

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

**February 8, 2024**

**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	12/12/2023	Angela Taylor	none	yes	yes	Sullivan County	A-1	R-1	22nd	1st
2	11/21/2023	Gouge Little & Associates	none	yes	yes	Sullivan County	R-1	A-5	9th	5th
3	11/16/2023	Barrett Investments LLC	none	yes	yes	Sullivan County	R-1	R-3	14th	7th
4	11/30/2023	Mike Brooks	none	yes	yes	Sullivan County	R-1	A-1	21st	4th
<b>Voting Summary:</b>										
<b>Name</b>	<b>Case Order</b>	<b>yes</b>	<b>no</b>	<b>pass / abstain</b>	<b>absent</b>	<b>Approved (yes or no)</b>				
	1	17			7	YES				
	2	9	8	1	6	NO				
	3	17			7	YES				
	4	17			7	YES				

\* 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:**

**F1. REZONING REQUEST FROM A-1 (GENERAL AGRICULTURAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL)**

**FINDINGS OF FACT –**

<b>Landowner:</b>	Angela Taylor
<b>Applicants:</b>	same
<b>Representative:</b>	same
<b>Location:</b>	760 & 750 V. I. Ranch Rd, Bristol
<b>Mailing Address of Owners:</b>	109 Robinson Walk, Unit B, Bristol
<b>Civil district of rezoning:</b>	22 <sup>nd</sup>
<b>Commission District of rezoning:</b>	1 <sup>st</sup>
<b>Parcel ID:</b>	Tax Map 039, Parcel 060.30 and part of 060.35
<b>Subdivision of Record:</b>	Plat Book 53, Page 676, lot 2
<b>PC1101 Growth Boundary:</b>	Sullivan County Rural Area
<b>Existing Land Use of Lot:</b>	Single family dwellings (1974 home and 1935 home)
<b>Utility District:</b>	Intermont Utility District
<b>Public Sewer:</b>	n/a
<b>Lot/Tract Acreage:</b>	each ½ acre lots as proposed replat
<b>Flood Plain:</b>	n/a
<b>Existing Zoning:</b>	A-1
<b>Surrounding Zoning:</b>	A-1
<b>Proposed Zoning Request:</b>	R-1 for ½ acre lots and leave remaining farm A-1
<b>Surrounding Land Uses:</b>	single family/low density residential
<b>2006 Land Use Plan:</b>	Low Density Residential – supports rezoning request
<b>Neighborhood Opposition:</b>	none

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

- The owner is requesting a rezoning of two house lots in order to be able to divide out the existing 1974 home (750 VI Ranch Rd) from the remaining farm tract as well as replat the existing 1935 home (760 VI Ranch Rd).
- The owner plans on building a new home on the remaining farm. The proposed subdivision plat will bring the lots into conformance and clarify the ingress/egress of the existing driveway.
- Staff recommends in favor of this request:
  - Rezoning is congruent with the adopted Land Use Plan;
  - The replatting of the house lots will align with the rezoning from A-1 to R-1 and bring them into conformance which will allow for future development of the remaining acreage; and
  - Will not be out of character with the other lots sizes of existing homes on this road

**Meeting Notes at Planning Commission:**

- *Staff read the background information and recommendation.*
- *The landowner, Angela Taylor, was present and addressed the board. She stated the land used to be her grandfather's farm.*
- *Calvin Clifton stated this request was pretty straight forwarded and made a motion to send a favorable recommendation on to the County Commission.*
- *Darlene Calton seconded the motion and the vote in favor passed unanimously.*

**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: 12-12-23

Property Owner: Angela Taylor

Address: 109 Robinson Walk unit B Bristol, TN 37620

Phone number: 423-366-1144

Email: mturbett12@gmail.com

**Property Identification**

Tax Map: 039

Group:

Parcel: 060.35 ; 060.30

Zoning Map: 10

Zoning District: A-1

Proposed District: R-1

Civil District: 22

Property Location: 760<sup>750</sup> VI Ranch Rd Bristol TN 37620

Commission District: 1<sup>st</sup>

Purpose of Rezoning: Replat lots out of remaining farm acreage

Plat Book 53 pg. 676, Lot 2 + proposed replat

**Meetings**

**Planning Commission:**

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

Date: Jan 16 2024 - postponed due to snow Time: 6:00 PM

Jan 30, 2024

Approved: ✓

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

**County Commission:**

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

Date: Feb 08 2024 Time: 6:00 PM

Approved: ✓ Approved 17 Yes, 7 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: Angela Taylor

Date: 10/12/2023

Notary Public: Misty Hylton

My Commission Expires: 2-22-2025



# 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

January 18, 2024

Dear Property Owner:

Please be advised that your neighbor, **Angela Taylor** requested her property at **750 and 760 V.I. Ranch Rd, Bristol** be rezoned from General Agricultural (A-1) to Single-Family Residential (R-1) to allow each existing home to be surveyed on individual lots. The property ID is Tax Map 039, Parcels 060.30 and a portion of 060.35. The R-1 zoning allows for ½ acre minimum lot sizes, while the A-1 requires a 1-acre minimum lot. Please note, the original Planning Commission meeting was postponed due to inclement weather. The following are the scheduled meeting dates for this request:

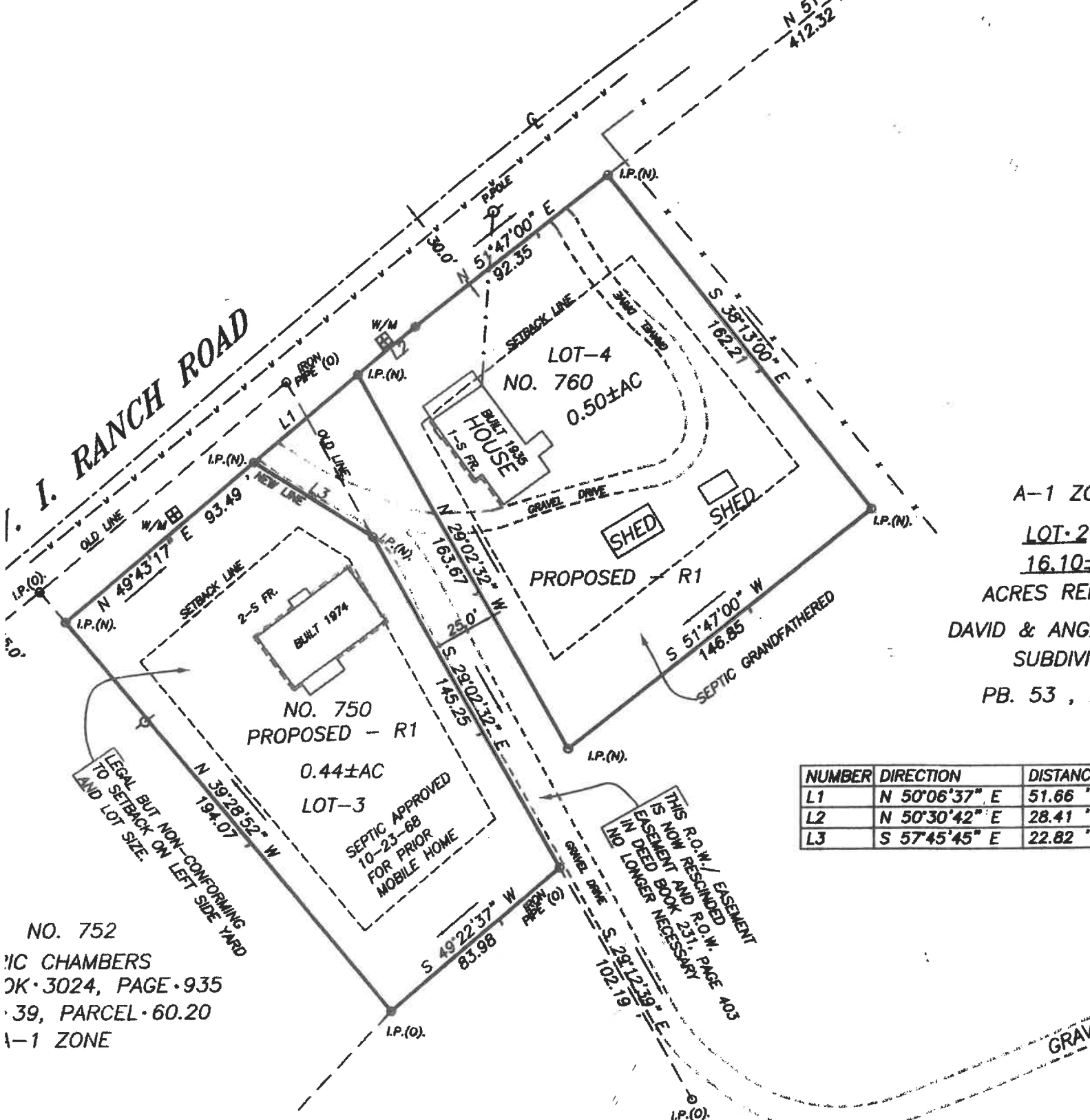
**Sullivan County Regional Planning Commission – Tuesday, 6:00 PM on January 30, 2024**

**Sullivan County Commission's Work Session – Thursday, 6:00 PM on February 8, 2024**

The 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. The 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 of Planning & Community Development  
Sullivan County Stormwater Coordinator



