

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

**December 15 2022**

**RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.**  
 motion by: Calton      2nd by: Gardner

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	1/14/2022 deferred	Kenneth Taggart	yes	no	no	Sullivan	R-1	B-3	14th	7th
2	9/20/2022	Gregory & Jeanne Allen	no	yes	yes	Sullivan	A-1	A-5	9th	5th
3	10/3/2022	Thomas Hauk, Augrita Haul, Paul Hauk, Melissa Hauk	no	yes	yes	Kingsport	R-1/R-2	A-5	10th	6th
4	10/4/2022	Chestalene Myers	no	yes	yes	Sullivan	R-1/R-2	A-5	5th	4th
5	9/1/2022 & 11/1/22	Vance (seller) & Feathers (buyer)	yes	yes	yes	Sullivan	R-1	RRC	3rd	4th
<b>Voting Summary:</b>										
<b>Name</b>	<b>Case Order</b>									
Taggart	1	yes	no	pass / abstain	absent	Approved (yes or no)				
Allen	2									
Hauk	3									
Myers	4									
Feathers	5									

\* 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

**footnote:**

## PUBLIC NOTICE

Sullivan County's Mayor and Board of County Commissioners shall hold a public meeting on **Thursday, December 15, 2022** at the Sullivan County Courthouse in Blountville, Tennessee to consider five rezoning requests from the following landowners: 1) Kenneth Taggart's property at 5631 Fort Henry Drive, being Tax Map 121G, Group A, Parcel 12.00, lots 4-7 of the Woodland Heights Subdivision, from R-1 (residential) to B-3 (General Business; 2) Gregory & Jeanne Allen's property at 345 Allison Road, being Tax Map 124, Parcel 021.00 from A-1 (General Agricultural) to A-5 (Estate Agricultural); 3) Thomas, Augrita, Paul and Melissa Hauk properties along Rock City Road, being Tax Map 032, Parcels 30.00; 30.10; 31.00 and 31.50 from R-1/R-2 to A-5; 4) Chestalene Myers' property at 770 Big Hollow Road, being Tax Map 066, Parcel 003.05 from R-1 to A-5; and 5) Matthew Feathers' property at 200 Riverside Road, being Tax map 083, Parcel 123.00 from R-1 to RRC (Rural Retreat & Cabin Development). These individual rezoning petitions shall be considered for final approval during the public hearing of the Board of County Commissioners within the Commission Hall of the Sullivan County Historic Courthouse, located at 3411 Highway 126, Blountville, TN. All inquiries, questions or concerns can be shared prior to the public meeting by contacting the Planning Director at 423.279.2603 or by emailing her at [planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov) . Copies of these amendments are filed in the Sullivan County Planning & Codes Department located within the Historic Snow House at 3425 Hwy 126, Blountville, TN.

✓mailed 10/4/221

**PETITION TO SULLIVAN COUNTY FOR REZONING**

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

Date: January 14, 2022

Property Owner: Kenneth Taggart

Address: 5631 Fort Henry Drive Kingsport TN 37663

Phone number: (423) 737-5700 Email: KEN 5040@gmail.com

**Property Identification**

Tax Map: 121G                      Group: A                      Parcel: 012.00  
Zoning Map: 25                      Zoning District: R-1                      Proposed District: B-3                      Civil District: 14  
Property Location: 5764 Fort Henry Drive Kingsport TN 37663                      Commission District: 7

Purpose of Rezoning: FUTURE COMMERCIAL USE / RESALE

**Meetings**

**Planning Commission:**

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

Date: ~~February 15, 2022~~ <sup>MAY 17 2022</sup>                      Time: 6 PM  
<sub>11-15-2022</sub>

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

**County Commission:**

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

Date: ~~March 17, 2022~~ <sup>June 16 2022</sup>                      Time: 6:00 PM  
<sub>12/15/2022</sub>

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

**DEED RESTRICTIONS**

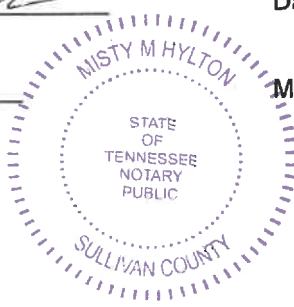
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Kenneth Taggart

Date: 1/14/2022

Notary Public: Mistym Hylton

My Commission Expires: May 22, 2023



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

F1. REZONING REQUEST FROM R-1 TO B-3

FINDINGS OF FACT –

Landowner:	Kenneth Taggart
Applicants:	same
Representative:	same
Location:	5764 Fort Henry Drive, Kingsport
Mailing Address of Owners:	5631 Fort Henry Drive, Kingsport
Civil district of rezoning:	14 <sup>th</sup>
Commission District:	7 <sup>th</sup>
Parcel ID:	Tax Map 121G, Group A, Parcel 012.00
Subdivision of Record:	Woodland Heights, Lots 4-7
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Kingsport Water
Public Sewer:	n/a
Lot/Tract Acreage:	3.92 acres
Existing Zoning:	R-1 (Single-Family Residential)
Surrounding Zoning:	B-1, R-2, R-1, B-3 and B-4
Requested Zoning:	B-3 (General Business)
Existing Land Use:	Single Family Dwelling
Surrounding Land Uses:	Single Family Residential, Mellins B&H Sales – Snowplow Equipment
2006 Land Use Plan:	Arterial Business/Corridor Future Commercial Redevelopment on front 1/3 of property and low-density residential on remainder of property
Neighborhood Opposition:	Staff received opposition from neighbors directly behind this lot

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

- The owner is requesting the rezoning of the 3.92 residential lot from R-1 to B-3 for future commercial redevelopment and resale. He currently has the property up for sale.
- The lot has an existing vacated dwelling and a few abandoned vehicles on site. The rest of the lot is wooded and overgrown.
- The surrounding zoning and land uses are:
  - B-4 to the south, which Mr. Taggart also owns. Currently has several cars on the site. B-4 zoning does not allow for autobody or auto repair services.
  - B-1 to the rear south, but used still as single-family rental
  - R-2 to the immediate rear (west) single family uses and R-1.
  - B-3 to the north, which is owned by Mr. Michael Mullins, for his B & H Sales yard of snowplow equipment. This business has been established for several decades and the county rezoned it from R-1 to B-3 to bring it into conformance with existing land use.
- Several residents have expressed concern about this rezoning request.
- Staff recommends in favor of a commercial zoning classification for this lot as it fronts along Hwy 36/Fort Henry Drive; however, with some concerns about rezoning almost 4 acres to General Business. Staff recommends in favor of an amended request to Planned Business District (PBD-3) rather than General Business. PBD-3 and B-4 districts do not allow any automotive repair services where B-3 does. Often times, automotive body shops look like junk yards as customers do not come back for their vehicles in a timely manner.
- The adopted Land Use Plan calls for future corridor planned business along the frontage lots and low-density residential on back lots. More specifically, due to the size of this tract, the plans call for only the first 1/3 of the property to be for future corridor commercial.
- **Staff recommends against a B-3 zoning for this large tract.**

### **Meeting Notes at Planning Commission:**

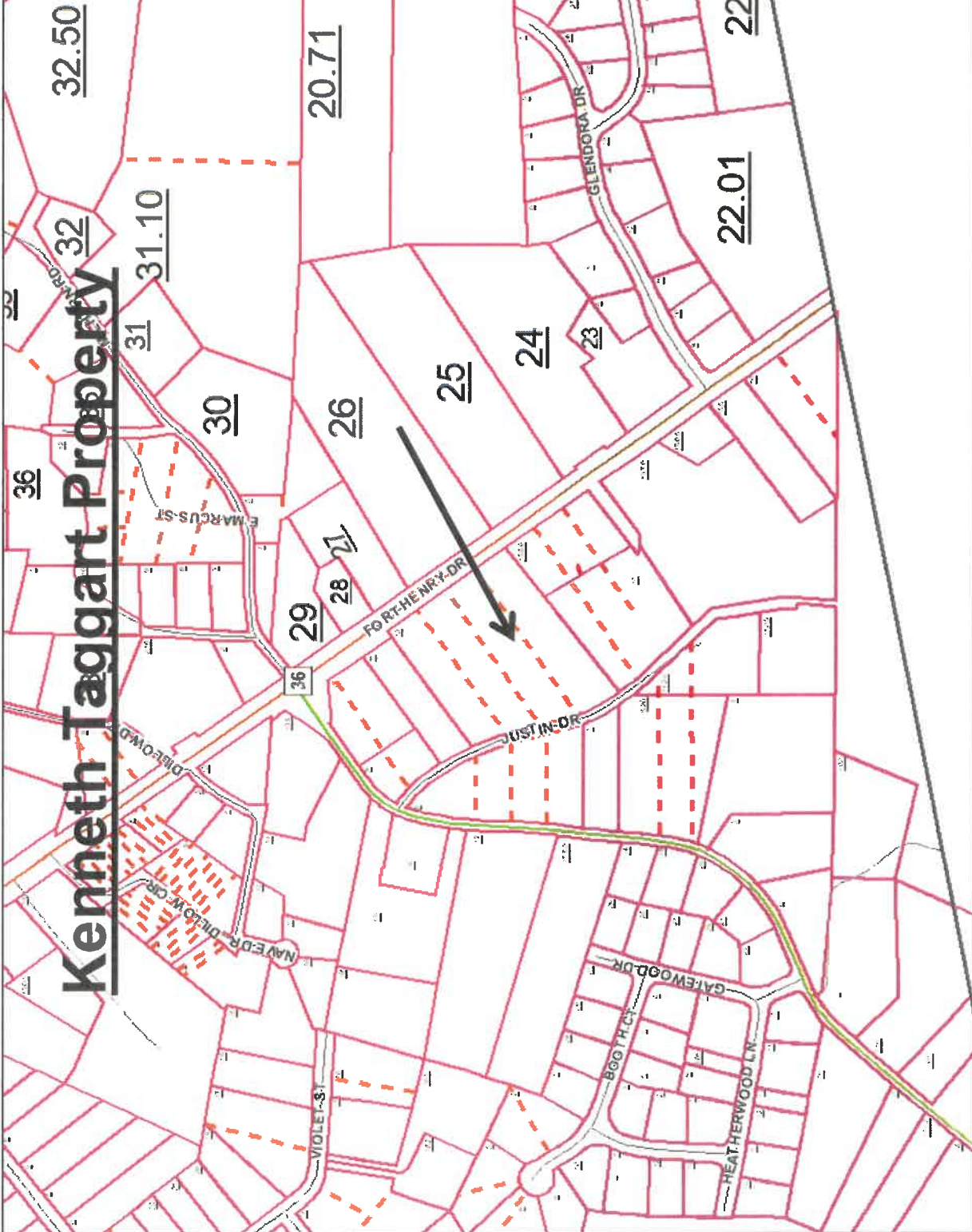
- *Mr. Taggart arrived late due to an accident on the interstate. Staff swore in the applicant prior to presentation.*
- *The chair asked staff to provide her report. Staff read her report and findings. She confirmed she would maintain her same recommendation as before in order to align with the Land Use Plan policy recommendations for this corridor. She stated a transitional zoning would afford a better sound buffering and screening for the surrounding existing neighborhoods as Colonial Heights area was mostly developed.*
- *Mr. Taggart states he has owned this property since 1996. (TN Property Data has since 2014). He opined that he did not understand the opposition from the community. He has been trying to sell this property, but nobody has shown any interest.*
- *Chairman Webb explained that the role of the Planning Commission was to consider all aspects of a rezoning case and to understand what the future development could potentially be based upon what land uses were permitted under the requested zoning district of B-3.*
- *Scott Hamilton, 121 Liberty Church Road, expressed his opposition. He spoke for his parents who lived next door as well but were in their 90s and could not attend. He provided an email summarizing his concerns on noise, lack of buffering and concerns regarding the impact the B-3 zoning could have on the existing residential neighborhood behind. Staff confirmed she distributed the email to all members and would be included in the case file record.*
- *Tim Reece, 324 Justin Drive, also spoke in opposition. He stated he has lived on this road directly behind Mr. Taggart's property since 1988. He would be in favor of a split zoning as recommended by staff, as he stated this would be the only way to ensure a sufficient buffering and maintenance of the trees.*
- *Mr. Taggart stated he was not in favor of a split zone.*
- *After no further comment, Linda Brittenham motioned to forward an unfavorable recommendation to the County Commission for this request. John Moody seconded her motion and the vote in favor of the motion, which would be to forward an unfavorable recommendation, passed unanimously. (7 present, 1 absent, 1 vacant)*

**Address Data Source:**  
 Sullivan County, TN Co 911  
 Regional 911 GIS  
 Johnson City, TN GIS  
 Street: Bristol 911

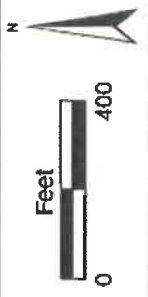
**Notice:**

All maps are not legal standing  
 either from the assessment of  
 laws. It cannot be used to  
 establish boundary lines or  
 transfer and convey property.  
 A land surveyor licensed to  
 practice land surveying in the  
 State of Tennessee should be  
 retained for all questions of  
 boundary and/or location  
 of lot lines.

**Thoroughfares**  
 Aerial  
 Collector  
 Lot Lines



**Kenneth Taggart Property**



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



Fixed Income Rate Map (FIM) 2007

2007 Income Tax Rates by County

2007 Income Tax Rates by County




2007 Income Tax Rates by County

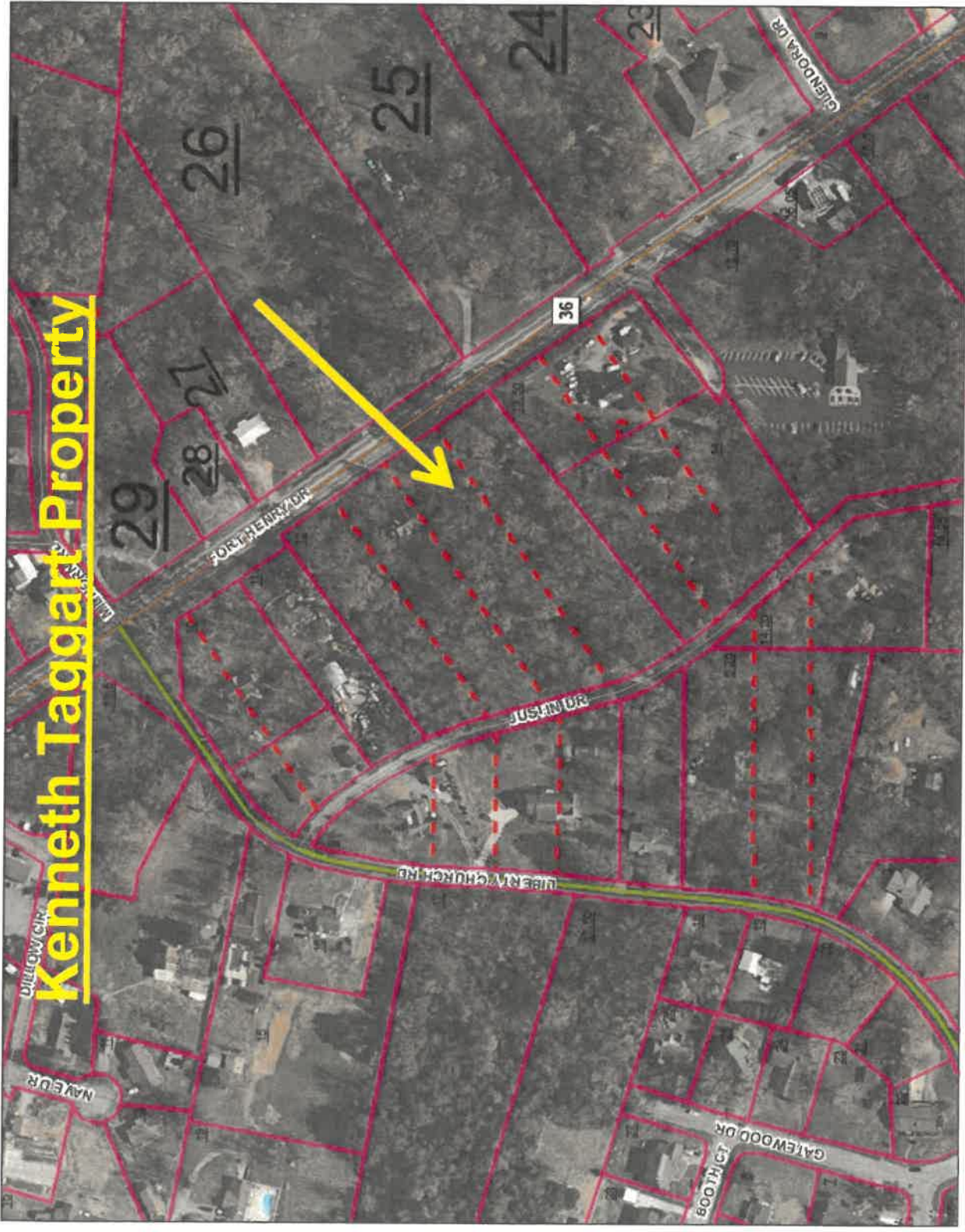
2007 Income Tax Rates by County

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

**Notice:**

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

- Thoroughfares**
-  Arterial
  -  Collector
  -  Lot Lines



**Kenneth Taggart Property**



**Flood Insurance Rate Map of 06/01/2007**  
 Flood Insurance Rate Map of 06/01/2007  
 Flood Insurance Rate Map of 06/01/2007  
 Flood Insurance Rate Map of 06/01/2007  
 Flood Insurance Rate Map of 06/01/2007

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



**Address Data Source:**

Sullivan County, TN Co 911  
 Englewood Map GIS  
 Johnson City, TN GIS  
 Bristol, Bristol 911

