS, a Tax Increment Financing Amendment to the Volunteer Parkway South Redevelopment Plan was subsequently approved by the City by Resolution No 21-102 and the County by Resolution No. 2021-10-91 approving Tax Increment Financing for an amount up to \$1,700,000 and for up to a 15 year increment period in order to incentivize Landstar Partners, LLC ("Developer") to perform the utility/site work and cause the construction of approximately 158 new single-family homes and townhomes to be known as The Overlook (the "Redevelopment Project"); and

WHEREAS, as a result of unanticipated costs and material shortages including higher than anticipated utility and material costs, the Developer has requested an increase in the amount of the TIF Financing from up to \$1,700,000 to up to \$2,100,000; and

WHEREAS, in order to increase the TIF Financing amount the TIF Amendment must be amended to extend the term of the TIF Financing from 15 to 20 years and to allow for one additional year of construction due to the construction delay caused by increased material costs and shortages; and

WHEREAS, a public hearing was held by Bristol Housing on July 27, 2022, as required under T.C.A. § 13-20-201, et. seq. seeking public input on the proposed amendment to the TIF Amendment for the Volunteer Parkway South Redevelopment Plan to extend the current term permitted by the TIF Financing Amendment from fifteen years to twenty years and authorize the issuance of additional TIF Financing (the "Amendment"); and

WHEREAS, Bristol Housing and the City Council of the City of Bristol, Tennessee have recommended the adoption of the proposed Amendment; and



WHEREAS, the Sullivan County Commission believes it is in the best interests of all parties including the City and County to amend the Redevelopment Plan to allow the Tax Increment revenues to continue to be allocated to BH through tax year 2044 so that additional funds can be borrowed by BH in order to address the increased expenses of the Redevelopment Project.


**NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Sullivan County, Tennessee, as follows:**

1. **The Amendment to the existing Tax Increment Financing Amendment to the Redevelopment Plan for the Volunteer Parkway South Redevelopment District, a copy of which is attached as Exhibit A hereto and the findings contained therein are hereby approved and adopted by the Sullivan County Commission.**
2. **That use of tax increment financing as described in the Volunteer Parkway South Redevelopment Plan as amended for use in support of the project known as The Overlook project is hereby approved.**
3. **That the Sullivan County Mayor and Sullivan County Assessor are hereby authorized and empowered to negotiate and execute all such documents as may be reasonably required to implement this Plan.**
4. **That Bristol Housing is hereby authorized and empowered to implement the Redevelopment Plan as amended, including the use of tax increment financing, on behalf of Sullivan County through the execution of a Redevelopment Agreement and other agreements deemed appropriate by Bristol Housing.**
5. **This resolution is restricted solely to the Volunteer Parkway South Redevelopment District and The Overlook Project is not an approval or denial of any other Redevelopment Plan, Project or District.**

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

**WAIVER OF RULES REQUESTED**

Duly passed and approved this 18th day of August, 2022.

Attest:   
Teresa Jacobs, County Clerk

Approved:   
Richard S. Venable, County Mayor

**Sponsored by: Commissioner David Akard**

**Prime Co-Sponsor(s): Commissioner Dr. Barry Hopper, Mark Vance, Sam Jones, Angie Stanley, Hunter Locke, John Gardner, Archie Pierce, Andrew Cross, all voting in the affirmative**

2022-08-70

COMMISSION ACTION: 08-18-22 Approved on Waiver of Rules 22 Yes, 2 Absent



Exhibit A

**VOLUNTEER PARKWAY SOUTH REDEVELOPMENT DISTRICT  
THE OVERLOOK PROJECT  
TAX INCREMENT FINANCING AMENDMENT  
AS AMENDED JULY 2022**

Tax-increment financing ("TIF") is a redevelopment tool to be administered by housing and redevelopment authorities codified at Tenn. Code Ann. §§13-20-204 and 205. The purpose of TIF is to provide an economic stimulus for blighted property in need of redevelopment. Upon adoption of this Amendment, TIF may be utilized to finance eligible redevelopment costs for a single family residential redevelopment project known as The Overlook ("The Overlook") to be located within the existing Volunteer Parkway South Redevelopment District subject to the provisions of this Amendment. The TIF shall be administered as follows:

A. District History.

The Volunteer Parkway South Redevelopment District was designated as a Redevelopment District by Bristol Housing ("BH") in 2020. The Redevelopment District contains many dilapidated and underutilized parcels of property and was determined to be blighted in 2020 for the reasons set forth in the original redevelopment plan which still exist and which are incorporated in this amendment by reference. The Volunteer Parkway South Redevelopment District includes approximately 35 tax parcels which are mostly dilapidated and underutilized. Redevelopment of the Project Area is critical to complete the transformation of the entire Redevelopment District. The Volunteer Parkway South Redevelopment District is shown on the map attached as Exhibit One ("Redevelopment District"). The Overlook Project Area of the Volunteer Parkway South Redevelopment District is shown on the map attached as Exhibit Two ("Project Area"). Delay of the redevelopment of the Project Area will continue to have a blighting influence on the adjacent areas. The use of TIF will allow the redevelopment of the Project Area which has seen a dramatic decline in usage over the past decade. The existing blight within the Project Area would be eliminated by implementation of the proposed Redevelopment Project. The presence of approximately 158 new single family homes and townhomes would boost the area schools and increase economic activity in and around the Redevelopment District. Redevelopment of this area via the proposed Project would also help alleviate the shortage of market rate entry level single family homes in the Bristol and Sullivan County markets. Available residential ownership options are critical to assist area businesses in recruiting new employees to the area who will both work and live in Bristol and Sullivan County.

Based on the foregoing circumstances and conditions, the Board of Commissioners of BH has determined that the District is blighted as defined by TCA 13-20-201 et seq. The District experiences the following conditions:

1. Long-term vacant and underutilized property.
2. Deleterious land use.
3. Blighting effect of the continued vacancy and deterioration of the property and impact to the surrounding properties including increased crime in the Redevelopment District

It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted and deteriorated conditions.

B. District Zoning and Land Use.



The redevelopment of the District shall comply with the Zoning Ordinances and building codes as well as other applicable rules, laws, ordinances, codes and regulations of the City. BH shall also review the Plan and any redevelopment projects within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves. This property is currently zoned B-3 by the City of Bristol.

The City and BH will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control.

C. Estimated Cost of the Project.

The total estimated costs of all the proposed improvements to be made by Landstar Partners, LLC (the "Developer") for The Overlook is \$6,423,500.00. The proposed improvements by the Developer include removal of the existing asphalt, gravel and other existing improvements, grading, installations of storm water and utilities, construction of roads, installation of landscaping, lighting and other related amenities (the "Redevelopment Project"). Developer will then sell the residential lots to a home builder who will construct approximately 96 single family homes and approximately 62 townhomes. The single family residences will be between 2000 and 2800 square feet and contain at least 3 bedrooms and 2 baths. The townhomes will be approximately 1600 to 1800 square feet and have similar amenities. The purchase price for the residences and townhomes is currently estimated based on current construction costs to be approximately \$ 180,000 for the townhomes and between \$225,000 and \$280,000 for the residences. The total project investment by the developer and home builder is estimated to be approximately \$ 37,943,250.

In addition, BH will be paid an annual administration fee equal to five percent of the total annual tax increment revenue received by BH. The Project will be located upon the following current tax parcels: Sullivan County Tax Map 067, Control Map 067, Parcels 056.00, 056.50, 056.40, 056.35 and 056.30 which are the only five tax parcels within the Project Area. The TIF shall be limited to eligible expenditures for the Redevelopment Project within the Project Area.

D. Sources of Revenue to Finance the Cost of the Project.

The estimated primary sources of revenue to pay for the Redevelopment Project are proceeds in the amount of \$ \$4,323,250.00 from a permanent loan to the Developer and tax increment based debt (to be issued by the BH in the form of bonds, notes, or other indebtedness) in an amount not to exceed \$ 2,100,000.00 but in no event in an amount to exceed the estimated amount of debt that can be amortized over the twenty (20) year increment periods which are hereby authorized by City of Bristol (the "City") and Sullivan County, Tennessee (the "County"). Current projections suggest that the tax increment from the proposed improvements within the Project Area will be sufficient to retire this amount of indebtedness within a twenty year amortization period for both the City and the County.

The total current property tax assessment for the Project Area is \$ 735,955. This results in annual property tax payments to the City in the amount of \$ 14,975.81 and annual property tax payments to the County in the amount of \$ 18,141.67. The Redevelopment Project would result in a total estimated assessed value for property within the Project Area of \$ 7,681,345.00 (based on a \$ 30,725,380.00 tax appraised value). Based on current tax rates, this would result in total estimated annual city taxes of \$ 152,574 and total estimated annual county taxes of \$ 184,828. Because Sullivan County has dedicated \$0.22 of its \$ 2.4062 tax rate for repayment of indebtedness and the City of Bristol has dedicated \$0.12 of its \$ 1.9863 tax rate for repayment of indebtedness, that portion of the increment, pursuant to Tenn. Code Ann. §§13-2-101, 13-2-105



and 9-23-103, shall not be allocated as provided in Paragraph G below but shall be collected and paid to the respective taxing agency as all other property taxes are collected and paid. Thus, the estimated total available increment from Sullivan County taxes after the statutory debt service set aside but prior to any county holdback is \$ 151,446. The estimated total available increment from City of Bristol taxes after statutory debt service set aside but prior to any holdback is \$ 129,978. However, this amendment provides in Paragraph G that 35% of the tax increment shall be retained by the City and County resulting in an estimated total annual available tax increment after holdbacks and BH administrative fees of \$ 173,780. The combined new tax revenue above the current base as a result of this Project would be \$ 68,246 to the County and \$ 53,112 for the City. A detailed calculation of these estimated projections is attached hereto as Exhibit Three. The redevelopment of the Project Area will not occur to the degree proposed without the use of tax-increment financing.

E. Amount and the Final Maturity of Bonded or other Indebtedness to be Incurred.

The amortization period for any indebtedness backed by the tax-increment revenue generated within the Project Area shall be no more than twenty (20) years from the date of issuance of the debt. In any event, the final maturity date of all indebtedness issued pursuant to this Amendment shall be on or before May 15, 2045. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax-increment funds, or at such time as monies on deposit in the tax-increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the project shall be retained by the appropriate taxing agency for disbursement according to law.

F. Impact of the Tax-Increment Financing Provisions Upon Taxing Agencies.

The total assessment of the City of Bristol's real property tax base for the 2020 tax year is approximately \$ 717,005,000. The total assessment of Sullivan County's real property tax base for the 2019 tax year is approximately \$3,847,748,820. The current assessment of the Project Area represents 0.001 of the City of Bristol's property tax base and 0.0002 of the Sullivan County property tax base. The estimated assessment of the Proposed Improvements would represent 0.0098 of the current City of Bristol tax base and 0.0018 of the current Sullivan County tax base. Based on these small percentages, the City and the County (the two taxing agencies affected by this Redevelopment Project) will not be substantially impacted financially by this tax-increment financing provision.

The development of the Redevelopment Project will result in additional residents and economic activity within the Redevelopment District. It is estimated approximately 266 total jobs could be created during the construction phase of the Redevelopment Project with a total economic impact of \$ 18,525,000 which results in significant local taxes and other revenue for local governments. In addition, the long term impact includes the addition of residents to our communities which results in significant additional local taxes and other revenue for local governments. While all these numbers rely on certain assumptions and projections, the end result of the Redevelopment Project is that a need for entry level home ownership has been met and the City and County will receive a substantial economic boost.

G. Division of Property Taxes.

Upon approval of this Amendment, the taxes levied and collected over the Project Area shall be collected by the appropriate taxing authorities in the same manner as provided by law, except that said taxes shall be divided as follows:



1. The portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of such property within the Project Area as of the 2021 tax year (which is the year of approval of this TIF amendment) ("Base Assessment"), shall be allocated to, and when collected, shall be paid to, the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, that in any year in which taxes of the Project Area are less than the Base Assessment and the Dedicated Taxes, there shall be allocated and paid to those respective taxing agencies only those taxes actually imposed and collected; and provided further, that, in any year or years in which the Base Assessment would be diminished solely due to a rate reduction under Title 67, Chapter 5, Part 17, of the Tennessee Code, the Base Assessment shall nevertheless be established at the amount originally determined.

2. Subject to the restraints herein and applicable law, sixty five percent (65%) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid into a special fund or funds of BH to pay the administration fee and to pay the principal of and interest on any bonds, loans or other indebtedness incurred or to be incurred by BH to finance or refinance, in whole or in part, eligible redevelopment expenses of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law. The remaining thirty five percent (35%) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid to the respective taxing agencies in the same manner as taxes on all other property are paid.

3. Upon retirement of all bonds, loans or other indebtedness incurred by BH and payable from such special fund or funds, or at such time as monies on deposit in such special fund or funds are sufficient for such purpose, all taxes levied each year in excess of the Base Assessment and Dedicated Taxes shall, when collected, be paid to the respective taxing agency as taxes levied by such taxing agencies on all other property are paid, and BH shall give notice to all affected taxing agencies of such retirement. Excess taxes beyond amounts necessary to fund or reserve for eligible expenditures may be applied to principal and interest of debt incurred to finance such eligible expenditures or shall revert to the taxing agency general fund. In any event, the division of property taxes required by this document shall not continue for any tax year beyond 2044.

#### H. Property Tax Assessments and Collection.

1. The appropriate assessor shall, in each year during the period in which taxes are to be allocated to BH pursuant to Paragraph G, compute and certify the net amount, if any, by which the current assessed value of all taxable property located within the Project Area which is subject to taxation by the particular taxing agency exceeds the base assessment. The net amount of any such increase is referred to in this subdivision as the incremental value for that particular year.

2. In any year in which there exists a tax increment to be allocated to BH, the appropriate assessor shall exclude it from the assessed value upon which the appropriate assessor computes the tax rates for taxes levied that year by the taxing agency. However, the assessor shall extend the aggregate tax rate of such taxes against the Base Assessment and the incremental value and shall apply the taxes collected there from as provided herein.

3. If in any year property comprising a portion of the Project Area shall be removed from the tax rolls of a taxing agency, the Base Assessment for the Project Area shall be reduced by the amount of the Base Assessment allocable to the property so removed for each subsequent year in which taxes are to be allocated to a particular authority pursuant to the above provisions.





I. Documentation for Assessor's Office.

Upon approval of this Amendment, BH shall transmit to the assessor of property and the chief financial officer for each taxing agency affected, a copy of the description of all land within the Project Area (including tax parcel numbers), the date or dates of the approval of the redevelopment plan or amendment thereto, a copy of the resolution approving the redevelopment plan or approving an Amendment thereto, a map or plat indicating the boundaries of such property and the Base Assessment with respect to the Project Area, and taxes shall thereafter, when collected, be allocated and paid in the manner provided herein.

J. Excluded Taxes.

Notwithstanding anything to the contrary in this section, taxes levied upon property subject to tax-increment financing provisions by any taxing agency for the payment of principal of and interest on all bonds, loans or other indebtedness of such taxing agency, and taxes levied by or for the benefit of the State of Tennessee (herein "Dedicated Taxes"), shall not be subject to allocation as provided in Paragraph G but shall be levied against the property and, when collected, paid to such taxing agency as taxes levied by such taxing agency on all other property are paid and collected.

K. Interpretation.

This tax-increment financing amendment is being proposed pursuant to *Tenn. Code Ann. § 13-20-201, et. seq.* and *Tenn. Code Ann. § 9-23-101, et. seq.* and all relevant provisions are hereby incorporated herein by reference. All provisions of this Amendment shall be construed in a manner consistent with said Code sections.

L. Conditions of Tax Increment.

BH shall enter into a redevelopment agreement with Developer which requires Developer to pursue and complete the Redevelopment Project in a diligent manner, and in accordance with plans and specifications approved by BH including provisions that obligate the Developer to construct or cause the construction of the residences and townhomes as set forth in this plan. The redevelopment agreement to be entered into between BH and Developer shall contain such terms as BH believes reasonably necessary to accomplish this purpose



EXHIBIT ONE

MAP OF VOLUNTEER PARKWAY SOUTH REDVELOPMENT DISTRICT

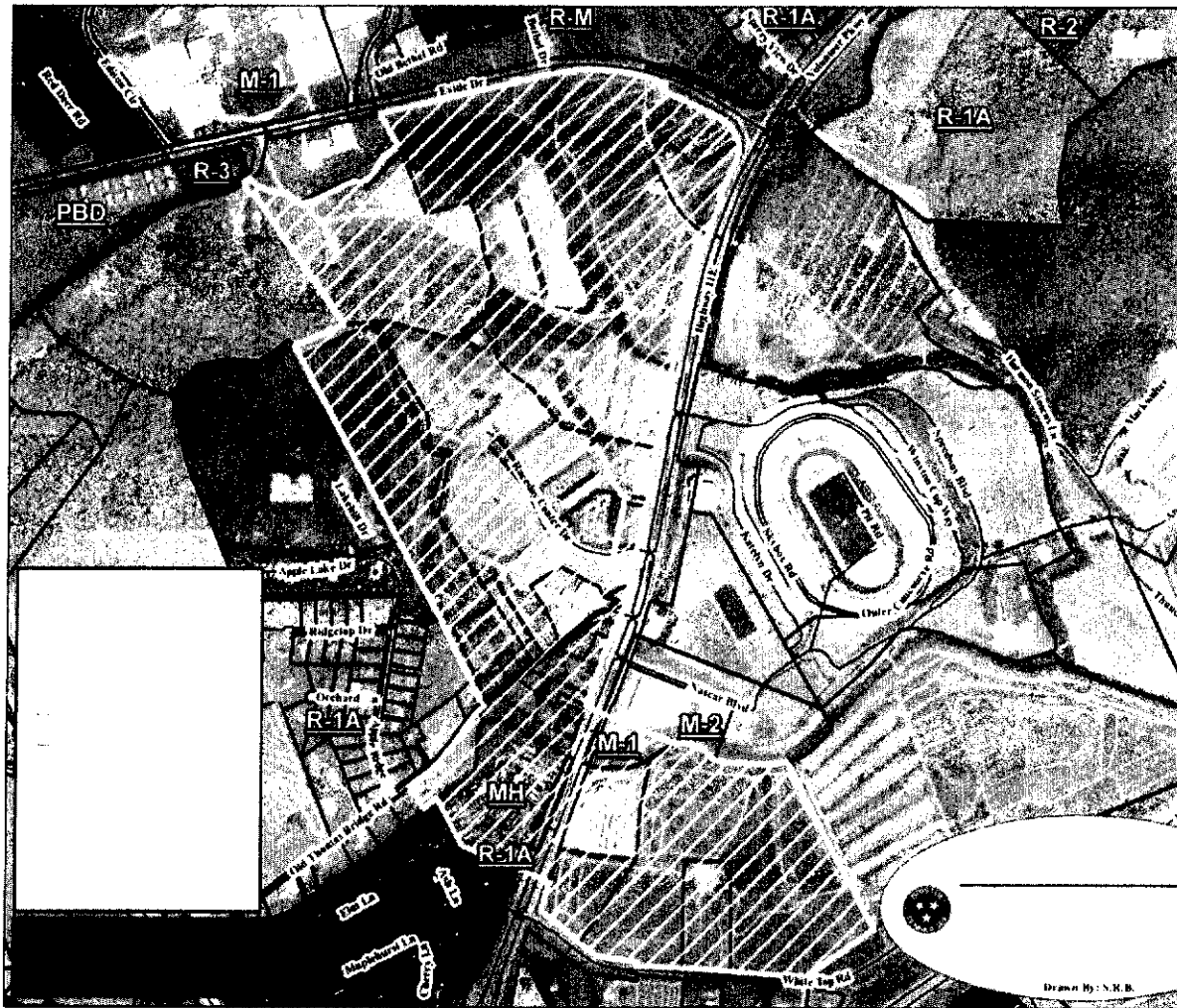
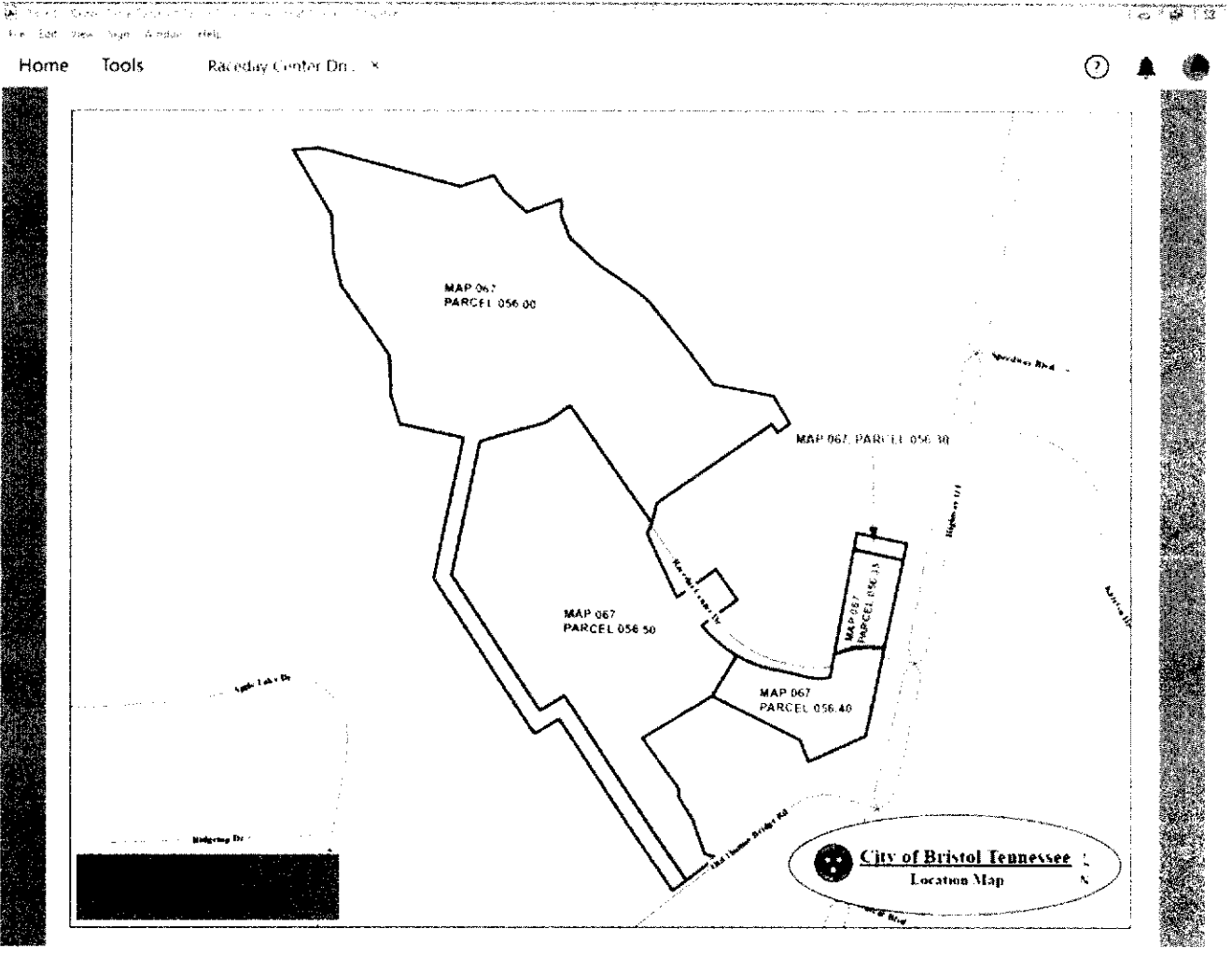
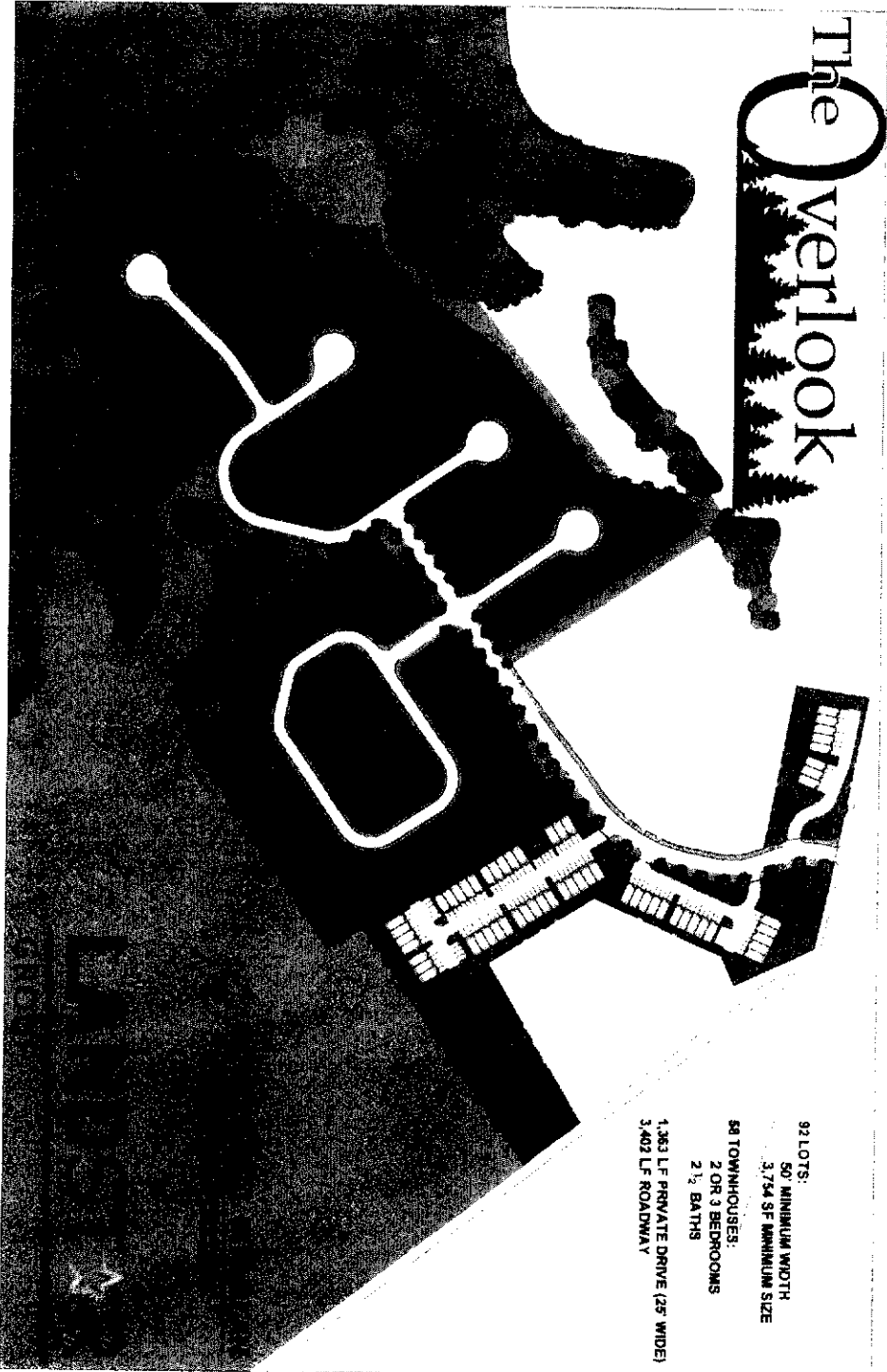