A-1 ZC  
 LOT-2  
 16.10±  
 ACRES REM  
 DAVID & ANGI  
 SUBDIVI:  
 PB. 53 , I

**LEGEND**

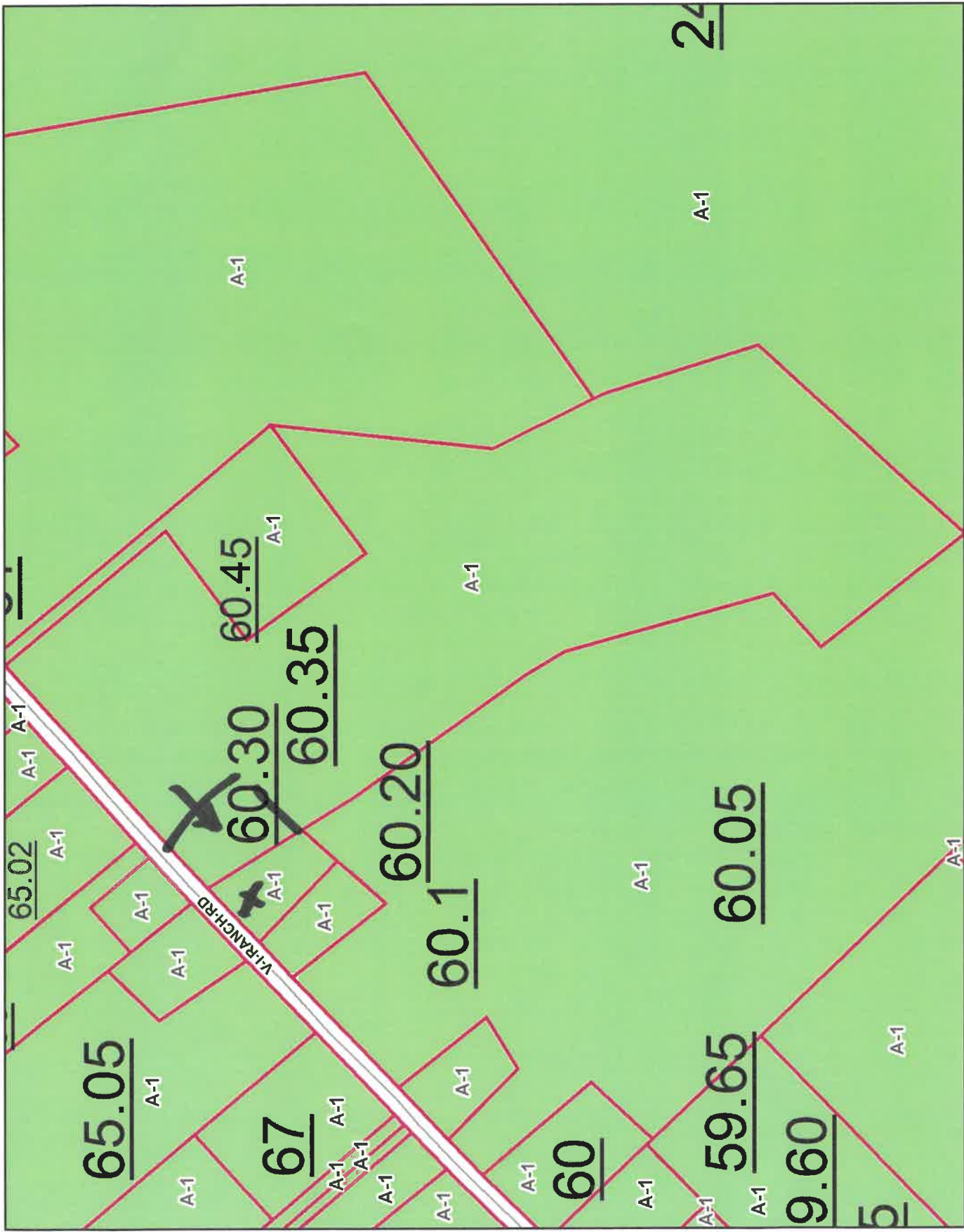
- IRON PIN (OLD)
- IRON PIN (NEW)
- POINT
- ⊙ POWER POLE

- Conservation**
- Address Data Source
  - Sullivan County, Tenn Co 911
  - Kingston, TN 37763
  - Joiner, TN 37751
  - 2/15/2017 GIS
  - Bristol, Bristol 911
  - Conservation
  - Not District 3

A tax map has no legal standing and is not to be used to establish boundary lines or transfer property. A tax map is not to be used to establish boundary lines or transfer property. A tax map is not to be used to establish boundary lines or transfer property. A tax map is not to be used to establish boundary lines or transfer property.

- Historic - Current
- Historic - Original
- Blountville Historic District
- Piney Flats Historic District
- Parcel Lines (20220325)
- Bristol UGB
- 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



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

- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Inundated Flood Elevations Determined

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







NOTICE  
THIS PROPERTY  
IS BEING  
PREPARED FOR  
SALE BY THE  
OWNER





NOTICE  
ANY PROPERTY IS  
BEING CONSIDERED  
FOR ACQUISITION  
BY THE STATE OF  
CALIFORNIA



**F2. REZONING REQUEST FROM R-1 (SINGLE-FAMILY RESIDENTIAL)  
TO A-5 (LARGE TRACT/RURAL RESIDENTIAL & GENERAL AGRICULTURAL)**