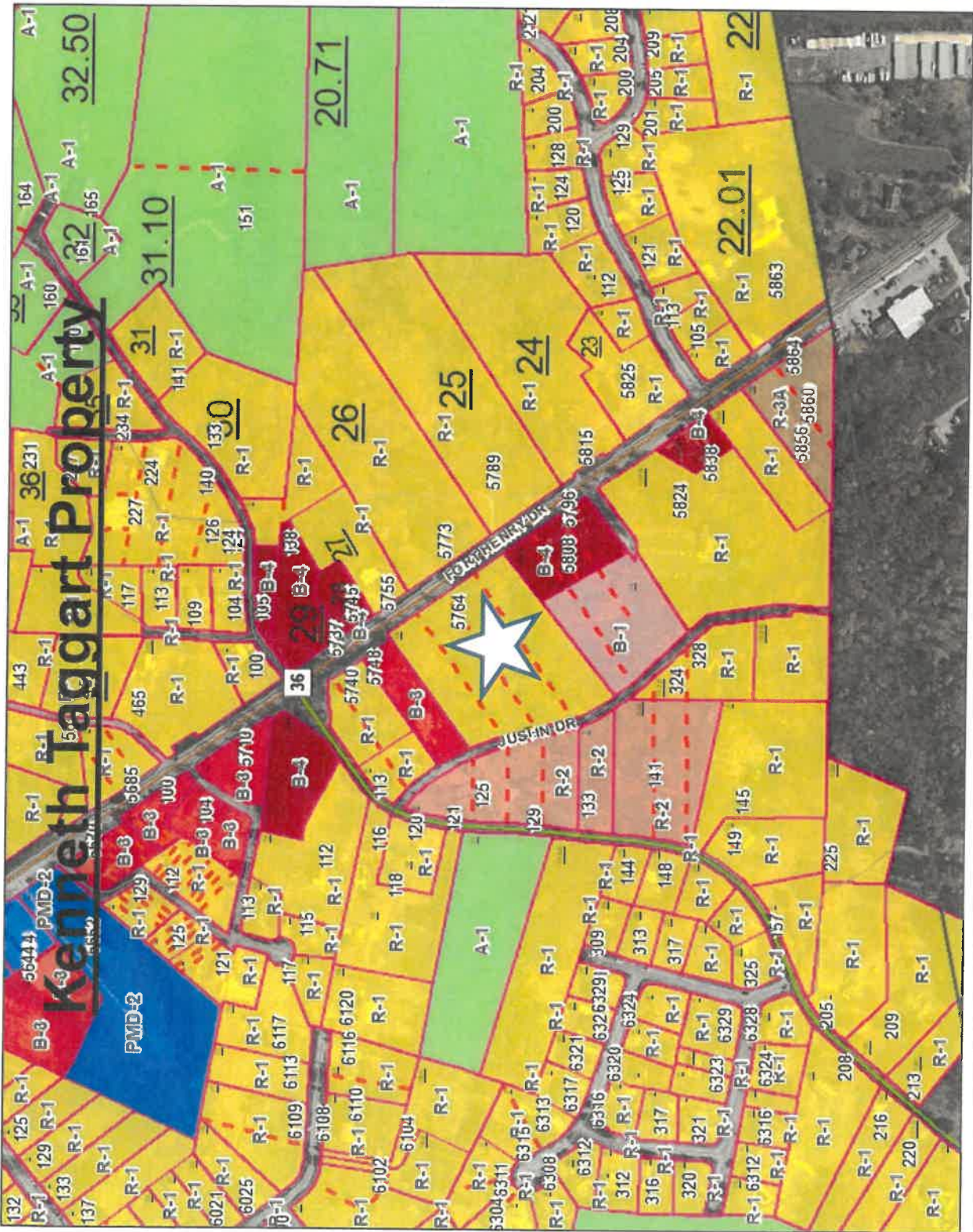
**Notice:**

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

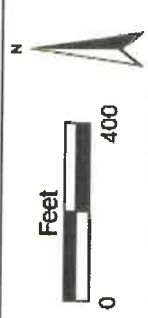
- Shoreline/Hydrant
- Arterial
- Collector
- Lot Lines

**Sullivan County Zoning**

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



**Kenneth Taggart Property**



Printed in accordance with the map (PDRM) 2007

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







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

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***NOTICE OF REZONING REQUEST***

October 4, 2022

Dear Property Owner:

Please be advised Mr. Kenneth Taggart has applied to Sullivan County to rezone property located at 5764 Fort Henry Drive, Kingsport area from the current zoning of R-1 (Low Density/Single Family Residential District) to B-3 (General Business Service District) for the purpose of selling his property for future commercial development. This property is Tax Map 25, Parcel 012.00 on the Sullivan County Tax Map.

**Sullivan County Regional Planning Commission – 6:00 PM on November 15, 2022**

**County Commission – 6:00 PM on December 15, 2022**

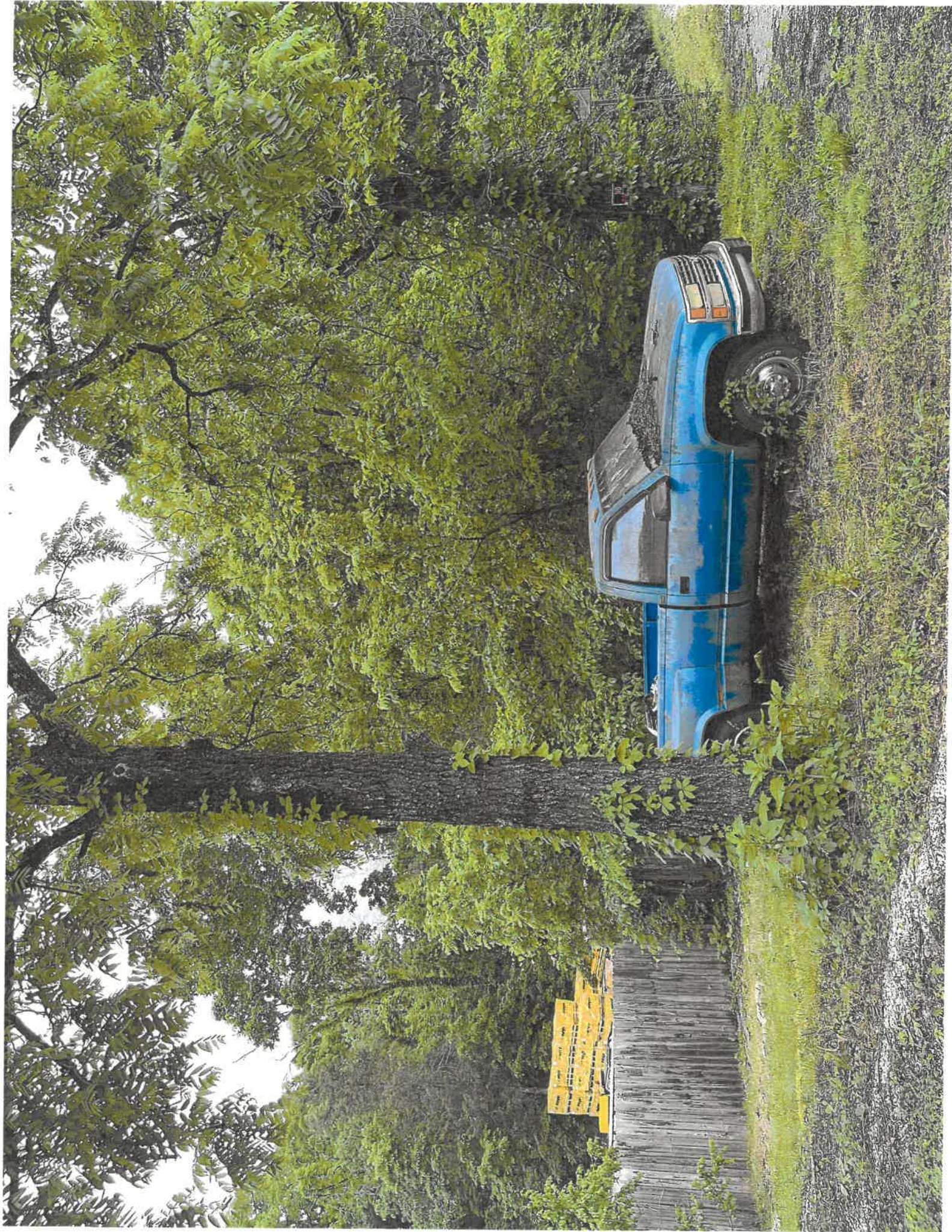
Both meetings are held in the Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let me know if you need any special assistance for these public meetings. Both meetings are open to the general public and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office. My email address is [planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov) or you may call me directly at 423.279.2603.

Regards,

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

Ambre M. Torbett, AICP  
Director Planning & Codes







END OF  
SULLIVAN  
COUNTY  
ROAD



former report - Excerpt from 2/21/2017

STAFF REPORT

Minutes

F3. REZONING REQUEST FROM B-4 AND R-1 TO B-3/GENERAL BUSINESS (TWO PARCELS OF LAND)

**FINDINGS OF FACT –**

**Property Owners:** Kenneth Taggart  
**Applicants:** same  
**Location:** 5796 and 5764 Fort Henry Drive, Kingsport  
**Address of Applicants:** 5631 Fort Henry Drive, Kingsport  
**Civil district:** 14<sup>th</sup>  
**Parcel ID:** Tax Map 121G, Group A, Parcels 13.50 & 12.00  
**Subdivision Name:** Lots 4-7 and 10 of the Woodland Heights Subdivision  
**Growth Boundary:** Sullivan County Planned Growth Area  
**Utility District:** Kingsport City Utility District  
**Public Sewer/Septic:** on-site individual septic  
**Existing Zoning:** B-4 – Arterial Business and R-1 – Single Family Residential (two parcels)  
**Surrounding Zoning:** R-1, B-3, R-3B, B-4  
**Existing Land Use:** Storage Building with Cars  
**Proposed Zoning:** B-3 – General Business  
**Land Use Plan 2006-2026:** Commercial Corridor – split land use

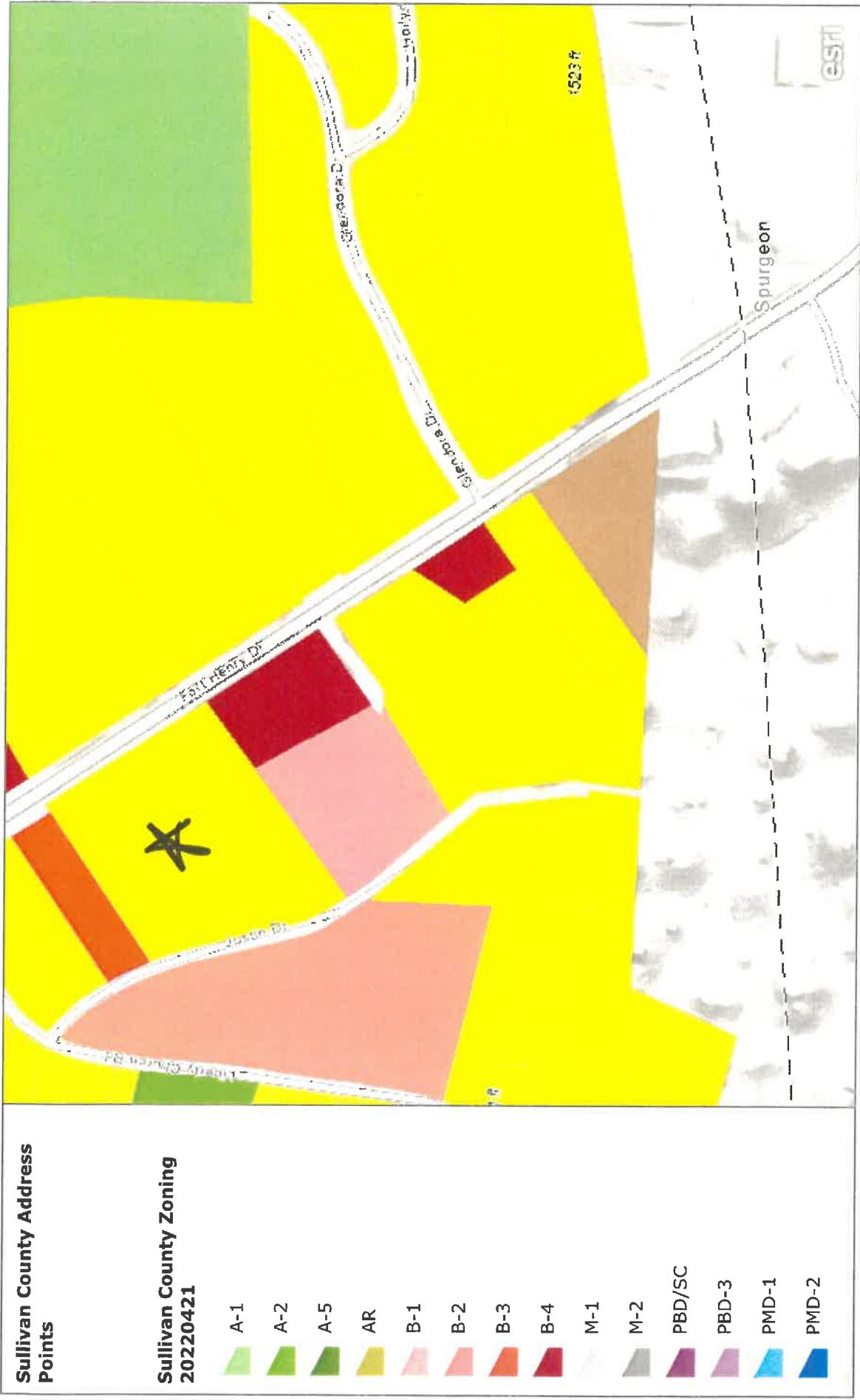
**Staff Field Notes and General Comments:**

- This rezoning request is for both parcels along Fort Henry Drive owned by Mr. Taggart. Parcel 13.50 is zoned B-4 and has an existing mobile home on site and a storage building. Parcel 12.00 has an old home that needs repair. According to the Property Assessor, the home lacks electrical and plumbing. Parcel 13.50 is approximately 1.14 acres. Parcel 12.00 is approximately 3.92 acres and abuts Justin Drive within the Woodland Heights Subdivision (lots 4-7).
- While both lots front along Fort Henry Drive, staff is concerned about rezoning the R-1 tract entirely to B-3 as it could open up the entire large tract for general commercial activity in view of the existing homes within the subdivision.
- Staff recommends in keeping Parcel 13.50 as B-4; however recommends a split zone for the larger parcel 12.00.
- Staff received neighborhood opposition to this request.
- The Land Use Plan has this highway frontage proposed for Corridor Commercial Growth with the back side and interior lots remaining as Low Density Residential.

**Discussion at Meeting:**

- Staff provided the background report and explained that she had received several calls of concerns from neighbors over this request.
- Mr. Kenneth Taggart was present and addressed the board. He asked to speak last after hearing any opposition so he could rebut.
- Scott Hamilton, 121 Liberty Church Road, stated that he lived behind the properties owned by Mr. Taggart and was opposed to the request as he wanted to see the neighborhood protected from commercial encroachment. He explained that his parents have owned their home there since 1959. He stated that several neighbors could not attend the meeting, but confirmed that the Reece, Haynes and Thomas families were all opposed to this request.
- Mr. Vaughan McCoy, representing the Jehovah's' Witness congregation church next door to Mr. Taggart's property had concerns over the current property conditions and history of non-compliance to codes from Mr. Taggart. He expressed concern that the corner lot adjacent to the church and the shared driveway was already zoned B-4 (Arterial Commercial) so why change it to B-3. He was concerned because B-3 allows for auto body repair and B4 does not.
- Staff confirmed that they have had a long history of code violations from property owned by Mr. Taggart (on this site and other sites).
- Tim Reece spoke about how the property would be accessed – off of Fort Henry Drive or Justin Pvt. Drive.
- Kenneth Taggart, applicant, stated that he wanted to expand his building, pave the lot and obtain a dealer's license to sell cars. In order to make the business work, he stated that he would need to be able to work on cars as well. He stated that the B-3 zoning was the best zone for his properties as it would not limit him as much. Discussion ensued regarding the idea of a split zone on the larger parcel in order to offer some protection from the existing neighborhood off of Justin Drive. Mr. Taggart stated that he would not accept a split zone.

# Zoning Map for Sullivan County, Tennessee



Zoning Map for Sullivan County, Tennessee

300ft

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

## Re: Rezoning of the Taggart property

Ambre Torbett <planning@sullivancountytn.gov>

Mon 11/14/2022 2:00 PM

To: Scott & Lisa Hamilton <hambonesh@aol.com>

Thank you for the information. I will share with the Planning Commissioners and add to the case file.

Ambre M. Torbett, AICP  
Director of Planning & Community Development  
3425 Highway 126 | Historic Snow House  
Blountville, TN 37617  
423.279.2603, desk  
423.323.6440, Main

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**From:** Scott & Lisa Hamilton <hambonesh@aol.com>

**Sent:** Friday, November 11, 2022 1:07 PM

**To:** Ambre Torbett <planning@sullivancountytn.gov>

**Subject:** Fwd: Rezoning of the Taggart property

-----Original Message-----

From: Scott & Lisa Hamilton <hambonesh@aol.com>

To: Scott & Lisa Hamilton <hambonesh@aol.com>

Sent: Fri, Nov 11, 2022 1:04 pm

Subject: Rezoning of the Taggart property

Ambre, I apologize for the delay in getting some of our concerns about the rezoning request to you after we had talked last week. I've been busy taking care of my parents and I'm just now getting them to you. I had mentioned to you that I understand Mr. Taggart desires to get his property sold and make money on his investment. But money should not be the main issue. Whether money for the sale of the property or possible tax money for our county. We have serious worries about what the property will end up being used for and the adverse impact for the adjacent and nearby residents living behind the property. Serious impacts such as lower property values and quality of life. I'll just list some of the concerns that I and nearby residents in the neighborhood including the Thomas, Reese and Waldo families have below.