EXHIBIT TWO

MAP OF VOLUNTEER PARKWAY SOUTH REDEVELOPMENT DISTRICT  
THE OVERLOOK PROJECT AREA



# The Overlook



92 LOTS:  
 50' MINIMUM WIDTH  
 3,754 SF MINIMUM SIZE

58 TOWNHOUSES:  
 2 OR 3 BEDROOMS  
 2 1/2 BATHS

1,363 LF PRIVATE DRIVE (25' WIDE)  
 3,402 LF ROADWAY



EXHIBIT THREE

TIF ESTIMATE  
 THE OVERLOOK PROJECT AREA  
 VOLUNTEER PARKWAY SOUTH  
 REDEVELOPMENT DISTRICT

Total Original Assessed Base Value		\$753,955.00
County Tax Rate	✓	2.4062
City Tax Rate	✓	1.9863
Total New Assessed Value		\$7,681,345.00
County Debt Service Rate	✓	.22
City Debt Service Rate	✓	.11
Total County Taxes		\$184,828.52
Base County Taxes		\$18,141.67
County Increment		\$166,686.86
County Debt Service Set Aside	✓	\$15,240.26
Available County Increment after Debt Service		\$151,446.60
County Increment after 35% Holdback		\$98,440.29
County Increment after Admin Fee		\$93,518.28
Total City Taxes		\$152,574.56
Base City Taxes		\$14,975.81
Proposed City Increment		\$137,598.75
City Debt Service Set Aside	✓	\$7,620.13
Available City Increment after Debt Service		\$129,978.62
City Increment after 35% Holdback		\$84,486.10
City Increment after Admin Fee		\$80,261.80
<b>Total City and County Increment available for Debt Service</b>		<b>\$173,780.07</b>
Annual New Benefits to City (retained increment & debt service)		\$53,112.65
Annual New Benefits to County (retained increment & debt service)		\$68,246.57
Total Admin Fee to BH		\$9,146.32



# Agenda subject voting report

415

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

43 NEW BUSINESS Item 13 Resolution No. 2022-08-71 Sponsors: Akard/ Hopper  
Vote

**Description**

A RESOLUTION APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN AUTHORIZING ADDITIONAL TIF FINANCING FOR THE OVERLOOK PROJECT AND EXTENDING THE TERM OF THE VOLUNTEER PARKWAY SOUTH REDEVELOPMENT DISTRICT

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 9:41:38 PM  
**Voting stop time** 9:42:02 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

**Group voting result**

Group	Yes	Absent
No group	22	0
<b>Total result</b>	<b>22</b>	<b>0</b>

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()				X
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkieroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()				X
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

416

Item 14  
No. 2022-08-72

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18<sup>th</sup> day of August 2022.

**RESOLUTION TO ENCOURAGE THE SULLIVAN COUNTY DEPARTMENT OF EDUCATION INCLUDE AN INCREASE IN FUNDING FOR THEIR SUPPORT STAFF BY \$700,000 THAT WILL PROVIDE THESE EMPLOYEES A 5% RAISE AS COMMENSURATE WITH OTHER COUNTY EMPLOYEES OF THE GENERAL, HIGHWAY, AND OTHER MISCELLANEOUS FUNDS.**

WHEREAS, Sullivan County Department of Education, upon presenting their original budget request for the 2022-2023 fiscal year, advised that their projected ending fund balance would be well above three percent (3%), the minimum amount as recommended by the State Department of Education; and

WHEREAS, in the last budget year process this legislative body supported a request from the Sullivan County Department of Education providing an enriched pay scale for its teachers and it was stated numerous times that the intent was to provide improvement to support staff as well; now we find that stated improvement to be 1% raises; and

WHEREAS, this Sullivan County Board of Commissioners encourages the Sullivan County Department of Education to consider this measure recognizing that coaching staff received raises while full-time support staff employees were given a 1% raise and that all other county employees received 5% raises; and

WHEREAS, Sullivan County Department of Education is the beneficiary of fiscal support in its budget from this legislative body that allows this additional raise for support staff members; and

**NOW THEREFORE BE IT RESOLVED that this Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session on the 18th day of August 2022, given that other county employees are receiving a minimum of a 5% raise, we hereby encourage an increase in funding by the Sullivan County Board of Education for their support staff by \$700,000 to provide a 5% raise for all support staff to be funded from their fund balance or other sources available to them.**

This resolution shall take effect from and after its passage the welfare of Sullivan County citizens requiring it. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Attest: \_\_\_\_\_  
Teresa Jacobs, County Clerk

Approve: \_\_\_\_\_  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Hershel Glover**

**Co-Sponsor(s): Commissioner(s) Dwight King, Larry Crawford, Todd Broughton, Randy Morrell, Hunter Locke, Terry Harkleroad, Joyce Crosswhite, Tony Leonard, Michael Cole, John Gardner, Archie Pierce**

**COMMISSION ACTIONS:** 08-18-22 Failed 9 Yes, 1 Abstain, 12 No, 2 Absent. Comm. Randy Morrell expressed he would like to be removed as a Co-Sponsor.



# Agenda subject voting report

417

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

44 NEW BUSINESS Item 14 Resolution No. 2022-08-72 Sponsors: Glover/ King  
Vote

**Description**

RESOLUTION TO ENCOURAGE THE SULLIVAN COUNTY DEPARTMENT OF EDUCATION INCLUDE AN INCREASE IN FUNDING FOR THEIR SUPPORT STAFF BY \$700,000 THAT WILL PROVIDE THESE EMPLOYEES A 5% RAISE AS COMMENSURATE WITH OTHER COUNTY EMPLOYEES OF THE GENERAL, HIGHWAY, AND OTHER MISCELLANEOUS FUNDS

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 10:10:52 PM  
**Voting stop time** 10:11:22 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	9
Abstain	1
No	12
Total Present	22
Absent	2

**Group voting result**

Group	Yes	Abstain	No	Absent
No group	9	1	12	0
<b>Total result</b>	<b>9</b>	<b>1</b>	<b>12</b>	<b>0</b>

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()			X	
Blalock, Judy ()	X			
Broughton, Todd ()				X
Calton, Darlene ()			X	
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()			X	
Crosswhite, Joyce ()	X			
Gardner, John ()			X	
George, Colette ()			X	
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()			X	
King, Dwight ()				X
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()			X	
Pierce, Archie ()			X	
Stanley, Angie ()			X	
Starnes, Alicia ()		X		
Stidham, Gary ()			X	
Vance, Mark ()			X	



Agenda subject voting report

418

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

Name	Yes	Abstain	No	Absent
Woods, Doug ()			X	

**SULLIVAN COUNTY**

419

**Board of County Commissioners  
242<sup>nd</sup> Annual Session**

Item 15  
No. 2022-08-73

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18<sup>th</sup> day of August 2022.

**TAX INCREMENT FINANCING AMENDMENT FOR THE BRICKYARD VILLAGE PROJECT  
LOCATED WITHIN THE DOWNTOWN KINGSPORT REDEVELOPMENT DISTRICT**

WHEREAS, Kingsport Housing & Redevelopment Authority (“KHRA”) pursuant to the provisions of Title 13, Chapter 20, Tennessee Code Annotated, as supplemented and amended, has the power and authority to administer redevelopment programs located within its statutory boundaries; and

WHEREAS, KHRA has prepared a document entitled “Redevelopment Plan for Core Urban Areas” in conformance with Title 13, Chapter 20, Part 2, Tennessee Code Annotated, as supplemented and amended which has been adopted by the City of Kingsport, Tennessee; and WHEREAS, as previously authorized by the Sullivan County Commission, KHRA conducted a public hearing on August 17, 2022, to determine the necessity for the adoption of a Redevelopment Plan for the Downtown Kingsport Redevelopment District on behalf of Sullivan County which includes the use of tax increment financing; and

WHEREAS, the comments and findings of said public hearing, along with the Brickyard Village project proposal for the Downtown Kingsport Redevelopment District have been presented to the Sullivan County Commission; and

WHEREAS, KHRA has recommended the adoption of the Redevelopment Plan and the proposed tax increment financing amendment and have also recommended approval of the use of tax increment financing for a residential development project known as Brickyard Village to be located within the Downtown Kingsport Redevelopment District.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorizes:

1. That the Redevelopment Plan for the Downtown Kingsport Redevelopment District as amended, a copy of the Amendment being attached hereto as Exhibit A, is hereby approved, and the factual findings contained therein are affirmed and adopted by the Sullivan County Commission..
2. That use of tax increment financing as described in the Downtown Kingsport Redevelopment Plan as amended for use in support of the project known as Brickyard Village project is hereby approved.
3. That the Sullivan County Mayor and Sullivan County Assessor are hereby authorized and empowered to negotiate and execute all such documents as may be reasonably required to implement this Plan.

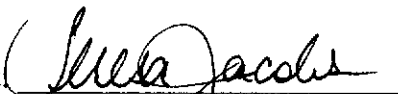


4. That KHRA is hereby authorized and empowered to implement the Redevelopment Plan as amended, including the use of tax increment financing, on behalf of Sullivan County through the execution of a Development Agreement and other agreements deemed appropriate by KHRA.

5. This resolution is restricted solely to the Downtown Kingsport Redevelopment District and Brickyard Village Project is not an approval or denial of any other Redevelopment Plan, Project or District.

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly passed and approved this 18th day of August, 2022.

Attest:   
Teresa Jacobs, County Clerk

Approved:   
Richard S. Venable, County Mayor

**Sponsored by: Commissioner Hunter Locke**

**Prime Co-Sponsor(s): Commissioner John Gardner, Angie Stanley, Archie Pierce, Mark Vance, Colette George, Doug Woods, David Akard, Jones, all voting in the affirmative.**

2022-08-73

COMMISSION ACTION: 08-18-22 Approved on Waiver of Rules 21 Yes, 3 Absent



**Item 15                      Resolution No. 2022-08-73                      CORRECTION****Sponsors: Locke/ Gardner****TAX INCREMENT FINANCING AMENDMENT FOR THE BRICKYARD VILLAGE PROJECT LOCATED WITHIN THE DOWNTOWN KINGSPORT REDEVELOPMENT DISTRICT**

I apologize but there was a small typo in Section D of the TIF Amendments regarding the City tax rate. I have corrected that to show the correct rate of 1.99. Please use this version of the TIF Amendments for the official resolution if possible.

Joel A. Conkin



**D.            Sources of Revenue to Finance the Cost of the Project.**

The primary sources of revenue to pay for the Redevelopment Project are developer equity and loan proceeds in the approximate amount of \$ 91,679,398.00 from a permanent loan to the Developer and tax increment based debt (to be issued by the KHRA in the form of bonds, notes, or other indebtedness) in a total amount not to exceed \$ 9,500,000.00, but in no event in an amount to exceed the estimated amount of debt that can be amortized within the time periods provided herein, all of which is hereby authorized by City of Kingsport (the "City") and Sullivan County, Tennessee (the "County"). Current projections suggest that the tax increment from the proposed improvements within the Project Area will be sufficient to retire this amount of indebtedness within a 25 year principal amortization period.

The total current property tax assessment for the Project Area is \$ 0. This results in annual property tax payments to the City in the amount of \$ 0 and annual property tax payments to the County in the amount of \$ 0. The Redevelopment Project would result in a total estimated assessed value for property within the Project Area of \$ 23,306,823 (based on a \$ 61,023,308 tax appraised value) . Based on current tax rates, this would result in total estimated annual city taxes of \$463,805 and total estimated annual county taxes of \$560,808. Because Sullivan County has dedicated \$0.3369 of its \$ 2.4062 tax rate for repayment of indebtedness and the City of Kingsport has dedicated \$0.33 of its \$ 1.99 tax rate for repayment of indebtedness, that portion of the increment, pursuant to Tenn. Code Ann. §§13-20-205 and 9-23-103, shall not be allocated as provided in Paragraph G below but shall be collected and paid to the respective taxing agency as all other property taxes are collected and paid. Thus, the estimated total available increment from Sullivan County taxes after the statutory debt service set aside but prior to any county holdback is \$482,288. The estimated total available increment from City of Kingsport taxes after statutory debt service set aside but prior to any holdback is \$ 386,893. However, this amendment provides in Paragraph G that 10% of the tax increment shall be retained by the City and County resulting in an estimated total annual available tax increment after holdbacks and KHRA administrative fees of \$ 743,150. The combined new tax revenue above the current base as a result of this Project would be \$126,749 to the County and \$115,601 for the City. A detailed calculation of these estimated projections is attached hereto as Exhibit Three. The redevelopment of the Project Area will not occur to the degree proposed without the use of tax-increment financing.

**DOWNTOWN KINGSPORT REDEVELOPMENT DISTRICT**  
**BRICKYARD VILLAGE PROJECT**  
**TAX INCREMENT FINANCING AMENDMENT**

Tax-increment financing ("TIF") is a redevelopment tool to be administered by housing and redevelopment authorities codified at Tenn. Code Ann. §§13-20-204 and 205, et. seq. The purpose of TIF is to provide an economic stimulus for blighted property in need of redevelopment. Upon adoption of this Amendment, TIF may be utilized to finance eligible redevelopment costs for a single family residential redevelopment project known as Brickyard Village ("Brickyard Village") to be located within the existing Downtown Kingsport Redevelopment District subject to the provisions of this Amendment. The TIF shall be administered as follows:

A. District History.

The Downtown Kingsport Redevelopment District was designated as a Redevelopment District by Kingsport Housing & Redevelopment Authority ("KHRA") in 2001 and later revised to include a TIF Amendment for the District in 2008. The Redevelopment District was expanded in 2021 to include the areas commonly known as Brickyard Park and Cement Hill. The Downtown Kingsport Redevelopment District includes over 300 acres of real property and hundreds of tax parcels which contains a wide variety of commercial and residential uses.

The Cement Hill section of the Expansion Area consists of approximately 38 acres of vacant land which was previously industrially developed land used for the Penn-Dixie Cement Plant. This property currently is subject to restrictions on disturbing portions of the land due to its industrial nature with cement kiln dust being buried. As a result, this property has been vacant for decades and is in need of redevelopment.

The Brickyard Park section of the Expansion Area consists of approximately 109 acres which was previously used for various industrial purposes including the production of bricks. However, this property has remained vacant and underutilized since the plant closed in 2008. Approximately 57 acres of this property is currently subject to a Brownfield Voluntary Agreement with the Tennessee Department of Environment and Conservation and is further subject to Land Use Restrictions of record in Deed Book 3465 Page 493 of the Register of Deeds of Sullivan County, Tennessee which place limits on the types of and manner of development of the property. This property also contains significant sections of deteriorated concrete and asphalt which will need to be removed prior to any redevelopment. A portion of this property has been redeveloped by the City of Kingsport as a park but the remaining portion remains vacant and in need of redevelopment.

The Downtown Kingsport Redevelopment District is shown on the map attached as Exhibit One ("Redevelopment District"). The Brickyard Village Project Area of the Downtown Kingsport Redevelopment District is shown on the map attached as Exhibit Two ("Project Area"). The Brickyard Village project is adjacent to the City's central business district of Downtown Kingsport and its redevelopment will serve as a catalyst for improvements in the entire Redevelopment District.



The Project Area of the Redevelopment District is currently vacant and consists of large concrete and asphalt areas which are dilapidated and constitutes a deleterious land use which negatively impacts the welfare of the neighboring areas. As noted above, approximately 57 acres of this property is currently subject to a Brownfield Voluntary Agreement with the Tennessee Department of Environment and Conservation and is further subject to Land Use Restrictions which place limits on the types of and manner of development of the property. Delay of the redevelopment of the Project Area will continue to have a blighting influence on the adjacent areas. The use of TIF will allow the redevelopment of a site which has remained undeveloped for many years. The existing blight within the Project Area would be eliminated by implementation of the proposed Redevelopment Project. The presence of approximately 377 new housing units will substantially increase economic activity in and around the Redevelopment District. Redevelopment of this area via the proposed Project would also help alleviate the shortage of housing options in the Kingsport and Sullivan County markets which are critical to assist area businesses in recruiting new employees to the area.

Based on the foregoing circumstances and conditions, the Board of Commissioners of KHRA has determined that the District is blighted as defined by TCA 13-20-201 et seq. The District and the Project Area experiences the following conditions:

1. Long-term vacant and underutilized property.
2. Deleterious land use.
3. Dilapidated improvements
4. Blighting effect of the continued vacancy and deterioration of the property and impact to the surrounding properties including increased crime in the Redevelopment District

It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted and deteriorated conditions.

B. District Zoning and Land Use.

The redevelopment of the District shall comply with the Zoning Ordinances and building codes as well as other applicable rules, laws, ordinances, codes and regulations of the City. KHRA shall also review the Plan and any redevelopment projects within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves. This property is currently zoned Planned Development (PD) by the City of Kingsport with no plans to revise that designation.



The City and KHRA will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control.

C. Estimated Cost of the Project.

The total estimated costs of all the proposed improvements to be made by Edens Investments, Inc. (the "Developer") for Brickyard Village is \$101,481,398. Substantial investment will also be made through the construction of single family homes by third party contractors on lots set aside for resale. The proposed improvements to be performed by the Developer include removal of the existing asphalt, grading, storm water and utilities, public and private roads, sidewalks, landscaping, lighting, an event space to be donated to the City and other related amenities. The housing units to be constructed are as follows:

	Approx. # of Units	Square Footage
Townhomes	70	1200-1500
Apartments	204	750 - 1300
Duplexes	52	1200-1500
Single Family rental	30	1500-2000
Single Family lots for resale	21	1500-2000

(hereafter the "Redevelopment Project").

In addition, KHRA will be paid an annual administration fee equal to five percent of the total annual tax increment revenue received by KHRA. The Project will be located upon the following tax parcels: Sullivan County Tax Map 046P, Group F, Control Map 046P, Parcels 009.00 and 010.50. The TIF shall be limited to eligible expenditures for the Redevelopment Project within the Project Area.

