

**Zoning Plan: Rezoning Requests and/or Zoning Text Amendments**  
**SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING**  
 Thursday, September 14, 2023

**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	7/7/2023	Leighton & Gladys Roberts	none	yes	positive recommendation	Kingsport	PBD-SC	R-1	7th	6th
2	7/10/2023	David Gibbs	none	yes	positive recommendation	Sullivan Co	A-1	A-2	8th	4th
3	7/19/2023	Lizzio Real Estate Investments, LLC	none	yes	positive recommendation	Bristol	split zoned with B-1 portion	R-1	4th	4th
4										
5										
<b><u>Voting Summary:</u></b>										
<b><u>Name</u></b>	<b><u>Case Order</u></b>	<b><u>yes</u></b>	<b><u>no</u></b>	<b><u>pass / abstain</u></b>	<b><u>absent</u></b>	<b><u>Approved (yes or no)</u></b>				
	1	18			6	YES				
	2	18			6	YES				
	3	18			6	YES				
	4									
	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:**



# SIXRIVERS MEDIA

Ad Order Number

0001640003

Sales Rep.

mwilder

Order Taker

mwilder

Customer

SULLIVAN CO PLANNING & CODE

Customer Account

1047408

Customer Address

3425 TENN. HWY 126

BLOUNTVILLE TN 37617 USA

Customer Phone

4233236440

PO Number

Ordered By

Customer Fax

Customer EMail

planning@sullivancountytn.gov

Tear Sheets

0

Invoice Text

Affidavits

1

Blind Box

### Net Amount

Total Amount

\$122.52

Payment Method

Check/Money Order

Payment Amount

\$0.00

Amount Due

\$122.52

Type text here

**Ad Number** 0001640003-01  
**Ad Type** XLegal Liner

**External Ad Number**

**Ad Size** 2 X 31 li  
**Color**

**Order Start Date** 08/18/2023  
**Order Stop Date** 08/18/2023

**PUBLIC NOTICE**

Sullivan County has received three individual rezoning requests from property owners: 1) Mr. Roberts at 517 Shadowtown Rd has requested rezoning from PBD/SC to R-1 being Tax Map 064, Parcel 047.00; 2) Mr. Gibbs at 990 Fairview School Rd has requested rezoning from A-1 to A-2 being Tax Map 080, Parcel 031.00; and 3) Lizzio Real Estate Investments, LLC has requested B-1 to R-1 on property along Old White Top Rd, being Tax Map 082, Parcel 099.00. The final public hearing for these three requests shall be heard by the Sullivan County Commission during their scheduled Work Session on Thursday, September 14, 2023, at 6PM, held in the Commission Room of the Sullivan County Historic Courthouse, at 3411 Highway 126, Blountville. 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: [planning@sullivancountytn.gov](mailto:planning@sullivancountytn.gov). Copies of the requests are filed in the Sullivan County Planning & Codes Department located within the Historic Snow House at 3425 Hwy 126, Blountville, TN.

**PUB 1T: 8/18/23**

F1

**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: 7-07-23  
Property Owner: Leighton B. & Gladys Marie Roberts  
Address: 517 Shadow Town Rd Blountville TN. 37617  
Phone number: 423-323-9389 Email:

<u>Property Identification</u>			
Tax Map: 064	Group:	Parcel: 047.00	
Zoning Map: 16	Zoning District: PBD-5C	Proposed District: R-1	Civil District: 07
Property Location: 517 Shadowtown Rd			Commission District: 6 <sup>th</sup>
Purpose of Rezoning: To be sold as Residential Home			

<u>Meetings</u>	
Planning Commission: Kingsport Planning Commission	Montgomery/Walton Board Room.
Place: <del>Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN</del>	415 Broad St Third floor
Date: 8/17/23	Time: <del>6:00 PM</del> 5:30 PM
Approved: _____	Denied: _____
<b>County Commission:</b>	
Place: Historic Courthouse 2 <sup>nd</sup> Floor Commission Chambers 3411 Highway 126, Blountville TN	
Date: 9/14/23	Time: 6:00 PM
Approved: <input checked="" type="checkbox"/>	<b>APPROVED 18 YES, 6 ABSENT</b>
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: Leighton B. Roberts  
Notary Public: Jason VanHoy



**Rezoning Report**

**Kingsport Regional Planning Commission**

**File Number REZONE23-0251**

**Shadowntown Road. (County Rezoning)**

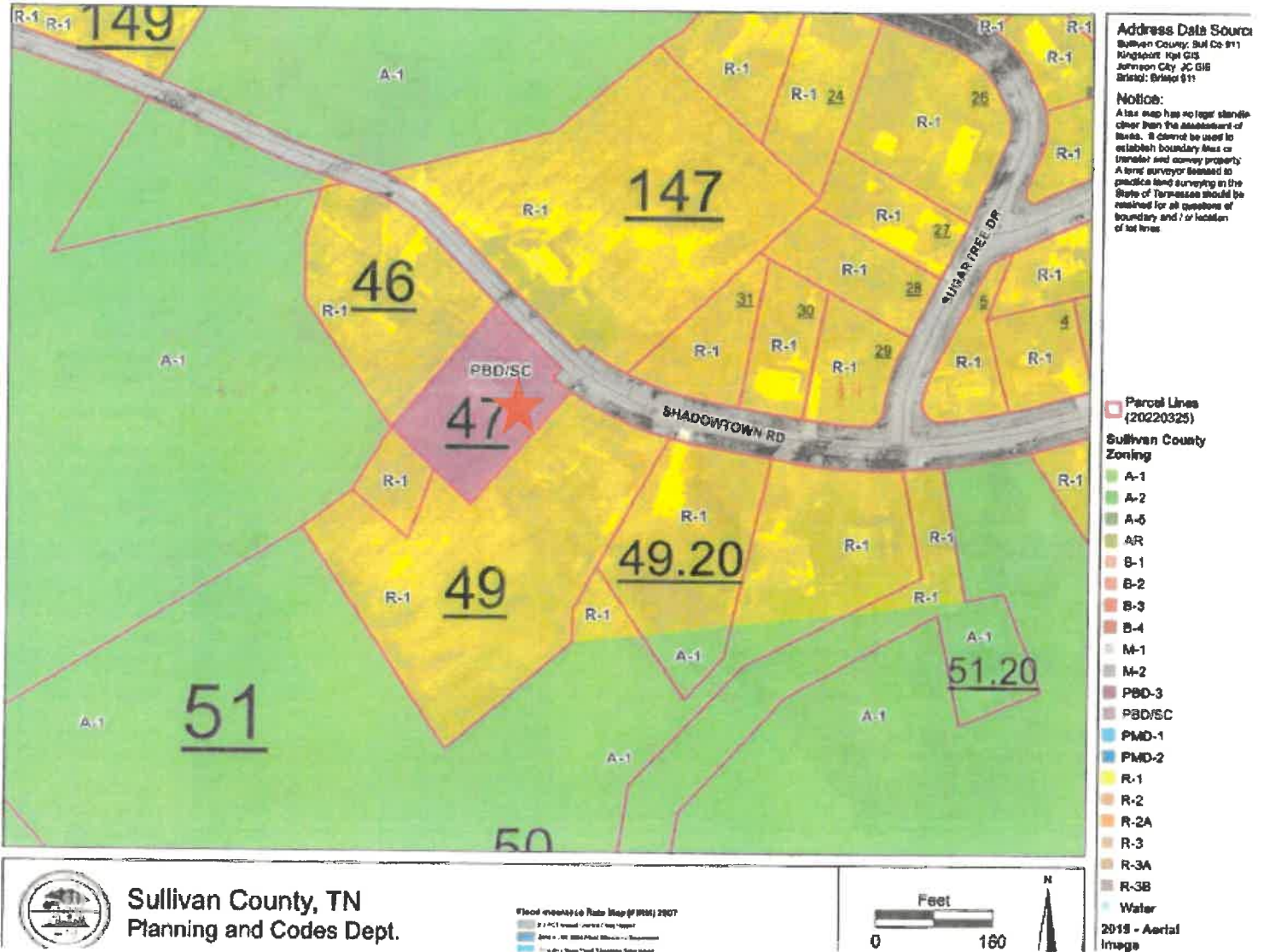
<b>Property Information</b>			
Address	517 Shadowntown Road		
Tax Map, Group, Parcel	Map 064, Parcel 047.00		
Civil District	7		
Overlay District	n/a		
Land Use Designation	Residential		
Acres	.75+/-		
Existing Use	Residential	Existing Zoning	PBD-SC (County)
Proposed Use	Residential	Proposed Zoning	R-1(County)
<b>Owner /Applicant Information</b>			
Name: Leighton B. & Gladys Marie Roberts Address: 517 Shadowntown Rd City: Blountville State: TN                      Zip Code: 37617 Phone: (423) 323-9389		Intent: <i>To rezone from PBD-SC to R-1 to sell the parcel as residential.</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 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 1 parcel and approximately .75 acres. A rezoning to R-1, in staff's opinion, is the most appropriate use for the property.</i>			
Planner:	Savannah Garland	Date:	August 1, 2023
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>August 17, 2023</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION		County Rezoning
ADDRESS		517 Shadowtown Road
DISTRICT		7
OVERLAY DISTRICT		n/a
EXISTING ZONING		PBD-SC (County)
PROPOSED ZONING		R-1 (County)
ACRES	.75 +/-	
EXISTING USE	Residential	
PROPOSED USE	Residential	