Southern Dwellings has the listing for the property and in the property description it stated that the "owner has contacted the county and rezoning to Commercial should be easy" That makes it sound as though it is a "done deal" even before action is taken. This is a concern to several of my neighbors I have talked to. The listing also mentions 400 ft of road frontage on Fort Henry Drive and Justin Drive located on the back of the property. All of Justin Drive is not a recognized county road and there are obvious concerns for the property traffic using this road. Also, there are questions about just how Justin Drive can be used other than a private drive. Timber harvest on the property is also mentioned in the property listing. Justin Drive is not suitable for heavy equipment use needed for timber harvest (\*see attached pictures). Mr. Taggart had attempted to have this parcel (012.00) rezoned along with parcel 013.50 to B-3 previously in 2017 but it was denied. If the rezone request is granted this time and he chooses to no longer sale the property, then he would be able to put any type of business on it. Anything from a gas station to a car lot or car repair. This type of business is what he had mentioned in 2017 that he wanted to use parcel 13.50 for. Rezoning parcel 12.00 to B-3 would allow him to now do so. This property was used as a mobile home park many years ago and several septic tanks likely remain on the property. In addition, it should be noted that various trash items from the park were buried at one time on the property. This could possibly cause future environmental issues when the property is developed. It is recognized that any commercial businesses that border a residential area must have "buffering and screening" to help protect the nearby residents. However, there are 2 businesses currently located in our neighborhood that have very little or no such screening. A "token" fence around the B&H Sales business located at 5748 Fort Henry Drive does nothing to stop any work or traffic noises from disturbing the neighbors located nearby (\*see attached



pictures). Also, there has been target shooting coming from the business property into the nearby woods. Another business, Begley Development LLC/JTB Construction located at 104 Dillow Circle has nothing to stop the noise of their dump trucks coming and going from their parking lot which is adjacent to Liberty Church Road (\*see attached pictures). Early mornings and late evenings can be especially loud and disturbing. Because these businesses are not separated very well from the nearby residences even with required "buffering and screening", we feel we will again have no protection if the entire Taggart parcel 012.00 is rezoned to B-3.

Perhaps rezoning the front half of the property along Fort Henry Drive and allowing the back portion to remain residential (split zoning) could be reconsidered again. This could give some protection to the property owners living behind and nearby. Or another option neighbors mentioned was to delay rezoning until the property was sold and the future use could be recognized. The rezoning being considered is not protecting the nearby homeowners and their heirs from incompatible activities that may adversely impact the residential environment. The rural character of our neighborhood is slowly eroding. Commercial development can be a good thing for Sullivan County. But it shouldn't come at the expense of the established neighborhood, and it should not lessen the quality of life for the folks living here.

Thank you,  
Scott Hamilton  
hambonesh@aol.com

\*Attached pictures of B&H Sales, Begley Development LLC and Justin Drive







**PETITION TO SULLIVAN COUNTY FOR REZONING**

*Said  
SE Rural  
Area*

2

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: 9/20/22

Property Owner: Gregory Allen & Jeanne Garrison Allen Co-Trustees

Address: 345 Allison Road Piney Flats TN 37686

Phone number: 423-900-6789

Email: allenhvac@sbcglobal.net

**Property Identification**

Tax Map: 124

Group:

Parcel: 021.00

Zoning Map:

Zoning District: A-1

Proposed District: A-5

Civil District: 9th

Property Location: 345 Allison Road Piney Flats, TN 37686

Commission District: 5th

Purpose of Rezoning: Requesting A-1 to A-5 to allow for a larger accessory structure.

**Meetings**

**Planning Commission:**

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

Date: 11/15/2022

Time: 6:00 PM

Approved:

Denied:

**County Commission:**

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

Date:

Time: 6:00 PM

Approved:

Approved 22 Yes, 2 Absent

Denied:

**DEED RESTRICTIONS**

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

Owner's Signature: [Signature]

Date: 9/20/22

Notary Public: Jason VanHoy

My Commission Expires: 4/25/26



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

F2. REZONING REQUEST FROM A-1 TO A-5

FINDINGS OF FACT –

Landowner:	Gregory Allen and Jeanne Garrison Allen (co-trustees)
Applicants:	same
Representative:	same
Location:	345 Allison Road, Piney Flats
Mailing Address of Owners:	same
Civil district of rezoning:	9th
Commission District:	5 <sup>th</sup>
Parcel ID:	Tax Map 124, Parcel 021.00
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Sullivan County Rural Area
Utility District:	Johnson City Public Water
Public Sewer:	n/a
Lot/Tract Acreage:	26.46 acres
Zoning:	R-1 (Single-Family Residential)
Surrounding Zoning:	A-1 and R-1
Requested Zoning:	A-5 (Estate Agricultural District)
Existing Land Use:	Single Family Dwelling and Farm
Surrounding Land Uses:	Single Family Residential
2006 Land Use Plan:	Low Density Residential/Estate Agricultural
Neighborhood Opposition:	no opposition received prior to public meetings

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

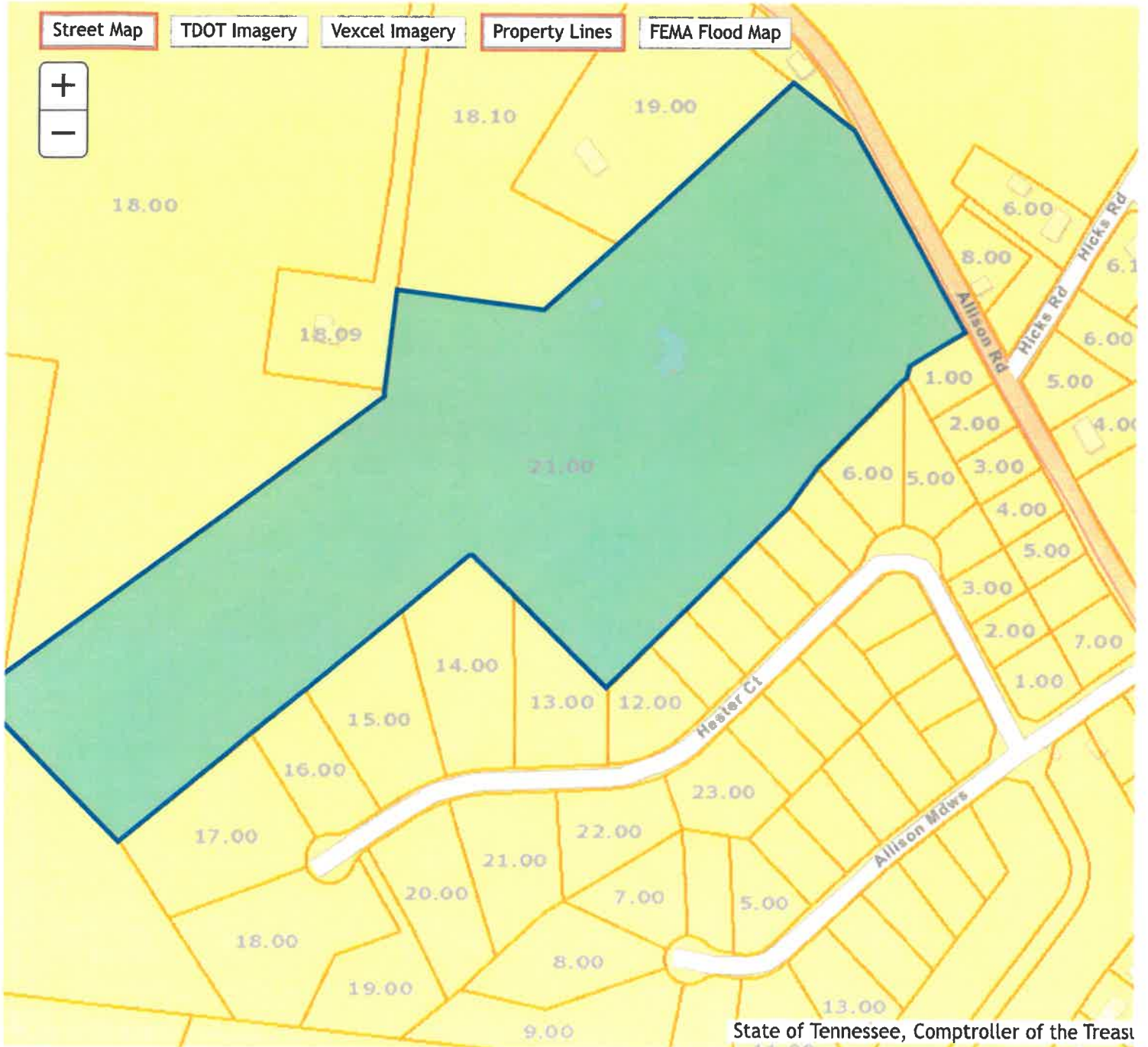
- The owners are requesting the rezoning of the farm from A-1/General Agricultural to A-5/Estate Agricultural due to the large acreage. This will afford the landowners the flexibility to build another multi-purpose building.
- Staff received a few calls of inquiry from surrounding landowners but once explained, there was no opposition.
- Staff recommends in favor of this request as it conforms to the adopted Land Use Plan and supports the existing land use and acreage of the property.

**Meeting Notes at Planning Commission:**

- *Staff read her report and recommendation. Mr. Allen was present. He confirmed he wanted another building as his daughter wanted a pony. The building would be used for the pony and could be used for multi-purpose.*
- *Staff stated that she received some phone calls from adjacent neighbors, however they were not in opposition to the request once they realized it would not be for commercial use.*
- *Mary Rouse motioned to forward a favorable recommendation to the County Commission for this rezoning request. Mary Ann Hager seconded the motion and the vote in favor passed unanimously.*

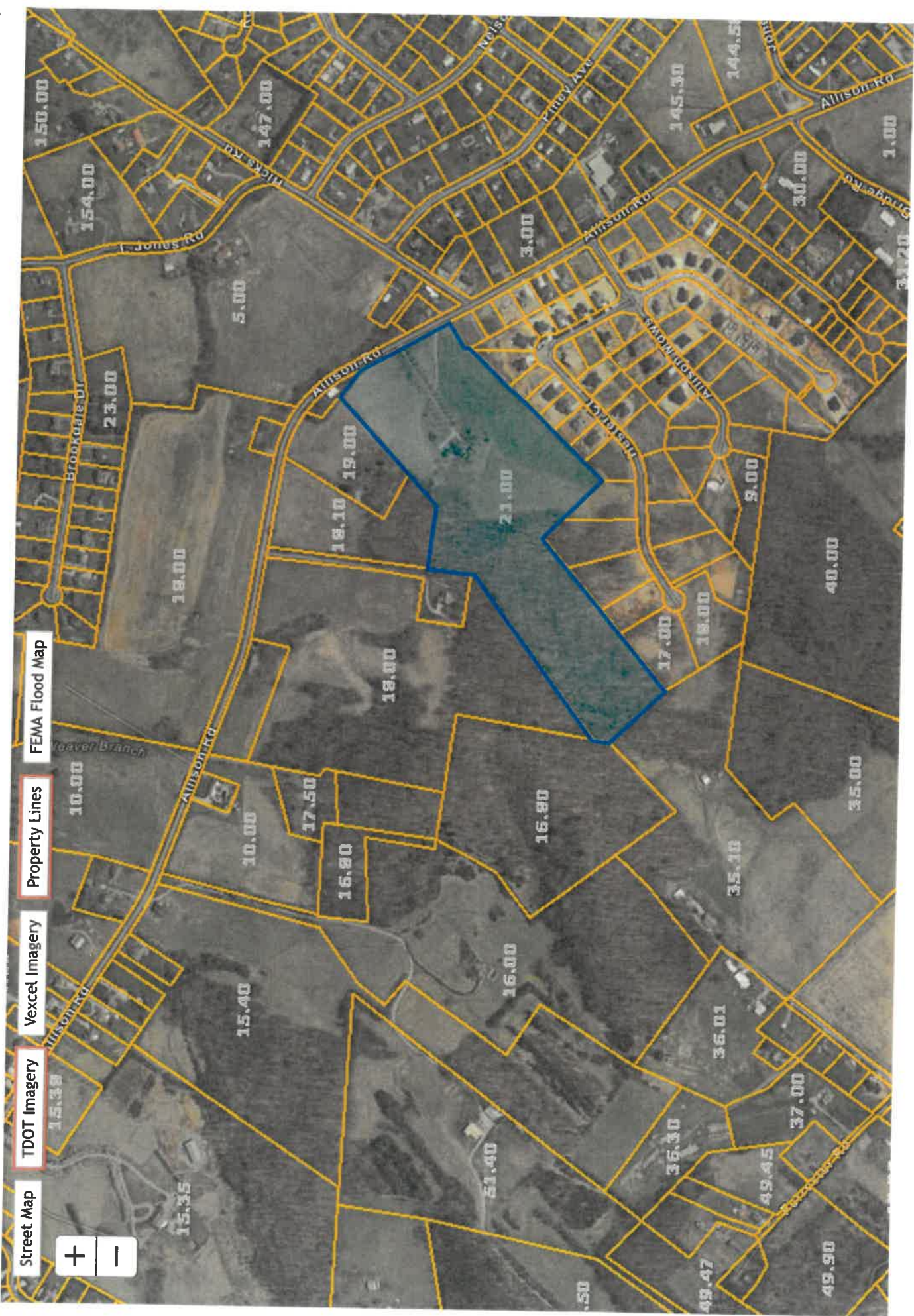


# Tennessee Property





# Tennessee Property










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

**Notice:**

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

-  Buildings
-  JC Sewer Lines
-  JC Water Lines
- Thoroughfares**
-  Arterial
-  Collector



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



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

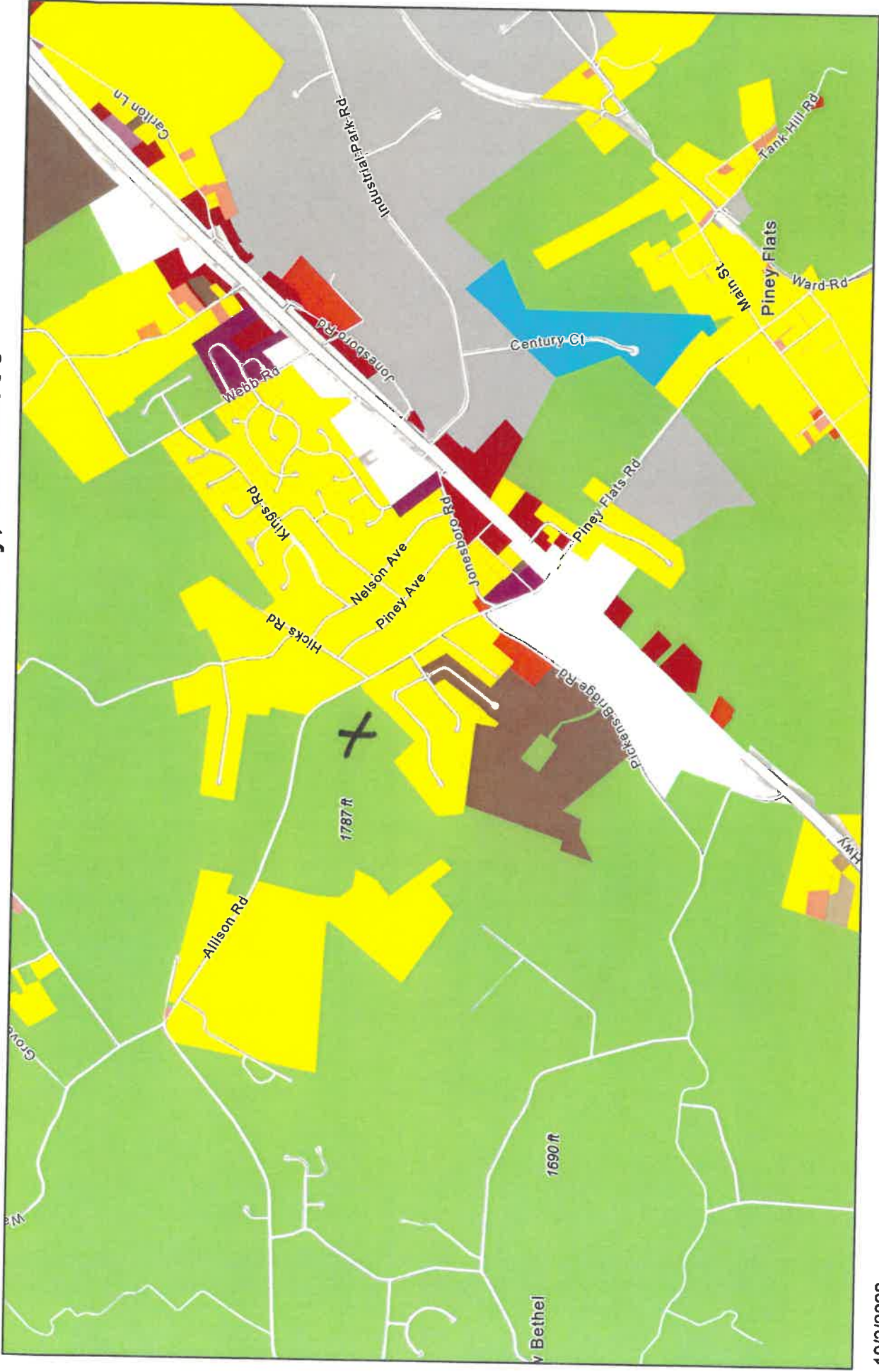
# Zoning Map for Sullivan County, Tennessee



Zoning Map for Sullivan County, Tennessee

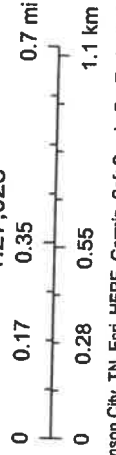
Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, City of Johnson City, TN, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Esri Community Maps Contributors, City of Johnson City, TN, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

# Zoning Map for Sullivan County, Tennessee



10/3/2022

1:27,028



City of Johnson City, TN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA,

# SULLIVAN COUNTY

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



## NOTICE OF REZONING REQUEST

October 4, 2022

Dear Property Owner:

Please be advised Gregory Allen & Jeanne Garrison Allen Co-Trustees, have applied to Sullivan County to rezone properties located at 345 Allison Road, Piney Flats from the current zoning of A-1 (General Agricultural/Low Density/Single Family Residential District) to A-5 (Estate Agricultural/Large Tract) for the purpose of allowing for a larger accessory structure in the future. The property is Tax Map 124, Parcel 021.00 on the Sullivan County Tax Map.