D. Sources of Revenue to Finance the Cost of the Project.

The primary sources of revenue to pay for the Redevelopment Project are developer equity and loan proceeds in the approximate amount of \$ 91,679,398.00 from a permanent loan to the Developer and tax increment based debt (to be issued by the KHRA in the form of bonds, notes, or other indebtedness) in a total amount not to exceed \$ 9,500,000.00, but in no event in an amount to exceed the estimated amount of debt that can be amortized within the time periods provided herein, all of which is hereby authorized by City of Kingsport (the "City") and Sullivan County, Tennessee (the "County"). Current projections suggest that the tax increment from the proposed improvements within the Project Area will be sufficient to retire this amount of indebtedness within a 25 year principal amortization period.



The total current property tax assessment for the Project Area is \$ 0. This results in annual property tax payments to the City in the amount of \$ 0 and annual property tax payments to the County in the amount of \$ 0. The Redevelopment Project would result in a total estimated assessed value for property within the Project Area of \$ 23,306,823 (based on a \$ 61,023,308 tax appraised value) . Based on current tax rates, this would result in total estimated annual city taxes of \$463,805 and total estimated annual county taxes of \$560,808. Because Sullivan County has dedicated \$0.3369 of its \$ 2.4062 tax rate for repayment of indebtedness and the City of Kingsport has dedicated \$0.33 of its \$ 1.99 tax rate for repayment of indebtedness, that portion of the increment, pursuant to Tenn. Code Ann. §§13-20-205 and 9-23-103, shall not be allocated as provided in Paragraph G below but shall be collected and paid to the respective taxing agency as all other property taxes are collected and paid. Thus, the estimated total available increment from Sullivan County taxes after the statutory debt service set aside but prior to any county holdback is \$482,288. The estimated total available increment from City of Kingsport taxes after statutory debt service set aside but prior to any holdback is \$ 386,893. However, this amendment provides in Paragraph G that 10% of the tax increment shall be retained by the City and County resulting in an estimated total annual available tax increment after holdbacks and KHRA administrative fees of \$ 743,150. The combined new tax revenue above the current base as a result of this Project would be \$126,749 to the County and \$115,601 for the City. A detailed calculation of these estimated projections is attached hereto as Exhibit Three. The redevelopment of the Project Area will not occur to the degree proposed without the use of tax-increment financing.

E. Amount and the Final Maturity of Bonded or other Indebtedness to be Incurred.

The principal amortization period for any indebtedness backed by the tax-increment revenue generated within the Project Area shall be no more than 25 years. In any event, the final maturity date of all indebtedness issued pursuant to this Amendment shall be on or before May 15, 2055. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax-increment funds, or at such time as monies on deposit in the tax-increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the project shall be retained by the appropriate taxing agency for disbursement according to law.

F. Impact of the Tax-Increment Financing Provisions Upon Taxing Agencies.

The total assessment of the City of Kingsport's real property tax base for the 2019 tax year is approximately \$ 1,878,156,270. The total assessment of Sullivan County's real property tax base for the 2019 tax year is approximately \$3,847,748,820. The current assessment of the Project Area represents 0.0000% of the City of Kingsport's property tax base and 0.0% of the Sullivan County property tax base. The estimated assessment of the Proposed Improvements would represent 1.24 % of the current City of Kingsport tax base and 0.6% of the current Sullivan County tax base. Based on these small percentages, the City and the County (the two taxing agencies affected by this Redevelopment Project) will not be substantially impacted financially by this tax-increment financing provision.





The development of the Redevelopment Project will result in additional residents and economic activity within the Redevelopment District. It is estimated approximately 782 total jobs could be created during the construction phase of the Redevelopment Project with a total annual economic impact of \$ \$5,790,000 to this area. In addition, the long term impact includes the addition of residents to the Downtown Kingsport area which results in significant additional local taxes and other revenue for local governments. While all these numbers rely on certain assumptions and projections, the end result of the Redevelopment Project is that a need for housing has been met and the City and County will receive a substantial economic boost.

G. Division of Property Taxes.

Upon approval of this Amendment, the taxes levied and collected over the Project Area shall be collected by the appropriate taxing authorities in the same manner as provided by law, except that said taxes shall be divided as follows:

1. The portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of such property within the Project Area as of the 2022 tax year (which is the year of approval of this TIF amendment) ("Base Assessment"), shall be allocated to, and when collected, shall be paid to, the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, that in any year in which taxes of the Project Area are less than the Base Assessment and the Dedicated Taxes, there shall be allocated and paid to those respective taxing agencies only those taxes actually imposed and collected; and provided further, that, in any year or years in which the Base Assessment would be diminished solely due to a rate reduction under Title 67, Chapter 5, Part 17, of the Tennessee Code, the Base Assessment shall nevertheless be established at the amount originally determined.

2. Subject to the restraints herein and applicable law, ten percent (10%) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid into a special fund or funds of KHRA to pay the administration fee and to pay the principal of and interest on any bonds, loans or other indebtedness incurred or to be incurred by KHRA to finance or refinance, in whole or in part, eligible redevelopment expenses of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law. The remaining ninety percent (90%) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid to the respective taxing agencies in the same manner as taxes on all other property are paid.

3. Upon retirement of all bonds, loans or other indebtedness incurred by KHRA and payable from such special fund or funds, or at such time as monies on deposit in such special fund or funds are sufficient for such purpose, all taxes levied each year in excess of the Base Assessment and Dedicated Taxes shall, when collected, be paid to the respective taxing agency as taxes levied by such taxing agencies on all other property are paid, and KHRA shall give notice to all affected taxing agencies of such retirement. Excess taxes beyond amounts necessary to fund or reserve for eligible expenditures may be applied to principal and interest of debt incurred to finance such eligible expenditures or shall revert to the taxing agency general fund. In any event, the division of property taxes required by this document shall not continue for any tax year beyond 2054.



#### H. Property Tax Assessments and Collection.

1. The appropriate assessor shall, in each year during the period in which taxes are to be allocated to KHRA pursuant to Paragraph G, compute and certify the net amount, if any, by which the current assessed value of all taxable property located within the Project Area which is subject to taxation by the particular taxing agency exceeds the base assessment. The net amount of any such increase is referred to in this subdivision as the incremental value for that particular year.

2. In any year in which there exists a tax increment to be allocated to KHRA, the appropriate assessor shall exclude it from the assessed value upon which the appropriate assessor computes the tax rates for taxes levied that year by the taxing agency. However, the assessor shall extend the aggregate tax rate of such taxes against the Base Assessment and the incremental value and shall apply the taxes collected there from as provided herein.

3. If in any year property comprising a portion of the Project Area shall be removed from the tax rolls of a taxing agency, the Base Assessment for the Project Area shall be reduced by the amount of the Base Assessment allocable to the property so removed for each subsequent year in which taxes are to be allocated to a particular authority pursuant to the above provisions.

#### I. Documentation for Assessor's Office.

Upon approval of this Amendment, KHRA shall transmit to the assessor of property and the chief financial officer for each taxing agency affected, a copy of the description of all land within the Project Area (including tax parcel numbers), the date or dates of the approval of the redevelopment plan or amendment thereto, a copy of the resolution approving the redevelopment plan or approving an Amendment thereto, a map or plat indicating the boundaries of such property and the Base Assessment with respect to the Project Area, and taxes shall thereafter, when collected, be allocated and paid in the manner provided herein.

#### J. Excluded Taxes.

Notwithstanding anything to the contrary in this section, taxes levied upon property subject to tax-increment financing provisions by any taxing agency for the payment of principal of and interest on all bonds, loans or other indebtedness of such taxing agency, and taxes levied by or for the benefit of the State of Tennessee (herein "Dedicated Taxes"), shall not be subject to allocation as provided in Paragraph G but shall be levied against the property and, when collected, paid to such taxing agency as taxes levied by such taxing agency on all other property are paid and collected.



K. Interpretation.

This tax-increment financing amendment is being proposed pursuant to *Tenn. Code Ann. § 13-20-201, et. seq.* and *Tenn. Code Ann. § 9-23-101, et. seq.* and all relevant provisions are hereby incorporated herein by reference. All provisions of this Amendment shall be construed in a manner consistent with said Code sections.

L. Conditions of Tax Increment.

KHRA shall enter into a redevelopment agreement with Developer which requires Developer to pursue and complete the Redevelopment Project in a diligent manner, and in accordance with plans and specifications approved by KHRA including provisions that obligate the Developer to construct or cause the construction of the housing units and other improvements as set forth in this plan. The redevelopment agreement to be entered into between KHRA and Developer shall contain such terms as KHRA believes reasonably necessary to accomplish this purpose. The tax increment financing authorized pursuant to this Amendment may be divided into multiple separate TIF loans which may be phased in such manner, in such amounts and on such terms as KHRA deems advisable. KHRA shall also have the authority to group the various tax parcels to be created within Project Area into separate TIF zones as it deems advisable and pledge the TIF revenue from each separate TIF zone for the repayment of separate TIF loans as it deems advisable to achieve the purposes of this Amendment. However in no event shall the combined loan amounts for the Project Area as a whole exceed \$9,500,000.00, nor shall the principal amortization period for any TIF Indebtedness exceed 25 years and in no event shall the TIF Revenue from any portion of the Project Area be allocated beyond the tax year 2054. Pursuant to *Tenn. Code Ann. 9-23-103*, KHRA may separately group one (1) or more parcels within the Project Area for purposes of calculating and allocating the tax increment revenues hereunder, and in such cases, the allocation of tax increment revenues shall be calculated and made based upon each such parcel or group of parcels, and not the entire area subject to the plan. KHRA may also allocate the tax increment revenues with respect to any parcel or group of parcels within the Project Area to begin in different years in order to match tax increment revenues with the purposes for which such revenues will be applied as determined in KHRA's discretion but in no event shall the TIF Revenue for any portion of the Project Area be allocated for more than 25 years in total.



EXHIBIT ONE

MAP OF DOWNTOWN KINGSFORT REDVELOPMENT DISTRICT



MAP OF DOWNTOWN KINGSFORT REDEVELOPMENT DISTRICT  
BRICKYARD VILLAGE PROJECT AREA

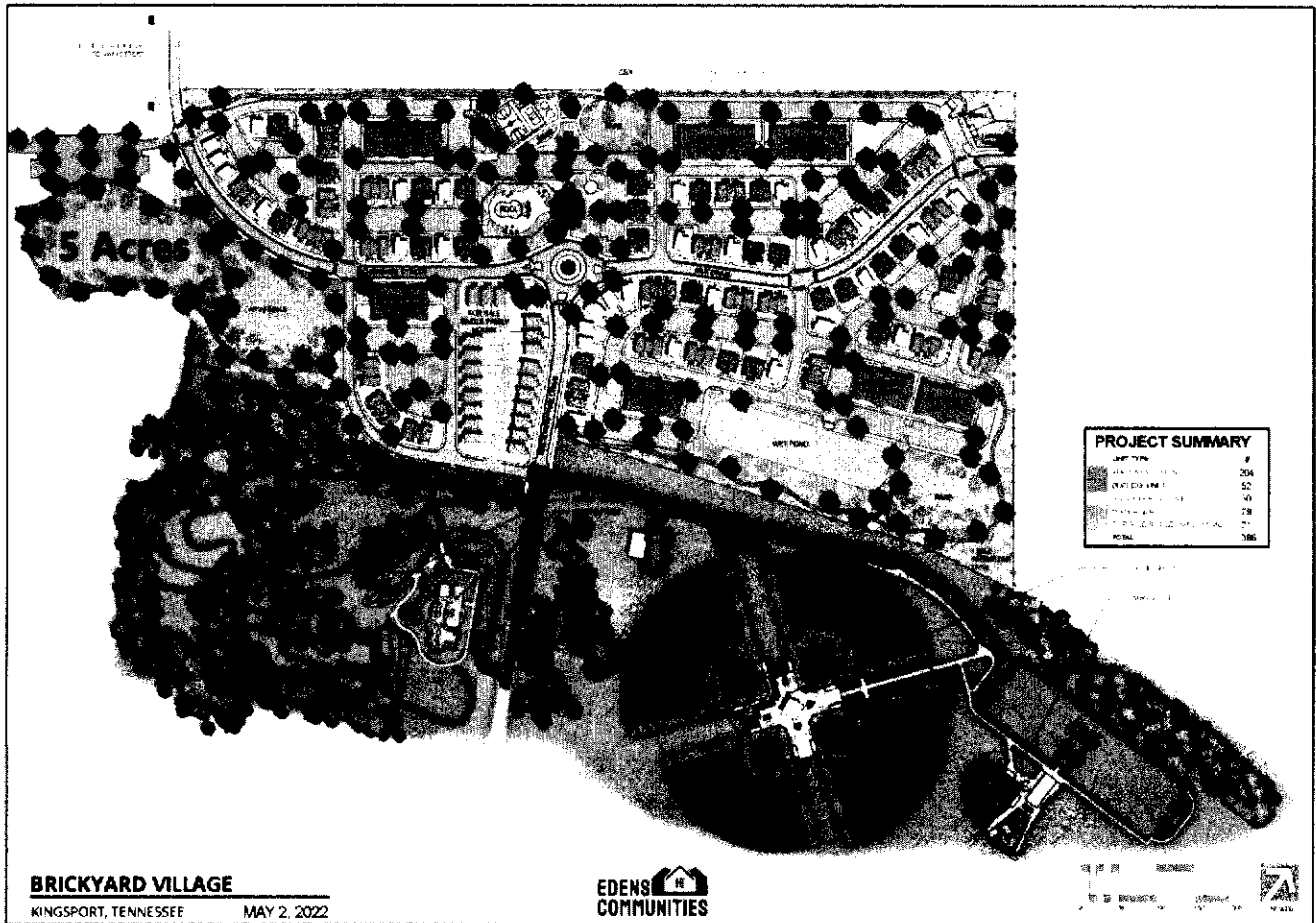


EXHIBIT THREE

TIF ESTIMATE  
BRICKYARD VILLAGE PROJECT AREA  
DOWNTOWN KINGSFORT  
REDEVELOPMENT DISTRICT



# Agenda subject voting report

431

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

45 NEW BUSINESS Item 15 Resolution No. 2022-08-73 Sponsors: Locke/ Gardner  
Vote

**Description**

TAX INCREMENT FINANCING AMENDMENT FOR THE BRICKYARD VILLAGE PROJECT LOCATED WITHIN THE DOWNTOWN KINGSPORT REDEVELOPMENT DISTRICT

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 10:27:55 PM  
**Voting stop time** 10:28:14 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

**Group voting result**

Group	Yes	Absent
No group	21	0
<b>Total result</b>	21	03

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()				X
Broughton, Todd ()				X
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()				X
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

432

Item 16  
No. 2022-08-74

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18<sup>th</sup> day of August 2022.

**RESOLUTION to provide funding to the PETWORKS Animal Services for \$160,000 for the day to day operation of the shelter.**

WHEREAS, PETWORKS is dedicated to providing the best possible care to lost and homeless animals and strives to end animal suffering and animal overpopulation through progressive and proactive policies and programs including adoption, rescue, spay/neuter and responsible ownership education; and,

WHEREAS, PETWORKS currently provides animal control services to the City of Kingsport and accepts animals that are dropped off at the shelter from anywhere in the Sullivan County area; and,

WHEREAS, the PETWORKS Board of Directors has agreed to provide animal control services for the rural unincorporated area of west Sullivan County.

**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular Session, hereby approve funding for the PETWORKS Animal Services in the amount of \$160,000. This amount is to be funded from the Fund Balance of the General Fund or other available funding.**

This resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

Attest: \_\_\_\_\_  
Teresa L. Jacobs, County Clerk

Approve: \_\_\_\_\_  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner(s) Gary Stidham**

**Co-Sponsor(s): Commissioners Hunter Locke, John Gardner, Archie Pierce, Colette George, Angie Stanley**

No. 2022-08-74 COMMISSION ACTION: 08-18-22 1<sup>ST</sup> Reading



**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 17  
 No. 2022-08-75

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18<sup>th</sup> day of August 2022.

**RESOLUTION TO APPROVE THE PURCHASE AND INSTALLATION OF AN ALARM SYSTEM AT THE SULLIVAN COUNTY JAIL.**

WHEREAS, the current Securus Tech Grant fund balance us \$161,039.93; and

WHEREAS, the Sullivan County Jail desires to purchase the alarm system and have it installed for \$13,545 using these Tech Grant funds.

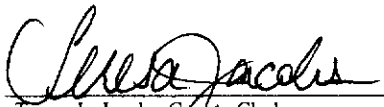
**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorize the Sullivan County Sheriff's Office to purchase the alarm system and have it installed using \$13,545 from the Securus Tech Grant as recommended by the Sullivan County Sheriff's Office.**

**WAIVER OF RULES REQUESTED**

This resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

Approved this 18th day of August, 2022.

Attest:

  
 Teresa L. Jacobs, County Clerk

Approved:

  
 Richard S. Venable, County Mayor

**Sponsored By: Commissioner Andrew Cross**

**Co-Sponsor(s): Commissioners Michael Cole, Tony Leonard**

No. 2022-08-75 COMMISSION ACTION: 08-18-22 Approved on Waiver of Rules 21 Yes, 3 Absent





# Agenda subject voting report

434

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

47 NEW BUSINESS Item 17 Resolution No. 2022-08-75 Sponsors: Cole/ Leonard  
Vote

**Description**

RESOLUTION TO APPROVE THE PURCHASE AND INSTALLATION OF AN ALARM SYSTEM AT THE SULLIVAN COUNTY JAIL.

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 10:32:43 PM  
**Voting stop time** 10:33:00 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

**Group voting result**

Group	Yes	Absent
No group	21	0
<b>Total result</b>	21	03

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()				X
Broughton, Todd ()				X
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()				X
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

435

Item 18  
No. 2022-08-76

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18<sup>th</sup> day of August 2022.

**RESOLUTION To Authorize Approval Of Statutory Bonds For The Circuit Court Clerk, Clerk & Master, County Attorney, County Clerk, County Mayor, Highway Commissioner, Property Assessor, Register Of Deeds, Trustee, And Sheriff.**

WHEREAS, the Circuit Court Clerk, Clerk & Master, County Attorney, County Clerk, County Mayor, Highway Commissioner, Property Assessor, Register of Deeds, Trustee, and Sheriff will take office on September 1, 2022; and

WHEREAS, in compliance with Tennessee Code Annotated these officials are required to have statutory bonds, which bonds the County Commission must approve; and these individuals are to be bonded with Cincinnati Insurance Company.

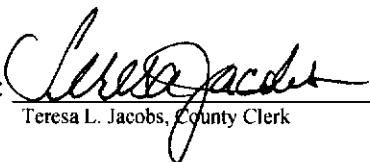
**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby approves the following statutory bonds:**

Official Title	Elected Official
County Attorney	Daniel Street
County Clerk	Teresa Jacobs
County Mayor	Richard Venable
Highway Commissioner	Scott Murray
Property Assessor	Donna Whitaker
Register of Deeds	Sheena Ramsey Tinsley
Trustee	Angela Taylor
Sheriff	Jeff Cassidy
Superintendent of Workhouse	Jeff Cassidy

*Waiver of Rules Requested*

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this 18th day of August, 2022.

Attest:   
Teresa L. Jacobs, County Clerk

  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Hunter Locke**  
**Co-Sponsor(s): Commissioners John Gardner**

No. 2022-08-76 COMMISSION ACTIONS: 08-18-22 Approved on Waiver of Rules 21 Yes, 3 Absent



# Agenda subject voting report

436

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

48 NEW BUSINESS Item 18 Resolution No. 2022-08-76 Sponsors: Locke/ Gardner  
Vote

**Description**

RESOLUTION To Authorize Approval Of Statutory Bonds For The Circuit Court Clerk, Clerk & Master, County Attorney, County Clerk, County Mayor, Highway Commissioner, Property Assessor, Register Of Deeds, Trustee, And Sheriff.

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 10:33:39 PM  
**Voting stop time** 10:33:55 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

**Group voting result**

Group	Yes	Absent
No group	21	0
<b>Total result</b>	<b>21</b>	<b>03</b>

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()				X
Broughton, Todd ()				X
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()				X
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 19  
 No. 2022-08-77

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18<sup>th</sup> day of August 2022.

**RESOLUTION TO PROVIDE A ONE-TIME APPROPRIATION OF \$63,000 TO COMPLETE THE SULLIVAN EAST HIGH SCHOOL GIRLS' SOFTBALL AND BOYS' BASEBALL INFIELD TURF PROJECTS.**

**WHEREAS**, Sullivan County Department of Education has received donations over \$600,000, with one donor giving \$600,000, to improve the girls' softball infield and boys' baseball infield with Baseline Sports Construction providing the low bid on these projects.; and

**WHEREAS**, engineering fees were paid in the amount of \$76,250 from this donation project account; and

**WHEREAS**, the bid for these turf projects expires August 30, 2022; and

**WHEREAS**, any proceeds remaining in this infield turf project account shall be divided equally between the two infield projects; and

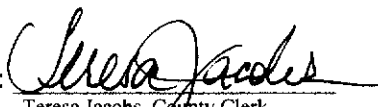
**WHEREAS**, this appropriation is to be designated to Sullivan County Department of Education donation account set up for these turf projects; and

**NOW THEREFORE BE IT RESOLVED** that this Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session on the 18<sup>th</sup> day of August 2022, approves a one-time appropriation of \$63,000 from Sullivan County General Fund to expend on softball / baseball turf infield projects at Sullivan East High School. Account Codes to be assigned by the Sullivan County Director of Finance.

WAIVER OF RULES REQUESTED

This resolution shall take effect from and after its passage the welfare of Sullivan County citizens requiring it. All

Approved this 18th day of August, 2022

Attest:   
 Teresa Jacobs, County Clerk

Approved:   
 Richard S. Venable, County Mayor

**Sponsored By: Commissioner Hershel Glover**

**Co-Sponsor(s): Commissioner(s) Dwight King, Larry Crawford, Todd Broughton, Randy Morrell, Hunter Locke, Terry Harkleroad, Joyce Crosswhite, Tony Leonard, Michael Cole, John Gardner, Archie Pierce, all voting in the affirmative**

No. 2022-08-77 COMMISSION ACTIONS: 08-18-22 Approved on Waiver of Rules, 21 Yes, 3 Absent



# Agenda subject voting report

438

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

NEW BUSINESS ITEM 19

**Description**

**Chairman** Venable, Richard

**Total vote result**

**Voting start time** 10:35:54 PM  
**Voting stop time** 10:36:14 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

**Group voting result**

Group	Yes	Absent
No group	21	0
<b>Total result</b>	<b>21</b>	<b>03</b>

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Bialock, Judy ()				X
Broughton, Todd ()				X
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()				X
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

439

Item 20  
No. 2022-08-78

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18<sup>th</sup> day of August 2022.