**FINDINGS OF FACT –**

<b>Landowner(s):</b>	<b>Gouge Little &amp; Associates</b>
<b>Applicant(s):</b>	<b>Travis Gouge</b>
<b>Representative:</b>	<b>Matthew Little, Carl Little</b>
<b>Location:</b>	<b>N. Austin Springs Road, Piney Flats</b>
<b>Mailing Address of Owners:</b>	<b>1235 Old Boones Creek Rd, Jonesborough, TN</b>
<b>Civil district of rezoning:</b>	<b>9<sup>th</sup></b>
<b>Commission District of rezoning:</b>	<b>5<sup>th</sup></b>
<b>Parcel ID:</b>	<b>Tax Map 135, Parcel 154.20 &amp; 163.00</b>
<b>Subdivision of Record:</b>	<b>Wolfe Ridge Estates Development</b>
<b>PC1101 Growth Boundary:</b>	<b>Johnson City Urban Growth Boundary</b>
<b>Existing Land Use of Lot:</b>	<b>Proposed large tract/single-family development</b>
<b>Utility District:</b>	<b>Johnson City Public Water</b>
<b>Public Sewer:</b>	<b>n/a</b>
<b>Lot/Tract Acreage:</b>	<b>5+ acre lots on a total of 60.67 acres total</b>
<b>Flood Plain:</b>	<b>n/a</b>
<b>Existing Zoning:</b>	<b>R-1 (recently rezoned in August 2022 from A-1 to R-1)</b>
<b>Surrounding Zoning:</b>	<b>R-1, A-1, R-3, M-1</b>
<b>Proposed Zoning Request:</b>	<b>A-5</b>
<b>Surrounding Land Uses:</b>	<b>single family/low density residential, tree farm, agricultural, and distillery</b>
<b>2006 Land Use Plan:</b>	<b>Low Density Residential &amp; Open Space/Agricultural</b>
<b>Neighborhood Opposition:</b>	<b>none</b>

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

- The owner is requesting a rezoning of the newly developed Wolfe Ridge Meadows from R-1 to A-5 in order to protect the large tract development plan and to accommodate larger detached accessory structures if so desired by future homeowners.
- The Ned King Farm and the Wolfe Heirs Farm were both rezoned in August 2022 from A-1 to R-1 to accommodate a traditional subdivision with ½ + lots. However, the soil suitability of these farms would not pass the State's requirements (TDEC) for individual septic systems and the cities could not extend public sewer to this site. Therefore, the developers were limited to larger tracts.
- The Planning Commission approved the preliminary construction plans for the Wolfe Ridge Meadows Subdivision and the project is near completion.
- Staff recommends in favor of this request based upon the following:
  - The Land Use Plan supports low-density residential and open space;
  - The surrounding lands uses are residential, a tree farm and open farmland;
  - Public Sewer is not available to support traditional ½ acre lots and therefore the rezoning to A-5 will ensure protection of the larger tracts from future divisions.

**Meeting Notes at Planning Commission:**

- *Staff read the background information and recommendation.*
- *Mr. Matthew Little, one of the associates of Gouge, Little & Associates, was present to address the Planning Commission. He confirmed staff's report and stated that the A-5 zoning would protect the planned large tract development from future homeowner's that may want to split off a lot. Once all lots are sold, this zoning district will support the restrictions of the development.*
- *Mary Ann Hager motioned to forward a favorable recommendation on this request.*
- *Mary Rouse seconded the motion and the vote in favor passed unanimously.*

**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: 11/21/23

Property Owner: Gouge Little + Assoc.

Address: 945 Haintown Rd. Jonesborough, TN 37659 [1235 Old Boomer Creek Rd Jonesborough, TN]

Phone number: 423-773-9319

Email: fgouge@gmail.com

**Property Identification**

Tax Map: 135

Group:

Parcel: 154.00 + 163.00

Zoning Map: 26

Zoning District: R1

Proposed District: A5

Civil District: 09

Property Location: N Austin Springs Rd, Piney Flats TN 37686

Commission District: 5th

Purpose of Rezoning: 5-acre tract subdivision to allow for <sup>more</sup> of detached structures

Wolfe Ridge Estates Subd.

**Meetings**

Planning Commission: Sullivan County

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

Date: 1-16-2024 - postponed due to weather  
Jan 30, 2024 Time: 6:00 PM

Approved:

Denied:

County Commission:

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

Date: 2-08-2024 Time: 6:00 PM

Failed 9 Yes, 1 Abstain, 8 No, 6 Absent

Approved:

Denied:

**DEED RESTRICTIONS**

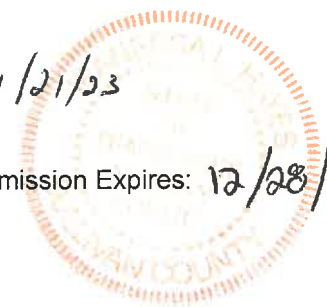
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: [Signature]

Date: 11/21/23

Notary Public: [Signature]

My Commission Expires: 12/28/20





# 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

January 18, 2024

Dear Property Owner:

Please be advised that your neighbor, **Gouge, Little and Associates** has requested the new subdivision, called Wolfe Ridge Estates, being located on **N. Austin Springs Rd, Piney Flats** be rezoned from Single-Family Residential (R-1) to Large Tract Rural Residential/General Agricultural (A-5) for a new large tract residential development. The property ID is Tax Map 135, Parcels 154.20 and 163.00. The R-1 zoning allows for ½ acre minimum lot sizes, while the A-5 requires a 5-acre minimum lot. These two original farms were rezoned from A-1 to R-1 in 2022; however, the soil suitability did not meet the minimum requirements for septic systems on small lots, per the State permitting office, therefore the developers built a large estate tract development supported by the A-5 zoning district. The original meeting was postponed due to inclement weather. This is the second notice to the neighbors. The following are the scheduled meeting dates for this request:

**Sullivan County Regional Planning Commission – Tuesday, 6:00 PM on January 30, 2024**

**Sullivan County Commission's Work Session – Thursday, 6:00 PM on February 8, 2024**

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Regards,

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

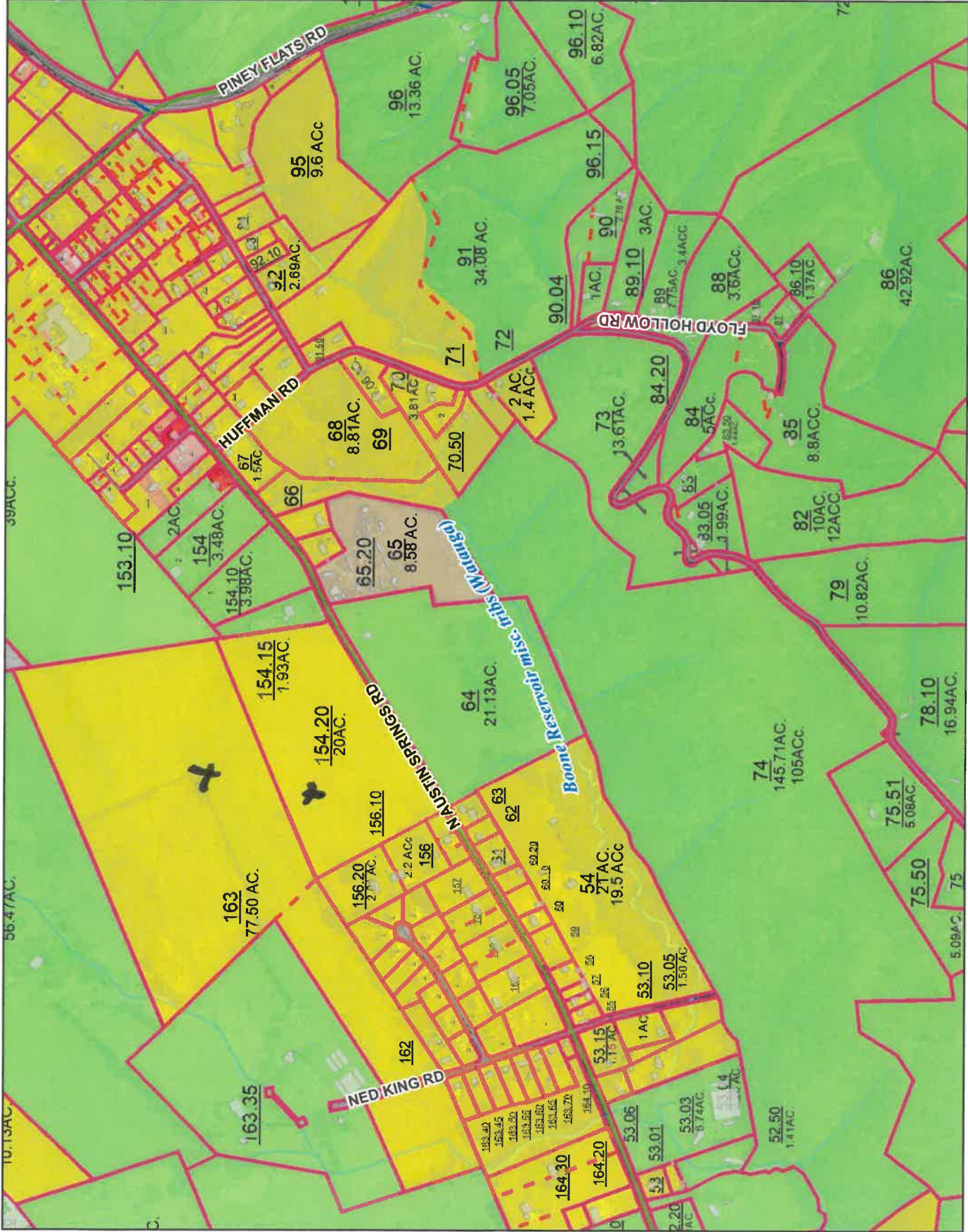
**Address Data Source**  
 Sullivan County, Sull. Co 911  
 Kingsport: KPI GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 911

**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
- Thoroughfares
- Arterial
- Collector
- 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
- Hydrology
- Streams