**Sullivan County Regional Planning Commission 6:00 PM on November 15, 2022**

**Sullivan County Commission – 6:00 PM on December 15, 2022**

Both meetings will be held in the Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let me know if you need any special assistance for these public meetings. Both meetings are open to the general public and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office. My email address is [planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov) or you may call me directly at 423.279.2603.

Regards,

Ambre M. Torbett, AICP  
Director Planning & Codes

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

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Collector

Lot Lines

**Land Use Plan: 2006-2026**

Ag / Single Fam Res

Ag / Open Space

Neighborhood Comm

Blountville-Mixed Use

General Commercial

Corridor Commercial

Manufac-Light Ind

High Impact Use

Plan Corridor Comm

Plan General Comr

Plan Manufac-Lt Intr

Plan Manufac-Hvy Ind

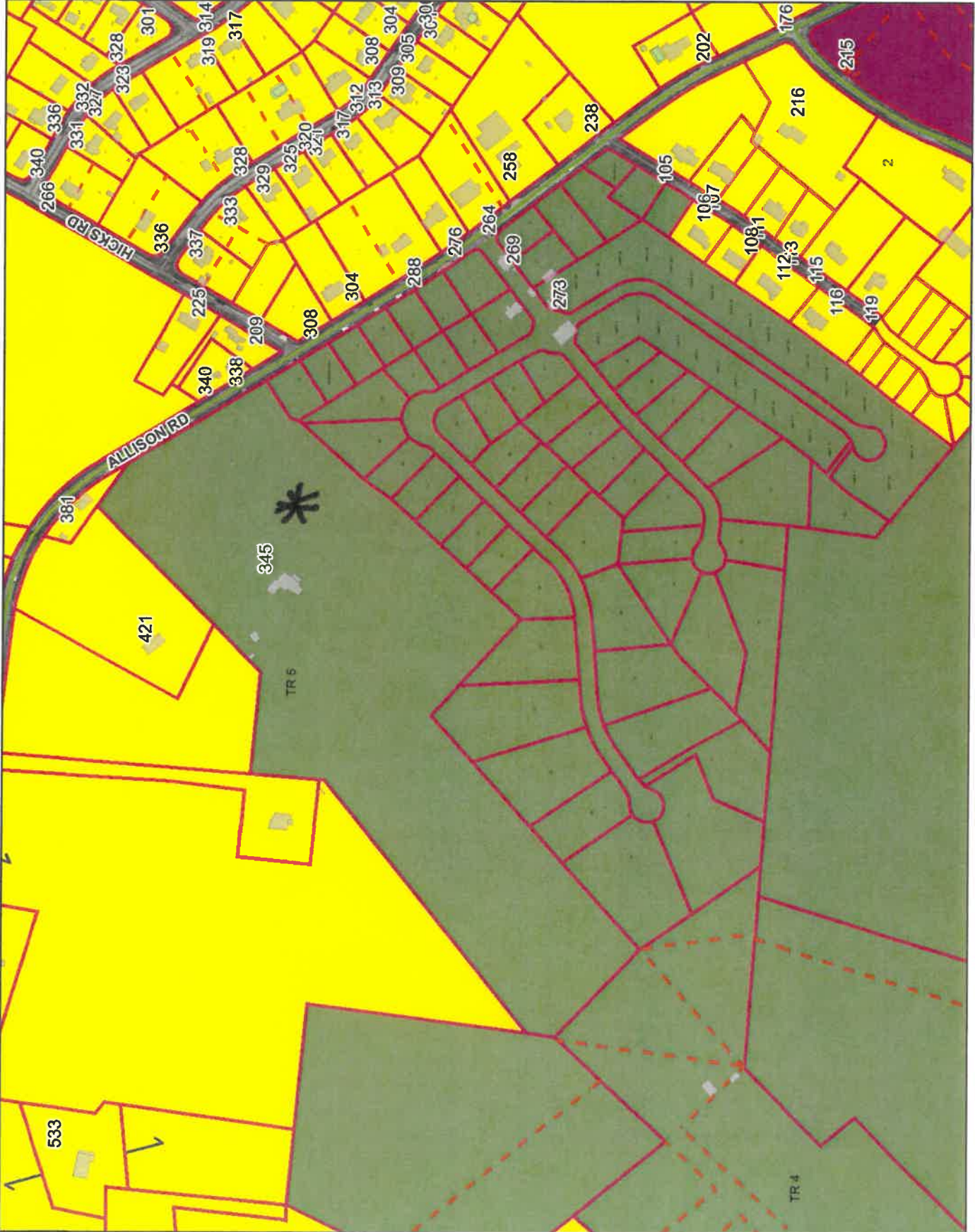
Plan Unit Devel

Low Density Res

Medium Density Res

High Density Res

Mobile Home Park



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

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



fail 10/15/22

3

**PETITION TO SULLIVAN COUNTY FOR REZONING**

*Kingsport*  
Sullivan County

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

Date: *10/03/2022*

Property Owner: Thomas Dan Hauk, Augrita M.Hauk, Paul Douglas Hauk, Melissa Kay Hauk

Address: 274,278,350,386 Rock City Road

Phone number: 4232884010 /4238171908 Email: userdee5047@aol.com

**Property Identification**

Tax Map: 032                      Group:                      Parcel: 30.00/030.10/031.00/031.50  
 Zoning Map:                      Zoning District: *R-1 (R-2 split zone)*                      Proposed District: *A-5*                      Civil District: *10th*  
 Property Location: Rock City Road                      Commission District: *6th*  
 Purpose of Rezoning: Change to Agricultural

**Meetings**

**Planning Commission:**  
*Kingsport Region Planning Commission -*  
 Place: ~~Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN~~ *city hall*  
 Date: *11/17/2022 Thursday* Time: *5:30 PM*

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

**County Commission:**

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN  
 Date: *12/15/2020, Thursday* Time: 6:00 PM


Approved:  Denied: \_\_\_\_\_  
 Approved 22 Yes, 2 Absent

**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: *Thomas P. Hauk Melissa Hauk* Date: *10/3/22*

Notary Public: *Dylan Byerley* My Commission Expires: *June 21, 2025*



## RE: Hawk rezoning request from R-1 and R-2 to A-5 - Rock City Road

Garland, Savannah <SavannahGarland@KingsportTN.gov>

Fri 11/18/2022 8:31 AM

To: Ambre Torbett <planning@sullivancountytn.gov>; Weems, Ken <KenWeems@KingsportTN.gov>

Cc: Userdee5047 <userdee5047@aol.com>

 1 attachments (5 MB)

Rock City Rd county rezoning REPORT.doc;

Good morning Ambre,

At last night's Planning Commission they voted to send a positive recommendation to the Sullivan County Planning Commission. Please see attached the report.

Thank you,  
Savannah


### Savannah Garland

Planner

City of Kingsport

P: 423-343-9783

SavannahGarland@KingsportTN.gov

cid:image001.png@01D1C17B.4853BA80

415 Broad Street, 2<sup>nd</sup> Floor

Kingsport, TN 37660

**From:** Ambre Torbett [mailto:planning@sullivancountytn.gov]

**Sent:** Monday, October 03, 2022 1:58 PM

**To:** Weems, Ken <KenWeems@KingsportTN.gov>; Garland, Savannah <SavannahGarland@KingsportTN.gov>

**Cc:** Userdee5047 <userdee5047@aol.com>

**Subject:** Hawk rezoning request from R-1 and R-2 to A-5 - Rock City Road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Kingsport Planners,

Attached is a new rezoning request for four tracts of land on Rock City Road for the Hawk family. Their request is to rezone 4 tracts from R-1 and R2 to A-5 to preserve the large tracts and to allow for future larger detached accessory structures if wanted.

Could you please confirm that your meeting time is now 5:30PM on the 3<sup>rd</sup> Thursday, November 17<sup>th</sup> at City Hall.

Mrs. Hawk, I believe the City Planning Commission will be at 5:30 and the final public hearing will be at 6PM with the County Commission.

Thanks so very much,

*Ambre M. Torbett*, AICP

Director of Planning & Community Development

Sullivan County Planning & Codes Dept.

# KINGSPORT URBAN GROWTH BOUNDARY – SCHEDULED FOR THURSDAY, NOVEMBER 17<sup>TH</sup> KINGSPORT PC HEARING

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

### F3. REZONING REQUEST FROM R-1 & R-2 TO A-5

#### FINDINGS OF FACT –

Landowner:	Hauk family – Thomas Dan Hauk, Augrita Hauk, Paul Douglas Hauk and Melissa Kay Hauk
Applicants:	same
Representative:	same
Location:	274, 278, 350, & 386 Rock City Road, Kingsport
Mailing Address of Owners:	same
Civil district of rezoning:	10 <sup>th</sup>
Commission District:	6 <sup>th</sup>
Parcel ID:	Tax Map 032, Parcels: 30, 30.10, 31, and 31.50
Subdivision of Record:	Paul Douglas Hauk, etux, Plat Book 53, Page 332
PC1101 Growth Boundary:	Sullivan County Rural Area
Utility District:	Bloomingtondale Utility
Public Sewer:	n/a
Lot/Tract Acreage:	large tracts
Zoning:	R-1 & R-2 (Single-Family Residential)
Surrounding Zoning:	A-1 and R-1
Requested Zoning:	A-5 – Estate Agricultural
Existing Land Use:	Single Family Dwellings, Farm Buildings, Wooded and Pasture
Surrounding Land Uses:	Single Family Residential
2006 Land Use Plan:	Estate Agricultural
Neighborhood Opposition:	no opposition received prior to public meetings

Staff Field Notes and Findings of Facts:

Meeting Notes at Planning Commission:



Rock City Road (County Rezoning)

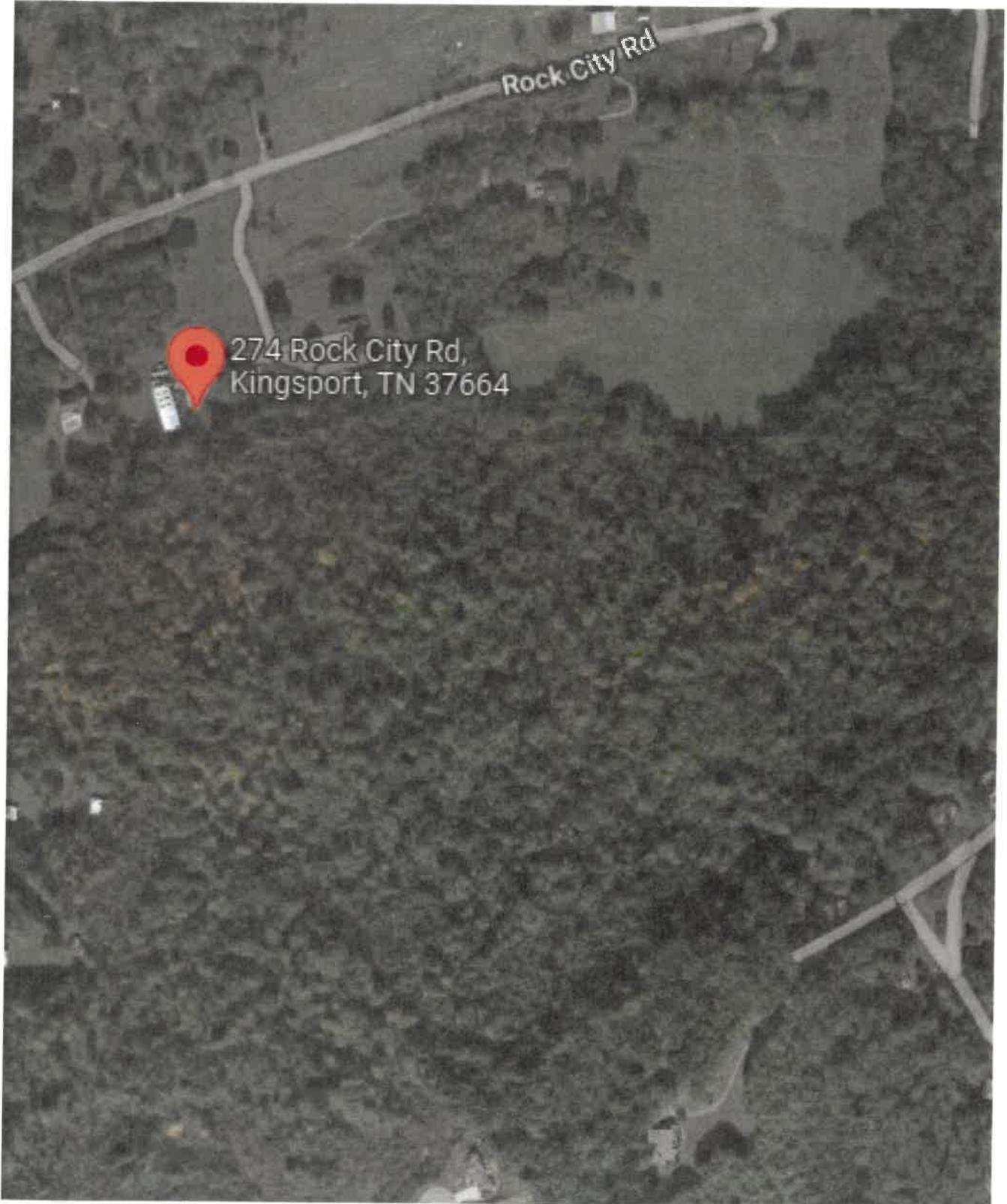
<b>Property Information</b>			
Address	274, 278, 350, 386 Rock City Road		
Tax Map, Group, Parcel	Map 032, Parcels 30.00, 030.10, 031.00, 031.50		
Civil District	10		
Overlay District	n/a		
Land Use Designation	Residential/Agricultural		
Acres	114.44 +/-		
Existing Use	Residential	Existing Zoning	R-1 and R-2 (County)
Proposed Use	Residential/Agricultural	Proposed Zoning	A-5 (County)
<b>Owner /Applicant Information</b>			
Name: Thomas, Augrita, Paul, and Melissa Hauk Address: 274, 278, 30, 386 Rock City Rd City: Blountville State: TN                      Zip Code: 37617 Phone: (423) 288-4010		Intent: <i>To rezone from R-1/R-2 to A-5 for flexibility for farm use and 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 residential and agricultural 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 114.44 acres. A rezoning to A-5, in staff's opinion, is the most appropriate use for the property.</i>			
Planner:	Savannah Garland	Date:	October 18, 2022
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>November 17, 2022</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

<b>PROPERTY INFORMATION</b>		<b>County Rezoning</b>
<b>ADDRESS</b>		274, 278, 350, 386 Rock City Road
<b>DISTRICT</b>		10
<b>OVERLAY DISTRICT</b>		n/a
<b>EXISTING ZONING</b>		R-1, R-2 (County)
<b>PROPOSED ZONING</b>		A-5 (County)
<b>ACRES</b>	114.44 +/-	
<b>EXISTING USE</b>	Residential	
<b>PROPOSED USE</b>	Residential/Agricultural	

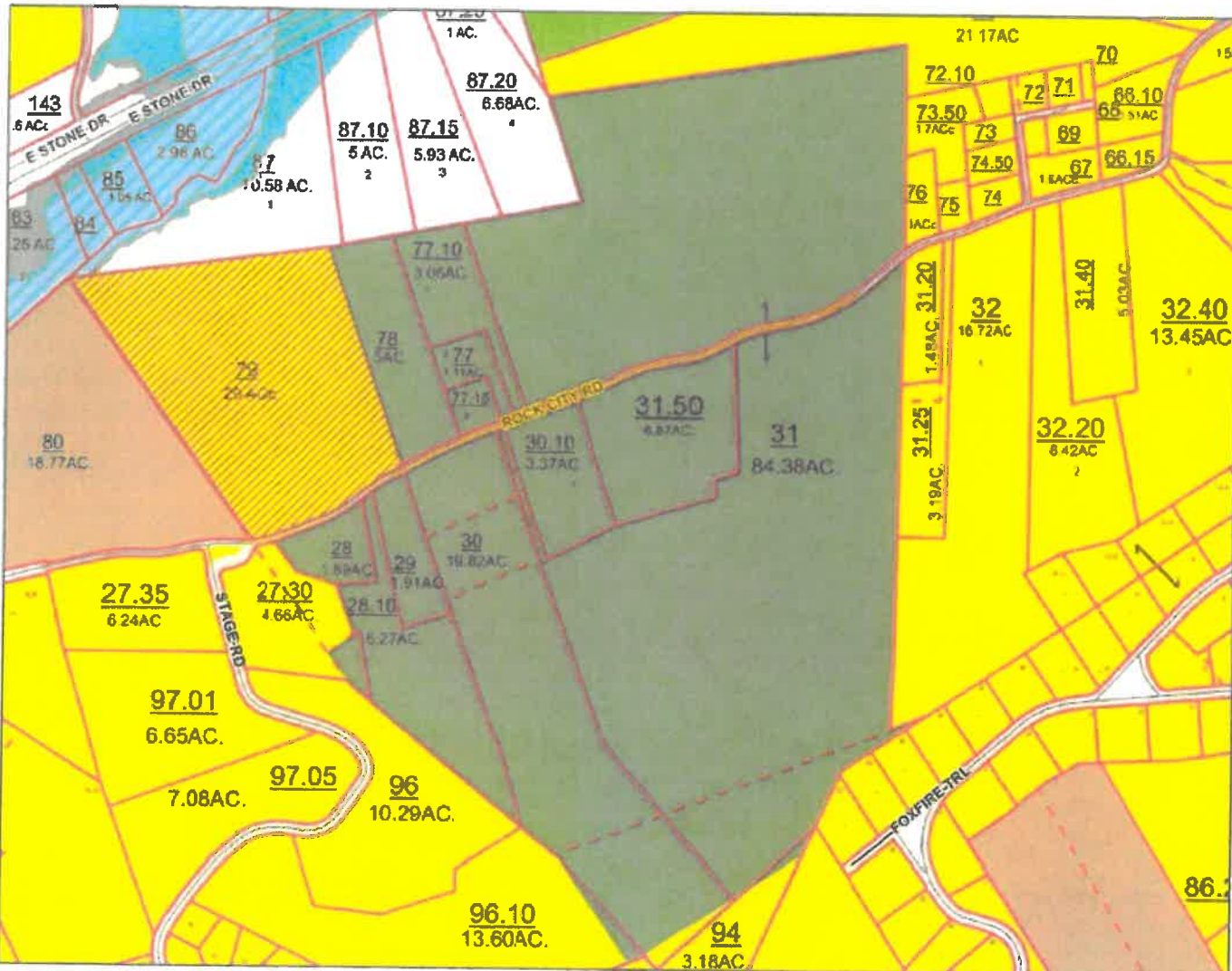
**INTENT**

*To rezone from R-1, R-2 to A-5 for Residential use and farm use.*

Site Overview



Sullivan County Future Land Use – Arg./ Open Space



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

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- Lot Lines
- Land Use Plan: 2006-2026**
- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Blountville-Mixed Use
- General Commercial
- Corridor Commercial
- Manufac-Light Ind
- High Impact Use
- Plan Corridor Comm
- Plan General Com
- Plan Manufac-Lt In
- Plan Manufac-Hvy Ind
- Plan Unit Devel
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water



Sullivan County, TN  
Planning and Codes Dept.