**RESOLUTION TO APPROVE RENEWAL OF INTERLOCAL COOPERATION AGREEMENT PROVIDING FOR EMERGENCY COMMUNICATIONS SERVICES BETWEEN SULLIVAN COUNTY, SULLIVAN COUNTY SHERIFF AND SULLIVAN COUNTY EMERGENCY COMMUNICATIONS DISTRICT**

WHEREAS, since June 1998 the Sullivan County Commission has approved an Interlocal Agreement between Sullivan County, Tennessee, the Sullivan County Sheriff, and the Sullivan County Emergency Communications District establishing the terms and conditions by which Sullivan County and the Sullivan County Sheriff would provide the physical facilities, employees and necessary amenities necessary to operate and maintain an emergency communications service for Sullivan County E-911; and

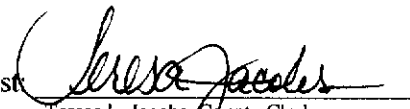
WHEREAS, said Interlocal Cooperation Agreement has been agreed to and extended annually since that time with the only changes being the annual dollar amount; and

WHEREAS, it is necessary to agree to and extend said Interlocal Cooperation Agreement between Sullivan County, Sullivan County Sheriff and Sullivan County Emergency Communication District for the period of July 1, 2022 through June 30, 2023.

**NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves, reaffirms and extends the Interlocal Cooperation Agreement and authorizes Sullivan County Mayor to execute said agreement between Sullivan County, the Sullivan County Sheriff and the Sullivan County Emergency Communication District for the period of July 1, 2022 through June 30, 2023 at the annual rate of Two Hundred Sixty Thousand Five Hundred Nineteen Dollars (\$260,519.00) to be paid to Sullivan County by the Sullivan County Emergency Communication District.**

This resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

Approved this 18<sup>th</sup> day of August 2022.

Attest   
Teresa L. Jacobs, County Clerk

Approved   
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Mark Vance**

**Co-Sponsor(s): Commissioners Darlene Calton, everyone voting in the affirmative**

No. 2022-08-78      ACTIONS: 08-18-22 Approved on Waiver of Rules 21 Yes, 3 Absent



# Agenda subject voting report

440

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

NEW BUSINESS  
ITEM 20  
No. 2022-08-78  
Sponsors: Vance/Calton

**Description**

RESOLUTION TO APPROVE RENEWAL OF INTERLOCAL COOPERATION AGREEMENT PROVIDING FOR EMERGENCY COMMUNICATIONS SERVICES BETWEEN SULLIVAN COUNTY, SULLIVAN COUNTY SHERIFF AND SULLIVAN COUNTY EMERGENCY COMMUNICATIONS DISTRICT.

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 10:37:32 PM  
**Voting stop time** 10:37:46 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

**Group voting result**

Group	Yes	Absent
No group	21	0
<b>Total result</b>	21	03

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()				X
Broughton, Todd ()				X
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()				X
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

441

Item 21  
No. 2022-08-79

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18<sup>th</sup> day of August 2022.

**RESOLUTION OF THE SULLIVAN COUNTY COMMISSION**  
**FOR ADOPTION OF A REDEVELOPMENT PLAN AND**  
**TAX INCREMENT FINANCING AMENDMENT FOR THE**  
**CENTENNIAL ROW PROJECT LOCATED WITHIN THE**  
**DOWNTOWN KINGSPORT REDEVELOPMENT DISTRICT**

WHEREAS, Kingsport Housing & Redevelopment Authority (“KHRA”) pursuant to the provisions of Title 13, Chapter 20, Tennessee Code Annotated, as supplemented and amended, has the power and authority to administer redevelopment programs located within its statutory boundaries; and

WHEREAS, KHRA has prepared a document entitled “Redevelopment Plan for Core Urban Areas” in conformance with Title 13, Chapter 20, Part 2, Tennessee Code Annotated, as supplemented and amended which has been adopted by the City of Kingsport, Tennessee; and

WHEREAS, as previously authorized by the Sullivan County Commission, KHRA conducted a public hearing on August 17, 2022, to determine the necessity for the adoption of a Redevelopment Plan for the Downtown Kingsport Redevelopment District on behalf of Sullivan County which includes the use of tax increment financing; and

WHEREAS, the comments and findings of said public hearing, along with the Centennial Row project proposal for the Downtown Kingsport Redevelopment District have been presented to the Sullivan County Commission; and

WHEREAS, KHRA has recommended the adoption of the Redevelopment Plan and the proposed tax increment financing amendment and have also recommended approval of the use of tax increment financing for a residential development project known as Centennial Row to be located within the Downtown Kingsport Redevelopment District.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorizes:

1. That the Redevelopment Plan for the Downtown Kingsport Redevelopment District as amended, a copy of the Amendment being attached hereto as Exhibit A, is hereby approved, and the factual findings contained therein are affirmed and adopted by the Sullivan County Commission.

2. That use of tax increment financing as described in the Downtown Kingsport Redevelopment Plan as amended for use in support of the project known as Centennial Row project is hereby approved.





3. That the Sullivan County Mayor and Sullivan County Assessor are hereby authorized and empowered to negotiate and execute all such documents as may be reasonably required to implement this Plan.

4. That KHRA is hereby authorized and empowered to implement the Redevelopment Plan as amended, including the use of tax increment financing, on behalf of Sullivan County through the execution of a Development Agreement and other agreements deemed appropriate by KHRA.

5. This resolution is restricted solely to the Downtown Kingsport Redevelopment District and Centennial Row Project is not an approval or denial of any other Redevelopment Plan, Project or District.

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly passed and approved this 18th day of August 2022.

Attest: Teresa Jacobs  
Teresa Jacobs, County Clerk

Approved: Richard S. Venable  
Richard S. Venable, County Mayor

Sponsored by: Commissioner Hunter Locke

Prime Co-Sponsor(s): Commissioner Archie Pierce, John Gardner

2022-08-79 COMMISSION ACTION: 08-18-22 Approved on Waiver of Rules 21 Yes, 3 Absent



**DOWNTOWN KINGSPORT REDEVELOPMENT DISTRICT  
CENTENNIAL ROW PROJECT  
TAX INCREMENT FINANCING AMENDMENT**

Tax-increment financing ("TIF") is a redevelopment tool to be administered by housing and redevelopment authorities codified at Tenn. Code Ann. §§13-20-204 and 205, et. seq. The purpose of TIF is to provide an economic stimulus for blighted property in need of redevelopment. Upon adoption of this Amendment, TIF may be utilized to finance eligible redevelopment costs for a residential redevelopment project known as Centennial Row ("Centennial Row") to be located within the existing Downtown Kingsport Redevelopment District subject to the provisions of this Amendment. The TIF shall be administered as follows:

A. District History.

The Downtown Kingsport Redevelopment District was designated as a Redevelopment District by Kingsport Housing and Redevelopment Authority ("KHRA") in 2001 and authorized a TIF Amendment for the District in 2008. The Redevelopment District was expanded in 2021 to include the areas commonly known as Brickyard Park and Cement Hill. The Downtown Kingsport Redevelopment District includes over 300 acres of real property and hundreds of tax parcels which contains a wide variety of commercial and residential uses.

The Downtown Kingsport Redevelopment District is shown on the map attached as Exhibit One ("Redevelopment District"). The Centennial Row Project Area of the Downtown Kingsport Redevelopment District is also shown on the map attached as Exhibit One ("Project Area"). The Centennial Row project will be located on Main Street which is a primary corridor into Downtown Kingsport. The redevelopment of the Main Street corridor area is critical to the transformation of the entire Redevelopment District.

The Project Area of the Redevelopment District is currently vacant and consists of asphalt areas which are dilapidated and constitutes a deleterious land use which negatively impacts the safety and welfare of the neighboring areas. Delay of the redevelopment of this site will continue to have a blighting influence on the adjacent areas. The use of TIF will allow the redevelopment of a site which has remained undeveloped for the past 9 years. The existing blight within the Project Area would be eliminated by implementation of the proposed Redevelopment Project. The presence of approximately 32 new townhomes would increase economic activity in and around the Redevelopment District. Redevelopment of this area via the proposed Project would also help alleviate the shortage of housing options in the Kingsport and Sullivan County markets which are critical to assist area businesses in recruiting new employees to the area.

Based on the foregoing circumstances and conditions, the Board of Commissioners of KHRA has determined that the District is blighted as defined by TCA 13-20-201 et seq. The District and the Project Area experiences the following conditions:

1. Long-term vacant and underutilized property.



2. Deleterious land use.

3. Blighting effect of the continued vacancy and deterioration of the property and impact to the surrounding properties including increased crime in the Redevelopment District

It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted and deteriorated conditions.

B. District Zoning and Land Use.

The redevelopment of the District shall comply with the Zoning Ordinances and building codes as well as other applicable rules, laws, ordinances, codes and regulations of the City. KHRA shall also review the Plan and any redevelopment projects within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves. This property is currently zoned B-2 by the City of Kingsport with no plans to revise that designation.

The City and KHRA will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control.

C. Estimated Cost of the Project.

The total estimated costs of all the proposed improvements to be made by BLB Properties, LLC (the "Developer") for Centennial Row is \$5,185,860. The proposed improvements by the Developer include removal of the existing asphalt, grading, installation of storm water and utilities, construction of public and private parking areas, installation of landscaping, lighting and other related amenities and the construction of approximately 32 townhomes. The townhomes will be approximately 1250 square feet and contain at least 2 bedrooms and 2 baths. The project will specifically include the construction and maintenance of a parking area on City owned property adjacent to the townhomes which will include approximately ten public parking spaces and nine parking spaces reserved for use by townhome occupants (the "Redevelopment Project")

In addition, KHRA will be paid an annual administration fee equal to five percent of the total annual tax increment revenue received by KHRA. The Project will be located upon the following tax parcels: Sullivan County Tax Map 046P, Group F, Control Map 046P, Parcels 003.00, 003.01 and 003.10. The TIF shall be limited to eligible expenditures for the Redevelopment Project within the Project Area.



D. Sources of Revenue to Finance the Cost of the Project.

The primary sources of revenue to pay for the Redevelopment Project are loan and equity proceeds in the amount of \$ 4,685,860 from the Developer and tax increment based debt (to be issued by the KHRA in the form of bonds, notes, or other indebtedness) in an amount not to exceed \$ 500,000.00, but in no event in an amount to exceed the estimated amount of debt that can be amortized over the 25 year increment period which is hereby authorized by City of Kingsport (the "City") and Sullivan County, Tennessee (the "County"). Current projections suggest that the tax increment from the proposed improvements within the Project Area will be sufficient to retire this amount of indebtedness within a 25 year amortization period for both the City and the County.

The total current property tax assessment for the Project Area is \$ 0. This results in annual property tax payments to the City in the amount of \$ 0 and annual property tax payments to the County in the amount of \$ 0. The Redevelopment Project would result in a total estimated assessed value for property within the Project Area of \$ 1,516,800 (based on a \$3,792,000 tax appraised value). Based on current tax rates, this would result in total estimated annual city taxes of \$30,184 and total estimated annual county taxes of \$36,497. Because Sullivan County has dedicated \$0.3369 of its \$ 2.4062 tax rate for repayment of indebtedness and the City of Kingsport has dedicated \$0.33 of its \$ 2.0643 tax rate for repayment of indebtedness, that portion of the increment, pursuant to Tenn. Code Ann. §§13-20-205 and 9-23-103, shall not be allocated as provided in Paragraph G below but shall be collected and paid to the respective taxing agency as all other property taxes are collected and paid. Thus, the estimated total available increment from Sullivan County taxes after the statutory debt service set aside but prior to any county holdback is \$ 31,387. The estimated total available increment from City of Kingsport taxes after statutory debt service set aside but prior to any holdback is \$25,178. However, this amendment provides in Paragraph G that 10% of the tax increment shall be retained by the City and County resulting in an estimated total annual available tax increment after holdbacks and KHRA administrative fees of \$ 48,363. The combined new tax revenue above the current base as a result of this Project would be \$ 8,248 to the County and \$ 7,523 for the City. A detailed calculation of these estimated projections is attached hereto as Exhibit Two. The redevelopment of the Project Area will not occur to the degree proposed without the use of tax-increment financing.

E. Amount and the Final Maturity of Bonded or other Indebtedness to be Incurred.

The principal amortization period for any indebtedness backed by the tax-increment revenue generated within the Project Area shall be no more than 25 years from the date of issuance of the debt. In any event, the final maturity date of all indebtedness issued pursuant to this Amendment shall be on or before May 15, 2050. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax-increment funds, or at such time as monies on deposit in the tax-increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the project shall be retained by the appropriate taxing agency for disbursement according to law.



F. Impact of the Tax-Increment Financing Provisions Upon Taxing Agencies.

The total assessment of the City of Kingsport's real property tax base for the 2019 tax year is approximately \$ 1,878,156,270. The total assessment of Sullivan County's real property tax base for the 2019 tax year is approximately \$3,847,748,820. The current assessment of the Project Area represents 0.0% of the City of Kingsport's property tax base and 0.0% of the Sullivan County property tax base. The estimated assessment of the Proposed Improvements would represent 0.081% of the current City of Kingsport tax base and 0.040% of the current Sullivan County tax base. Based on these small percentages, the City and the County (the two taxing agencies affected by this Redevelopment Project) will not be substantially impacted financially by this tax-increment financing provision.

The development of the Redevelopment Project will result in additional residents and economic activity within the Redevelopment District. An estimated 48 total jobs could be created during the construction phase of the Redevelopment Project and a total estimated economic impact to this area of \$480,000 per year. In addition, the long term impact includes the addition of residents to the Downtown Kingsport area which results in significant additional local taxes and other revenue for local governments. While all these numbers rely on certain assumptions and projections, the end result of the Redevelopment Project is that a need for housing has been met and the City and County will receive a substantial economic boost.

G. Division of Property Taxes.

Upon approval of this Amendment, the taxes levied and collected over the Project Area shall be collected by the appropriate taxing authorities in the same manner as provided by law, except that said taxes shall be divided as follows:

1. The portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of such property within the Project Area as of the 2022 tax year (which is the year of approval of this TIF amendment) ("Base Assessment"), shall be allocated to, and when collected, shall be paid to, the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, that in any year in which taxes of the Project Area are less than the Base Assessment and the Dedicated Taxes, there shall be allocated and paid to those respective taxing agencies only those taxes actually imposed and collected; and provided further, that, in any year or years in which the Base Assessment would be diminished solely due to a rate reduction under Title 67, Chapter 5, Part 17, of the Tennessee Code, the Base Assessment shall nevertheless be established at the amount originally determined.

2. Subject to the restraints herein and applicable law, ten percent (10%) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid into a special fund or funds of KHRA to pay the administration fee and to pay the principal of and interest on any bonds, loans or other indebtedness incurred or to be incurred by KHRA to finance or refinance, in whole or in part, eligible redevelopment expenses



of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law. The remaining ninety percent (90%) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid to the respective taxing agencies in the same manner as taxes on all other property are paid.

3. Upon retirement of all bonds, loans or other indebtedness incurred by KHRA and payable from such special fund or funds, or at such time as monies on deposit in such special fund or funds are sufficient for such purpose, all taxes levied each year in excess of the Base Assessment and Dedicated Taxes shall, when collected, be paid to the respective taxing agency as taxes levied by such taxing agencies on all other property are paid, and KHRA shall give notice to all affected taxing agencies of such retirement. Excess taxes beyond amounts necessary to fund or reserve for eligible expenditures may be applied to principal and interest of debt incurred to finance such eligible expenditures or shall revert to the taxing agency general fund. In any event, the division of property taxes required by this document shall not continue for any tax year beyond 2049.

#### H. Property Tax Assessments and Collection.

1. The appropriate assessor shall, in each year during the period in which taxes are to be allocated to KHRA pursuant to Paragraph G, compute and certify the net amount, if any, by which the current assessed value of all taxable property located within the Project Area which is subject to taxation by the particular taxing agency exceeds the base assessment. The net amount of any such increase is referred to in this subdivision as the incremental value for that particular year.

2. In any year in which there exists a tax increment to be allocated to KHRA, the appropriate assessor shall exclude it from the assessed value upon which the appropriate assessor computes the tax rates for taxes levied that year by the taxing agency. However, the assessor shall extend the aggregate tax rate of such taxes against the Base Assessment and the incremental value and shall apply the taxes collected there from as provided herein.

3. If in any year property comprising a portion of the Project Area shall be removed from the tax rolls of a taxing agency, the Base Assessment for the Project Area shall be reduced by the amount of the Base Assessment allocable to the property so removed for each subsequent year in which taxes are to be allocated to a particular authority pursuant to the above provisions.

#### I. Documentation for Assessor's Office.

Upon approval of this Amendment, KHRA shall transmit to the assessor of property and the chief financial officer for each taxing agency affected, a copy of the description of all land within the Project Area (including tax parcel numbers), the date or dates of the approval of the redevelopment plan or amendment thereto, a copy of the resolution approving the redevelopment plan or approving an Amendment thereto, a map or plat indicating the boundaries of such property and the Base Assessment with respect to the Project Area, and taxes shall thereafter, when collected, be allocated and paid in the manner provided herein.



J. Excluded Taxes.

Notwithstanding anything to the contrary in this section, taxes levied upon property subject to tax-increment financing provisions by any taxing agency for the payment of principal of and interest on all bonds, loans or other indebtedness of such taxing agency, and taxes levied by or for the benefit of the State of Tennessee (herein "Dedicated Taxes"), shall not be subject to allocation as provided in Paragraph G but shall be levied against the property and, when collected, paid to such taxing agency as taxes levied by such taxing agency on all other property are paid and collected.

K. Interpretation.

This tax-increment financing amendment is being proposed pursuant to *Tenn. Code Ann. § 13-20-201, et. seq.* and *Tenn. Code Ann. § 9-23-101, et. seq.* and all relevant provisions are hereby incorporated herein by reference. All provisions of this Amendment shall be construed in a manner consistent with said Code sections.

L. Conditions of Tax Increment.

KHRA shall enter into a redevelopment agreement with Developer which requires Developer to pursue and complete the Redevelopment Project in a diligent manner, and in accordance with plans and specifications approved by KHRA including provisions that obligate the Developer to construct or cause the construction of the residences and townhomes as set forth in this plan. The redevelopment agreement to be entered into between KHRA and Developer shall contain such terms as KHRA believes reasonably necessary to accomplish this purpose.



MAP OF DOWNTOWN KINGSFORT REDEVELOPMENT DISTRICT  
AND CENTENNIAL ROW PROJECT AREA

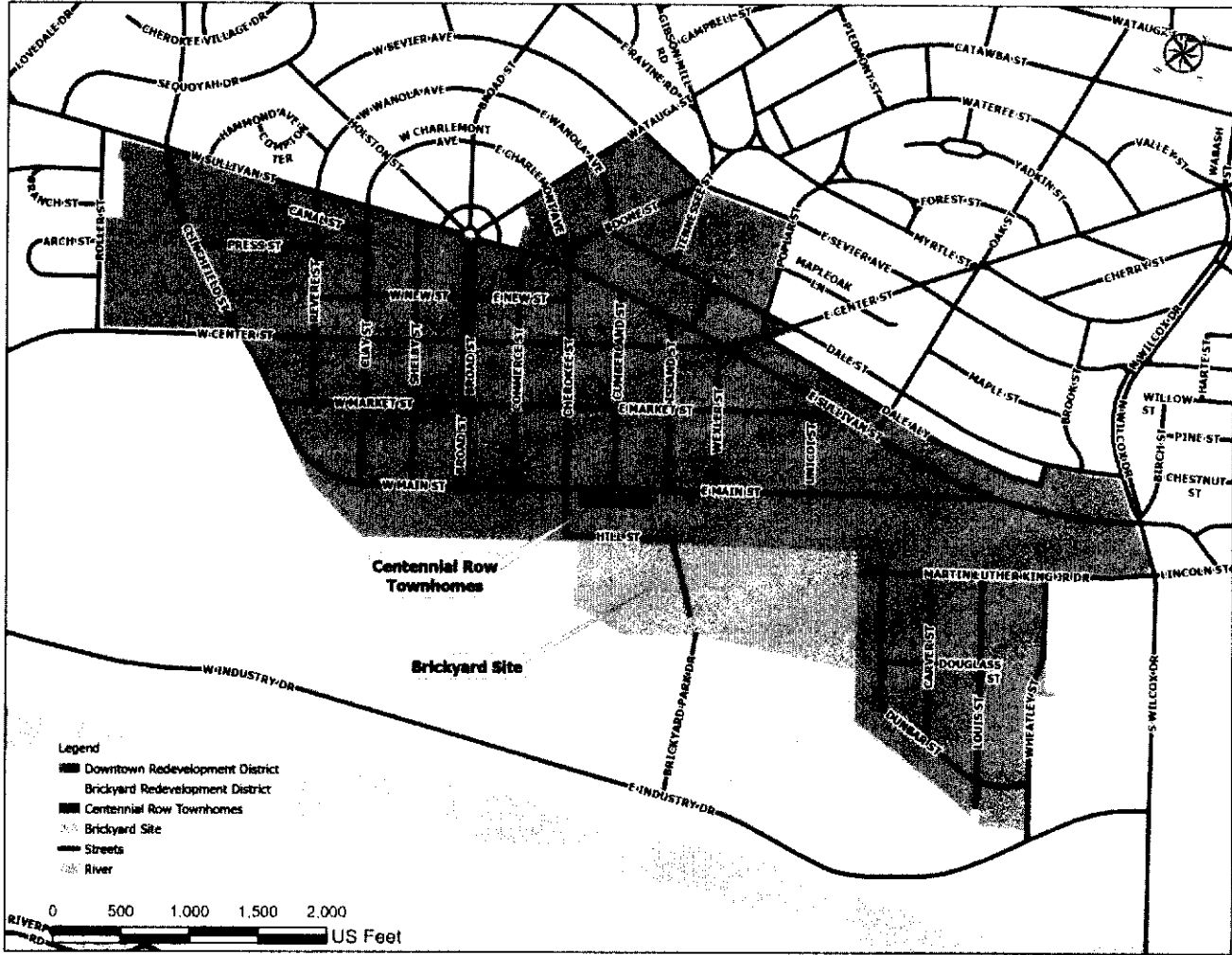




EXHIBIT TWO

TIF ESTIMATE  
CENTENNIAL ROW PROJECT AREA  
DOWNTOWN KINGSPORT  
REDEVELOPMENT DISTRICT

Total Original Assessed Base Value		\$0.00
County Tax Rate	✓	2.4062
City Tax Rate	✓	1.99
Total New Assessed Value		\$1,516,800.00
County Debt Service Rate	✓	.3369
City Debt Service Rate	✓	.33
Total County Taxes		\$36,497.24
Base County Taxes		\$0.00
County Increment		\$36,497.24
County Debt Service Set Aside	✓	\$5,110.10
Available County Increment after Debt Service		\$31,387.14
County Increment after 10% Holdback		\$28,248.43
County Increment after Admin Fee		\$26,836.01
Total City Taxes		\$30,184.32
Base City Taxes		\$0.00
Proposed City Increment		\$30,184.32
City Debt Service Set Aside	✓	\$5,005.44
Available City Increment after Debt Service		\$25,178.88
City Increment after 10% Holdback		\$22,660.99
City Increment after Admin Fee		\$21,527.94
<b>Total City and County Increment available for Debt Service</b>		<b>\$48,363.95</b>
Annual New Benefits to City (retained increment & debt service)		\$7,523.33
Annual New Benefits to County (retained increment & debt service)		\$8,248.81



# Agenda subject voting report

451

Meeting name

Sullivan County Commission August 18, 2022

8/18/2022

NEW BUSINESS  
Item 21 No. 2022-08-79  
Sponsor: Locke  
Vote

**Description**

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE CENTENNIAL ROW PROJECT LOCATED WITHIN THE DOWNTOWN KINGSPORT REDEVELOPMENT DISTRICT

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 10:39:19 PM  
**Voting stop time** 10:39:35 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

**Group voting result**

Group	Yes	Absent
No group	21	0
<b>Total result</b>	<b>21</b>	<b>3</b>

**Individual voting result**

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()				X
Broughton, Todd ()				X
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	X			
Jones, Sam ()	X			
King, Dwight ()				X
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Pierce, Archie ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			



Our Mission: "Increase awareness in Sullivan County about the humane treatment of animals through responsible sheltering, education, spay/neuter assistance, and access to wellness."