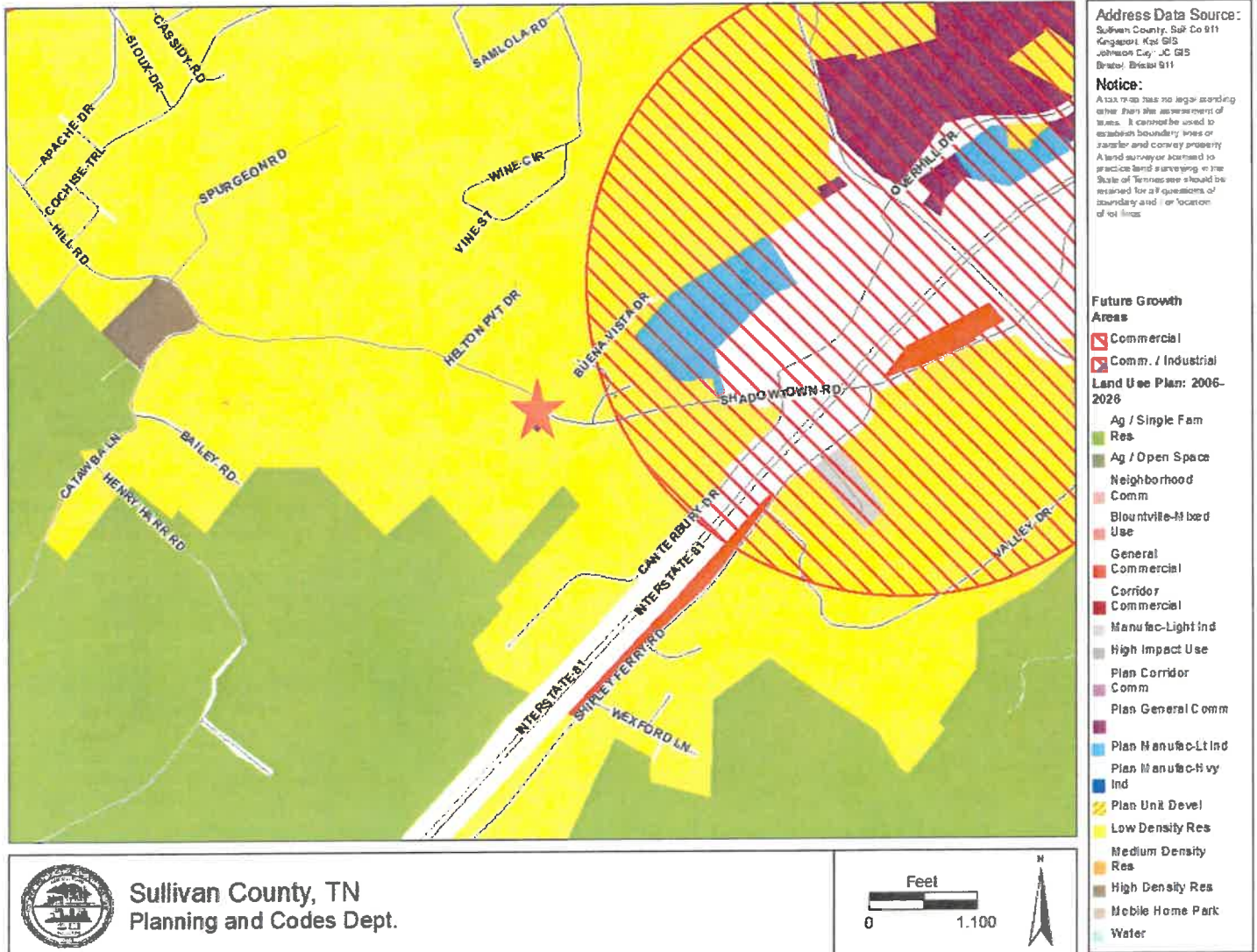
**INTENT**

*To rezone from PBD-SC to R-1 for the purpose of selling the parcel as residential.*

Surrounding Zoning Map (Sullivan County Zoning)



Sullivan County Future Land Use – PBD/SC





City Future Land Use – Residential  
Future Land Use



8/1/2023, 9:52:02 AM

Sullivan County Parcels Jan 2023

Parcels

Kpt 911 Address

Future Land Use

Agri/Vacant

Single Family

Multi-Family

Industrial

Retail/Commercial

Public

Utilities

Urban Growth Boundary

Streets

Interstate

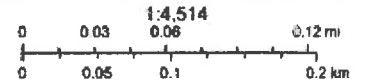
Expressway

Major Arterial

Minor Arterial

Collector Street

Local Street



Map: AppBuilder for ArcGIS

517 Shadowtown Road



**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 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 Residential.

**Proposed use:** R-1 (Residential District)

**The Future Land Use Plan Map recommends** county: PBD/SC; city: residential  
\*PBD/SC – Planned Business and/or Shopping Center District

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.
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 R-1 zone will exist in harmony with the abutting/ existing R-1 zone.

**CONCLUSION**

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

## Ambre Torbett

---

**From:** Garland, Savannah <SavannahGarland@KingsportTN.gov>  
**Sent:** Friday, August 18, 2023 10:42 AM  
**To:** Ambre Torbett; Luke Meade  
**Subject:** RE: Emailing: IMG\_9379, IMG\_9380, IMG\_9381  
**Attachments:** Shadowtown Rd. County Rezoning REPORT.pdf

Good morning,

At the Planning Commission meeting last night they gave a Positive recommendation to the Sullivan County Commission to rezone 517 Shadowtown Road from PBD-SC to R-1. Thank you for sending the background information on this as it really helped to tell the back story to the PC members.

Thanks,  
Savannah

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

From: Ambre Torbett [mailto:planning@sullivancountytn.gov]  
Sent: Tuesday, August 1, 2023 10:14 AM  
To: Garland, Savannah; Luke Meade  
Subject: RE: Emailing: IMG\_9379, IMG\_9380, IMG\_9381

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

Mr. Leighton requested his property to be rezoned to Planned Business in 1990. I found the history file in our database. He just wrote "future business use" on his application. July/August public hearing. I have included the minutes from the PC back then. Scroll through page 5. Back in the early years of zoning, we had a lot of requests on the agenda and they usually got what they asked for regardless of staff recommendation. We have evolved!

Ambre M. Torbett, AICP  
Director of Planning & Community Development Stormwater Administrator

Sullivan County, Tennessee  
Planning & Codes Department  
3425 Hwy 126 | Historic Snow House  
Blountville, TN 37617  
Desk: 423.279.2603 | Main: 423.323.6440

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

From: Garland, Savannah <SavannahGarland@KingsportTN.gov>  
Sent: Tuesday, August 1, 2023 9:39 AM  
To: Ambre Torbett <planning@sullivancountytn.gov>; Luke Meade <landuse@sullivancountytn.gov>  
Subject: RE: Emailing: IMG\_9379, IMG\_9380, IMG\_9381

Hi Ambre,

When you get a chance will you please send the Sullivan County Land Use map for the Shadowtown Rd rezoning.

Thank you,  
Savannah

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

From: Weems, Ken  
Sent: Friday, July 28, 2023 3:09 PM  
To: Garland, Savannah  
Subject: FW: Emailing: IMG\_9379, IMG\_9380, IMG\_9381

Thanks,  
Ken Weems, AICP  
Planning Manager  
City of Kingsport  
P: 423-229-9368  
C: 423-782-0116  
kenweems@kingsporttn.gov

415 Broad Street, 2nd floor  
Kingsport, TN 37660  
[https://nam11.safelinks.protection.outlook.com/?url=https%3A%2F%2Flinkprotect.cudasvc.com%2Furl%3Fa%3Dhttps%253a%252f%252fwww.kingsporttn.gov%26c%3DE%2C1%2CCo45ZkFXkLADoZMXvK8X684f1r6e08q2G1u6yKh2Z-FRSjR\\_l34CnsHgCOUbH9Mv9vWJBemP3dZzitUomldJ06POMIUbnvkmFWPpFQWRGS-%26typo%3D1&data=05%7C01%7Cplanning%40sullivancountytn.gov%7Cb95478a5c5004881cc8308db9ff957f0%7C8ab1726189564a0285887e162d7deb4d%7C0%7C0%7C638279665793406848%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=UvBpokXHgu%2BxJ%2BK3Xyw%2B45Xwt4mLLwSuT0puEZ%2BCQVI%3D&reserved=0](https://nam11.safelinks.protection.outlook.com/?url=https%3A%2F%2Flinkprotect.cudasvc.com%2Furl%3Fa%3Dhttps%253a%252f%252fwww.kingsporttn.gov%26c%3DE%2C1%2CCo45ZkFXkLADoZMXvK8X684f1r6e08q2G1u6yKh2Z-FRSjR_l34CnsHgCOUbH9Mv9vWJBemP3dZzitUomldJ06POMIUbnvkmFWPpFQWRGS-%26typo%3D1&data=05%7C01%7Cplanning%40sullivancountytn.gov%7Cb95478a5c5004881cc8308db9ff957f0%7C8ab1726189564a0285887e162d7deb4d%7C0%7C0%7C638279665793406848%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=UvBpokXHgu%2BxJ%2BK3Xyw%2B45Xwt4mLLwSuT0puEZ%2BCQVI%3D&reserved=0)

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

From: Ambre Torbett [mailto:planning@sullivancountytn.gov]  
Sent: Friday, July 28, 2023 1:39 PM  
To: Weems, Ken; McMurray, Jessica  
Subject: Emailing: IMG\_9379, IMG\_9380, IMG\_9381

Here are pictures I took today of 517 Shadowtown Road. We put up the rezoning signs today.