**Flood Insurance Rate Map (FIRM) 2007**  
 1 1 FT Flood Hazard  
 2 2 FT Flood Hazard  
 3 3 FT Flood Hazard  
 4 4 FT Flood Hazard



**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 R-1 and A-2 zoning and it will permit a use that is suitable for the Future Land Use development. \*A-2, Rural Agricultural/Residential
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 Residential/Agricultural.

**Proposed use:** A-5 (General Agricultural/Residential District)

**The Future Land Use Plan Map recommends county:** agricultural; **city:** residential

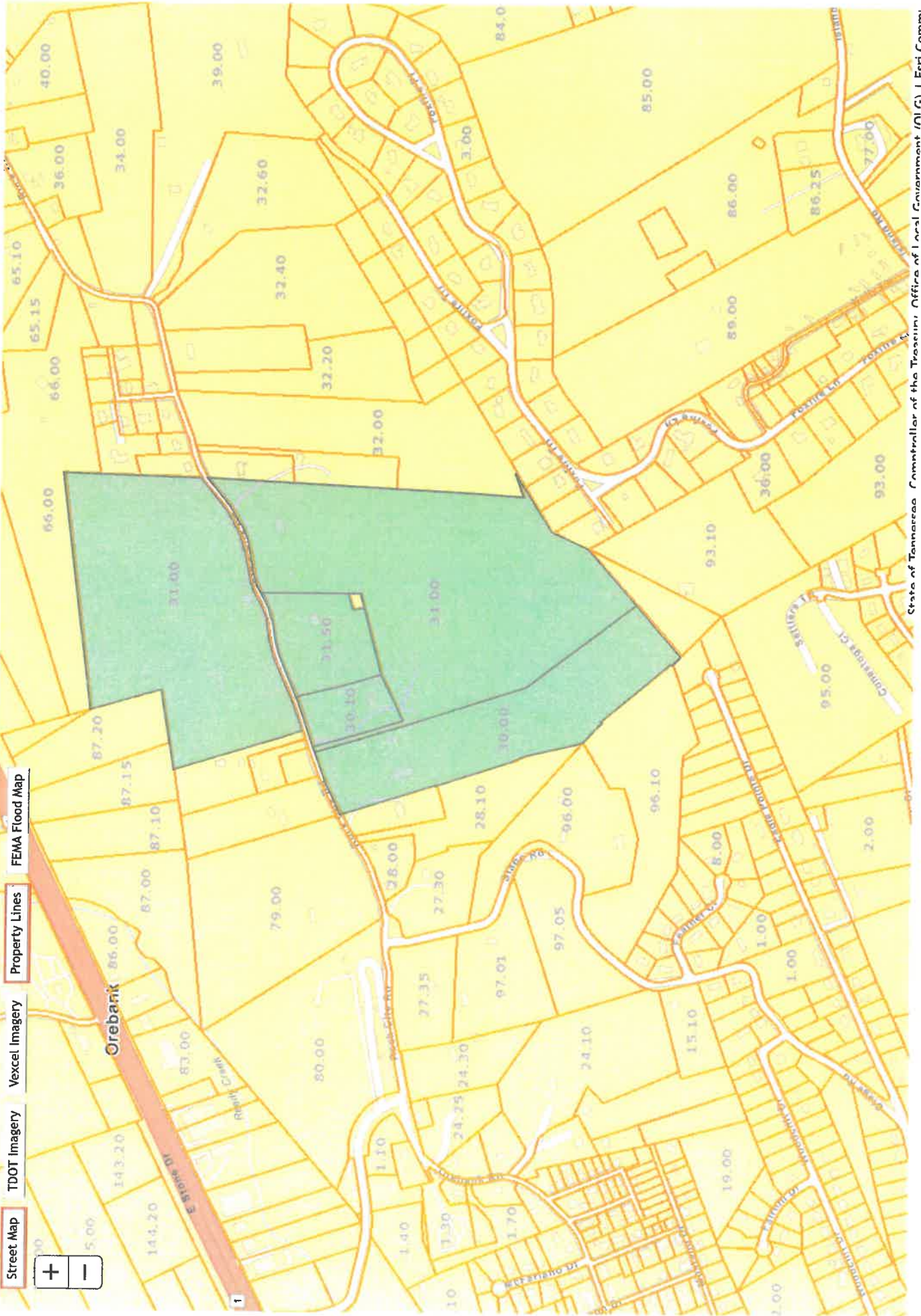
5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, as the majority of the surrounding parcels are already zoned R-1 and A-2.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically for agricultural/residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed A-5 zone will exist in harmony with the abutting/ existing A-2 and R-1 zone.

**CONCLUSION**

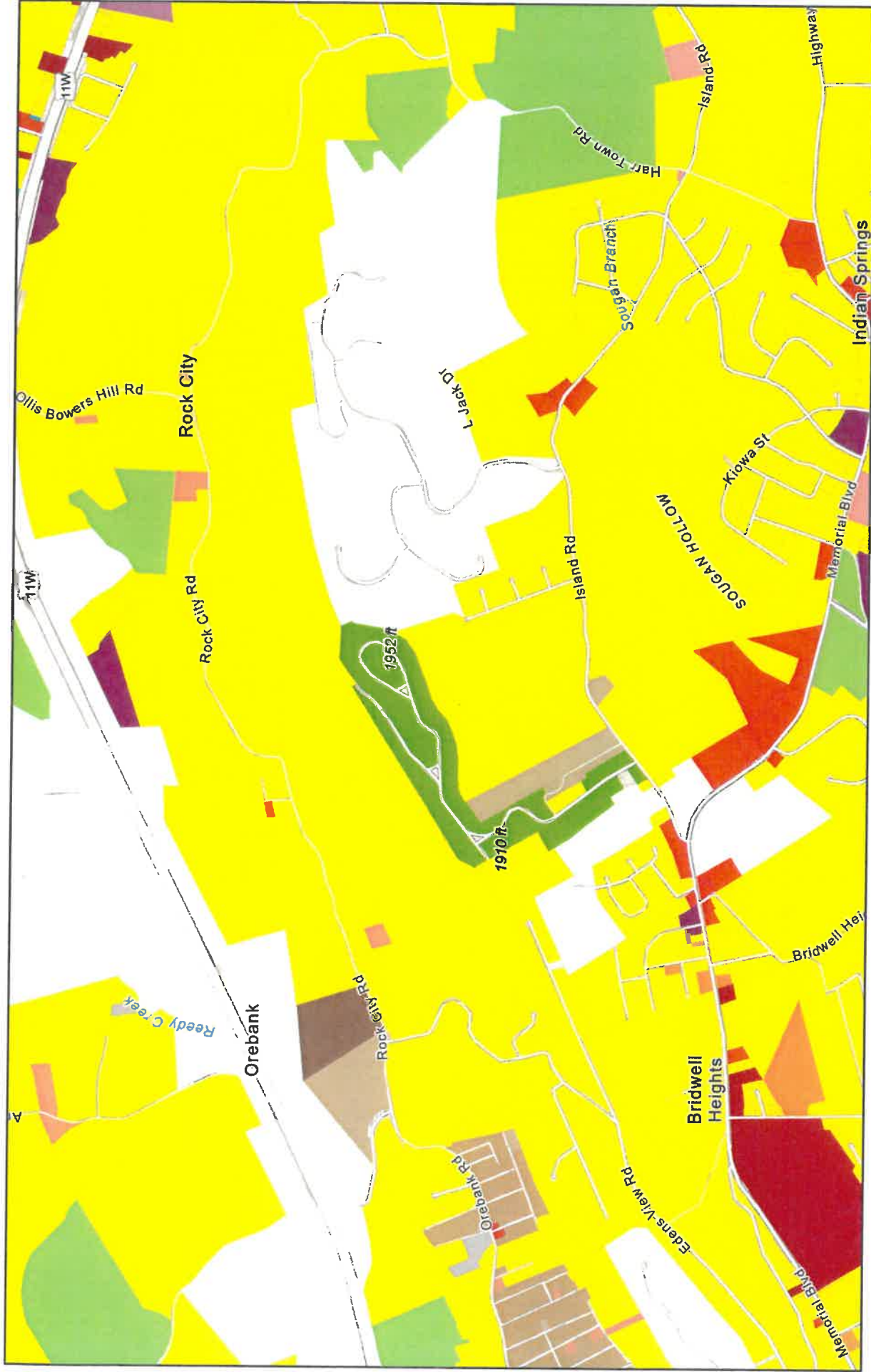
Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from R-1 & R-2 to A-5. The rationale for this recommendation is based upon conformance with adjacent existing land uses and the proposal following the Future Land Use Plans.



# Tennessee Property Viewer

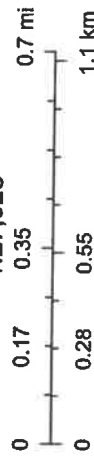


# Zoning Map for Sullivan County, Tennessee

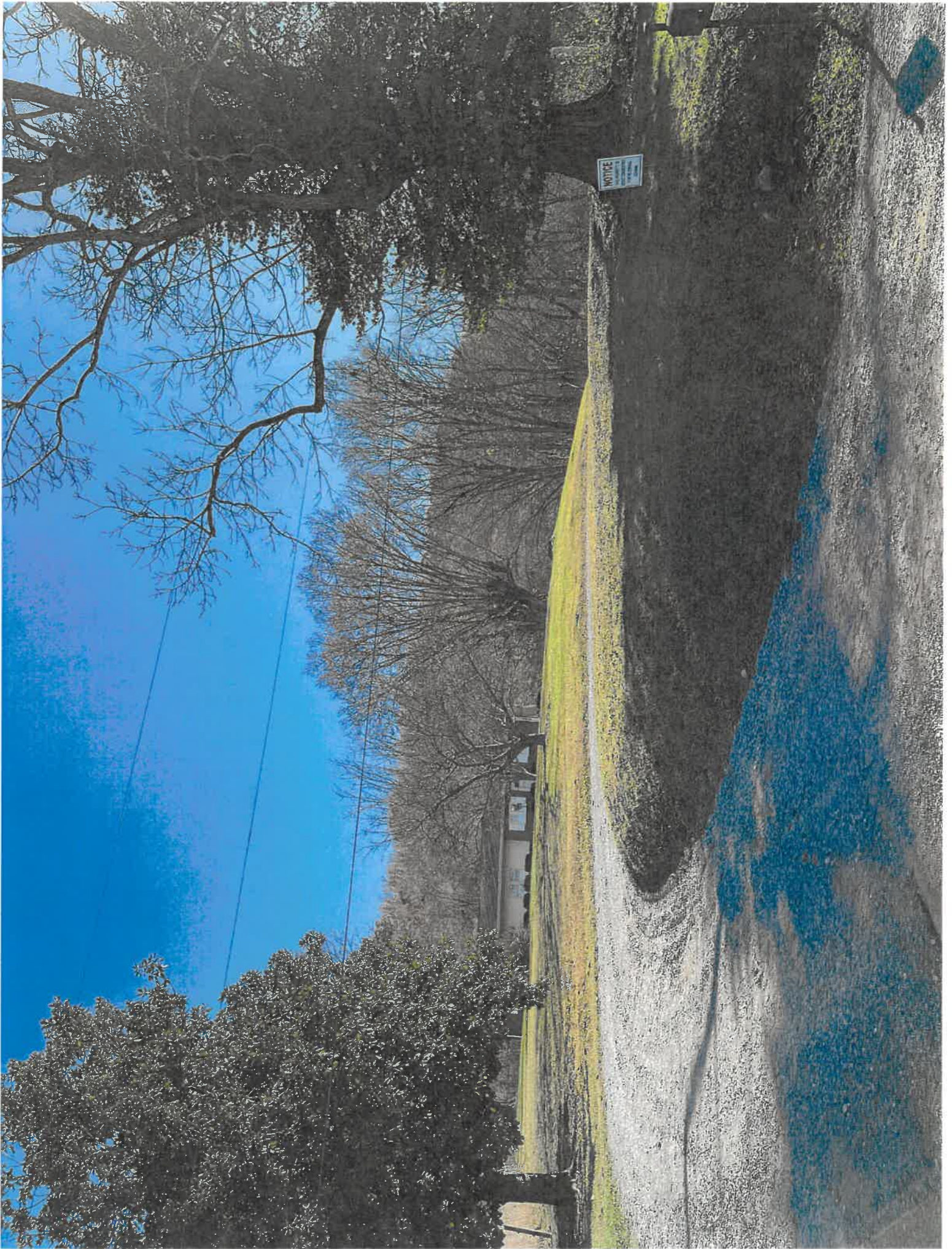


10/3/2022

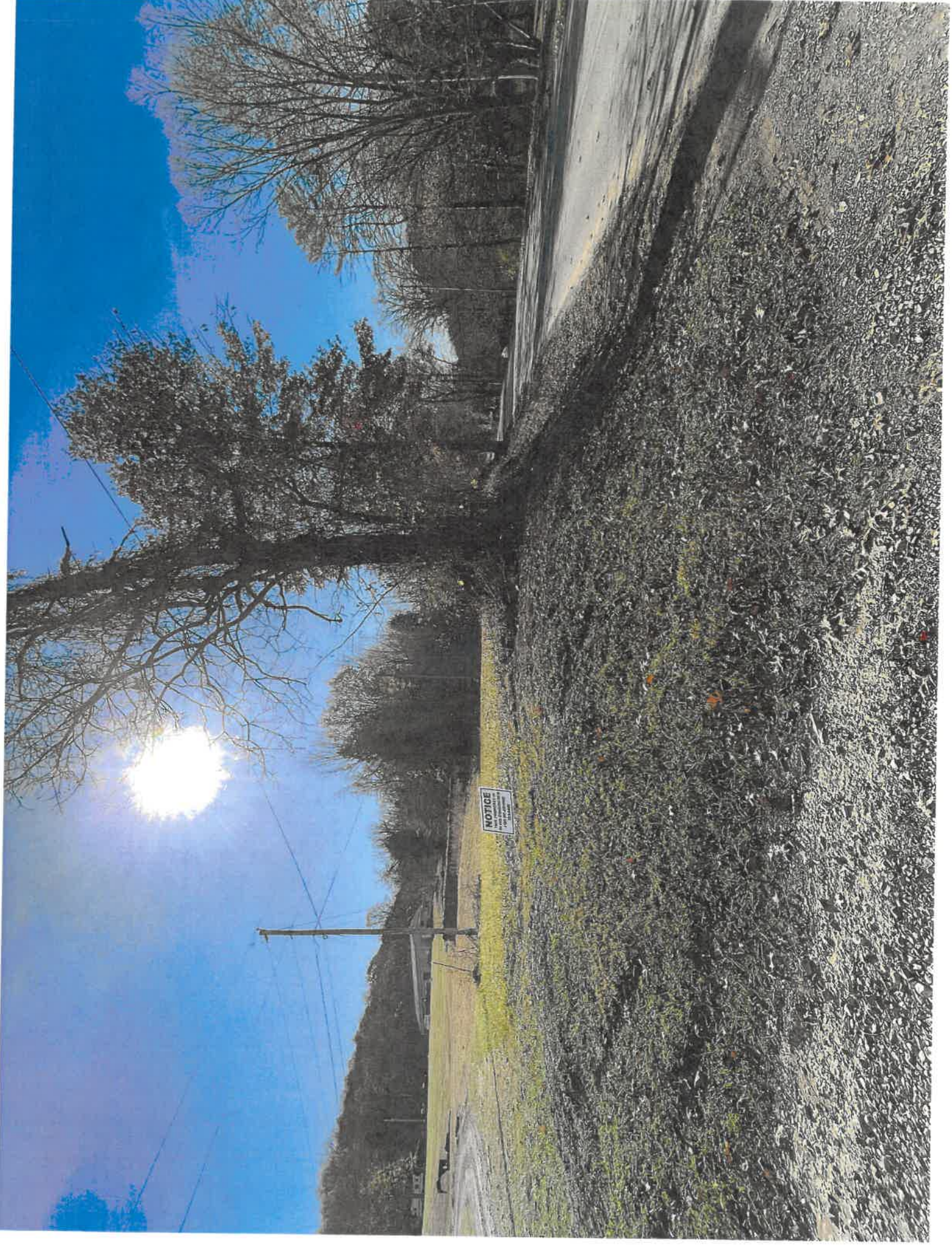
1:27,028



VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS,







**NOTICE**  
THIS PROPERTY IS  
THE PROPERTY OF  
THE STATE OF TEXAS



✓ SCROT  
✓ Blountville Water  
✓ paid 10/4/2022  
sign -

**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: October 4, 2022

Property Owner: Chestalene B. Myers

Address: 770 Big Hollow Road Blountville Tenn 37617

Phone number: 423-534-3190

Email: cluelessmom@hotmail.com

**Property Identification**

Tax Map: 066	Group:	Parcel: 003.05	
Zoning Map:	Zoning District: R 1	Proposed District: A 5	Civil District: 5 <sup>th</sup>
Property Location: 770 Big Hollow Road Blountville, Tenn 37617			Commission District: 4 <sup>th</sup>
Purpose of Rezoning: Garage for Car Collection Storage			