## Sullivan County Commission Update August 18, 2022

**In the last 6 months the Animal Shelter of Sullivan County has provided:**

**Vaccine Clinic** - served **769** animals (completing basic vaccines, Rabies vaccine, microchip, deworming, flea meds). Microchips implanted for community owned animals: **423**

**Spay/Neuter Clinic** - performed spay/neuter on shelter animals and community owned animals

- Community Cats Spayed/Neutered **254** cats
- Owned Animals (cats and dogs) Spayed/Neutered **218\***

\*This service is offered to all surrounding counties, not limited to just Sullivan County

All spay/neuter services for community cats and owned animals includes a rabies vaccine free of charge.

The animal shelter alters all animals prior to adoption. In focusing on our mission, we see spay/neuter as part of the solution to overpopulation of animals in our communities. This service allows our community to adopt healthy, fully vetted, altered animals.

We continue to work with vendors and organizations for best pricing for vaccines, supplies, etc. and are constantly looking for cost saving measures which allows us to continue to be an outreach for our community. Partnering with our community to vaccinate, spay/neuter, microchip their animals helps focus on the public health of our community in which we can be proud of.

The ongoing partnership with UT Veterinary School continues to educate us on best practice for shelter animals and allows us to become a Gold Standard outreach shelter.

Partnering with AMP (Appalachian Mission Pawsible) as a food bank source for our community is another avenue of outreach to assist those in need of food for their cats and dogs.

Earlier this year, we were able to partner with PetcoLove which allowed us to provide a combo vaccine free of charge to our community during vaccine clinics for cats and dogs. This allowed us to **vaccinate 1,000 animals** without cost to the community.

As part of our outreach goals, we continue to reach out to our surrounding shelters offering to educate and assist as we are able. With the training from UT Veterinary School, this allows us to share these important protocols with other shelters.

We were able to reach out and partner with one area shelter earlier this year and was able to pull 20 dogs and 6 cats for rescue. We were also able to share about contracts and vendors to assist with cost savings.

Our euthanasia rate continues to be well **below the national** no kill standards - **euthanasia percentage is 0.02%**

**Together We Can**

*You & a guest are Invited*

# NATIONAL FIREWORKS ASSOCIATION ANNUAL EXPO

VIEWING OF CONSUMER PRODUCT DEMOS  
AT HUNTER WRIGHT STADIUM

## SEPTEMBER 6-10 8-10 P.M. NIGHTLY

TO ATTEND ANY NIGHT AS A GUEST OF NFA, PLEASE RSVP TO:  
CKETRON@VISITKINGSPORT.COM  
INCLUDE NAMES FOR GUEST ACCESS BADGES



NATIONAL FIREWORKS ASSOCIATION

*Vast*

KINGSPORT

T E N N E S S E E

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
<b>Voting Summary:</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>				
Johnson	1	24	0			Yes				
Watson	2	24	0			Yes				
Wolff	3	24	0			Yes				
White	4	24				Yes				
<b>footnote:</b>	<b>ZTA =</b>	<b>Zoning Text Amendments</b>								
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](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.

**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.

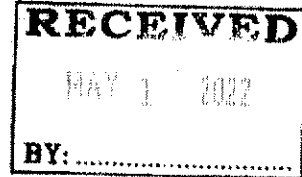
Date: 4/19/2022

Property Owner: Martha Johnson

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

Phone number: 865-419-4889

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:                       Denied:                       Approved 24 Yes

**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 –**

<b>Property Owners:</b>	Betty Wolfe Muse, et. al. (heirs of the Wolfe farm)
<b>Applicants:</b>	Tyler Osborne, Tyler McCoy and Ethan Buchanan
<b>Representative:</b>	Martha Johnson, heir/seller
<b>Location:</b>	N. Austin Springs Road, Piney Flats
<b>Mailing Address of Owners:</b>	P. O. Box 352 Piney Flats
<b>Civil district of rezoning:</b>	9 <sup>th</sup>
<b>Commission District:</b>	5 <sup>th</sup>
<b>Parcel ID:</b>	Tax Map 135, Parcel 154.20
<b>Subdivision of Record:</b>	n/a – 20-foot easement on file
<b>PC1101 Growth Boundary:</b>	Johnson City Urban Growth Boundary
<b>Utility District:</b>	Johnson City Utility District
<b>Public Sewer:</b>	n/a
<b>Lot/Tract Acreage:</b>	20 acres
<b>Zoning:</b>	A-1 (General Agricultural)
<b>Surrounding Zoning:</b>	R-1 and A-1 (R-3 across the road)
<b>Requested Zoning:</b>	R-1 (Single-Family Residential)
<b>Existing Land Use:</b>	vacant – pasture field
<b>Surrounding Land Uses:</b>	Single Family Residential, farmland, mobile home park and open space
<b>2006 Land Use Plan:</b>	Low Density Residential/General Agricultural
<b>Neighborhood Opposition:</b>	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 asked 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 McMillan seconded the motion and the vote in favor passed unanimously. (7 in favor of request / 2 absent).*



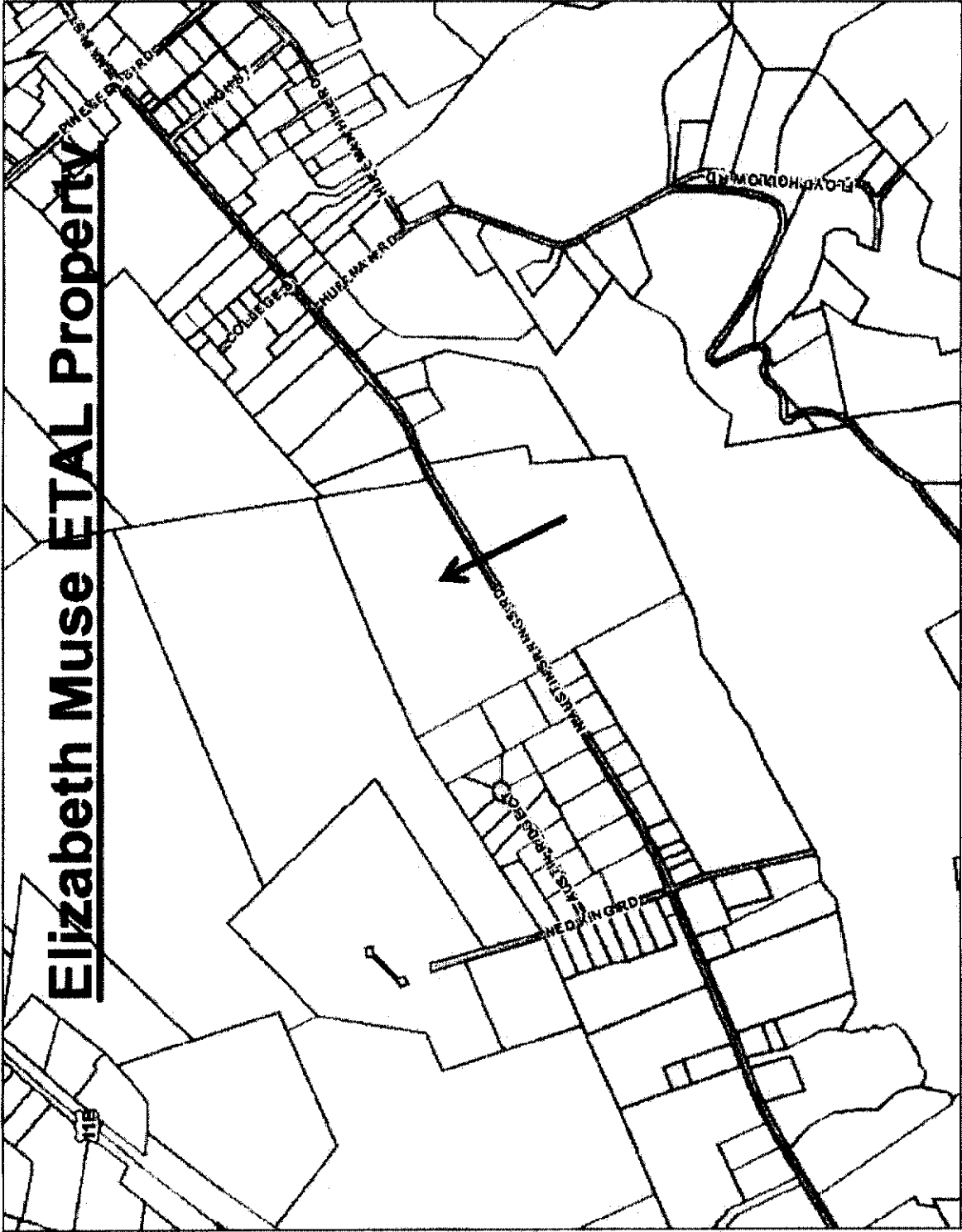
**Address Data Source**

Sullivan County, TN, 37811  
Sullivan County, TN, 37811  
Sullivan County, TN, 37811  
Sullivan County, TN, 37811

**Notice**

All data was not field checked  
of the data for the purposes of  
accuracy. It is possible that the  
accuracy of the data may vary in  
certain areas and some of the  
data may be incorrect. The  
Sullivan County Planning and  
Codes Department is not  
responsible for any errors or  
omissions in the data.

- Thoroughfare
- Arterial
- Collector



Printed on 11/15/11 at 10:00 AM  
 11/15/11 10:00 AM  
 11/15/11 10:00 AM



Sullivan County, TN  
 Planning and Codes Dept.

**Address Data Source:**

Sullivan County, TN  
Aerial Photo  
Johnson City, TN  
Bureau of Aeronautics

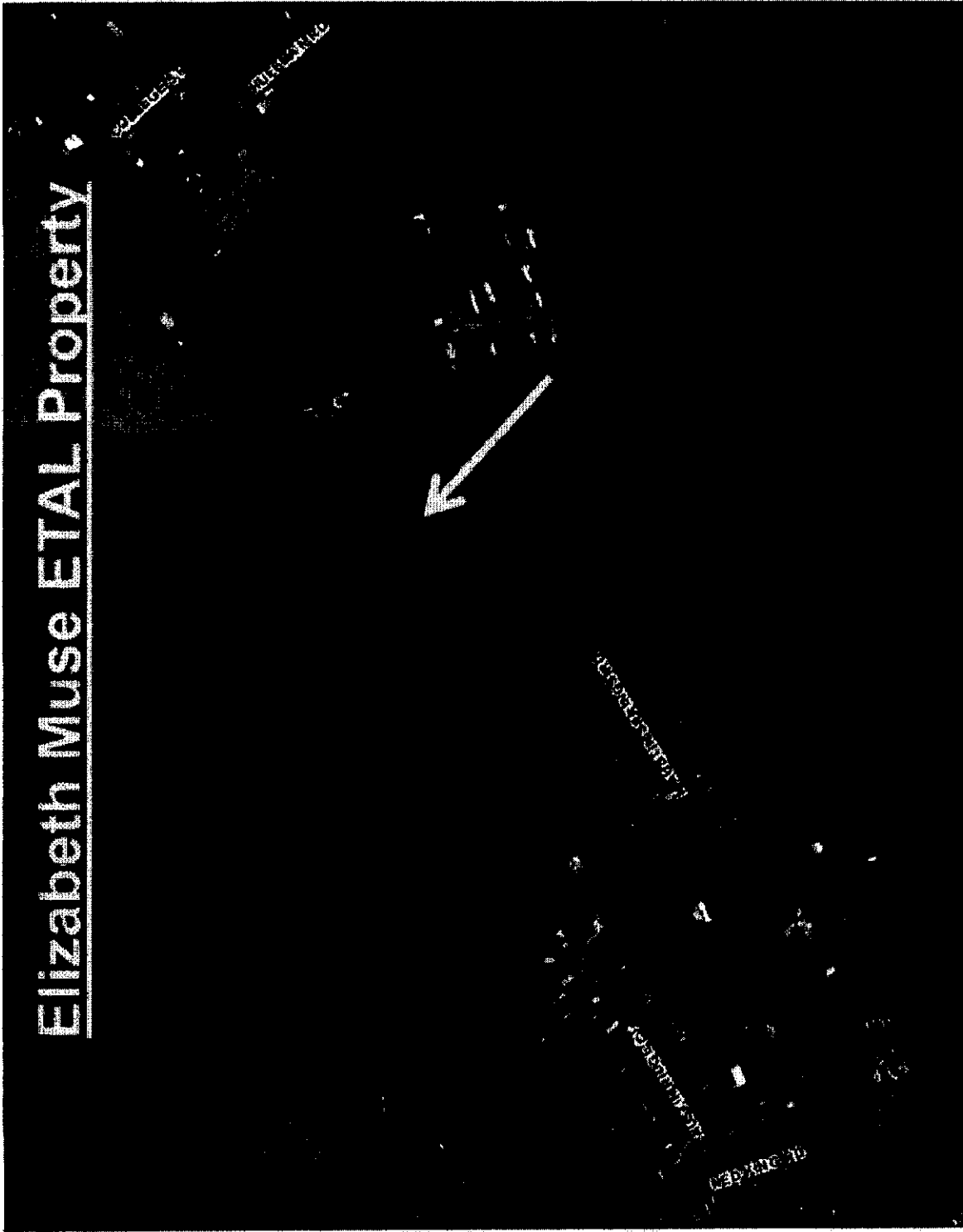
**Notice:**

Aerial photos are not legal surveys. They are intended to show the general location of lots, blocks, and boundaries. They are not to be used for legal purposes. Aerial photos are not to be used for legal purposes in the State of Tennessee. The user assumes all responsibility and liability for any use of the data.

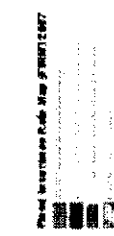
Thoroughfare

Arterial

Collector



**Elizabeth Muse ETAL Property**



Sullivan County, TN  
Planning and Codes Dept.



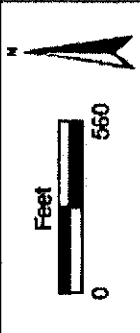
**Address Data Source:**  
 Sullivan County, TN Co 911  
 Johnson Co, TN Co 92  
 Johnson Co, TN Co 93  
 Break, Block 911

**Notice:**  
 Address has not been updated  
 since the last update of  
 data. It is possible that  
 address data is not  
 current and street names  
 may not be accurate.  
 Aerial imagery is used to  
 verify street names and  
 parcel boundaries. The  
 date of the imagery is  
 indicated in the bottom  
 right corner of the map.

**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



**Project:** 10/10/00 RAB Map (PBD) 2007

**Map:** 10/10/00 RAB Map (PBD) 2007

**Scale:** 1" = 550'

**Legend:**

- Thoroughfare
- Arterial
- Collector
- Zoning
- Water

**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

462

**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, 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 black 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
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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: Sft: 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			



**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 & Sharon Glass  
Address: 1357 Shipley Ferry Road Blountville TN 37617  
Phone number: 253-491-4927 Email: STEVEJACLYN@LIVE.COM

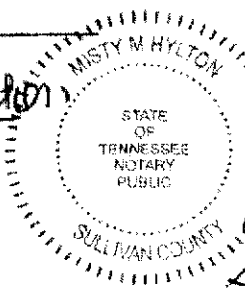
<u>Property Identification</u>			
Tax Map: 079	Group:	Parcel: 042.00, 043.00, 045.00, 046	
Zoning Map: 16	Zoning District: <u>PBD/s<sub>g</sub></u>	Proposed District: <u>A-1</u>	Civil District: 7
Property Location: 1343, 1357, 1321, 1289 Shipley Ferry Road			Commission District: 7
Purpose of Rezoning: <u>Residential Use - back to A-1 as it was originally</u>			

<u>Meetings</u>	
<b>Planning Commission:</b>	
Place: Kingsport City Hall, 415 Broad Street 3rd Floor Kingsport TN	
Date: <u>July 28 2022</u>	Time: <u>5:30 pm</u>
Approved: <input checked="" type="checkbox"/>	Denied: <input type="checkbox"/>
<b>County Commission:</b>	
Place: Historic Courthouse 2 <sup>nd</sup> Floor Commission Chambers 13411 Highway 126 Blountville, TN	
Date: <u>August 18, 2022</u>	Time: 6:00 PM
Approved: <input checked="" type="checkbox"/>	Approved 24 Yes
Denied: <input type="checkbox"/>	

**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 A. 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](mailto:SavannahGarland@KingsportTN.gov)



415 Broad Street, 2<sup>nd</sup> Floor  
Kingsport, TN 37660

**Address Data Source:**

Sullivan County, TN, Co 311  
Kingsport, TN, Co 08  
Johnson City, TN, Co 23  
Sevier, TN, Co 911

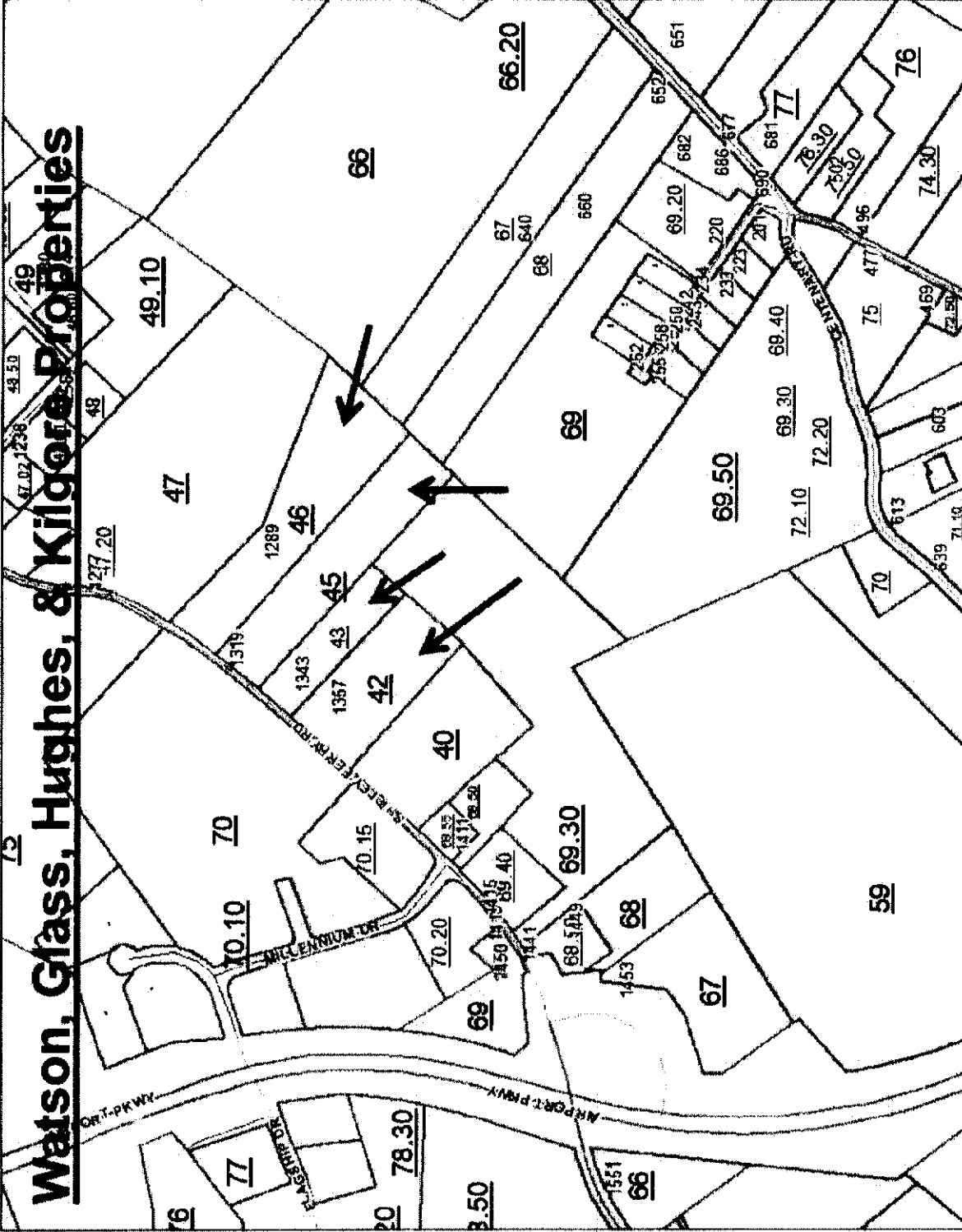
**Notice:**

A 10' strip has no right-of-way  
other than the easement of  
utility. A certificate shall be  
issued in favor of the utility  
company and the utility company  
shall be responsible for the  
maintenance and repair of the  
strip. The strip shall be  
maintained by the utility  
company.