**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.



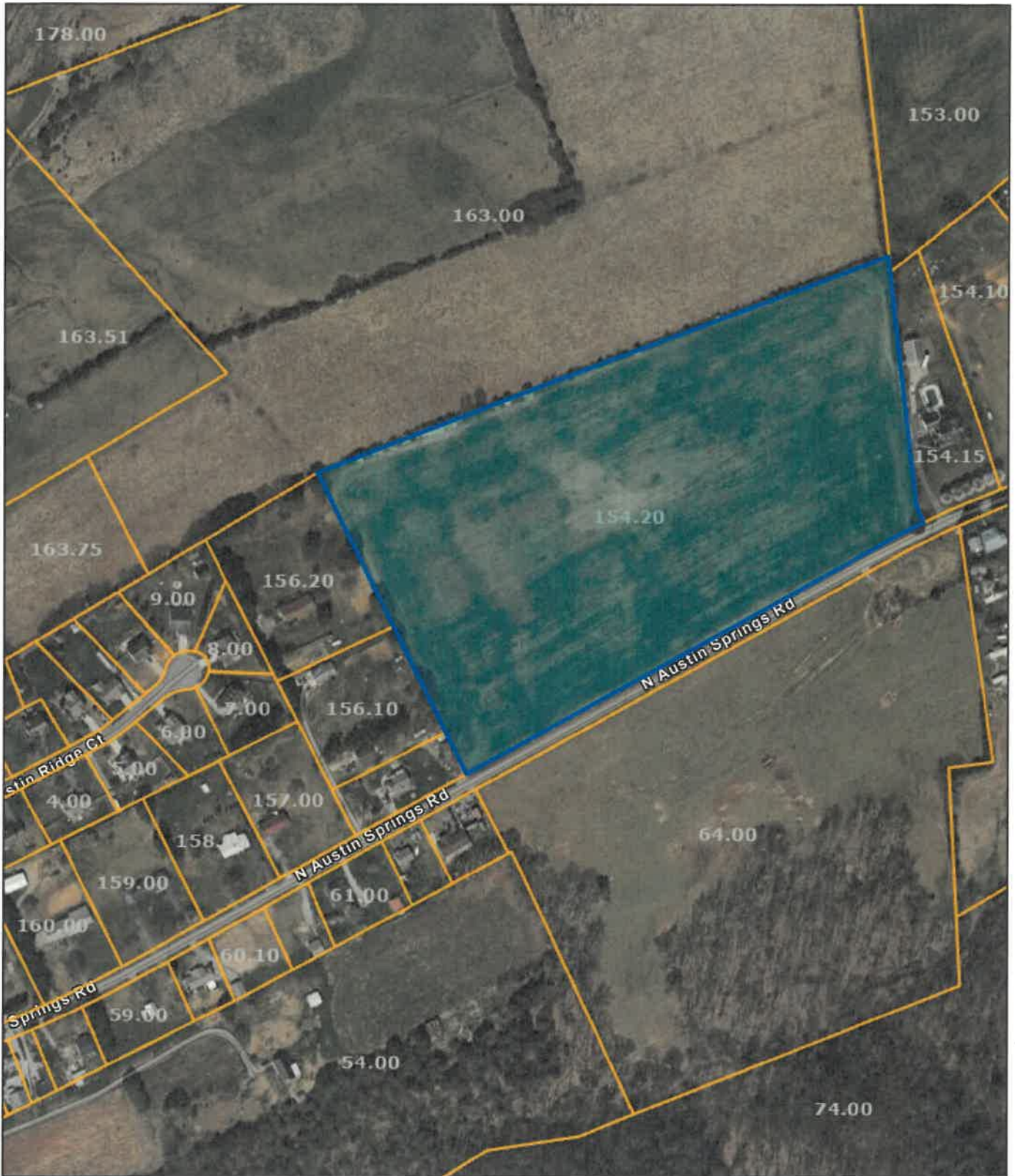




NOTICE  
THIS PROJECT IS  
BEING CONSIDERED  
FOR RE-ZONING  
431-333-8460

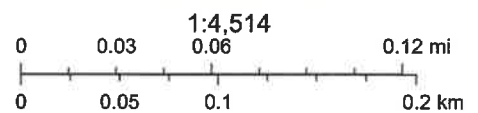


# Sullivan County - Parcel: 135 154.20



Date: January 8, 2024

County: Sullivan  
Owner: GOUGE LITTLE AND  
Address: N AUSTIN SPRINGS RD  
Parcel Number: 135 154.20  
Deeded Acreage: 19.37  
Calculated Acreage: 0  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2023



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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.

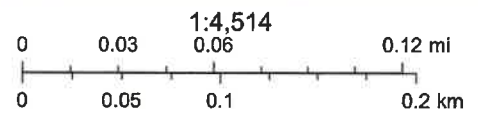


# Sullivan County - Parcel: 135 163.00



Date: January 8, 2024

County: Sullivan  
Owner: GOUGE LITTLE AND  
Address: NED KING RD  
Parcel Number: 135 163.00  
Deeded Acreage: 51.48  
Calculated Acreage: 41.3  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2023



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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.