Thanks,

Ambre M. Torbett, AICP  
Director of Planning & Community Development Stormwater Administrator

Sullivan County, Tennessee  
Planning & Codes Department  
3425 Hwy 126 | Historic Snow House  
Blountville, TN 37617  
Desk: 423.279.2603 | Main: 423.323.6440

Your message is ready to be sent with the following file or link attachments:

IMG\_9379

# 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

July 27, 2023

Dear Property Owner:

Please be advised **Leighton & Gladys Roberts** have requested their property, located at 517 Shadowtown Road, to be rezoned from Planned Business/Shopping Center District (PBD/SC) back to Single Family Residential (R-1) to be in conformance with the existing land use or their home and have no desire to develop the property for commercial purposes. This request shall be reviewed by the Kingsport Regional Planning Commission first and then shall be heard by the County Commission. The following are the scheduled meeting dates for this request:

**Kingsport Regional Planning Commission – Thursday, 5:30 PM on August 17, 2023**

**Sullivan County Commission – Thursday, 6:00 PM on September 14, 2023**

The Kingsport Regional Planning Commission shall hold their public meeting in the Board Room of Kingsport City Hall, Broad Street, Kingsport and the County Commission shall hold the final public hearing in the Commission Room in the Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor 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 & Community Development  
Sullivan County Stormwater Coordinator

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

**Notice:**

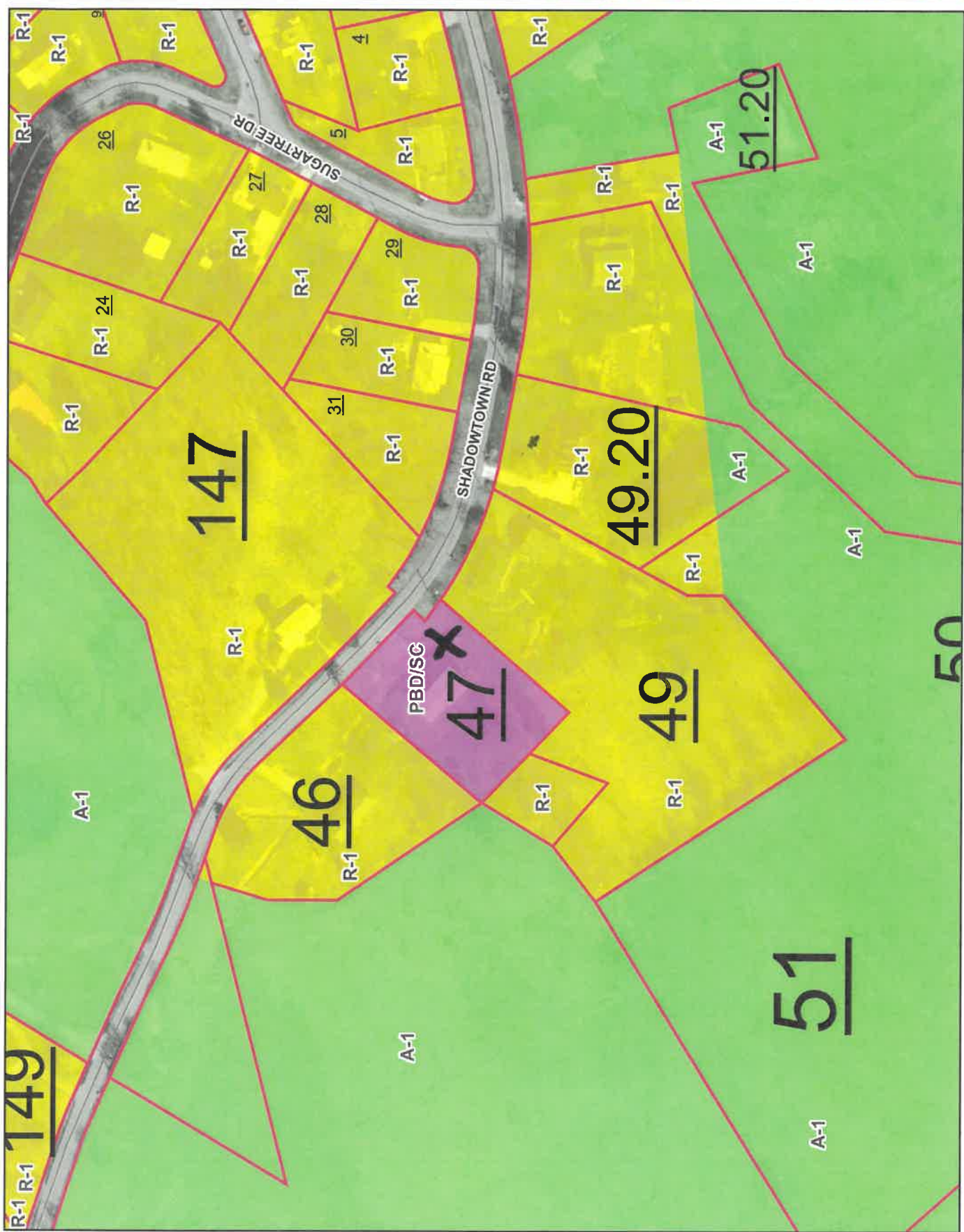
A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

Parcel Lines  
 (20220325)

**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

2015 - Aerial Image



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

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



**Sullivan (082)**  
**Tax Year 2023 | Reappraisal 2021**

Jan 1 Owner  
 ROBERTS LEIGHTON B &  
 GLADYS MARIE  
 517 SHADOW TOWN RD  
 BLOUNTVILLE TN 37617

Current Owner  
 517 SHADOW TOWN RD  
 BLOUNTVILLE TN 37617

**SHADOWTOWN RD 517**  
 Cntl Map: 084  
 Group: 064  
 Parcel: 047.00  
 SI: 000

**Value Information**

Land Market Value: \$10,300  
 Improvement Value: \$141,000  
 Total Market Appraisal: \$151,300  
 Assessment Percentage: 25%  
 Assessment: \$37,825

**Additional Information**

**General Information**

Class: 00 - Residential  
 City #: Special Service District 1: 000  
 District: 07  
 Number of Buildings: 1  
 Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL  
 Utilities - Gas/Gas Type: 00 - NONE

**Residential Building #: 1**

Improvement Type: 01 - SINGLE FAMILY  
 Exterior Wall: 04 - SIDING AVERAGE  
 Heat and AC: 7 - HEAT AND COOLING SPLIT

**Quality:**

1 - AVERAGE  
 Square Feet of Living Area: 1524  
 Foundation: 02 - CONTINUOUS FOOTING  
 Roof Framing: 02 - GABLE/HIP  
 Cabinet/Millwork: 03 - AVERAGE  
 Interior Finish: 07 - DRYWALL  
 Bath Tiles: 00 - NONE

**Stories:**

1.00  
 Actual Year Built: 1963  
 Plumbing Fixtures: 9

**Condition:**

AV - AVERAGE  
 Floor System: 04 - WOOD W/ SUB FLOOR  
 Roof Cover/Deck: 13 - PREFIN METAL CRIMPED  
 Floor Finish: 11 - CARPET COMBINATION  
 Paint/Decor: 03 - AVERAGE  
 Electrical: 03 - AVERAGE  
 Structural Frame: 00 - NONE

Building #	Type	Description	Units
1	STP - STOOP	4X7	28

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Deed Acres: 0  
 Calculated Acres: 0  
 Total Land Units: 0.73

Land Code	Soil Class	Units
04 - IMP SITE		0.73

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,524
BMF - BASEMENT FINISHED	1,524
EPF - ENCLOSED PORCH FINISHED	30
EPF - ENCLOSED PORCH FINISHED	84
OPF - OPEN PORCH FINISHED	44



**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/26/1982	\$0	336C	115		-	-
3/3/1981	\$0	275C	721		-	-
1/2/1981	\$42,554	275C	721	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/1/1981	\$42,554	275C	0721	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED

F2

**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: 7-10-23

Property Owner: David Gibbs

Address: 990 Fairview School Rd. Blountville 37617

Phone number: 423-552-6245

Email: davidmgibbs@hotmail.com

**Property Identification**

Tax Map: 080

Group:

Parcel: 031-00

Zoning Map: 17

Zoning District: A-1

Proposed District: A-2

Civil District: 08

Property Location: 990 Fairview School Rd, Blountville TN 37617

Commission District: 4th

Purpose of Rezoning: Extra Sq Ft for accessory building

**Meetings**

Planning Commission: Sullivan County Planning Commission

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

Date: 8-15-23

Time: 6:00 PM

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

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

County Commission: Sullivan County Planning Commission

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

Date: 9-14-23

Time: 6:00 PM

✓ APPROVED 18 YES, 6 ABSENT

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

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

**DEED RESTRICTIONS**

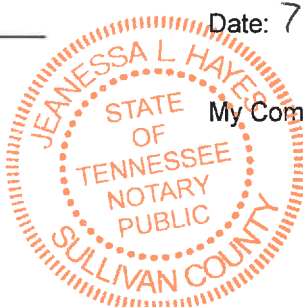
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: David Gibbs

Date: 7-10-23

Notary Public: Jeanessa Hays

My Commission Expires: 12/28/23



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

**THE CHAIRMAN SHALL READ THE OPENING STATEMENT REGARDING THE REZONING PROCEDURES  
THE FINAL PUBLIC HEARING IS SCHEDULED FOR SEPTEMBER 14, 2023, AT 6:00PM DURING THE COUNTY COMMISSION WORK SESSION**

- *No one was present to represent the request so the chair asked if the members should act on the case. Mary Rouse recommended they hear the case and if they run into trouble with questions, then it can be postponed. Members agreed to hear the case.*

F2. REZONING REQUEST FROM A-1 TO A-2

FINDINGS OF FACT –

Landowner:	David Gibbs
Applicants:	same
Representative:	same
Location:	990 Fairview School Road, Blountville
Mailing Address of Owners:	same
Civil district of rezoning:	8 <sup>th</sup>
Commission District of rezoning:	4 <sup>th</sup>
Parcel ID:	Tax Map 080 Parcel 03100
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Sullivan County Rural Area
Existing Land Use of Lot:	Residential Dwelling built in 1998
Utility District:	Johnson City Public Water
Public Sewer:	n/a
Lot/Tract Acreage:	2.2 Acres
Existing Zoning:	A-1 (Single-family Residential)
Surrounding Zoning:	A-1
Existing Land Use:	A-1
Surrounding Land Uses:	residential
2006 Land Use Plan:	Rural Agricultural and Open Space
Neighborhood Opposition:	Staff did not receive any calls or letters regarding this request.

Staff Field Notes and Findings of Facts:

- *The owners purchased this property in 2021. They would like extra square footage for a new detached accessory building. They own 2.2 acres and not part of a subdivision. The surrounding zoning is all A-1. The Land Use Plan designates this area to remain low density, rural agricultural which aligns with the A-2 Zoning District.*
- *The minimum lot size is 2 acres for the A-2 District. The total square footage of detached structures is limited to 2600 square feet. A-1 limits it to 2400 square feet.*
- *Staff recommends in favor of this request.*

Meeting Notes at Planning Commission:

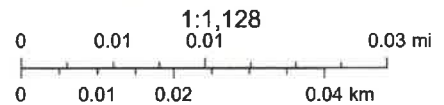
- *Staff read her report and recommendation. No one was present to speak on the request. There was no opposition present or received prior to the meeting.*
- *On a motion by Linda Brittenham and seconded by Darlene Calton, the members voted unanimously to send a favorable recommendation on to the County Commission.*

Sullivan County - Parcel: 080 031.00



Date: August 4, 2023

County: Sullivan  
Owner: GIBBS DAVID &  
Address: FAIRVIEW SCHOOL RD 990  
Parcel Number: 080 031.00  
Deeded Acreage: 0  
Calculated Acreage: 2.2  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2021






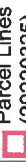
Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury

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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-  Buildings
-  Thoroughfares
-  Arterial
-  Collector
-  Lot Lines
-  Parcel Lines (20220325)
-  2015 - Aerial Image



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

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





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- Buildings
- Thoroughfares**
- Arterial
- Collector
- Lot Lines
- Parcel Lines (20220325)
- Land Use Plan: 2006-2026**
- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Blountville-Mixed Use
- Use
- General Commercial
- Corridor Commercial
- Manufac-Light Ind
- High Impact Use
- Plan Corridor Comm
- Plan General Comm
- Plan Manufac-Lt Ind
- Plan Manufac-Hvy Ind
- Plan Unit Level
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water



**Flood Insurance Rate Map (FIRM) 2007**  
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**Sullivan County, TN**  
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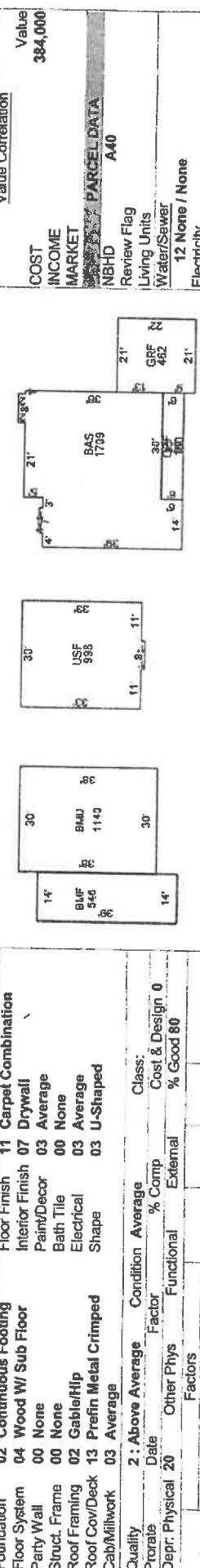
ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

Property Type: 00 Residential

990 FAIRVIEW SCHOOL RD  
 Subdivision: SULLIVAN  
 City: SSD1  
 Map: 080  
 Dist: 08  
 Tax Year: 2023  
 JUR: 082  
 PG: PG  
 BLOCK: BLOCK  
 LOT: LOT  
 TRACT: TRACT  
 GIBBS DAVID & ALEXANDRA WEAVER  
 890 FAIRVIEW SCHOOL RD  
 BLOUNTVILLE TN 37617  
 Dimensions: 2.25  
 Calculated Acres: 2.2

**DWELLING DATA**

Improv Type	03 Special Res	Rooms	0	Bedrooms	0
Stories	2 Story Frame	Heating/Air	3 Part Basement		
Exterior Wall	12 Brick/Wood	Attic	7 Heat And Cooling Split		
Year Built	1998	Full Baths	15	Total Fixtures	15
Wood FP Stacks	1	Openings	1	PreFab	0
Info Src	0	Occ	0	Rental	0
Foundation	02 Continuous Footing	Floor Finish	11 Carpet Combination		
Floor System	04 Wood W/ Sub Floor	Interior Finish	07 Drywall		
Party Wall	00 None	Paint/Decor	03 Average		
Struct. Frame	00 None	Bath Tile	00 None		
Roof Framing	02 Gable/Hip	Electrical	03 Average		
Roof Cov/Deck	13 Prefin Metal Crimped	Shape	03 U-Straped		
Cab/Milwork	03 Average				



**APPRAISED VALUES**

LAND	22,400
IMPROVEMENTS	361,600
TOTAL APPRAISAL	384,000
GREENBELT APR ASSESSED @ APPROACH	96,000
Value Correlation	25%
COST	384,000
INCOME	
MARKET	
NBHD	A40
Review Flag	
Living Units	
Water/Sewer	
Electricity	12 None / None
Gas	01 Public
Topo	00 None
Road Type	3 High
Delete Next Year	3 Paved
Greenbelt Review	N
Land Apr Date	10/25/2010 By 13
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	A-1
Zoning	GREENBELT
Year	Recorded
App#	Book/Pg

**ENTRANCES**

Date	Code	ID
09/28/2020	00 Pcl Review	21

**BUILDING PERMITS**

Date	Type	Status	Last Visit

**AGRICULTURAL / GREENBELT LAND**

Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
95	100	9,972.89	22,440	22,440		
Totals:				22,440		

**OUTBUILDINGS and YARD ITEMS**

Code	Description	Yr Bld	ER Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	% Good	Prort	Adj Fact	Value
WDK	Wood Deck	1998	1998	390	C	1	IRR		15,1795	AV	5,920	31		1	1,840
PTO	Patio	2003	2003	144	C	1	12X12		9,0278	AV	1,300	46		1	600
Totals:															2,440

**MARKET LAND**

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class	#
1	U	24	04	0	0	0	2.25	10,497.78					95	100	9,972.89	22,440		
Totals:																		2.25