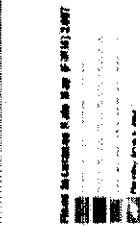
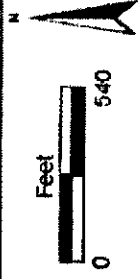
Thoroughfares

Arterial

Collector



# Watson, Glass, Hughes, & Kilgore Properties



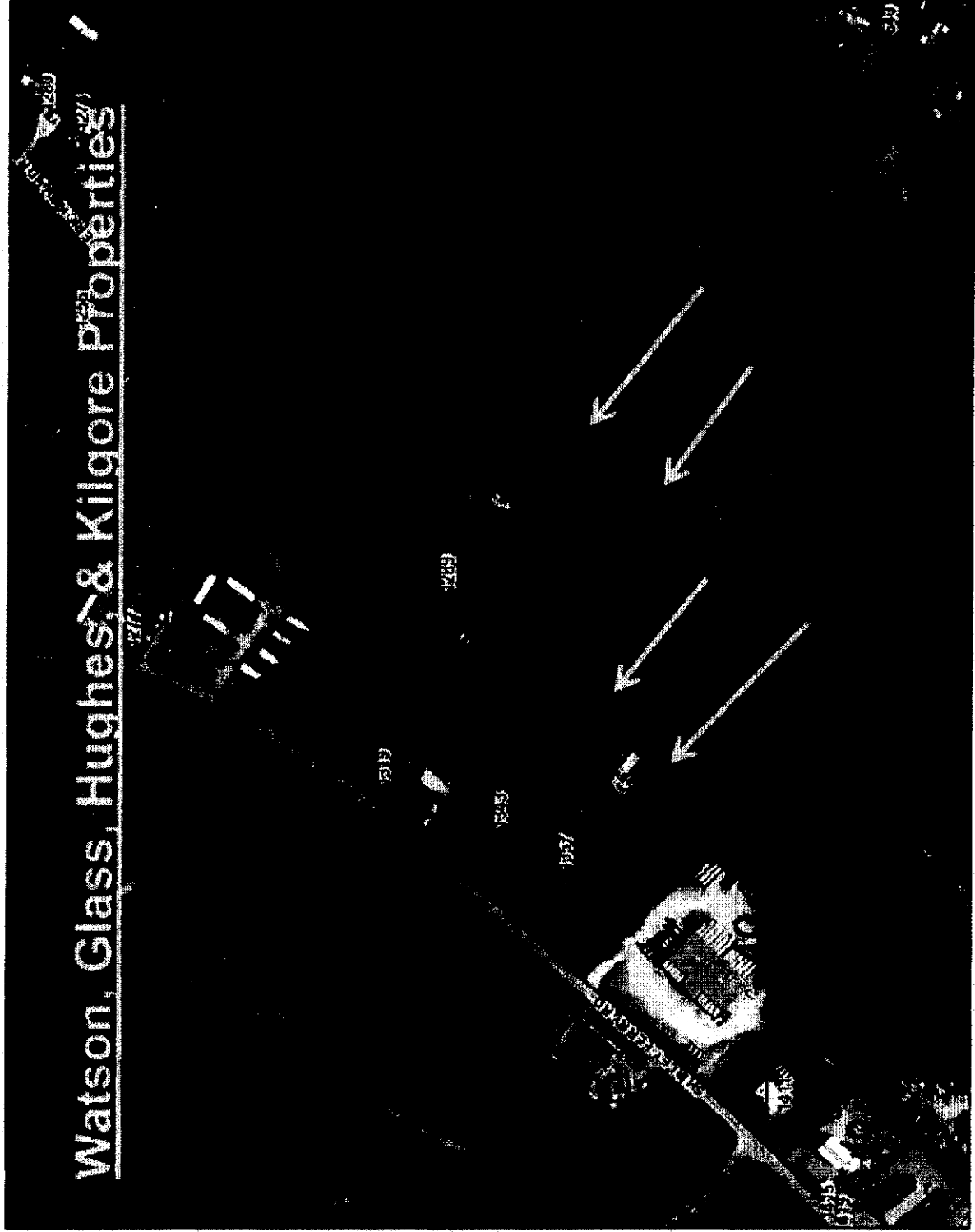
Sullivan County, TN  
Planning and Codes Dept.



**Address Data Source:**  
Sullivan County, TN, GIS  
Address: Kirtland  
Sullivan County, TN, GIS  
Date: 03/28/2011

**Notice:**  
Aerial imagery is not to be used for any other purpose other than the assessment of land use. It is not to be used to establish boundary lines, resolve disputes, or for any other purpose. Aerial imagery is shown in the state of Tennessee should be used for any other purpose or liability of the manufacturer of this map.

Thoroughfare  
Arterial  
Collector



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

Public Information Map (PIM) 2011

Map Legend:

- Thoroughfare
- Arterial
- Collector
- Other
- Water
- Other

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

**Address Data Source:**

Soil and County Site Data  
 Copyright 2011 US  
 Addressing, Inc.  
 Knoxville, TN 37919

**Notice:**

As a result of the mapping, zoning codes are shown on the map. These codes are used to identify the zoning district for a particular parcel. A land surveyor should be contacted for more information regarding the zoning code for a particular parcel. The State of Tennessee should be contacted for all questions of jurisdiction and/or authority.

**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

PMO-1

PMO-2

R-1

R-2

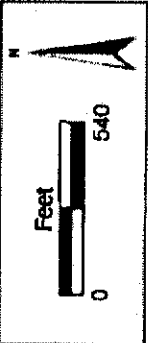
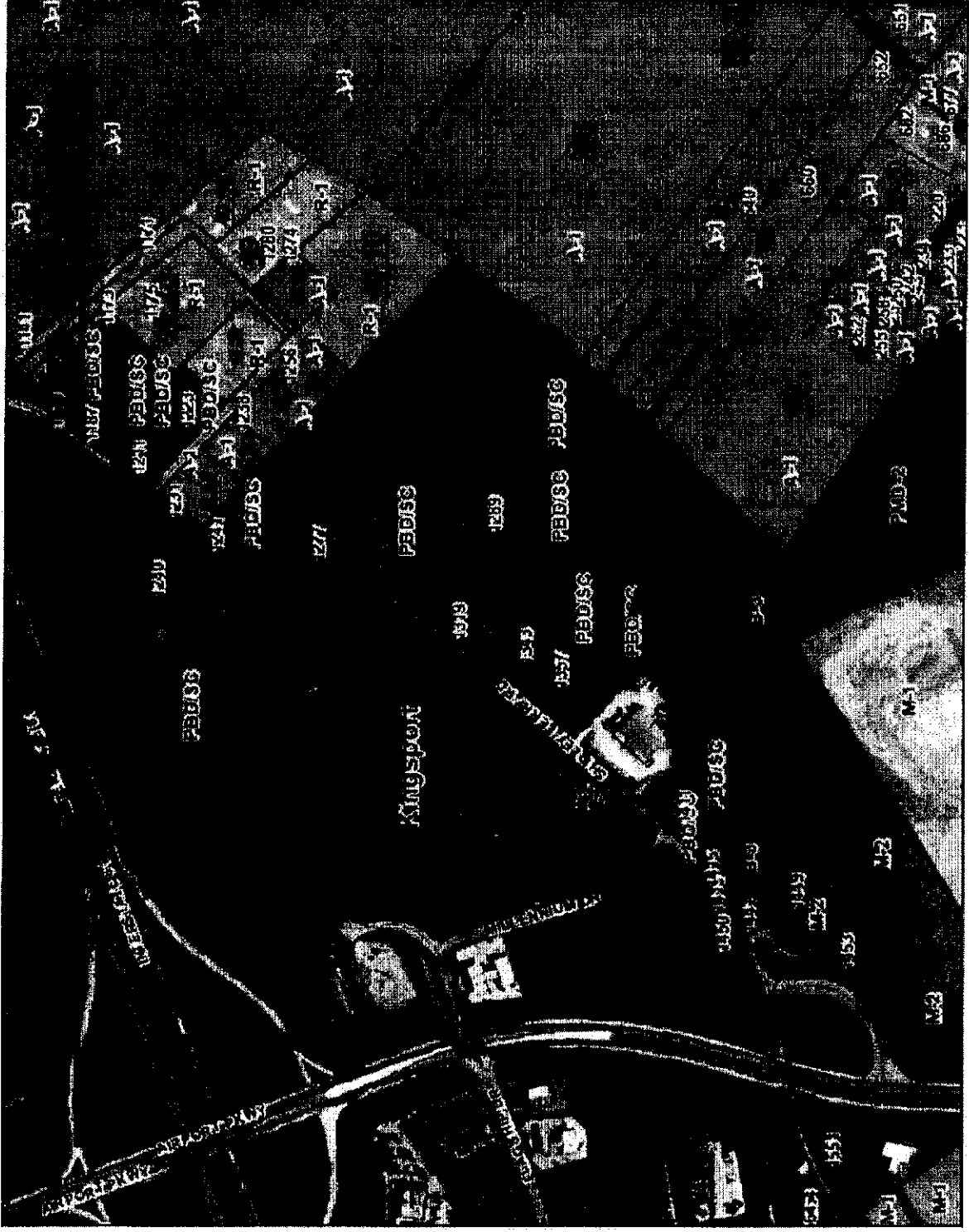
R-2A

R-3

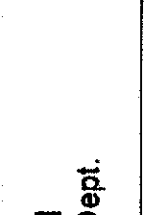
R-3A

R-3B

Water



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



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

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 Planning and Codes Dept.

**Address Data Source:**

Southwest Map Co. #11  
 Windsor, Tenn. 37392  
 Johnson City, TN, 37605  
 Brown, Street #11

**Notice:**

All other uses require obtaining a zoning permit from the Planning & Codes Dept. in order to comply with the applicable provisions of the Sullivan County Zoning Ordinance and to ensure proper use of the property. A zoning permit is required for all uses not specifically listed in the Sullivan County Zoning Ordinance. The State of Tennessee will not be responsible for any consequences of inaccurate and/or outdated information.

**Thoroughfare**



Aerial

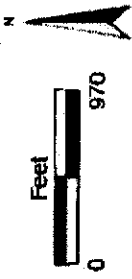
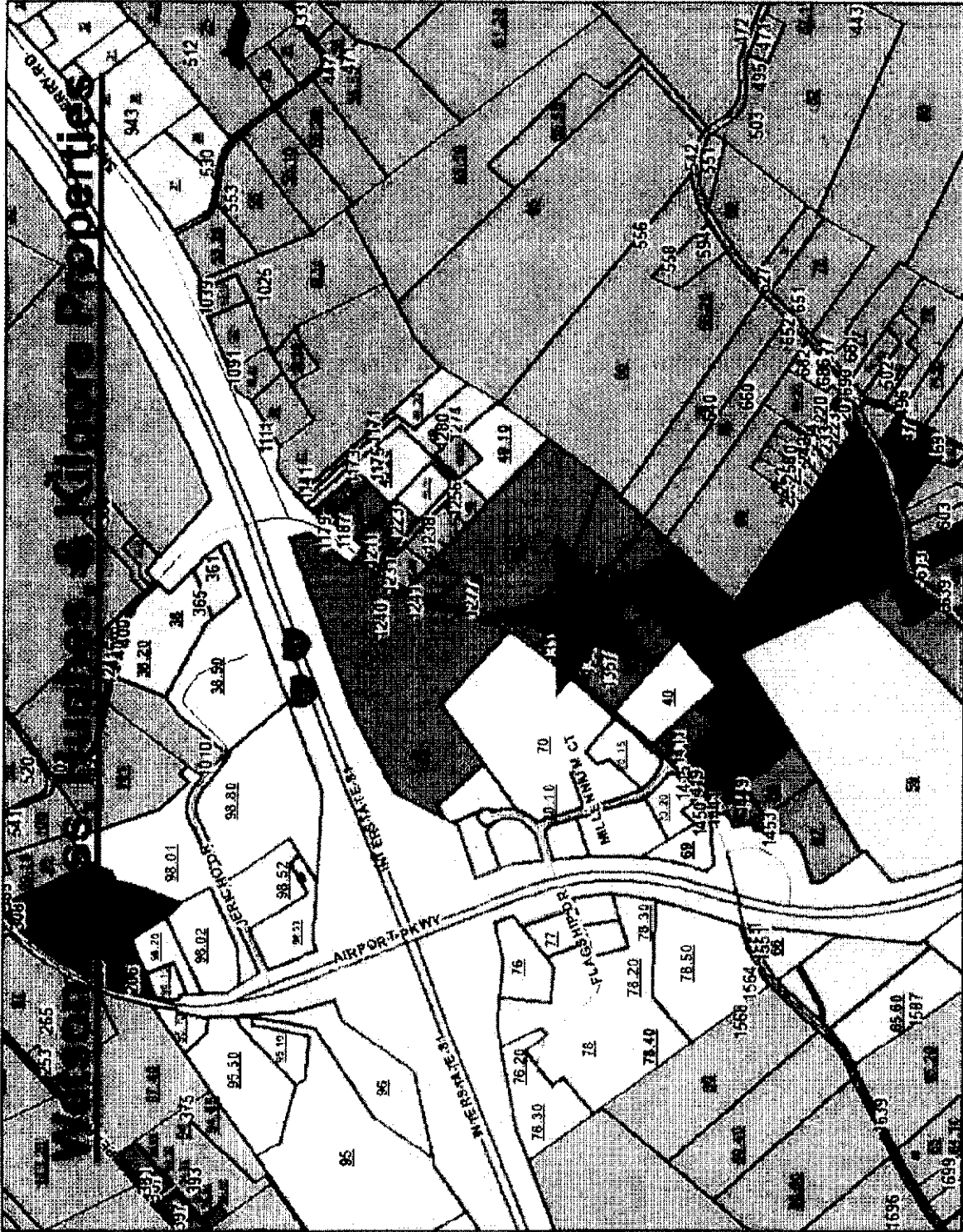


Collector

**Sullivan County Zoning**



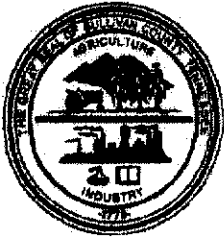
Water



Map prepared by Sullivan County Planning and Codes Dept. in cooperation with the State of Tennessee. All rights reserved. No part of this map may be reproduced without the written permission of the Sullivan County Planning and Codes Dept.

**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

471

**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 3<sup>rd</sup> Floor, Kingsport Tennessee. The Sullivan County Commission meeting is held in the Old Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Kingsport Planner know if you need any special assistance for these public meetings at 423-229-9485.

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
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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 37817

### Property Location

Address: SHIPLEY FERRY RD 1357

Map: 079 Grp:      Ctrl Map: 079      Parcel: 042.00      Pl:      Sft: 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

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

**Building Areas:**

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

**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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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:  
 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 Pl: 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

<b>Interior Finish:</b>	07 - DRYWALL	<b>Paint/Decor:</b>	03 - AVERAGE
<b>Heat and A/C:</b>	07 - HEAT & COOLING SPLIT	<b>Plumbing Fixtures:</b>	6
<b>Bath Tile:</b>	00 - NONE	<b>Electrical:</b>	03 - AVERAGE
<b>Shape:</b>	01 - RECTANGULAR DESIGN	<b>Quality:</b>	01 - AVERAGE
<b>Act Yr Built:</b>	1979	<b>Condition:</b>	A - AVERAGE

**Building Areas:**

<b>Area: BMU</b>	<b>Sq Ft: 2,582</b>
<b>Area: BAS</b>	<b>Sq Ft: 2,378</b>
<b>Area: OPF</b>	<b>Sq Ft: 480</b>
<b>Area: EPF</b>	<b>Sq Ft: 288</b>
<b>Area: UTF</b>	<b>Sq Ft: 180</b>
<b>Area: OPF</b>	<b>Sq Ft: 24</b>

**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**

<b>Deed Acres: 2.12</b>	<b>Calc Acres: 0.00</b>	<b>Total Land Units: 2.12</b>
<b>Land Type: 04 - IMP SITE</b>	<b>Soil Class:</b>	<b>Units: 2.12</b>

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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:  
 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 Pl: Sl: 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**

<b>Deed Acres:</b> 5.60	<b>Calc Acres:</b> 0.00	<b>Total Land Units:</b> 5.60
<b>Land Type:</b> 04 - IMP SITE	<b>Soil Class:</b>	<b>Units:</b> 5.60

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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:  
 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 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2021

Land Mkt Value: \$63,600  
 Improvement Value: \$208,200  
 Total Market Appraisal: \$271,800  
 Assessment %: 25  
 Assesment: \$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

Parcel Detail

<b>Interior Finish:</b>	07 - DRYWALL	<b>Paint/Decor:</b>	03 - AVERAGE
<b>Heat and A/C:</b>	07 - HEAT & COOLING SPLIT	<b>Plumbing Fixtures:</b>	9
<b>Bath Tile:</b>	00 - NONE	<b>Electrical:</b>	03 - AVERAGE
<b>Shape:</b>	04 - IRREGULAR SHAPE	<b>Quality:</b>	01 - AVERAGE
<b>Act Yr Built:</b>	1993	<b>Condition:</b>	A - AVERAGE
<b>Building Areas:</b>			
<b>Area: BMU</b>	<b>Sq Ft: 2,824</b>		
<b>Area: BAS</b>	<b>Sq Ft: 2,824</b>		

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

<b>Deed Acres: 6.90</b>	<b>Calc Acres: 0.00</b>	<b>Total Land Units: 8.90</b>
<b>Land Type: 04 - IMP SITE</b>	<b>Soil Class:</b>	<b>Units: 6.90</b>

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**Rezoning Report**

**Kingsport Regional Planning Commission**

**File Number REZONE22-0111**

**Shipley Ferry Road (County Rezoning)**

<b>Property Information</b>			
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)
<b>Owner / Applicant Information</b>			
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>	
<b>Planning Department Recommendation</b>			
The Kingsport Planning Division recommends sending a <b>POSITIVE</b> recommendation to Sullivan County Commission for the following reasons:			
<ul style="list-style-type: none"> <li>• <i>The zoning change is compatible with the surrounding A-1 zoning</i></li> <li>• <i>The zoning change will appropriately match the existing use.</i></li> </ul>			
<b>Staff Field Notes and General Comments:</b>			
<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>			
Planner:	Savannah Garland	Date:	June 20, 2022
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>July 28, 2022</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

**Rezoning Report**

**Kingsport Regional Planning Commission**

**File Number REZONE22-0111**

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

**INTENT**

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

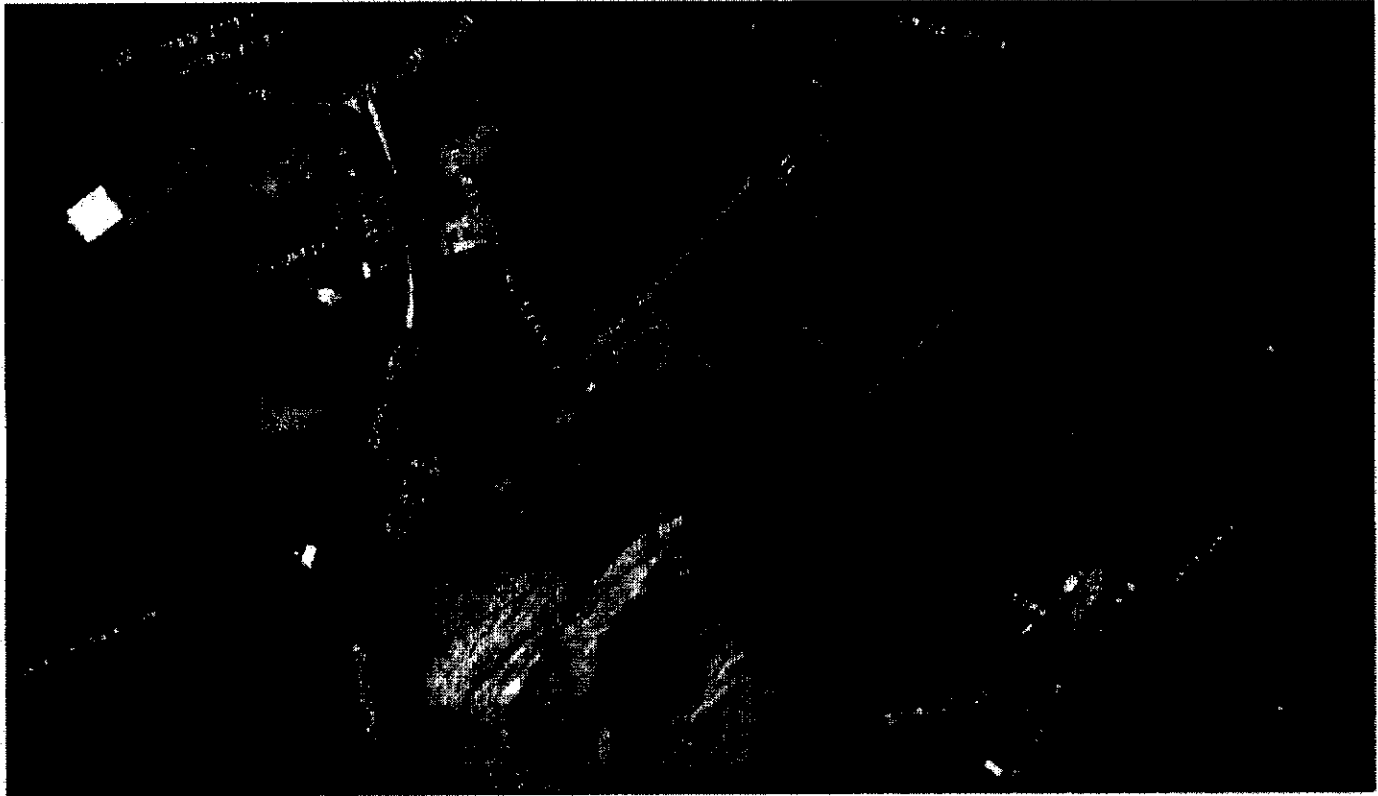


Kingsport Regional Planning Commission

Rezoning Report

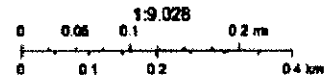
File Number REZONE22-0111

Site Map



8/20/2022, 11:33:03 AM

- |   |                                       |  |                                       |  |                                       |
|---|---------------------------------------|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Hunters 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                   |                                       |



Map Application by ArcGIS

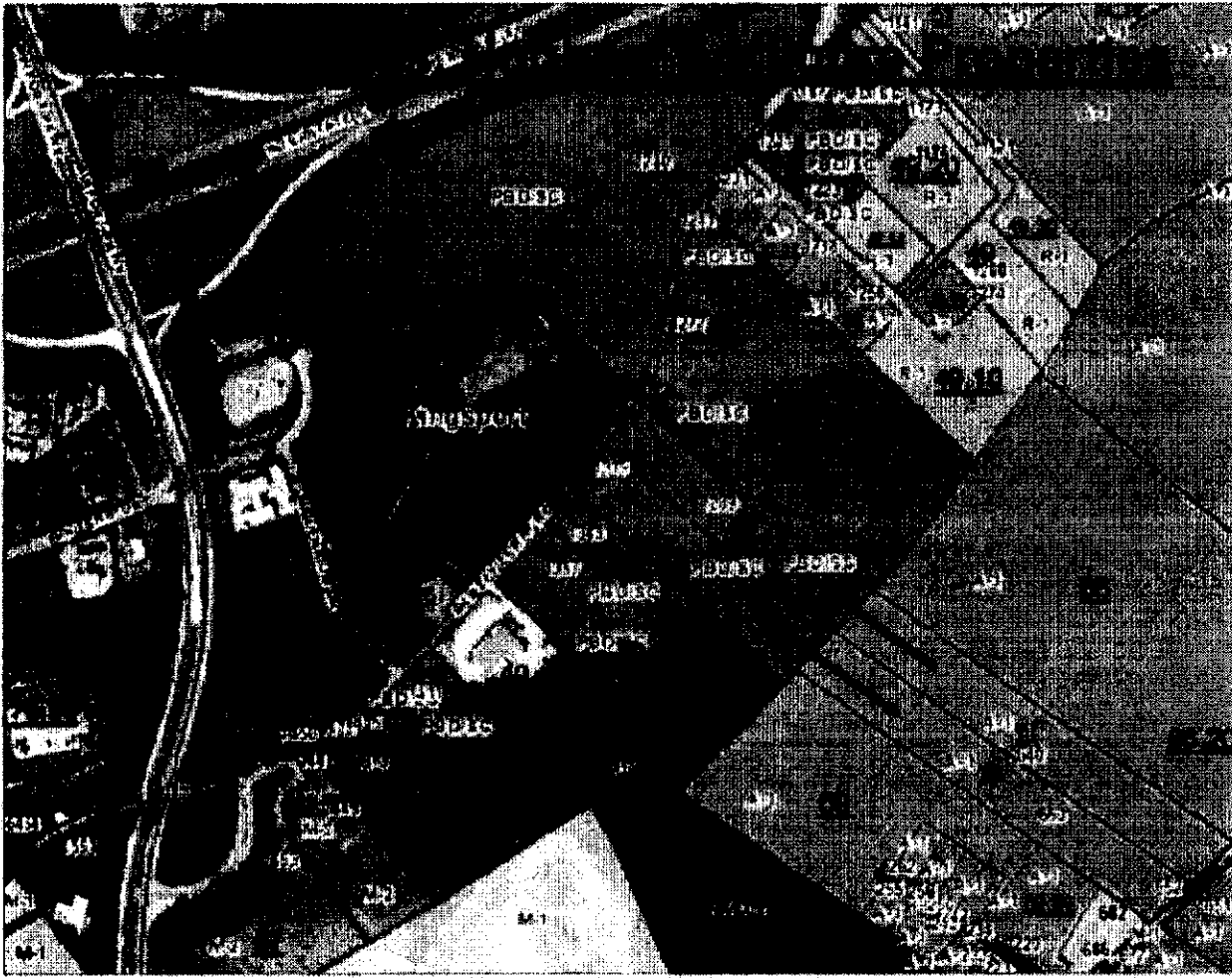
Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on July 28, 2022

Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE22-0111

Surrounding Zoning Map (Sullivan County Zoning)

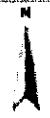


- Address Data Source:**
- Notice:**
- boroughlines**
- Arterial
  - Collector
- Sullivan County Zoning**
- A-1
  - A-2
  - A-5
  - AR
  - B-1
  - B-2
  - B-3
  - B-4
  - M-1
  - M-2
  - PBD-5
  - PBD/SC
  - PKO-1
  - PBD-2
  - R-1
  - R-2
  - R-2A
  - R-3
  - R-3A
  - R-3B
  - Water



Sullivan County, TN  
Planning and Codes Dept.