**Meetings**

**Planning Commission:**

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

Date: November 15, 2022 Time: 6:00 PM

Approved:  Denied:

**County Commission:**

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

Date: December 15, 2022 Time: 6:00 PM

Approved:  Approved 22 Yes, 2 Absent  
Denied:

**DEED RESTRICTIONS**

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

Owner's Signature: Chestalene B Myers

Date: 10/4/22

Notary Public: J. Powell

My Commission Expires: March 25, 2025

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

F4. REZONING REQUEST FROM R-1 TO A-5

FINDINGS OF FACT –

Landowner:	Chestalene Myers
Applicants:	same
Representative:	same
Location:	770 Big Hollow Road, Blountville
Mailing Address of Owners:	same
Civil district of rezoning:	5 <sup>th</sup>
Commission District:	4 <sup>th</sup>
Parcel ID:	Tax Map 066, Parcel 003.05
Subdivision of Record:	n/a (not including lot 3 of the Big Hollow Subdivision)
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Blountville Utility District
Public Sewer:	n/a
Lot/Tract Acreage:	7 +/- Acres
Zoning:	R-1 (Single-Family Residential)
Surrounding Zoning:	R-1
Requested Zoning:	A-5/Estate Agricultural District
Existing Land Use:	Single Family Dwelling, open space
Surrounding Land Uses:	Single Family Residential
2006 Land Use Plan:	Low Density Residential
Neighborhood Opposition:	no opposition received prior to public meetings

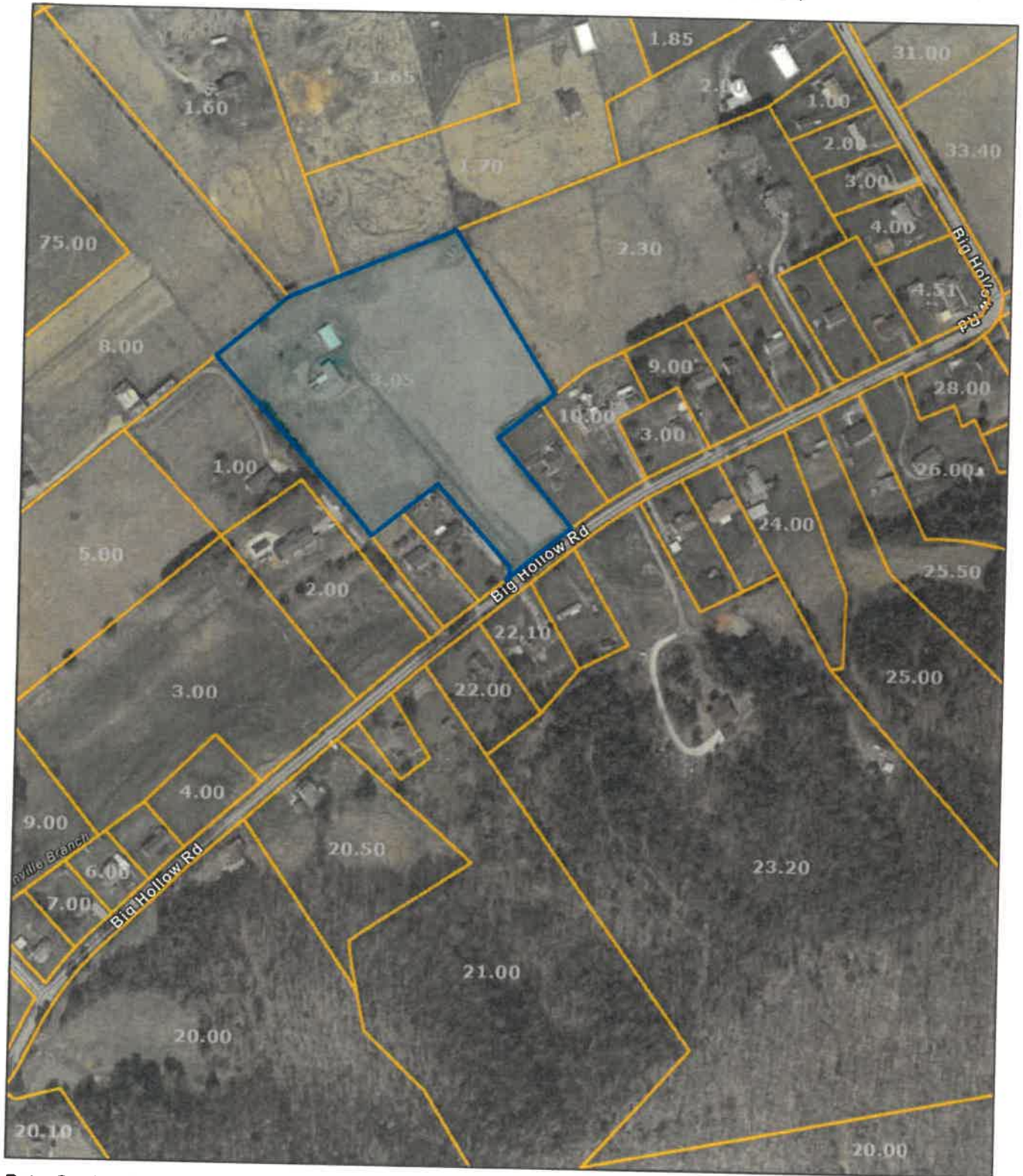
**Staff Field Notes and Findings of Facts:**

- The owner is requesting the rezoning of her property from R-1 to A-5 in order to be able to build another garage to store her son's antique collection of cars. She owns over 7 acres of land.
- She confirmed she understood that if rezoned, the minimum lot size is 5 acres under the A-5 zoning district.
- The surrounding zoning has large tracts to the rear similar in size to her property and subdivision lots along the county road.
- She also owns Lot 3 of the Big Hollow Subdivision; however, this lot will remain R-1 in case anyone in her family may want to build on or sell this lot in the future.
- Staff recommends in favor of this request.

**Meeting Notes at Planning Commission:**

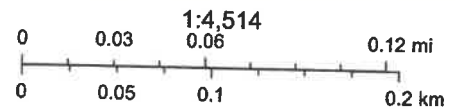
- *Staff read her report and findings. She confirmed there was no opposition. Mrs. Myers and son were present. She confirmed the intent was to store their antique car collection. With no further discussion, Laura McMillan motioned to forward a favorable recommendation to the County Commission. Darlene Calton seconded the motion and the vote in favor passed unanimously.*

# Sullivan County - Parcel: 066 003.05



Date: October 4, 2022

County: Sullivan  
Owner: MYERS CHESTALENE B  
Address: BIG HOLLOW RD 770  
Parcel Number: 066 003.05  
Deeded Acreage: 0  
Calculated Acreage: 7.8  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2021



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, TDOT, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

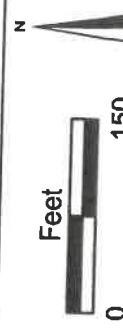
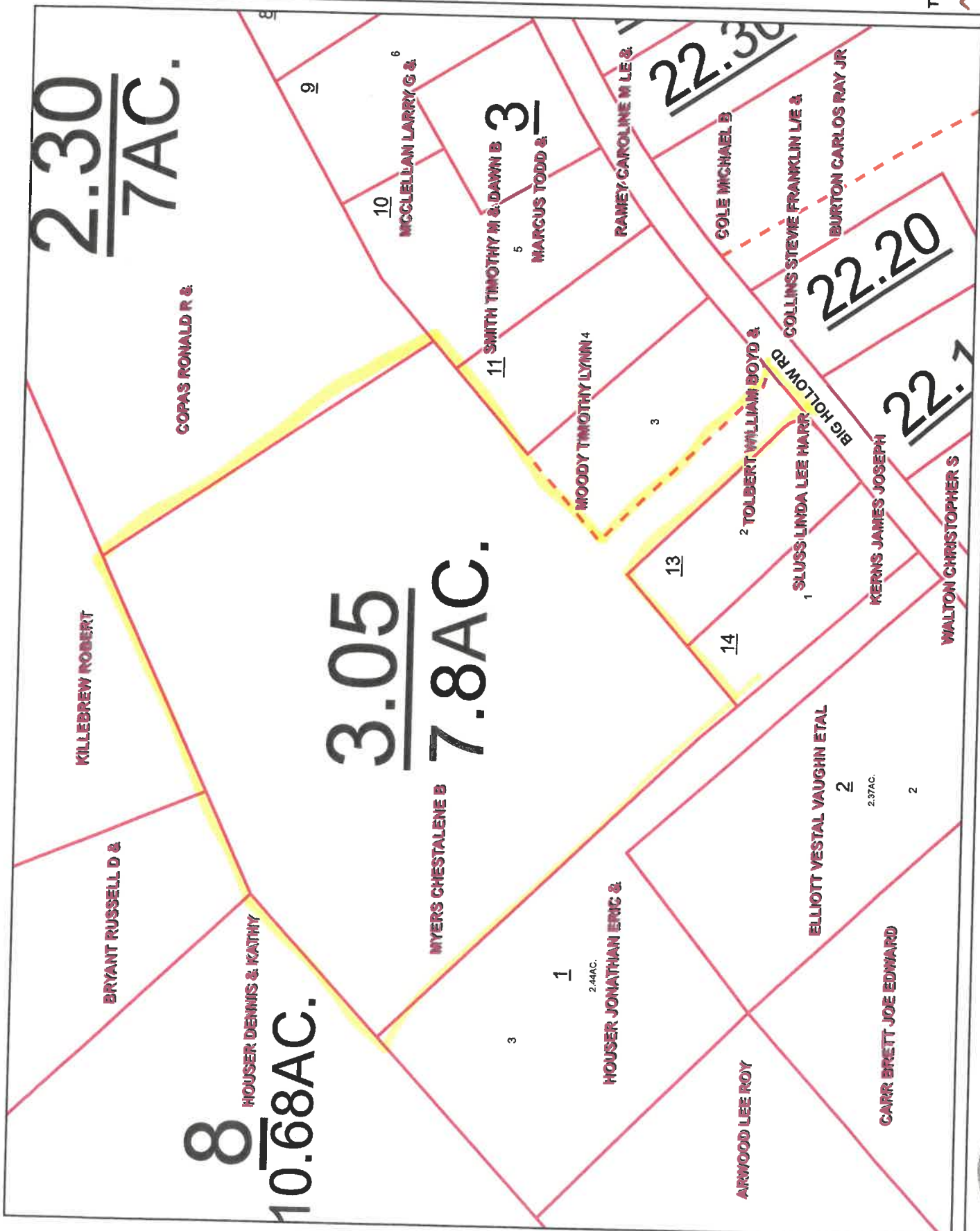
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

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

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- Thoroughfares
- Arterial
- Collector
- Lot Lines
- Streams



Flood Insurance Rate Map (FIRM) 2016  
 0.2 PCT Annual Chance Flood Hazard  
 Zone A - No Base Flood Elevations Determined

Sullivan County, TN  
 Planning and Codes Dept.



# SULLIVAN COUNTY

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



## NOTICE OF REZONING REQUEST

October 4, 2022

Dear Property Owner:

Please be advised Mrs. Chestalene Myers has applied to Sullivan County to rezone her property located at 770 Big Hollow Road, Blountville, from the current zoning of R-1 (Low Density/Single Family Residential District) to A-5 (Estate Agricultural/Large Tract) for the purpose of allowing for a larger accessory structure on her property to store antique cars. The property is Tax Map 066, Parcel 003.05 on the Sullivan County Tax Map.

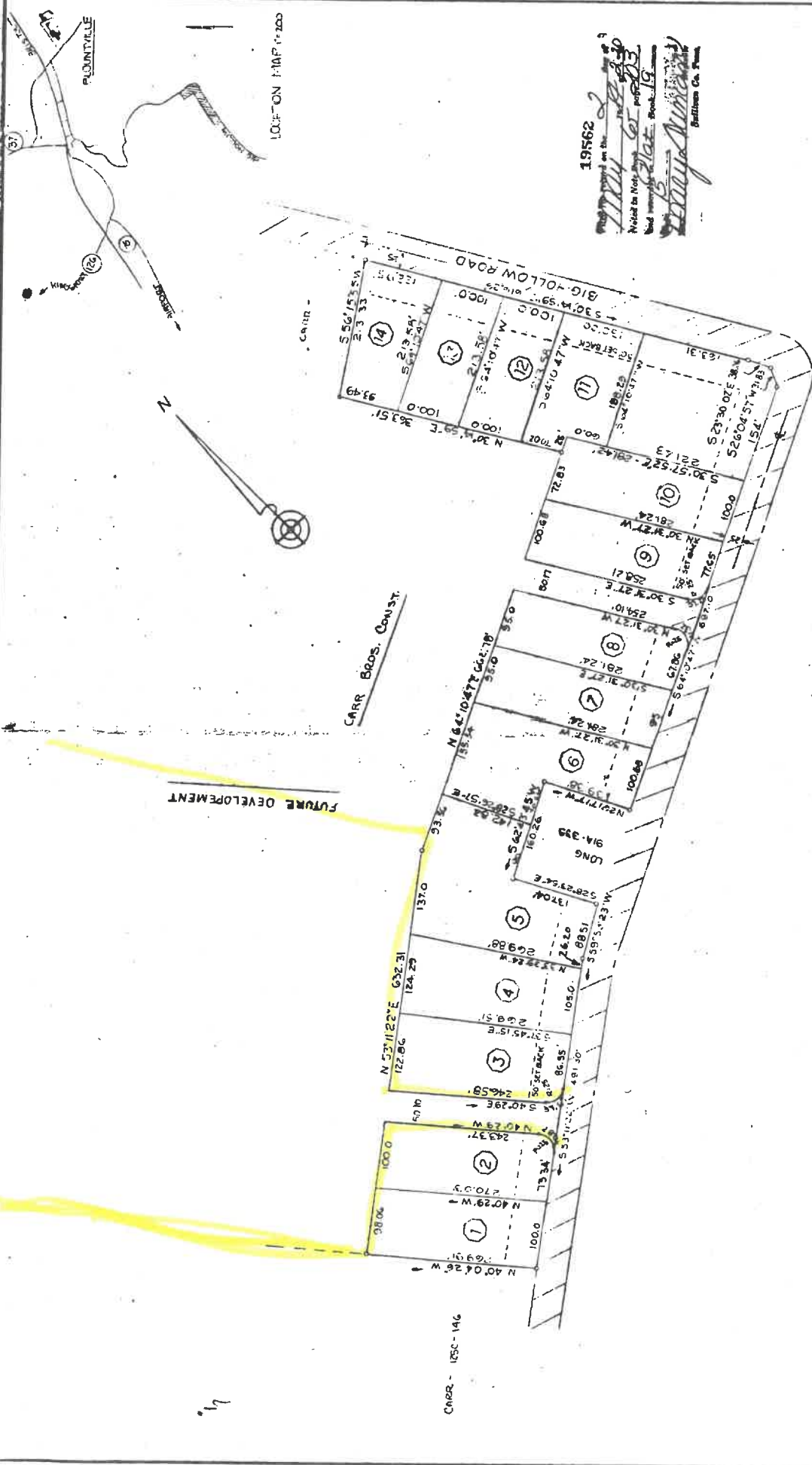
**Sullivan County Regional Planning Commission 6:00 PM on November 15, 2022**

**Sullivan County Commission – 6:00 PM on December 15, 2022**

Both meetings will be held in the Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let me know if you need any special assistance for these public meetings. Both meetings are open to the general public, and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office. My email address is [planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov) or you may call me directly at 423.279.2603.