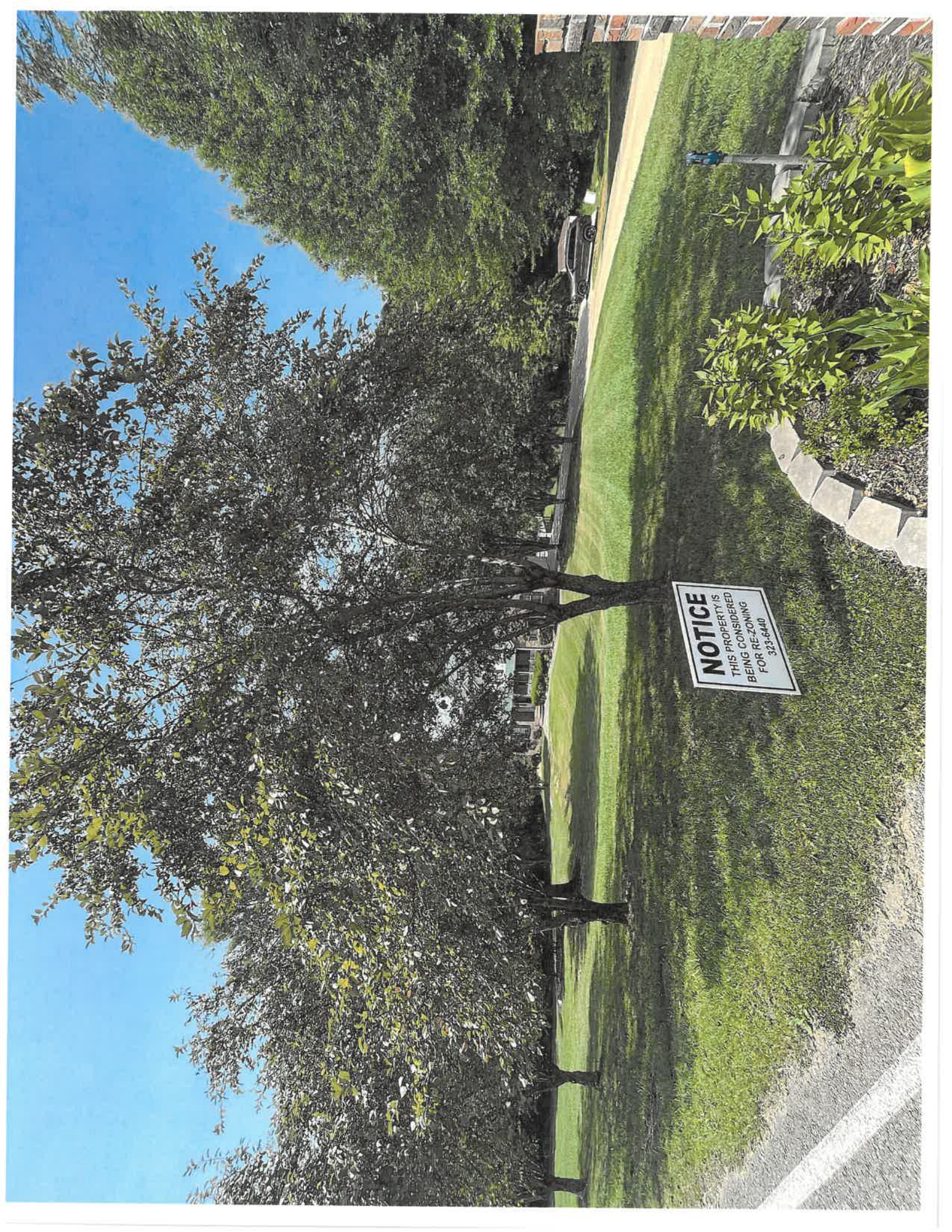
**SALES**

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
05/28/2021	3447	1290	510,000	510,000	I	WD	A	GIBBS DAVID & PFEIFFER RICHARD FRANCIS
11/26/2018	3313	840	260,000	260,000	I	WD	A	
09/10/2010	2914C	188						
10/07/2009	2819C	730						

**NOTES**

UTL BLD NO VALUE  
 METAL DCU NV  
 WD DECK NV  
 ABOVE GROUND POOL NV

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







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

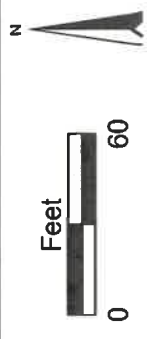
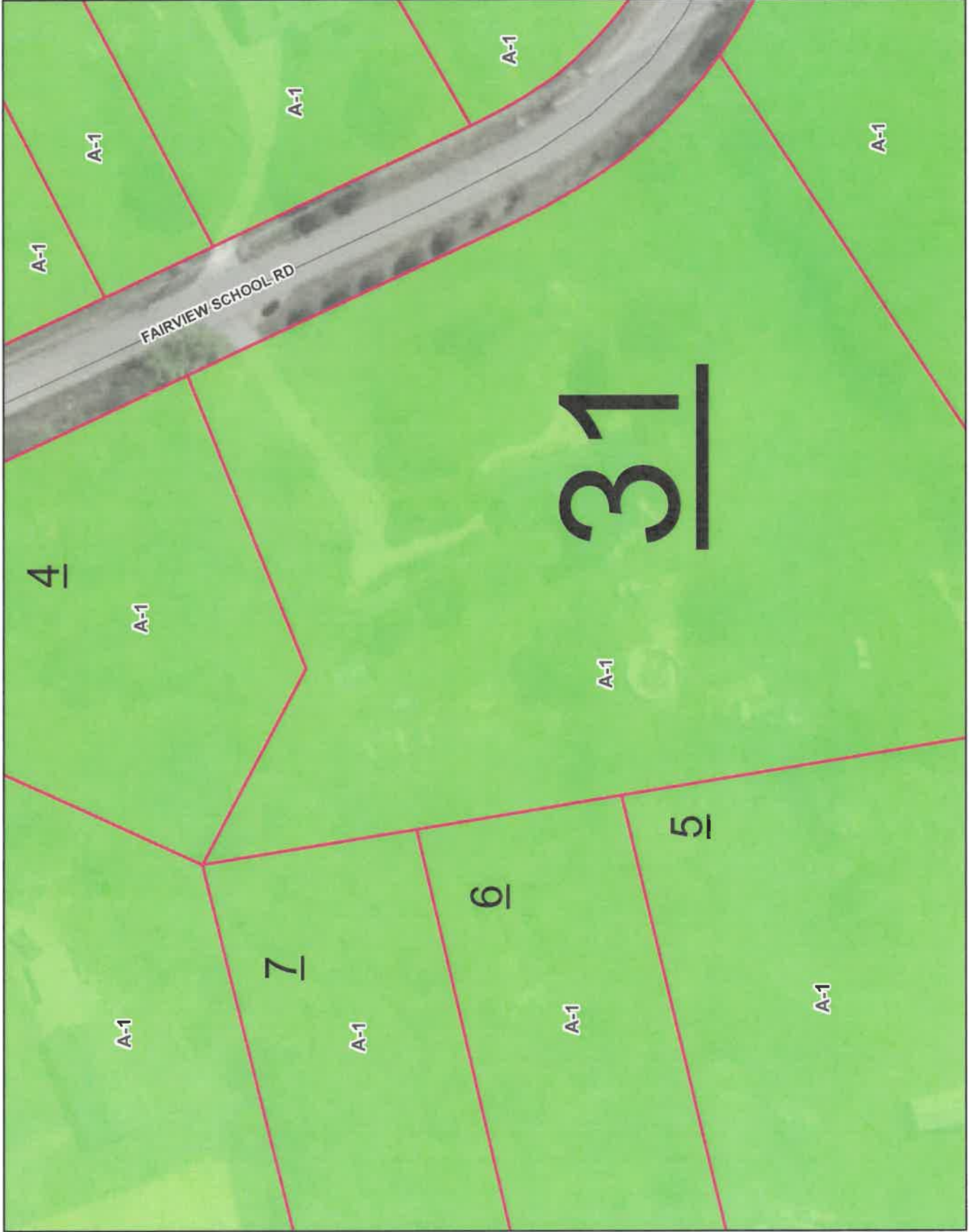
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-  Parcel Lines (20220325)
-  Kingsport UGB
- Sullivan County Zoning**

-  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

2015 - Aerial Image



Flood Insurance Rate Map (FIRM) 2007  
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 Zone A - No Base Flood Elevations Determined  
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Sullivan County, TN  
 Planning and Codes Dept.