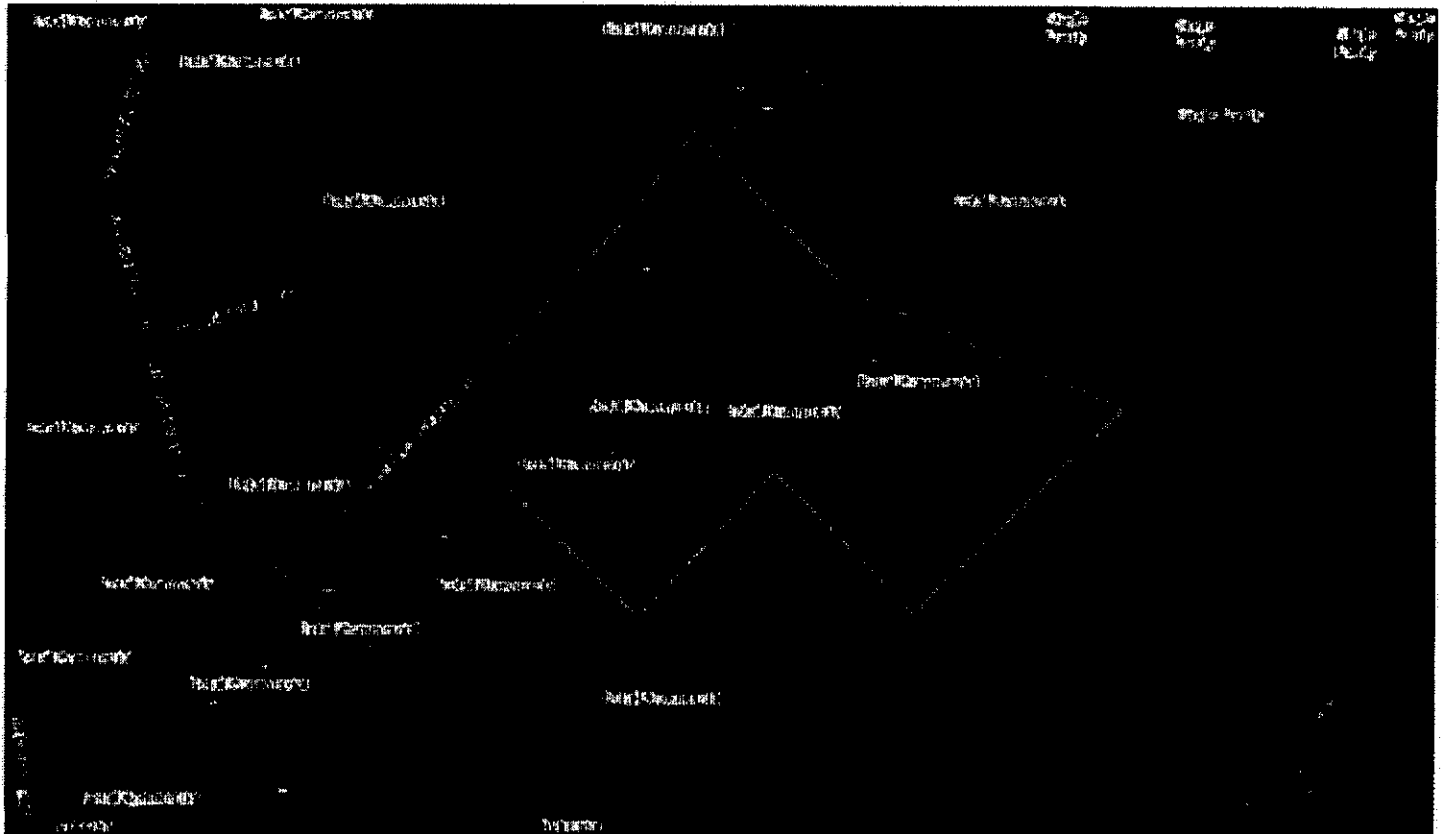
APR 11 2022 10:41 AM



Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on July 28, 2022

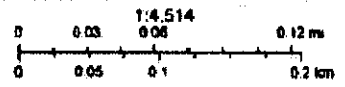
Future Land Use - City Retail/Commercial

Future Land Use



8/20/2022, 2:18:07 PM

- |   |                                       |  |                                       |  |  |
|---|---------------------------------------|--|---------------------------------------|--|--|
| <input type="checkbox"/> Haskins 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                   | <input type="checkbox"/> Kpl 911 Address |



Web Application for ArcGIS

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on July 28, 2022

Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE22-0111

County Future Land Use - General Commercial



**Address Data Source**  
 Esri CityEngine  
 Copyright 2018  
 Version 10.4.0.0  
 Date: 8/1/2018

**Notice**  
 This map is for informational purposes only. It is not intended to be used as a legal document. The Kingsport Regional Planning Commission is not responsible for any errors or omissions on this map.

**Legend**

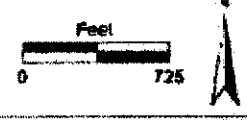
**Land Use Plan: 2008-2028**

- Ag Single Fam Res
- Ag Open Space
- Neighborhood Comm
- Residential Mixed Use
- General Commercial
- Corridor Commercial
- Manufacturing Ind
- High Impact Use
- Plan Corridor Comm
- Plan General Comm
- Plan Manufacturing Ind
- Plan Manufacturing Ind
- Plan Office Devl
- Low Density Res
- Medium Density Res
- High Density Res
- Multi-House Park
- Water

2019 - Aerial Image

Sullivan County, TN  
 Planning and Codes Dept.

Printed on 8/1/2022 at 10:00 AM  
 Scale: 1" = 725'



Prepared by Kingsport Planning Department for the  
 Kingsport Regional Planning Commission Meeting on July 28, 2022

Site Overview



## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE22-0111

**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**

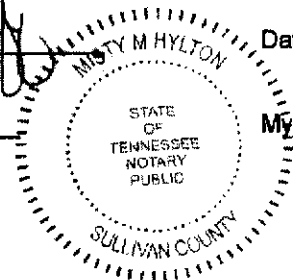
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Robert B. Wolff

Date: June 9, 2022

Notary Public: Misty M Hylton

My Commission Expires: May 22, 2023



**FINDINGS OF FACT –**

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

**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:**

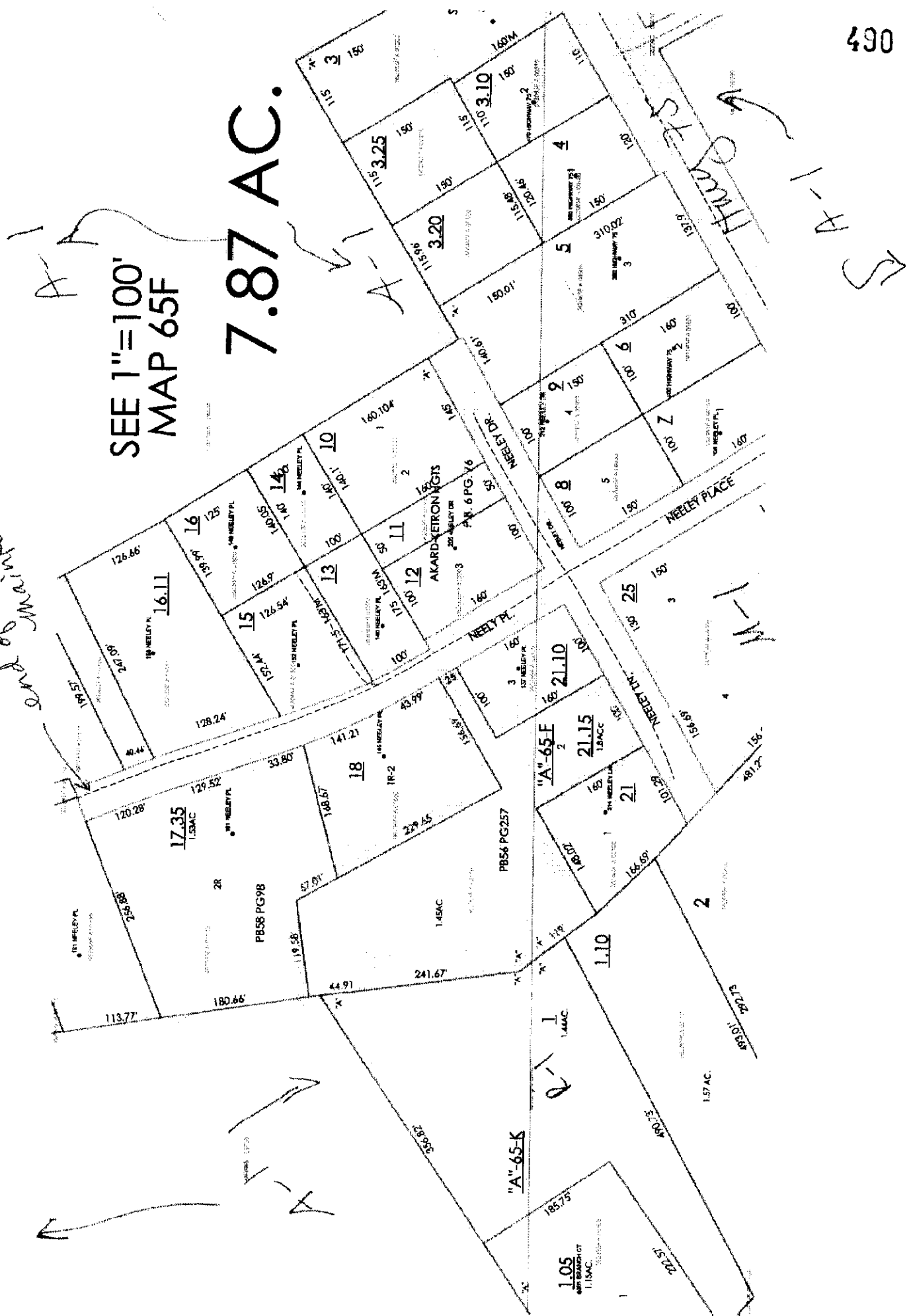
- *Staff shared her findings and explained her recommendation in favor of the request. Mr. Wolff was present to answer any questions.*
- *Members reviewed the zoning map and packet of information. There was no one present to oppose the request.*
- *Linda Brittenham motioned to forward a favorable recommendation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



Parcel Maintenance

Reopening R1 to A1

end of maintenance



SEE 1"=100'  
MAP 65F

7.87 AC.




**Address Data Source:**

Sullivan County, TN GIS  
Kingsport, TN GIS  
Sullivan County, TN GIS  
Sullivan County, TN GIS

**Notice:**

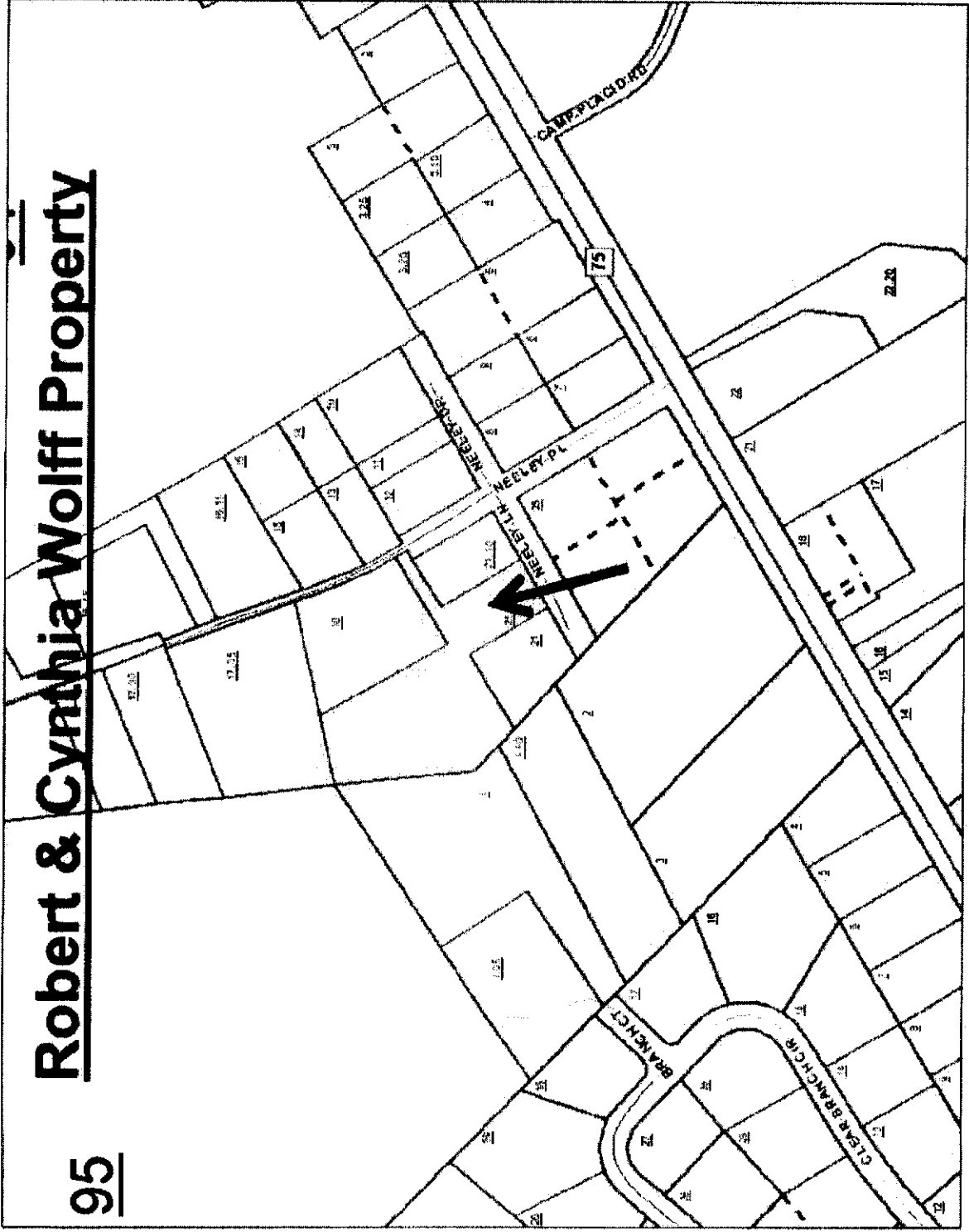
All users are to be held responsible for the accuracy of the information used to establish boundary lines. Aerial surveys of parcels in the State of Tennessee should be referred to an appropriate surveyor and/or local government for more information.

**Thoroughfares**

-  Aerial
-  Collector
-  Lot Lines

# Robert & Cynthia Wolff Property

95



Scale: 1 inch = 240 feet

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



**Address Data Source:**

Sullivan County, S.A. Co 911  
Highway 63, 045  
Johnson City, TN 37601  
Shelby Street 911

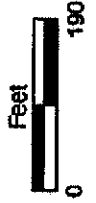
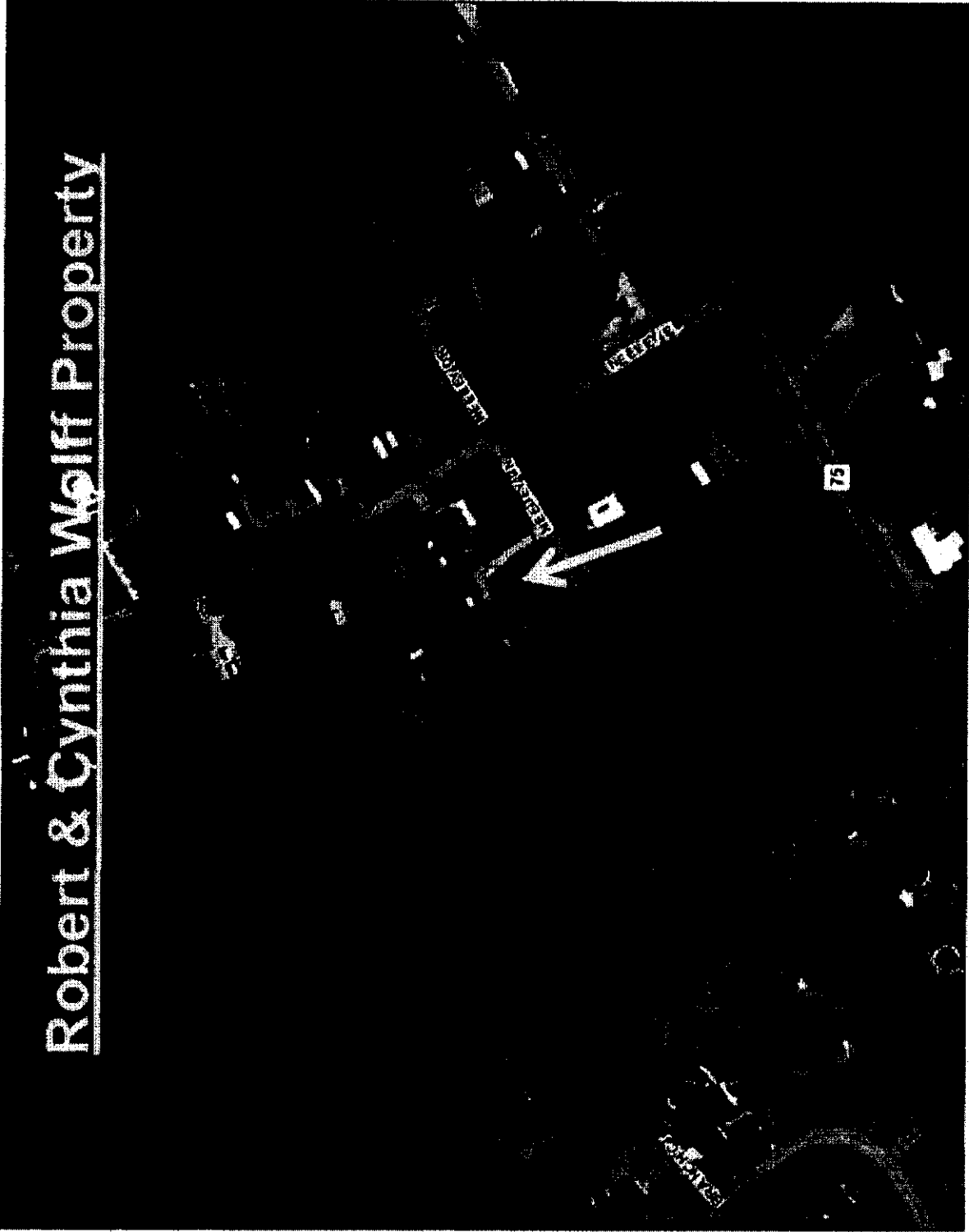
**Notice:**

Address data is being displayed  
over the airwaves. A complete list of  
addresses is available to the  
public through the address data  
system and other sources.  
A land surveyor licensed in the  
State of Tennessee should be  
contacted for all matters of  
boundary and/or location  
of lots.

**Thoroughfares**

- Arterial
- Collector
- Lot Lines

# Robert & Cynthia Wolff Property



Printed Business Map Map # 20112007  
 2011 Business Map  
 2011 Business Map  
 2011 Business Map  
 2011 Business Map



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

**Address Data Source:**

Sullivan County, Sub. 25-811  
 Kingsport, TN 37629  
 Johnson City, TN 37601  
 Bristol, TN 37620

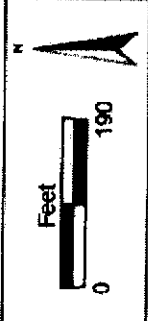
**Notice:**

All data are not to be used for any other purpose than the assessment of taxes. It should be used to establish boundary lines or parcels and survey property. Aerial imagery is not to be used for any other purpose. The State of Tennessee should be notified for all questions of boundary and/or location. Thank you for your cooperation.