Regards,

Ambre M. Torbett, AICP  
Director Planning & Codes



19562  
 Noted in Note  
 Book 19  
 Page 19  
 19562  
 19562

APPROVED UNDER  
 PUBLIC ACT 212

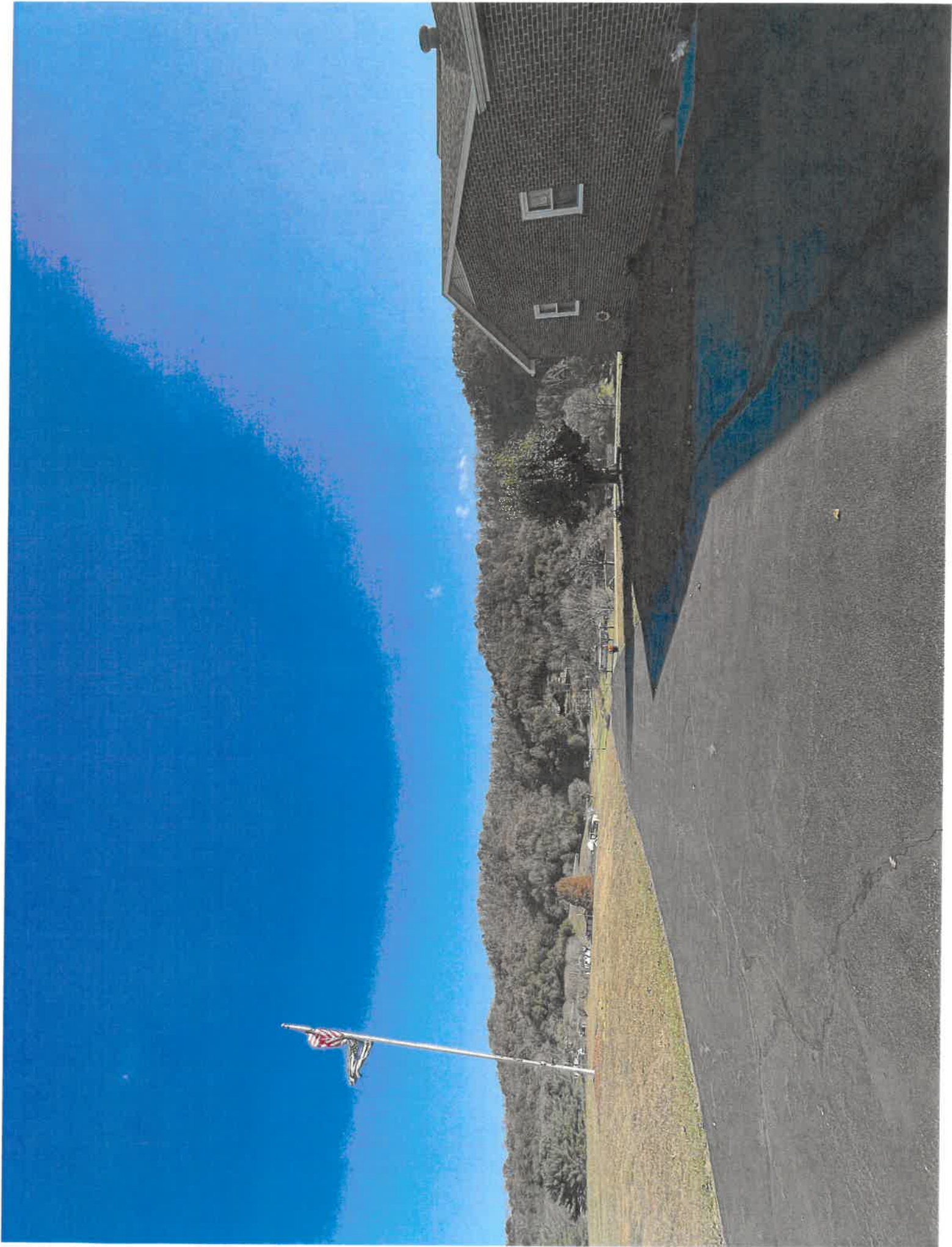
<p>REGIONAL PLANNING COMMISSION          TOTAL ACRES 1.2          ACRES NEW ROAD          OWNER: ALB BROS. CO. INC.          SURVEYOR: W. H. B. S.          SCALE 1" = 200'</p>	<p>COMMITTEE OF APPROVAL FOR RECORDS          I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWING HEREON HAS BEEN FOUND TO CONFORM WITH THE REQUIREMENTS OF THE PUBLIC ACT, AS AMENDED BY THE ACTS OF THE GENERAL ASSEMBLY OF THIS STATE, AND THAT IT HAS BEEN APPROVED FOR RECORDS BY THE COMMITTEE OF APPROVAL FOR RECORDS.          DATE: April 17, 1984          SIGNATURE: [Signature]</p>	<p>COMMISSIONER OF THE DEPARTMENT OF REVENUE          I HEREBY CERTIFY THAT THE TAX MAP SHOWING HEREON IS CORRECT AND ACCURATE AND THAT THE PROPERTY IS SUBJECT TO THE TAX MAP. I HAVE REVIEWED THE MAP AND THE INFORMATION PROVIDED BY THE APPLICANT AND I HAVE NO OBJECTION TO THE MAP.          DATE: 4-16-84          SIGNATURE: [Signature]</p>	<p>CITY ENGINEER          I HEREBY CERTIFY THAT THE PLAT SHOWING HEREON HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC ACT, AS AMENDED BY THE ACTS OF THE GENERAL ASSEMBLY OF THIS STATE, AND THAT IT IS CORRECT AND ACCURATE.          DATE: 4-17-84          SIGNATURE: [Signature]</p>	<p>CERTIFICATE OF ACCURACY          I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE OFFICE OF THE CLERK OF THE SUPREME COURT OF THE STATE OF TENNESSEE.          DATE: 4-17-84          SIGNATURE: [Signature]</p>	<p>CERTIFICATE OF OWNERSHIP AND BENEFICIARY          I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE DESCRIBED HEREON AND THAT I HAVE CONSENTED TO THE SUBDIVISION AND TO THE PUBLIC ACT, AS AMENDED BY THE ACTS OF THE GENERAL ASSEMBLY OF THIS STATE, AND I HAVE AGREED TO THE TERMS AND CONDITIONS OF THE PUBLIC ACT, AS AMENDED BY THE ACTS OF THE GENERAL ASSEMBLY OF THIS STATE.          DATE: 4-17-84          SIGNATURE: [Signature]</p>
---	--	--	--	--	--







**NOTICE**  
THIS PROPERTY IS  
BEING CONSIDERED  
FOR RE-ZONING  
323-6440



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

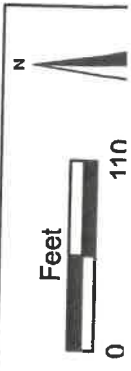
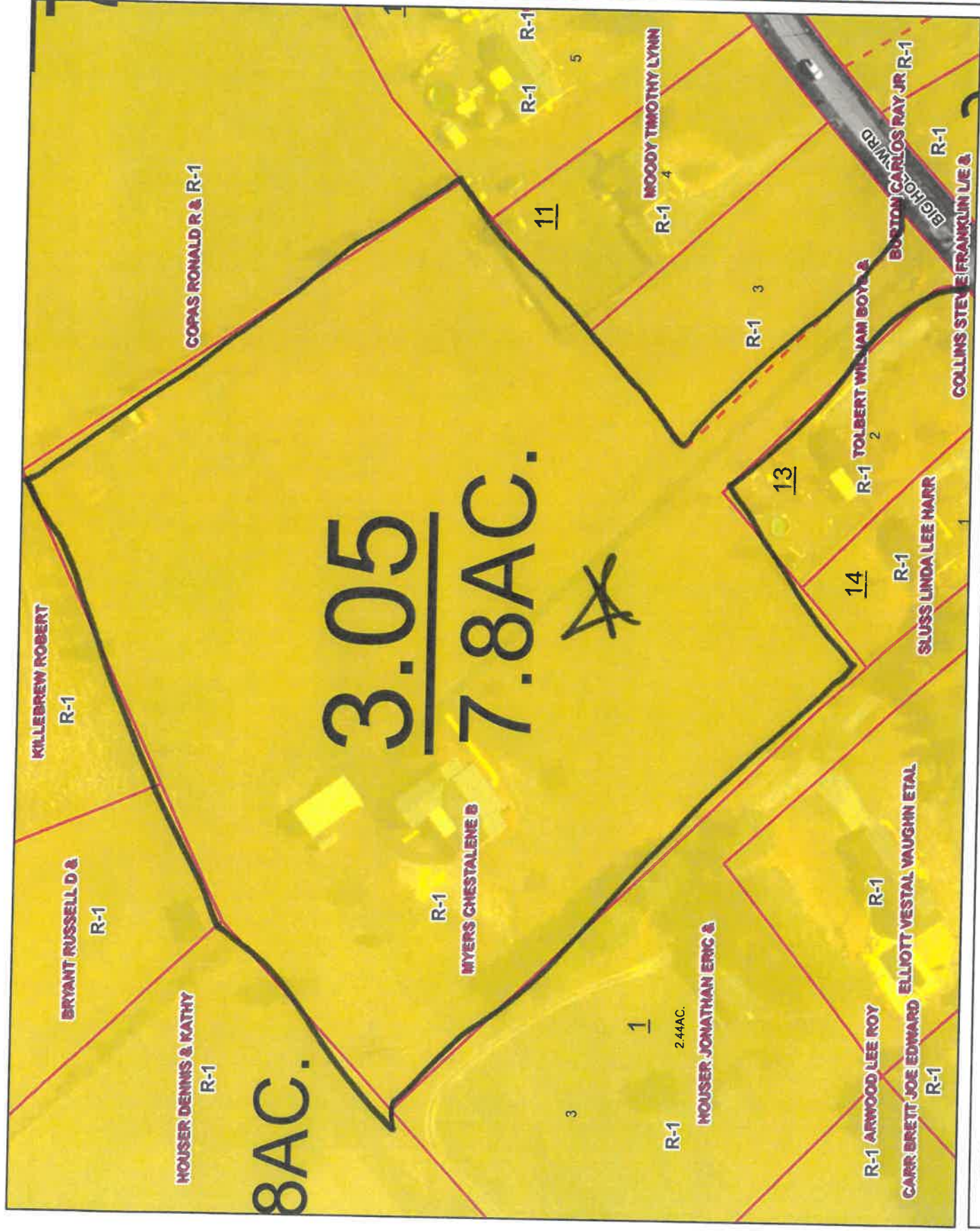
**Notice:**

A tax map has no legal standing; other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. **These maps are intended to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of a reflector.**

Lot Lines

**Sullivan County Zoning**

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



Flood Insurance Rate Map (FIRM) 2016  
 0.2 PCT Annual Chance Flood Hazard  
 Zone A - No Base Flood Elevation Determined

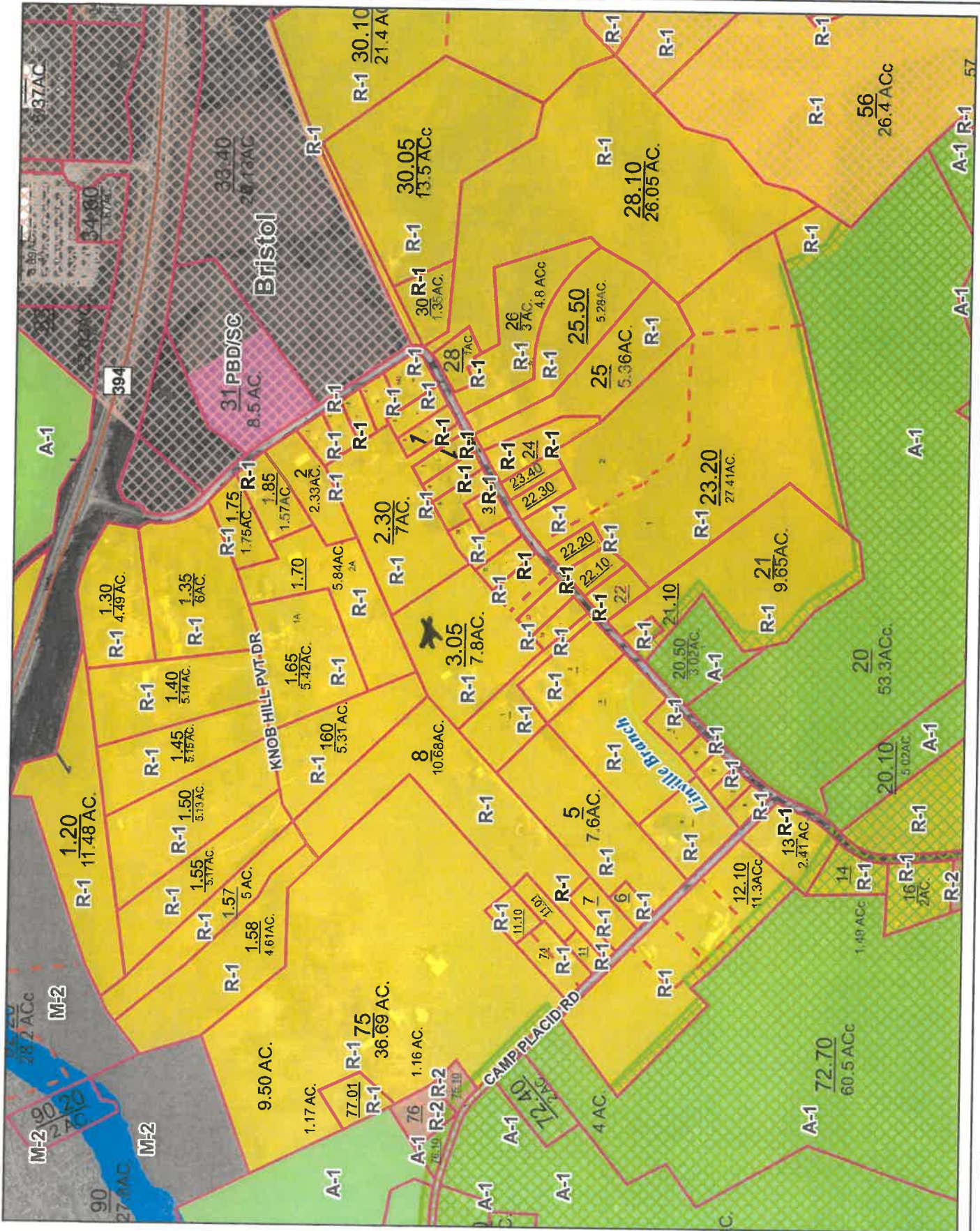
**Address Data Source**  
 Sullivan County: Sull Co 911  
 Kingsport: Kpt GIS  
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 Bristol: Bristol 911

**Notice:**  
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 layers, it cannot be used to  
 establish boundary lines or  
 transfer and convey property.  
 Aerial photography is licensed to  
 practice land surveying in the  
 State of Tennessee should be  
 retained for all questions of  
 boundary and/or location  
 of lot in Bristol UGB



**Sullivan County Zoning**

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



**Flood Insurance Rate Map (FIRM) 2016**  
 0.2 PCT Annual Chance Flood Hazard  
 Zone A - No Base Flood Elevations Determined

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





Sullivan County Planning & Codes Department  
3425 Highway 126  
Blountville TN 37617  
Phone: 423-323-6440  
Email: [permits@sullivancountyttn.gov](mailto:permits@sullivancountyttn.gov)

### Residential Accessory Structures - Compliance Affidavit

I Chestalene B Myers do hereby certify this residential accessory structure meets all of the technical requirements of the Sullivan County Zoning Resolution and that it shall not be constructed or designed to be used as an illegal commercial business or another residential dwelling now or in the future.

STATE OF TENNESSEE  
SULLIVAN COUNTY:

Personally appeared before me, a Notary Public for the said state and county,  
Chestalene Myers who affirmed the information and executed the instrument hereinabove for the property contained therein.

This the 4<sup>th</sup> day of October, 2022

A. Norbell

Notary Public

My Commission Expires: 3/25/2022



Revised & mailed 11/1/22 (5)

**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: August 30, 2022

Property Owner: Virginia Diane Vance

Address: 200 Riverside Rd Bluff City, TN 37618

Phone number: (423) 444-6124 Email: nikki.hogston@mcB.com

**Property Identification**

Tax Map: 083	Group:	Parcel: 083	123.00
Zoning Map:	Zoning District: R-1	Proposed District: <del>AR</del> RRC	 10/25/22
Property Location: 36.486830°/-82.197835°			 10/24/22
Purpose of Rezoning: Short term rental additions for local tourism and recreation.			

**Meetings**

**Planning Commission:**

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: November 15, 2022 Time: 6:00 PM Tuesday

Yes / 1 no / 1 vacancys / 1 absent

Approved:  Denied:

Civil District 3rd

Commission District 4th

**County Commission:**

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

Date: December 15, 2022 Time: 6:00 PM - Thursday

Approved:  Approved 22 Yes, 2 Absent  
Denied:

**DEED RESTRICTIONS**

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

Owner's Signature: Virginia D Vance

Date: 9/1/22



The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Notary Public: Cheyenne Crain

My Commission Expires: May 2024

F. **REZONING REQUESTS: ZONING PLAN AMENDMENT: ZONING MAP CHANGE - DEFERRED FROM LAST MONTH**

F5. **REZONING REQUEST FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO RRC (RURAL RETREAT & CABIN DEVELOPMENT)**

**FINDINGS OF FACT –**

**Landowner:** Virginia Diane Vance  
**Physical Location of Site:** 200 Riverside Road, Bluff City, TN 37618  
**Mailing Address of Owners:** 299 Old Weaver Pike, Bluff City, TN 37618 (corner tract)  
**Applicants:** Jack and Sarah Merwin with Overall Development (buyers)  
**Mailing Address of Applicants:** 150 Hunters Lane, Hendersonville, TN 37075-8741  
**Representative:** Matthew Feathers and Nikki Hogston (MCB Inc)  
**Civil district of rezoning:** 3<sup>rd</sup>  
**Commission District:** 4<sup>th</sup>  
**Parcel ID:** Tax Map 083 Parcel 123.00  
**Subdivision of Record:** n/a  
**PC1101 Growth Boundary:** Sullivan County Rural Area  
**Utility District:** South Fork Utility District  
**Public Sewer:** n/a  
**Lot/Tract Acreage:** 6.15 acres  
**Zoning:** R-1 (Single Family Residential)  
**Surrounding Zoning:** R-1, R-2, R-3  
**Requested Zoning:** RRC – Rural Retreat & Cabin Development  
**Existing Land Use:** Single Family Dwelling – circa 1900 dwelling  
**Surrounding Land Uses:** Single Family Residential  
**2006 Land Use Plan:** Medium Density Residential  
**Neighborhood Opposition:** Staff has received calls of inquiry from adjacent landowners

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

- The applicants are requesting rezoning of this property to RRC for the purpose of renovating the historic dwelling and turn it into an short-term rental. They also stated that in the future they would like to build cabins for rentals as well.
- They have applied to TVA to obtain a dock permit, as this property has a small section of river frontage across the road.
- The summary of findings are noted above.
- A building permit will need to be obtained prior to any renovation work. Under current State Law and without further zoning restrictions, the dwelling could be used for rental so long as it is for one family at a time, with no large partying or events.
- If it is rezoned, any future construction of cabin developments would require a comprehensive site plan prepared by a licensed surveyor. If there is any future grade work of land disturbance over an acre, then a Civil Engineer shall be required to prepare the Grading Plan and submit permits to TDEC and the county. The site plan shall require Planning Commission approval prior to any construction as well. R-1 and AR zoning without public sewer, limits the density to 1 dwelling per ½ acre maximum. Further restrictions may apply depending on soil suitability and water capacity.
- This request was amended from AR to RRC after the October hearing. There were several community members who spoke in opposition to the request during the public meeting.