# SULLIVAN COUNTY

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



## NOTICE OF REZONING REQUEST

July 26, 2023

Dear Property Owner:

Please be advised **Mr. David Gibbs, at 990 Fairview School Road, Blountville** has requested his property, be rezoned from A-1 (General Agricultural/Single-family residential) to A-2 (Rural Agricultural/Residential/Open Space District). This property is Tax Map 080, Parcel 031.00 in the 8<sup>th</sup> Civil District and is approximately 2.25 acres. Please note, A-2 zoning requires a minimum of a 2-acre tract of land. The purpose of his rezoning request is to be able to build a residential storage building on his property. This request shall be reviewed by the Planning Commission first and then shall be heard by the County Commission. The following are the scheduled meeting dates for this request:

**Sullivan County Regional Planning Commission – Tuesday, 6:00 PM on August 15, 2023**

**Sullivan County Commission's Work Session – Thursday, 6:00 PM on September 14, 2023**

Both public meetings shall 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 during normal business hours. 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 & Community Development  
Sullivan County Stormwater Coordinator

F3

**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: 7/19/2023

Property Owner: Lizzio Real Estate Investments, LLC

Address: 1098 Hunting Hill Rd. Pinney Fields, TN 37686

Phone number: 423-791-0191

Email: billsr@customsmat Homes.net

**Property Identification**

Tax Map: 082

Group:

Parcel: 099.00

Zoning Map: 18

Zoning District: B-1

Proposed District: R-1

Civil District: 04

Property Location: Old White Top Road

Commission District: 4M

Purpose of Rezoning: Rezone part of parcel to R-1

**Meetings**

Planning Commission: Bristol Planning Commission

Place: 8th St Easley Annex Conference Room

Date: 8/21/2023

Time: 6:00 PM

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

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

County Commission: Blountville Court House

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

Date: 9/14/23

Time: 6:00 PM

Approved:  APPROVED 18 YES, 6 ABSENT  
Denied: \_\_\_\_\_

**DEED RESTRICTIONS**

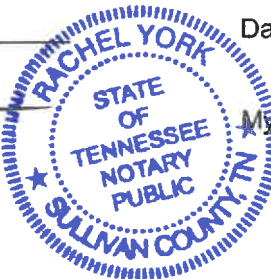
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

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

Date: 7-19-2023

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

Rachel York



My Commission Expires: \_\_\_\_\_

January 24, 2027

## Ambre Torbett

---

**From:** Heather Moore <hmoore@bristoltn.org>  
**Sent:** Tuesday, August 22, 2023 8:18 AM  
**To:** Ambre Torbett  
**Subject:** Bristol Planning Commission - positive recommendation on Old White Top Road rezoning to R-1  
**Attachments:** Rezoning UGB Old White Top Road Recommendation.pdf

Good morning, Ambre. The Bristol Planning Commission reviewed the Sullivan County rezoning request for Old White Top Road to R-1 at the August 21, 2023 monthly meeting. The vote was unanimous (7 in attendance) to send a recommendation in favor of the rezoning request.

The packet reviewed by Bristol Planning Commission is attached. Please don't hesitate to let me know if you have any questions or comments. Thank you!

Regards,

*Heather Moore, AICP*  
Land Use Planner, City of Bristol, Tennessee  
104 8th Street, Bristol, TN 37620  
[hmoore@bristoltn.org](mailto:hmoore@bristoltn.org) <<mailto:hmoore@bristoltn.org>>  
Office: 423-989-5549  
Fax: 423-989-5717

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

**REPORT TO THE PLANNING COMMISSION  
COUNTY REZONING RECOMMENDATION  
Case# RZZ23-606**



---

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

**Owner/Applicant:** Lizzio Real Estate Investments, LLC

**Location:** Old White Top Road (Urban Growth Boundary)

**Tax ID:** Sullivan County Tax Map 82, Part of Parcel 99.00

**Zoning:** B-1 (Convenience Neighborhood Business District) to R-1 (Low Density/Single-Family Residential District)

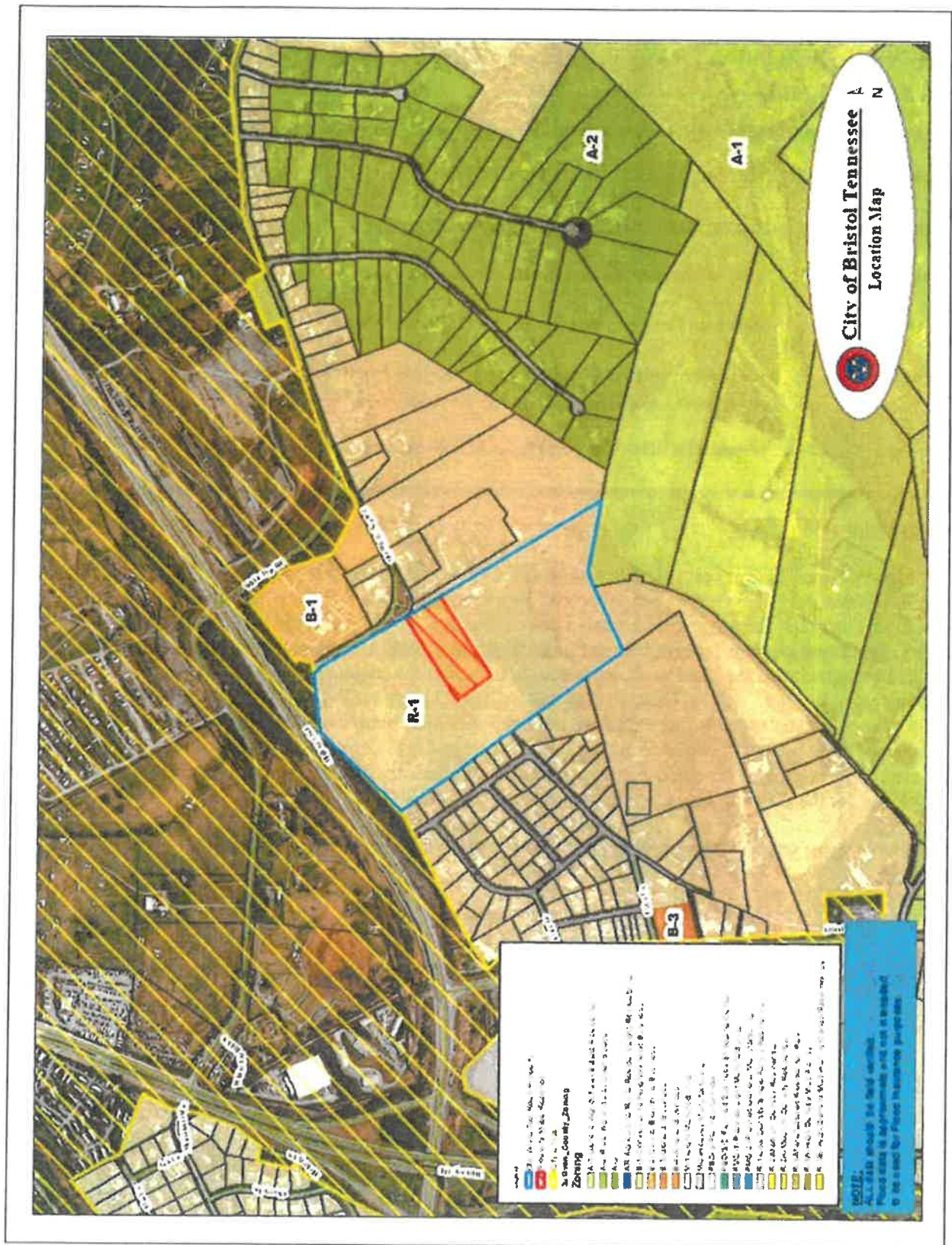
**Size:** Approximately 3.82 acres (of a 43.379-acre parcel)

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**Background**

The property owner, Lizzio Real Estate Investments, LLC, has requested that 3.82 acres of a 43.379-acre parcel be rezoned from B-1 (Convenience Neighborhood Business District) to R-1 (Low Density/Single-Family Residential District). The property is located south of Highway 394, and east of Old White Top Road in Sullivan County, Tennessee. Ambre Torbett, Director of the Sullivan County Department of Planning and Codes, provided background on the request. County records show that the subject land was zoned B-1 when the County adopted zoning in 1988. Ms. Torbett verified that Sullivan County staff was in favor of the rezoning. Mr. Lizzio, owner and applicant, further explained through telephone communication that the subject property is part of a planned development of single-family homes, and the goal is to have it all zoned the same. The most recent land use for the property is temporary campground. The preliminary plat for the single-family development is also an item for the Planning Commission's review on August 21, 2023.

On the next pages, you will find a location and zoning map of the subject parcel along with images of the property.





**Access off Old White Top Road  
(Sullivan County public notice sign also shown)**



**Showing the subject area are part of a larger parcel  
(Sullivan County public notice sign also shown)**



**Specifications**

**General:**

The subject property is in the southeastern portion of Bristol’s Urban Growth Boundary. The site has gentle rolling topography. The map below includes contour lines at 20-foot intervals. The property is not impacted by the Special Flood Hazard Area.



Water is currently available through Bristol-Bluff City Utility District

**Zoning and Land Use:**

The zoning of the subject property, surrounding parcels and existing land uses are shown in the table below.

	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>Subject Property</b>	Sullivan County, B-1 ( <i>Convenience Neighborhood Business District</i> )	<i>Vacant, temporary campground (part of parcel)</i>
<b>North</b>	Sullivan County, R-1 ( <i>Low Density/Single-Family Residential District</i> )	<i>Vacant, temporary campground (parent parcel)</i>
<b>South</b>	Sullivan County, R-1 ( <i>Low Density/Single-Family Residential District</i> )	<i>Vacant, temporary campground (parent parcel)</i>
<b>East</b>	Sullivan County, R-1 ( <i>Low Density/Single-Family Residential District</i> )	<i>Vacant and Residential – Single-family</i>
<b>West</b>	Sullivan County, R-1 ( <i>Low Density/Single-Family Residential District</i> )	<i>Vacant, temporary campground (parent parcel) and Residential – Single-family</i>

The main uses of the adjoining parcels are residential (single-family) or vacant. Bristol's urban growth area includes surrounding property to the south, east, and west. The city limit of City of Bristol is to the north of the parent parcel's northern property line, at Highway 394's right-of-way. The subject property is zoned B-1 and is surrounded by R-1 zoning. There are currently unoccupied buildings or sheds located on the property according to Tennessee Real Estate Assessment Data.