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



FILED IN 10-20-10 With Map of 2010 ZONING

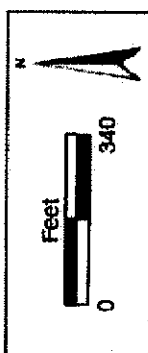
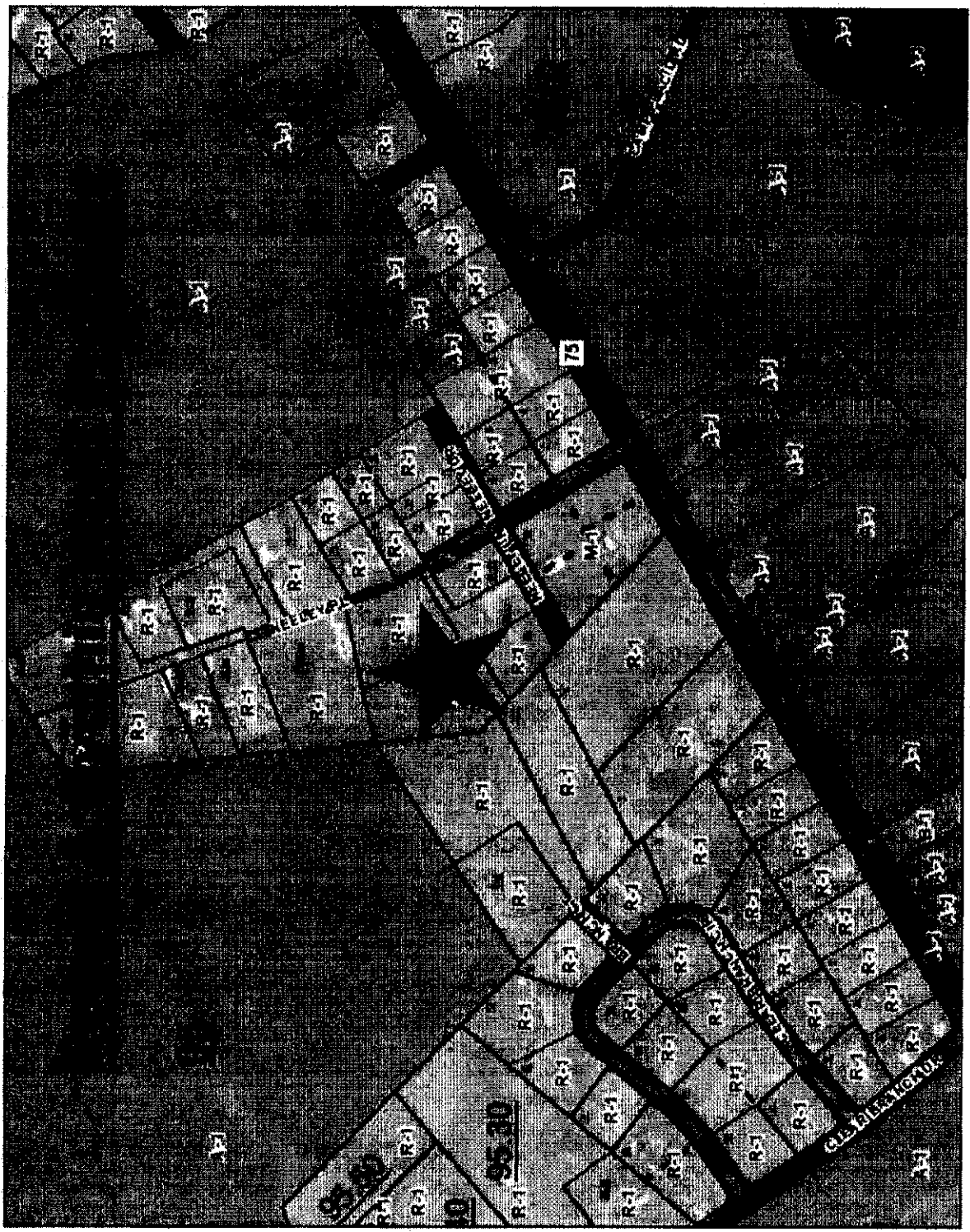
**Sullivan County, TN**  
 Planning and Codes Dept.

**Address Data Source:**  
 Sullivan County, TN Co 911  
 Copyright: Kari GIS  
 Address: City, JC GIS  
 Bristol: Bristol 911

**Notice:**  
 All data is for informational purposes only. It is not intended to be used for legal purposes. It is not intended to be used for legal purposes. It is not intended to be used for legal purposes.

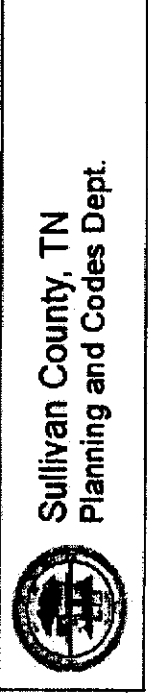
**Sullivan County Zoning**

AR	Arterial
B-1	Collect
B-2	Lot Lines
B-3	
B-4	
M-1	
M-2	
PBD-3	
PBD/SC	
PMD-1	
PMD-2	
R-1	
R-2	
R-2A	
R-3	
R-3A	
R-3B	
Water	



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

2024 Planning and Codes Dept. Map of 2024/2027





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

405

**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, 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.

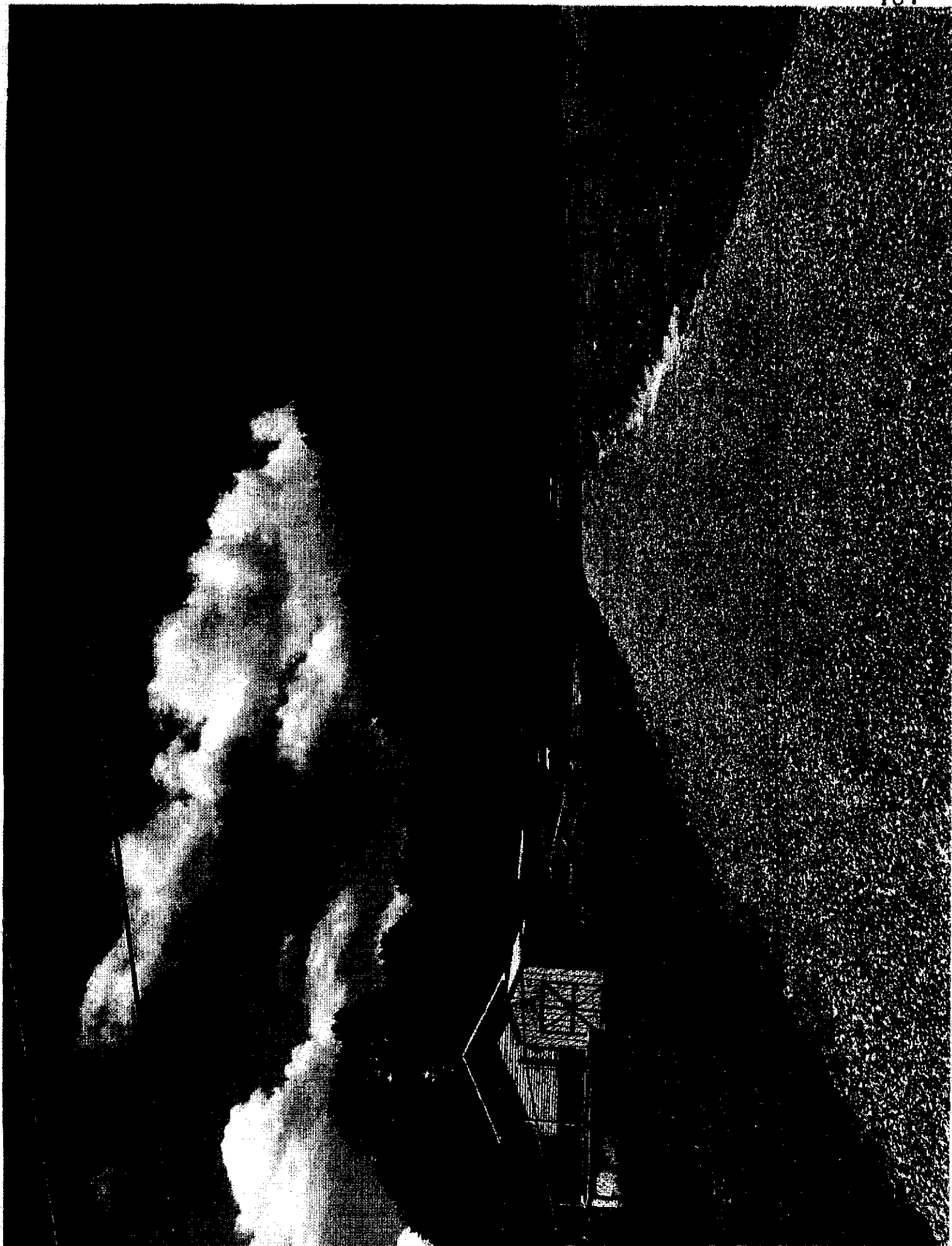
Regards,

A handwritten signature in cursive script, appearing to read "A. Torbett".

Ambre M. Torbett, AICP  
Director Planning & Codes

mh







**PETITION TO SULLIVAN COUNTY FOR REZONING**

A request for rezoning is made by the person named below; said request to go before the 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 Piney Flats TN 37686

Phone number: 423-943-2286

Email: teedeewhite@gmail.com

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

<u>Meetings</u>	
<b>Planning Commission:</b>	
Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN	
Date: July 19, 2022	Time: 6 PM
Approved: <input checked="" type="checkbox"/>	Denied: <input type="checkbox"/>
<b>County Commission:</b>	
Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126 Blountville, TN	
Date: August 18, 2022	Time: 6:00 PM
Approved: <input checked="" type="checkbox"/> Approved 24 Yes	Denied: <input type="checkbox"/>

**DEED RESTRICTIONS**

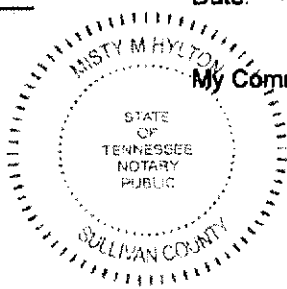
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

<b>Property Owners:</b>	Tonya White and son, Joey Dye
<b>Applicants:</b>	same
<b>Representative:</b>	same
<b>Location:</b>	548 Jonesboro Road, Piney Flats (at Allison Road intersection)
<b>Mailing Address of Owners:</b>	2949 DeVault Bridge Road, Piney Flats
<b>Civil district of rezoning:</b>	9 <sup>th</sup>
<b>Commission District:</b>	5 <sup>th</sup>
<b>Parcel ID:</b>	Tax Map 1240, Group A, Parcel 008.10
<b>Subdivision of Record:</b>	White Subdivision and replat -
<b>PC1101 Growth Boundary:</b>	Sullivan County Planned Growth Area and Bluff City Urban Growth Boundary
<b>Utility District:</b>	Johnson City Public Water
<b>Public Sewer:</b>	Johnson City Public Sewer
<b>Lot/Tract Acreage:</b>	all lots
<b>Zoning:</b>	PBD/SC – recently rezoned
<b>Surrounding Zoning:</b>	R-1 and PBD/SC, and Johnson City B-4 across the street
<b>Requested Zoning:</b>	back to R-1
<b>Existing Land Use:</b>	one single-wide mobile home (legal but non-conforming) and vacant lots
<b>Surrounding Land Uses:</b>	Single Family Residential, retail (Food City) and office buildings (insurance)
<b>2006 Land Use Plan:</b>	Low Density Residential/General Agricultural
<b>Neighborhood Opposition:</b>	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:**

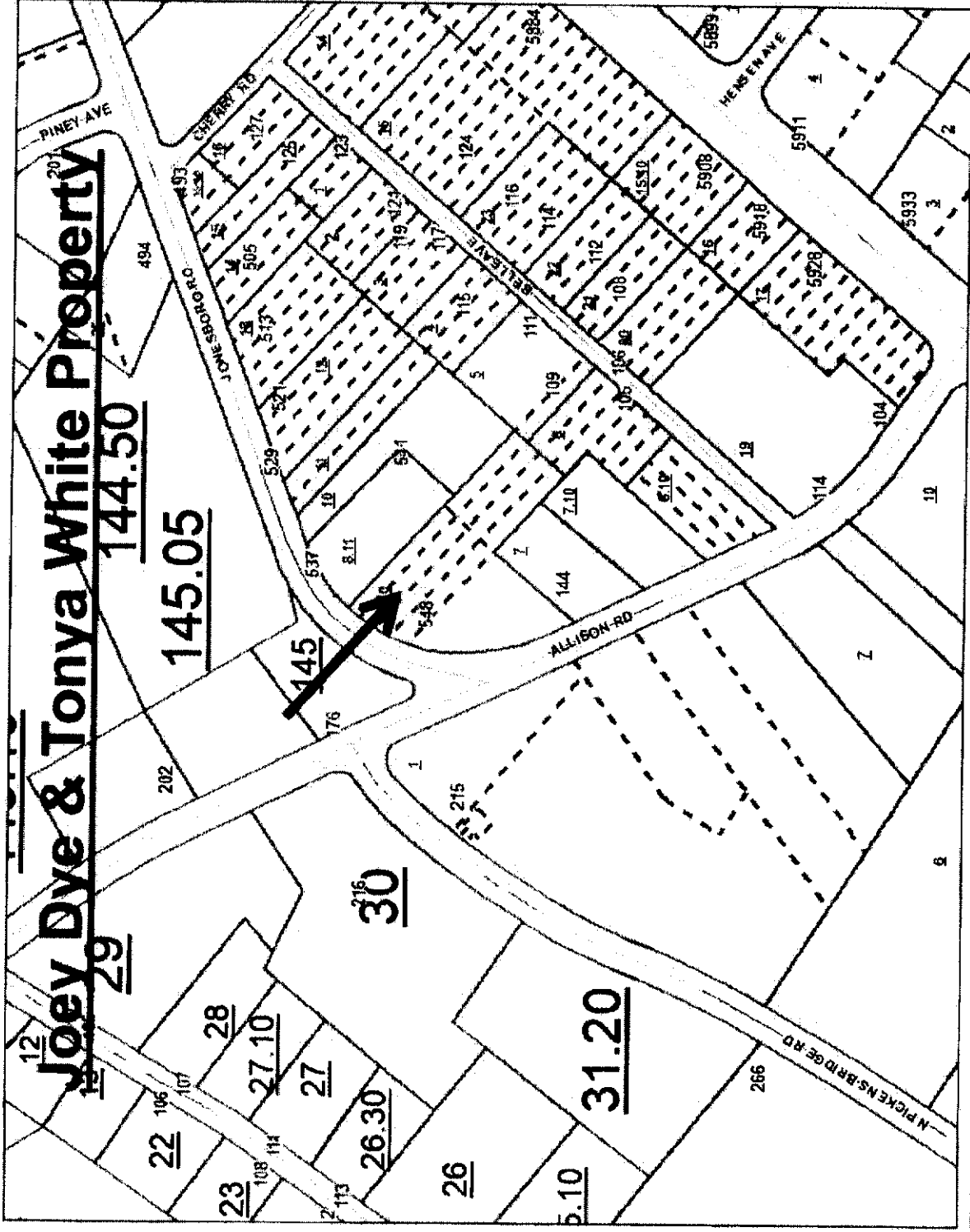
- Staff shared her findings and recommendation. Mr. Joey Dye was present to answer any questions. There was no one left in the audience other than Mr. Dye. Staff reported her office did not receive any calls or letters in opposition to this request. Discussion followed regarding the improvements he has 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**  
 Current Quarter: 2014 Q4  
 Original User: GIS  
 Spring 2014: 25, 26, 27  
 Street Grabber??

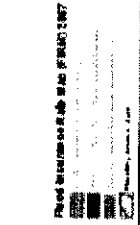
**Notice**

All maps use the eight standard colors to show the location of streets, lot boundaries, utility lines, and other features. A red arrow is placed on the map to indicate the location of the parcel being searched. The map is not intended to be used as a legal document. It is for informational purposes only.

Lot Lines



**Joey Dye & Tonya White Property**  
 144.50  
 145.05



Sullivan County, TN  
 Planning and Codes Dept.



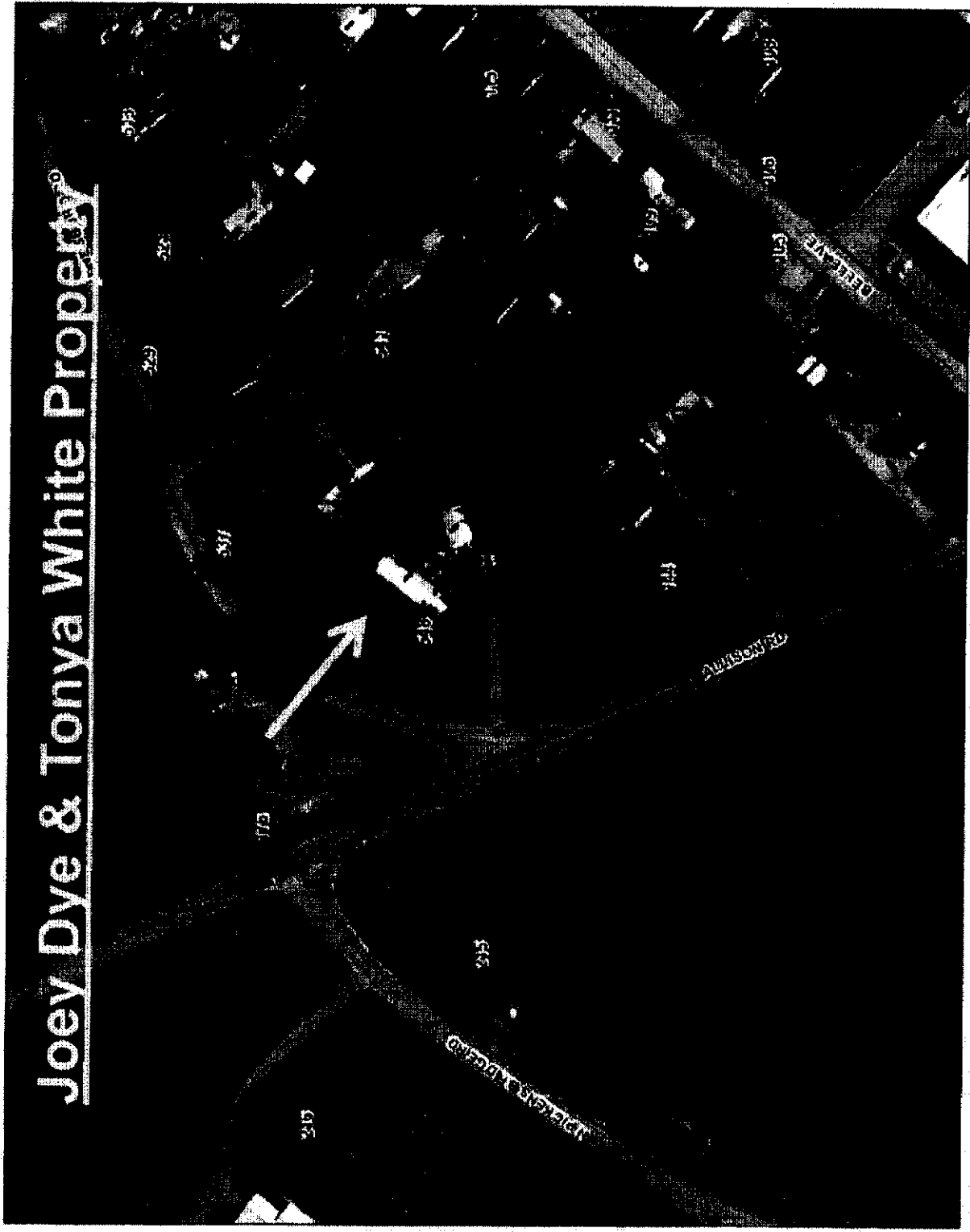
**Address Data Source:**

Sullivan County, TN Co 911  
MapSource, Map Corp  
Johnson City, NC 28638  
Direct: 800-911-9111

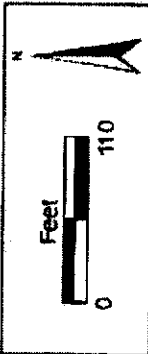
**Notice:**

Aerial or satellite imagery is used for the assessment of lots. It cannot be used to verify boundary lines or other survey information. Aerial survey or boundary information should be used for all boundary lines. The State of Tennessee should be notified for all assessments of boundary and location of corners.


Lot Lines



**Joey Dye & Tonya White Property**



Map is intended for use only for the 2007  
2007  
2007  
2007

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

**Address Data Source:**

Sullivan County, TN  
 Kingdon, Ken G.S.  
 Johnson City, TN 37605  
 Brainerd, David S.

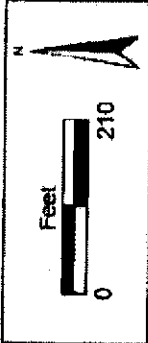
**Notice:**

A lot owner has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines, verify and convey property. A third party who cannot do a deed and survey in the State of Tennessee should be referred for all questions of boundary and location of lot lines.

**Let 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



Project Information: 2010-01-01  
 Project Name: 2010-01-01  
 Project Number: 2010-01-01  
 Project Date: 2010-01-01

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

**Address Data Source:**

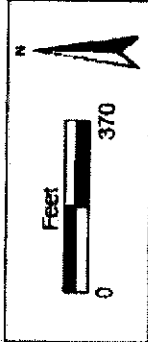
Sullivan County, TN, GIS  
 Johnson City, TN, GIS  
 State, Street, etc.

**Notices:**

Address data is not guaranteed to be accurate. It is not intended to be used for legal purposes. It is intended for informational purposes only. It is not intended to be used for legal purposes. It is not intended to be used for legal purposes. It is not intended to be used for legal purposes.

**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



Scale: 1 inch = 370 feet

**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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504

**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, 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 cursive script, 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:  
 DYE JOEY &  
 TONYA WHITE  
 2949 DEVAULT BRIDGE RD  
 PINEY FLATS, TN 37888

**Property Location**

Address: JONESBORO RD 548

Map: 1240 Grp: A Cntl Map: 1240 Parcel: 008.10 Pl: 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: 000  
 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	
01/19/2002	\$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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[How to Search](#)

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Division of Property Assessment  
[Home Page](#)

Department of the Treasury  
[Home Page](#)

State of Tennessee  
[Home Page](#)





AND THEREUPON COUNTY COMMISSION ADJOURNED AT 10:18 P.M. UPON MOTION MADE BY COMMISSIONER RANDY MORRELL TO MEET AGAIN IN REGULAR SESSION ON SEPTEMBER 15, 2022.

A handwritten signature in black ink, reading "Richard L. Venable". The signature is written in a cursive style with a large, sweeping initial "R".

RICHARD VENABLE

COMMISSION CHAIRMAN