**Meeting Notes at Planning Commission:**

- *Staff read her report and findings. The chairman called for the applicant to address the board. Mr. Matthew Feathers stated that he had recently closed on the property. He stated he and the Merwins were partners and friends on this property. He added he grew up in Sullivan County but currently lived in Hendersonville, TN. He enjoys fly fishing and looking forward to relocating back to Sullivan County this coming year. His intent is to create a low-density cabin development and to have a self-imposed noise ordinance for his guests.*



- *Bob Light, 289 Old Weaver Pike, spoke in opposition to this request primarily due to the increased traffic. He was opposed to future guests using the proposed dock since there would not be room for parking riverside. He believed this would create an issue with folks parking along the edge of the narrow road.*
- *Sue Schreiner, 1573 Riverside Road, also spoke in opposition. She stated her property surrounds this property on the east and north side. She believes that a short-term rental cabin development would not add value to the community nor do anything to improve the community; rather she believes it would detract from the rural area.*
- *John Maxwell, 1463 Riverside Road, spoke in opposition and stated he agreed with his neighbors. He has witnessed an ever-growing impact the fly fishermen have already on the river with lack of parking and access.*
- *Chairman Webb asked the applicant about the TVA permit for the dock and if Mr. Feathers had dimensions of the dock.*
- *Mr. Feathers stated he only had received preliminary approval from TVA but has not applied for the permit yet. He understood the riverside portion of the land was very narrow and that it would not accommodate parking. He would limit use to foot traffic only as his guests would walk down to the dock.*
- *John Stunkard, 1549 Riverside Road, spoke in opposition as he was concerned about the 100-year floodplain drainage easement between their properties. He believed that if this were to be redeveloped for cabins, then the drainage would increase and affect his property.*
- *With no further comment or discussion, Linda Brittenham motioned to forward an unfavorable recommendation for this request. The chair called for a second to the motion. The motion failed due to lack of a second.*
- *John Moody motioned to send a favorable recommendation for the RRC rezoning request. Laura McMillan seconded the motion and the vote in favor passed 6 yes, 1 no and 1 vacancy).*



# Tennessee Property Viewer

Street Map

+

-

TDOT Imagery

Vexcel Imagery

Property Lines

FEMA Flood Map

Riverside

Old Weaver Pike

Weaver Pike

Old Weaver Pike

Big Springs Rd

Sharp's Hollow Rd

Riverstone Rd

South Holston River

112.01

114.10

117.10

122.00

123.00

145.00

149.00

100.00

101.00

50.00

116.00

51.00

52.00

57.00

43.00

114.00

19.00

49.10

49.12

45.10

12.00

15.00

14.05

14.15

14.10

136.

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

**Notice:**

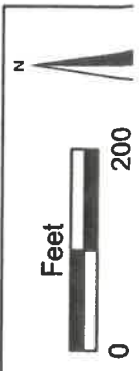
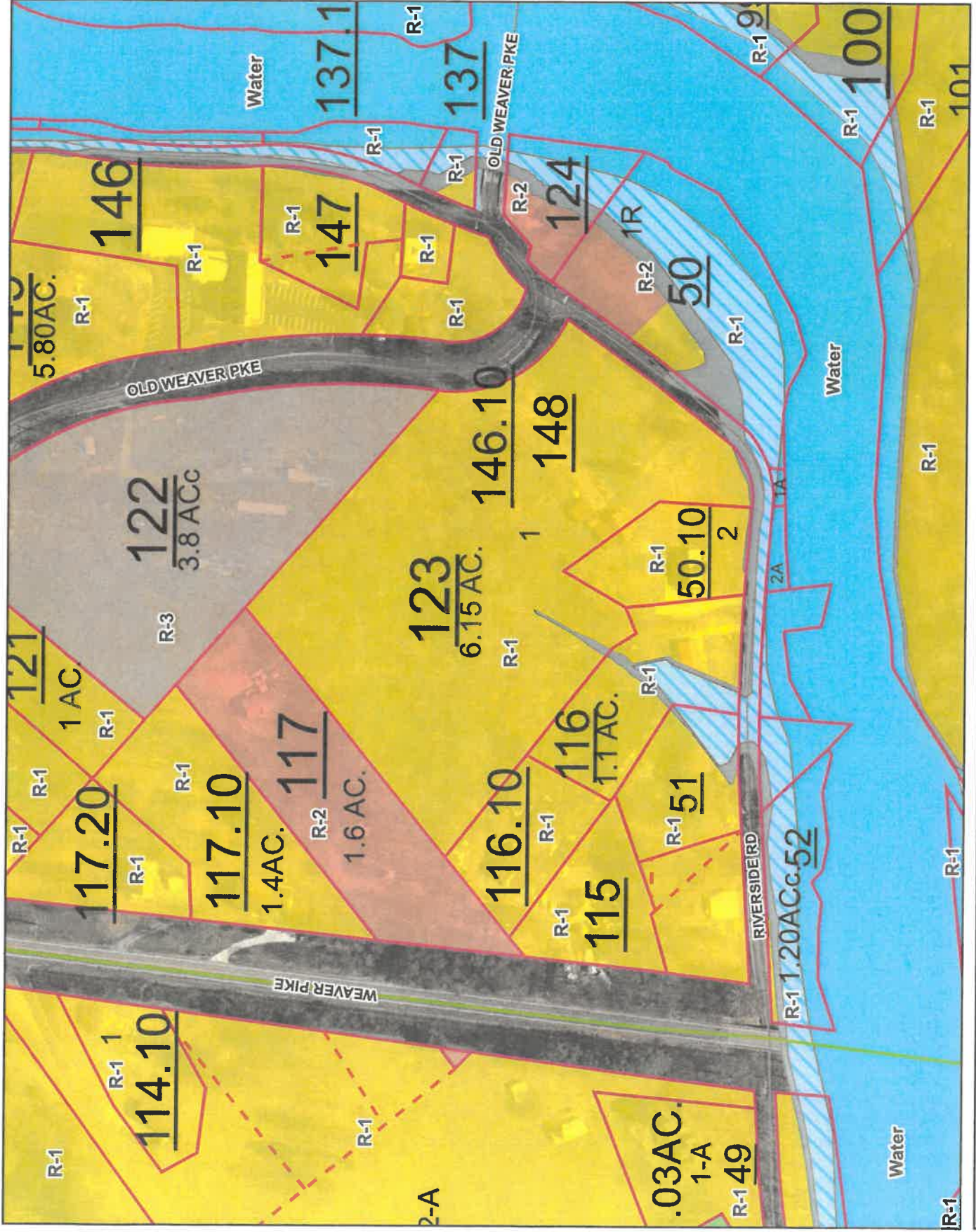
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**Territory**

-  Arterial
-  Collector
-  Lot Lines

**Sullivan County Zoning**

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



**Flood Insurance Rate Map (FIRM) 2016**  
 0.2 PCT Annual Chance Flood Hazard  
 Zone A - No Base Flood Elevations Determined

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



# SULLIVAN COUNTY

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



## NOTICE OF REZONING REQUEST

November 1, 2022

Dear Property Owner:

Please be advised Virginia Diane Vance, owner and Jack and Sarah Merwin with Overall Development, LLC (buyers) have applied to Sullivan County to rezone property located at 200 Riverside Road, Bluff City from ***R-1(Single-Family Residential District) to RRC (General Agricultural | Rural Retreat & Cabin Development District)*** for the purpose of developing the property for short-term rental additions for local tourism and recreation. The physical location of the property requested to be rezoned is **288 Old Weaver Pike Road, Bluff City.**

**Sullivan County Regional Planning Commission –Tuesday, 6:00 PM, November 15, 2022**

**County Commission – Thursday, 6:00 PM on December 15, 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 me know if you need any special assistance for these public meetings at 423-279-2603.

Respectfully,

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

Ambre M. Torbett, AICP  
Director Planning & Community Development

## Ambre Torbett

---

**From:** Matthew Feathers <feathersmd@gmail.com>  
**Sent:** Thursday, October 13, 2022 2:51 PM  
**To:** Ambre Torbett  
**Subject:** Re: 200 Riverside Rd. - Zoning Change Request

We intend to restore the farmhouse and use it as a short-term rental. We anticipate it to be attractive to fly fishermen and it has river frontage, so that was why I used the term recreation. There is no immediate plan to build any site-built structures for additional rentals, but we would like to be able to do so in the future if possible considering it has over six acres. Similar to those on the Crumley farm on Bullock Hollow Rd.

Hope this helps and thanks again!

Matt Feathers  
615-347-6833

On Thu, Oct 13, 2022 at 1:37 PM Ambre Torbett <[planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov)> wrote:

Yes it is. Can you please remind me what you want exactly to do with the property regarding construction? We have had calls regarding what kind of recreation. Do you plan on building cabins?

**Ambre M. Torbett**, AICP

Director of Planning & Community Development

Sullivan County Planning & Codes Dept.

3425 Hwy. 126 | Historic Snow House

Blountville, TN 37617

423 | 279.2603 (desk)

423 | 323.6440 (main)

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

**From:** Matthew Feathers <feathersmd@gmail.com>  
**Sent:** Thursday, October 13, 2022 2:29 PM  
**To:** Ambre Torbett <[planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov)>  
**Subject:** Re: 200 Riverside Rd. - Zoning Change Request

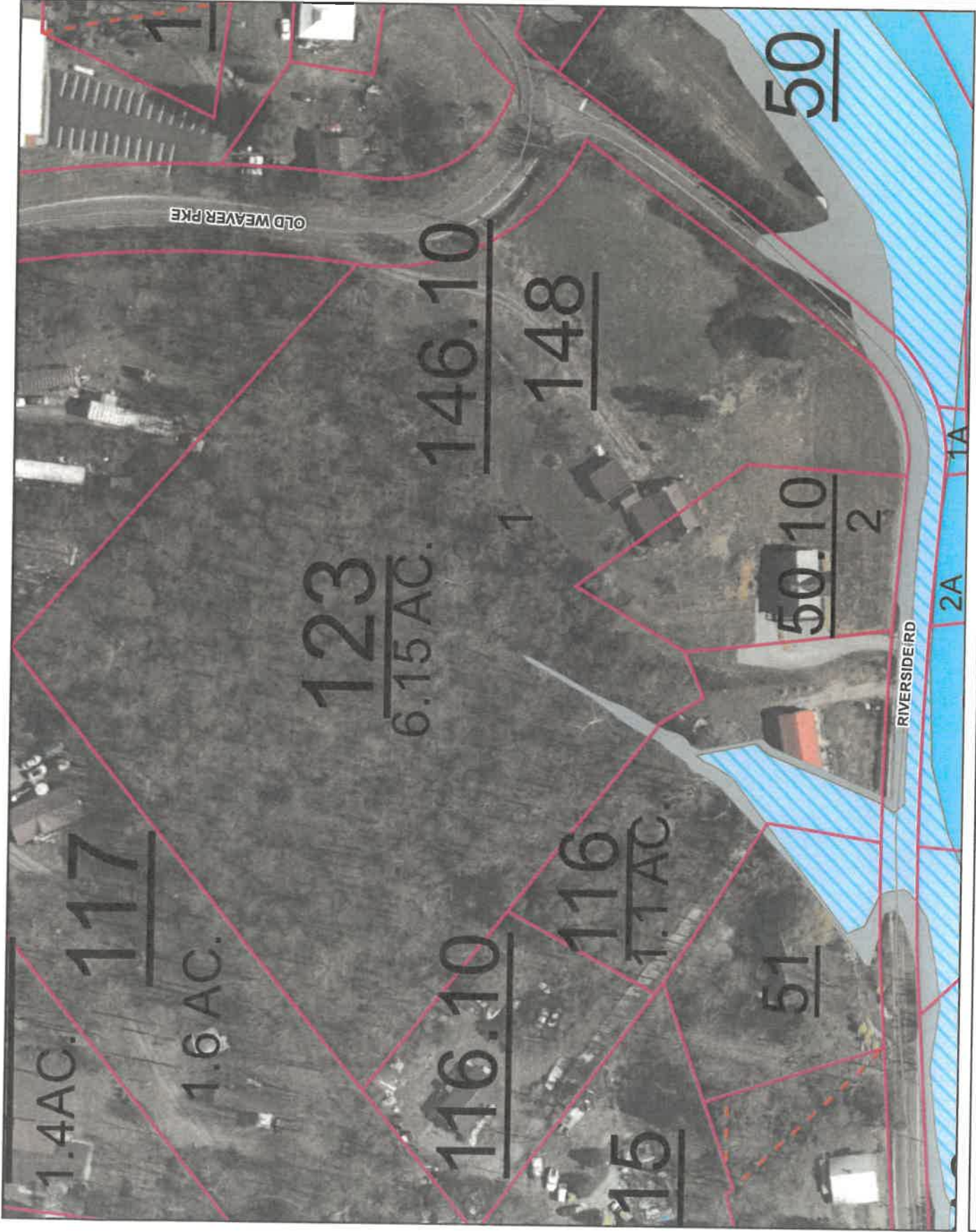
Ambre,



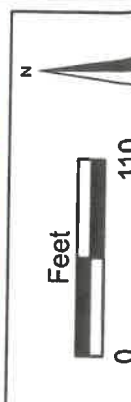
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**Thoroughfares**  
 Arterial  
 Collector



**Flood Insurance Rate Map (FIRM) 2016**  
 0.2 PCT Annual Chance Flood Hazard  
 Zone A - No Base Flood Elevations Determined

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







**RE: Sullivan County Proposed Zoning Text Amendment - Appendix D section on adding A-RV and RRC Zones**

Ambre Torbett <planning@sullivancountytn.gov>

Wed 10/19/2022 2:01 PM

To: Forrest Koder <f\_koder@hotmail.com>

Thanks Forrest. I will share these comments with the PC if this case goes forward. Have not heard from the applicants yet.

**Ambre M. Torbett, AICP**

Director of Planning & Community Development

Sullivan County Planning & Codes Dept.

3425 Hwy. 126 | Historic Snow House

Blountville, TN 37617

423 | 279.2603 (desk)

423 | 323.6440 (main)

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

**From:** Forrest Koder <f\_koder@hotmail.com>

**Sent:** Wednesday, October 19, 2022 1:32 PM

**To:** Ambre Torbett <planning@sullivancountytn.gov>

**Subject:** RE: Sullivan County Proposed Zoning Text Amendment - Appendix D section on adding A-RV and RRC Zones

Ambre, I really appreciate your sending this to me. We or now I have lived put here for just over ten years and it has changed drastically. Since the County widened and repaved Riverside Road, it is like a drag strip at times. I have seen crotch rockets turn off Old Weaver pike on to Riverside road and hit the speed immediately cross under the weaver pike bridge and go airborne at the top of the hill in front of Bentley's property. Are there any traffic counts for Riverside Rd? We have also seen an increase in power boats on the river, but only when they are generating, and those old boys fly up river, passed the bridge and passed the island house and float downstream till they get back to the bridge and off they go again. John Maxwell to the west of me has had to place large boulders off the road to stop fisherman from parking and trespassing on his property, much like what the Village of Bluff City has done after you turn onto Silvergrove Rd. There were huge ruts on the property caused by the fisherman. You think any of them filled in the ruts? No, They just made them deeper.

Living on the river is a unique experience and property does not come along often and when it does, they want a premium. I know when Rita and I were looking for a place to buy, no one with property would allow us to subdivide out a couple of acres. I understand Farmer Patton is in the nursing home. It will be interesting to see how his heirs treat the property. There is a tremendous amount of farm land that adjoins the river and as these farmers die off, their heirs will see dollar signs. I am glad to see you are taking a preemptive stance to get ahead of this growth in the river area.

**Forrest**

**From:** [Ambre Torbett](mailto:Ambre.Torbett)

**Sent:** Wednesday, October 19, 2022 9:10 AM

**To:** [f.koder@hotmail.com](mailto:f.koder@hotmail.com)

**Subject:** Sullivan County Proposed Zoning Text Amendment - Appendix D section on adding A-RV and RRC Zones  
Good morning Forrest,

Attached is the proposed amendment dealing with splitting off RV Park Model Developments (currently not permitted) and Cabin Developments from our existing Agricultural/Rural Recreational Zoning District. We have proposed this for months – been through all three regional planning commissions twice each and now a second time to County Commission for final consideration.

If approved, then it will be provide a more specific zoning category for any future requests for cabin developments for example. Currently the AR zone allows for campers and cabins for example.

Thanks so much,

**Ambre M. Torbett, AICP**

Director of Planning & Community Development

Sullivan County Planning & Codes Dept.

3425 Hwy. 126 | Historic Snow House

Blountville, TN 37617

423 | 279.2603 (desk)

423 | 323.6440 (main)

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