### F3. REZONING REQUEST FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL)

#### FINDINGS OF FACT –

Landowner:	Barrett Investments LLC
Applicant(s):	Josh Barrett
Representative:	Josh Barrett
Location:	165 Brookfield Lane, Kingsport
Mailing Address of Owners:	P. O. Box 433 Bluff City, TN
Civil district of rezoning:	14 <sup>th</sup>
Commission District of rezoning:	7 <sup>th</sup>
Parcel ID:	Tax Map 107P, Group C, Parcel 010.20
Subdivision of Record:	n/a – Tax Sale from County to Barrett in 2023
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Existing Land Use of Lot:	Vacant – formerly had a single-wide mobile home (removed around 2011)
Utility District:	Kingsport Public Utility District
Public Sewer:	n/a
Lot/Tract Acreage:	approximately 19,000 sq ft, but legal but non-conforming with no road frontage
Flood Plain:	n/a
Existing Zoning:	R-1
Surrounding Zoning:	R-1, R-3, B-3, R-2
Proposed Zoning Request:	R-2
Surrounding Land Uses:	residential, mobile home park, dead-end gravel road
2006 Land Use Plan:	Medium Density Residential (supports rezoning request)
Neighborhood Opposition:	none

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

- The owner is requesting a rezoning from R-1 to R-2 so that they can add a singlewide mobile home on the lot.
- This lot is legal but nonconforming as it predates zoning of 1988 and has no public road frontage. Brookfield Lane has an End of County Maintenance sign at the end of the asphalt (in front of parcel 21.00).
- According to aerial records, the lot had a single-wide mobile home on the lot in 2008; however, it was removed and has been vacant since 2011.
- Staff viewed the site and took pictures of the surrounding singlewide mobile homes. Staff spoke with the neighbor and he confirmed they have shared access. The young man of parcel 20.10 confirmed he would move his car trailer off the driveway to ensure new owner had access.
- Staff recommends in favor of this rezoning request based upon the following:
  - The proposed use would not be out of character as the other homes in the area are singlewide mobile homes, a few doublewide homes, and a mobile home park (zoned B-3);
  - There is an R-2 zone one parcel over and the end of the road is zoned B-3;
  - Due to the land constraints and topography, a site-built home would be more challenging to construct on this lot;
  - The adopted Land Use Plan has this entire area planned for medium density residential congruent with existing land uses and proposed rezoning.

#### Meeting Notes at Planning Commission:

- *Staff read the background report and recommendation.*
- *Mr. Josh Barrett was present to address the commission. He stated that so far no one has been willing to build a stick-built dwelling on this lot and believes replacing a new mobile home would be the highest and best use of this lot.*
- *Mary Rouse motioned to send a favorable recommendation on this request to the County Commission.*
- *Darlene Calton seconded the motion and the vote in favor passed unanimously.*



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 11/18/23

Property Owner: BARRETT INVESTMENTS LLC

Address: PO BOX 433 BLUFF CITY, TN 37618

Phone number: 423-383-7846

Email: JOSHBARRETT@HOTMAIL.COM

Property Identification

Tax Map: 107P

Group: C

Parcel: 010.20

Zoning Map:

Zoning District: R-1

Proposed District: R-2

Civil District: 14

Property Location: 165 BROOKFIELD LN, Kingsport

Commission District: 7

Purpose of Rezoning: Property used to house a single wide + is in a single wide neighborhood. A double wide will not fit with rock + setbacks, and a stick built house will not be suitable to build in this neighborhood.

Meetings

Planning Commission:

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

Date: Jan 16 2024 - post poned due to snow Time: 6:00 PM  
Jan 30, 2024

Approved:

Denied:

County Commission:

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

Date: Feb 08 2024 Time: 6:00 PM

Approved:  Approved 17 Yes, 7 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: Mega BTT

Date: 11/21/23

Notary Public: Kristen Faith Trump

My Commission Expires:

12/27/2023



# 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

January 18, 2024

Dear Property Owner:

Please be advised that your neighbor, **Barrett Investments, LLC** has requested the property at **165 Brookfield Ln, Kingsport** be rezoned from Single-Family Residential (R-1) to Medium Density Residential (R-2) to allow a singlewide mobile home back on the lot. The property ID is Tax Map 107P, Group C, Parcel 010.20. The R-1 zoning district does not allow for a singlewide mobile home; however, R-2 does. Due to ice, snow and low temperatures, the original meeting time for the Planning Commission hearing, was rescheduled for Thursday, January 30<sup>th</sup>. The following are the scheduled meeting dates for this request:

**Sullivan County Regional Planning Commission – Tuesday, 6:00 PM on January 30, 2024**

**Sullivan County Commission's Work Session – Thursday, 6:00 PM on February 8, 2024**

The 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. The 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,