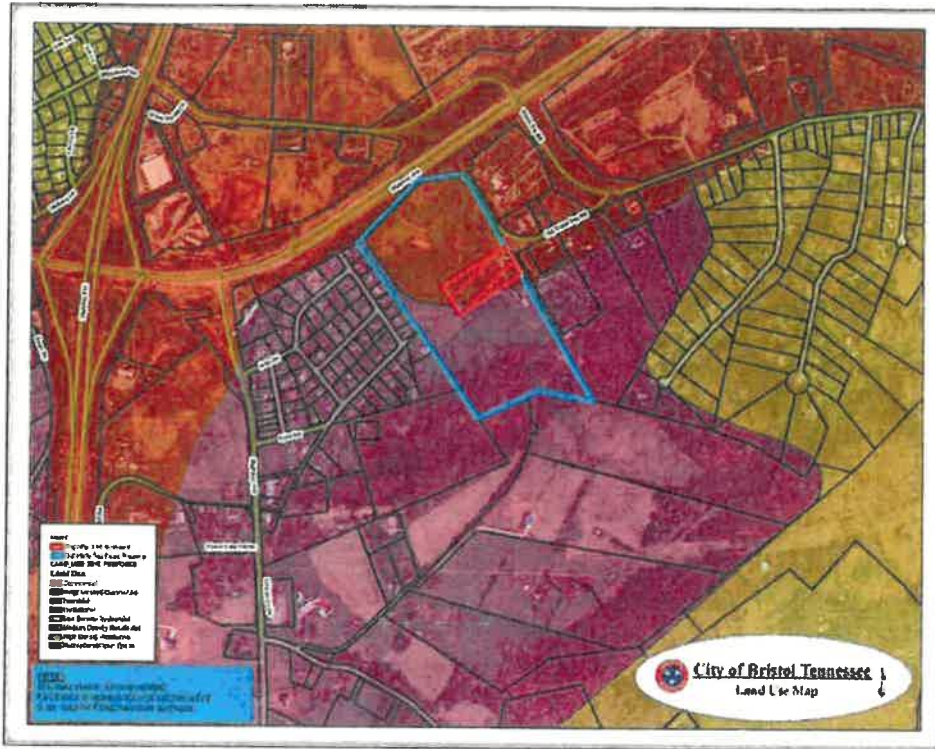
***Analysis:***

The subject property is the sole property with B-1 zoning in the immediate neighborhood. Properties zoned R-1 surround the site, as well as the remainder of Tax Map 82, Parcel 99.00 on three sides. Staff analysis of the Sullivan County Zoning Resolution showed that Sullivan County's B-1 district has permitted uses that include single-family residential. The uses allowed in the Sullivan County R-1 district are similar to those of Bristol's R-1A (Low Density/Single Family Residential District). The main or primary use in Sullivan County R-1 is low-density single-family residential. The R-1 residential district allows single-family detached dwellings as the main or primary residential use.

The planned future residential use of the land is in line with uses in Sullivan County R-1 zoning. In general terms, the rezoning request could be considered an act of "downzoning" from a use perspective and the density perspective of lot size requirements. The allowed uses include a smaller list in the R-1 district than in the B-1 district. Dimensional lot size requirements for general development in the R-1 district are greater than in the B-1 district, requiring more space for development or the creation of a new lot through subdivision. The minimum lot size required in R-1 is 20,000 square feet, and the minimum in B-1 is 10,000 square feet. The density standard of setback requirements would be less restrictive in the R-1 zone than in B-1, with lesser side setbacks.

***Land Use Plan and Policy:***

The Land Use Map indicates that the majority of the site will be developed commercially and the southwestern portion will develop as medium density residential, as shown below. In areas of transition (areas where land use categories meet), all of the converging land uses should be given due consideration in context with the policies of the plan. The Land Use Plan and Policy is to be utilized in a way that contributes to community health, safety, and quality of life. It is not intended to be a parcel-by-parcel directive for the specific use of each property in the City and its surrounding grown area, but to serve as a general policy guide for the future development of that area. The property once rezoned would be designed to be developed in a residential nature. Staff feels that the requested rezoning agrees with the Land Use Plan and Policy.



**Staff Recommendation:**

The subject property aligns with the City of Bristol Land Use Plan and Policy and staff recommends the Bristol Tennessee Municipal Regional Planning Commission send a favorable recommendation to the Sullivan County Commission for this request.

Heather Moore, AICP  
Land Use Planner

# 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

July 27, 2023

Dear Property Owner:

Please be advised that, William Lizzio, Sr., dba: **Lizzio Real Estate Investments, LLC** has requested his property, to be rezoned from B-1 (Neighborhood Business District) to R-1 (Single-family residential). This property, located off Old White Road, Bristol, is split-zoned R-1/B-1 and he wishes to rezone the portion that is **B-1 to R-1** so that he can sell residential lots. This property is identified as Tax Map 082, Parcel 099.00. Please note, this property is located within the Bristol Urban Growth Boundary but in the county; therefore the Bristol Regional Planning Commission shall review this request. This request shall be reviewed by the Planning Commission first and then shall be heard by the County Commission. The following are the scheduled meeting dates for this request:

**Bristol Regional Planning Commission – Monday, 6:00 PM on August 21, 2023 held at the Easley Annex/Development Services Conference Room, 8<sup>th</sup> Street, Bristol, TN**

**Sullivan County Commission's Work Session – Thursday, 6:00 PM on September 14, 2023 held at the Sullivan County Historic Courthouse – Commission Room**

The final public hearing shall 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 during normal business hours. My email address is [planning@sullivancountytn.gov](mailto:planning@sullivancountytn.gov) or you may call me directly at 423.279.2603.

Regards,

Ambre M. Torbett, AICP  
Director Planning & Community Development  
Sullivan County Stormwater Coordinator

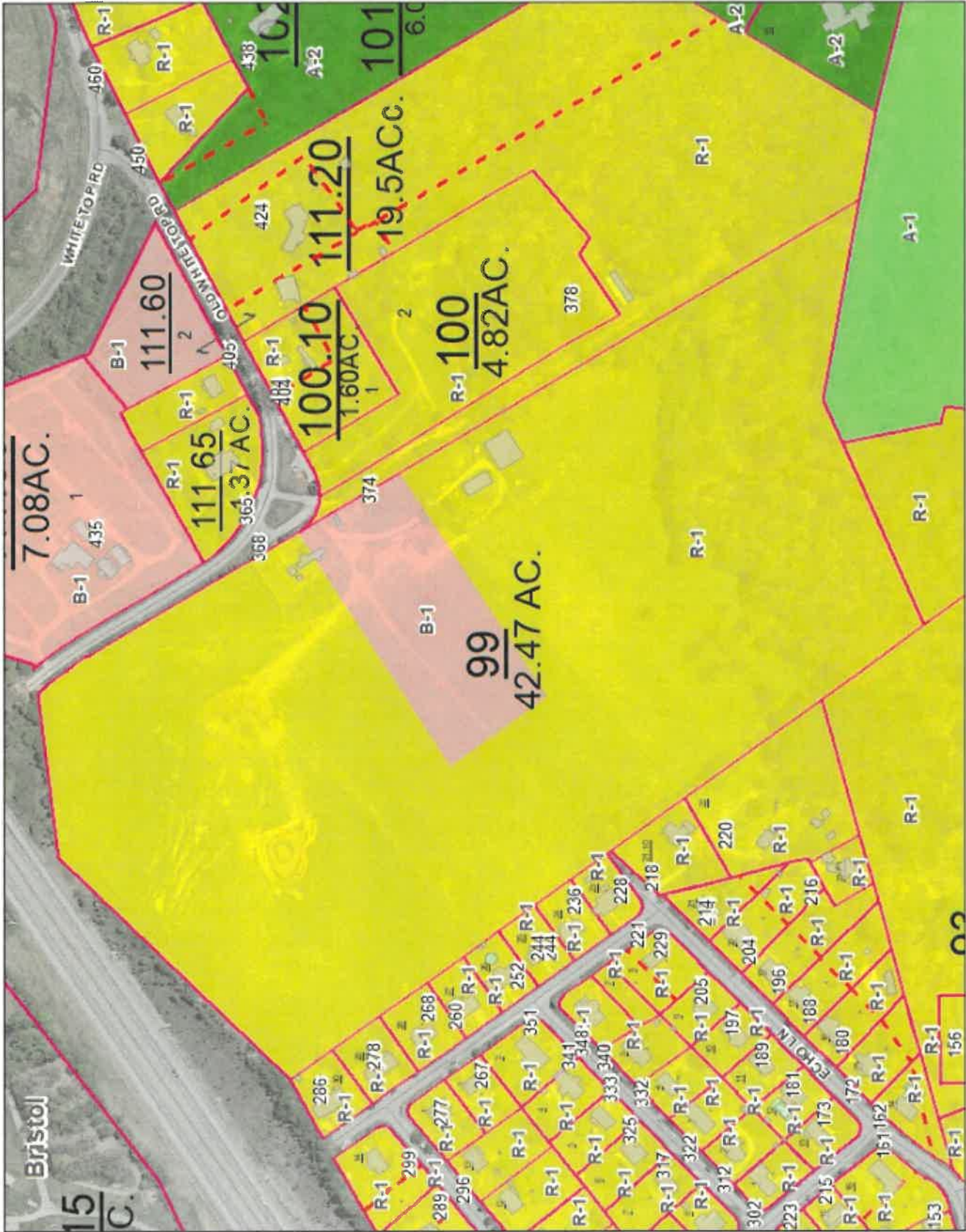
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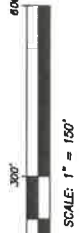
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- Sullivan County Zoning**
-  A-1
  -  A-2
  -  A-5
  -  AR
  -  B-1
  -  B-2
  -  B-3
  -  B-4
  -  M-1
  -  M-2
  -  PBD-3
  -  PBD/SC
  -  PMD-1
  -  PHD-2
  -  R-1
  -  R-2
  -  R-2A
  -  R-3
  -  R-3A
  -  R-3B

 Water  
 2015 - Aerial Image

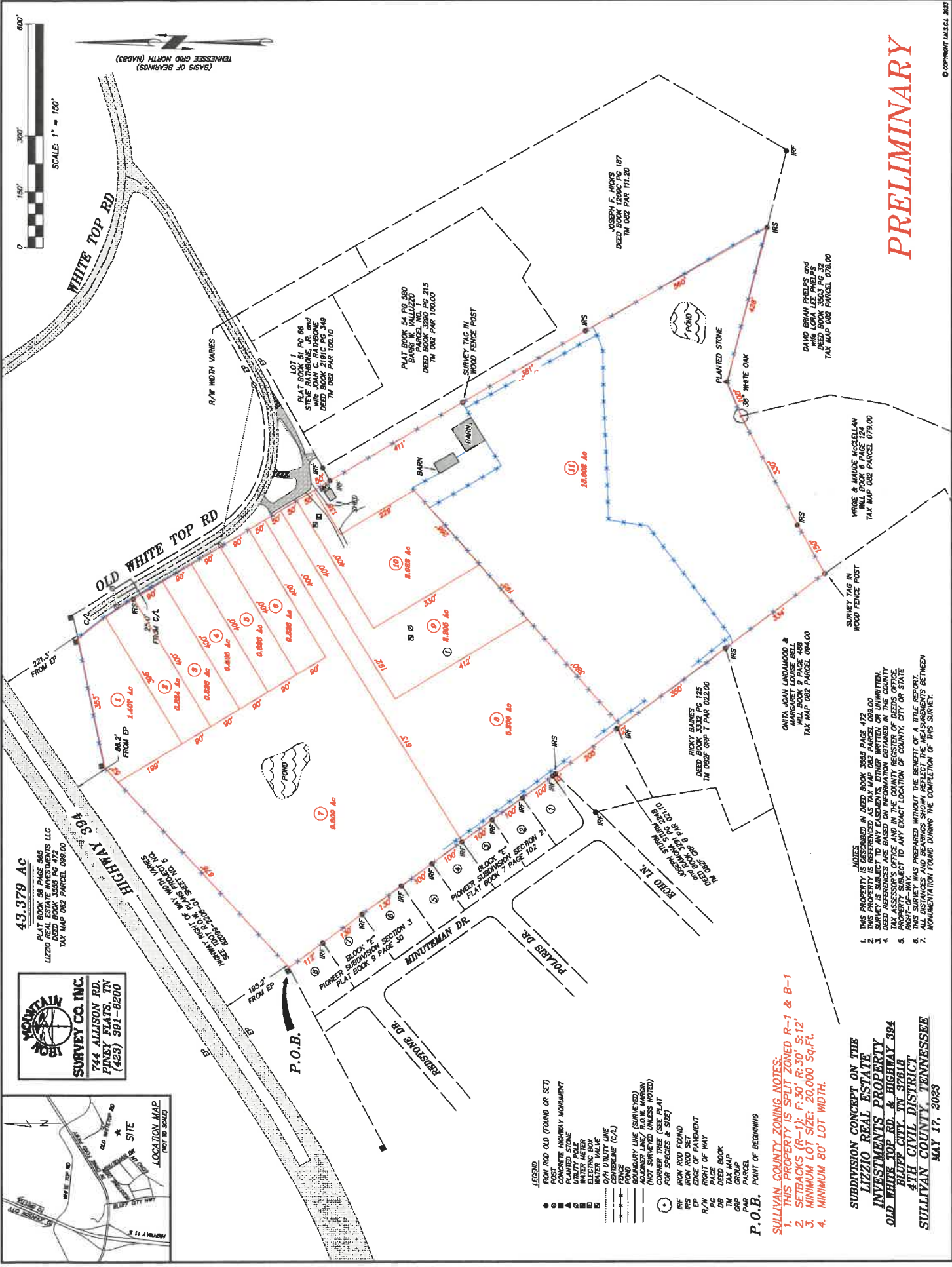


**Sullivan County, TN**  
 Planning and Codes Dept.

**PRELIMINARY**

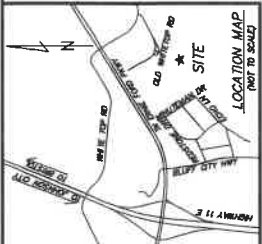


TELSA COUNTY  
(BASIS OF BEARINGS)  
TENNESSEE GRID NORTH (NAD83)



**43.379 AC**  
PLAT BOOK 58 PAGE 265  
LIZZO REAL ESTATE INVESTMENTS LLC  
DEED BOOK 12300 PG 472  
TAX MAP 082 PARCEL 098.00

**YOUNG & RUBICAM**  
**SURVEY CO. INC.**  
744 ALLISON RD.  
PINEY FLATS, TN  
(423) 391-8200



- FROM ROAD OLD (ROUND OR SET)
- ▲ POST
- ▲ METEORIC IRONSHY MONUMENT
- ▲ PLANTED STONE
- UTILITY PALE
- UTILITY POLE
- ELDERING IRON
- WATER VALVE
- /A UTILITY LINE
- /A UTILITY LINE (C/A)
- FENCE
- EGRESS WAY
- /A SURVEY LINE (SURVEYED)
- /A PLANNED LINE (C.A.M. MAGNEN)
- /A CORNER TREE (SEE PLAT FOR SPECIES & SIZE)
- IRON ROD FOUND
- IRON ROD FOUND
- IRON ROD FOUND
- /A PAGE
- /A PG
- /A PAGE
- /A DEED BOOK
- /A DEED BOOK
- /A DEED BOOK
- /A PAR
- /A POINT OF BEGINNING

**SULLIVAN COUNTY ZONING NOTES:**  
1. THIS PROPERTY IS SPLIT ZONED R-1 & B-1  
2. SETBACKS (R-1): F:30' R:30' S:12'  
3. MINIMUM LOT SIZE: 20,000 Sq.Ft.  
4. MINIMUM 80' LOT WIDTH.

**SUBSTITUTION CONCEPT ON THE LIZZO REAL ESTATE INVESTMENTS PROPERTY**  
OLD WHITE TOP RD. & HIGHWAY 394  
BLUFF CITY, TN 37618  
4TH CIVIL DISTRICT  
SULLIVAN COUNTY, TENNESSEE  
MAY 17, 2023

- 1. THIS PROPERTY IS DESCRIBED IN DEED BOOK 3583 PAGE 472
- 2. THIS PROPERTY IS REFERENCED AS TAX MAP 082 PARCEL 098.00
- 3. SURVEY IS SUBJECT TO ANY ENCUMBRANCES, EITHER WRITTEN OR UNWRITTEN.
- 4. SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS, OR INTERESTS OF ANY PARTY.
- 5. TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
- 6. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE.
- 7. RIGHT OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 8. ALL DISTANCES AND BEARINGS SHOW REFLECT THE MEASUREMENTS BETWEEN MONUMENTATION FOUND DURING THE COMPLETION OF THIS SURVEY.

ONTA JOAN LANDMOOD & WILL BOOK 9 PAGE 449  
TAX MAP 082 PARCEL 084.00

SURVEY TAG IN WOOD FENCE POST

WORSE & MAURS MACELAN WILL BOOK 8 PAGE 124  
TAX MAP 082 PARCEL 079.00

DAVID BRIAN PHELPS and WILL BOOK 55A PG 32  
DEED BOOK 55A PG 32  
TAX MAP 082 PARCEL 078.00

JOSEPH F. HICKS DEED BOOK 12300 PG 187  
TM 082 PAR 111.20

PLAT BOOK 64 PG 680  
BARBARA M. VALUZZO PARCEL NO. 1  
DEED BOOK 2830 PG 15  
TM 082 PAR 100.00

LOT 1  
PLAT BOOK 51 PG 68  
SHIRLEY JOAN C. RAIBORNE  
DEED BOOK 2181C PG 349  
TM 082 PAR 100.10

POND

POND

BARN

BARN

BARN

RICKY BANKS DEED BOOK 3332 PG 125  
IN 082 GRP 1 PAR 022.00