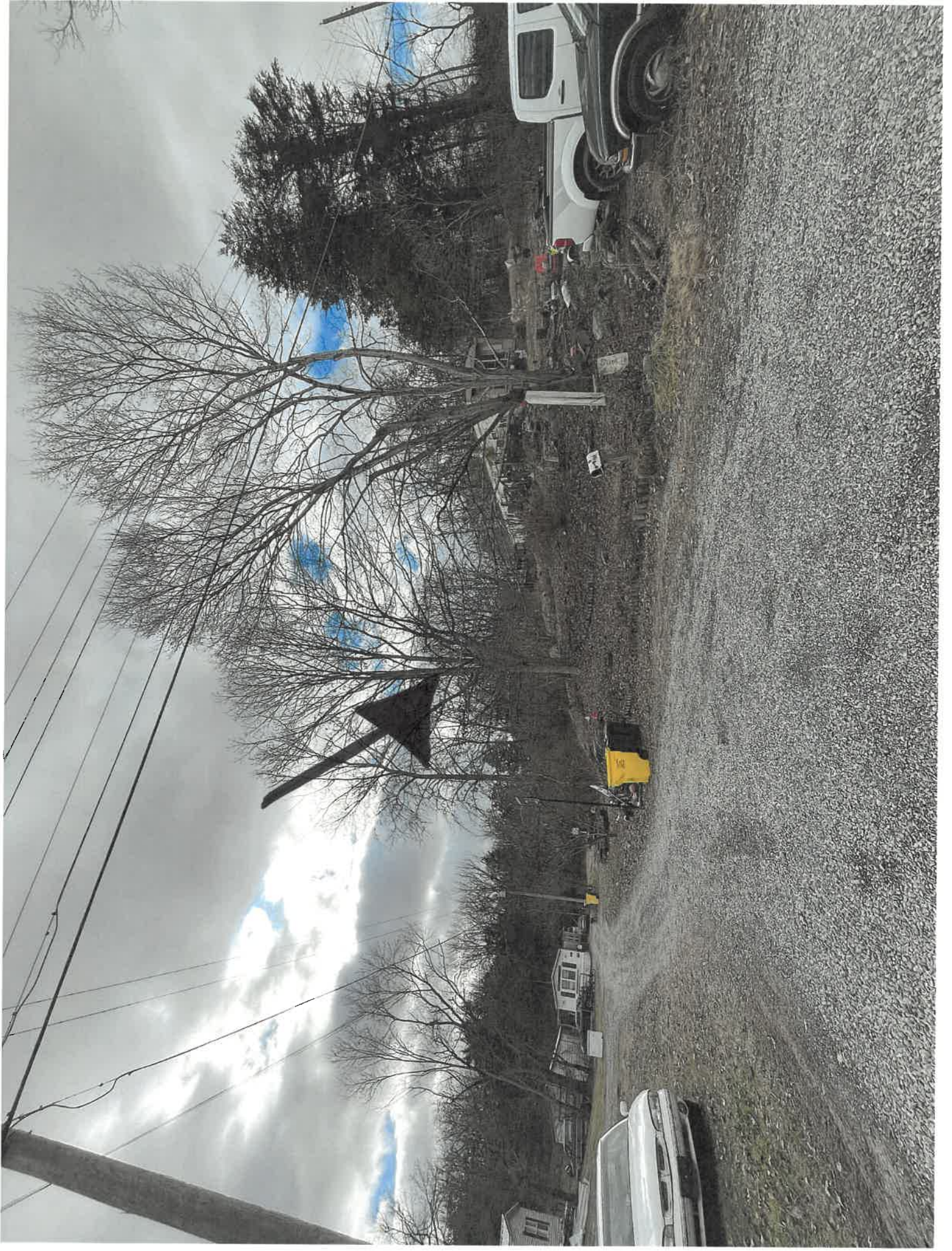
Ambre M. Torbett, AICP  
Director of Planning & Community Development  
Sullivan County Stormwater Coordinator

*2nd letter*

















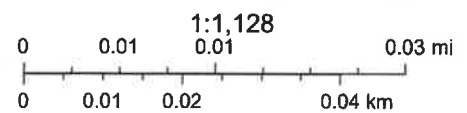


# Sullivan County - Parcel: 107P C 010.20



Date: January 8, 2024

County: Sullivan  
Owner: BARRETT INVESTMENTS LLC  
Address: BROOKFIELD LN 165  
Parcel Number: 107P C 010.20  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2023



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 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.



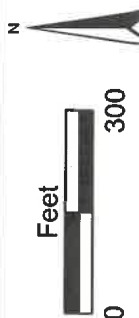
**Address Data Source:**  
 Sullivan County: Sull Co 911  
 Kingsport: Kpt GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 911

**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
- Thoroughfares
- Arterial
- Collector
- 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
- Hydrology
- Streams



**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.





#### F4. REZONING REQUEST FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO A-1 (GENERAL AGRICULTURAL)

##### FINDINGS OF FACT –

Landowner:	Michael Brooks
Applicant(s):	same
Representative:	same
Location:	4093 Weaver Pike, Bluff City
Mailing Address of Owners:	same
Civil district of rezoning:	21 <sup>st</sup>
Commission District of rezoning:	4 <sup>th</sup>
Parcel ID:	Tax Map 083C, Group A, Parcel 007.00
Subdivision of Record:	William & Vivian Rader Estate, Plat Book 6, Page 235, Lot 19
PC1101 Growth Boundary:	Sullivan County Rural Area
Existing Land Use of Lot:	Single family dwelling
Utility District:	South Fork Utility District
Public Sewer:	n/a
Lot/Tract Acreage:	2.28 acres
Flood Plain:	n/a
Existing Zoning:	R-1
Surrounding Zoning:	R-1, A-1, A-2
Proposed Zoning Request:	A-1
Surrounding Land Uses:	single family/low density residential
2006 Land Use Plan:	Low Density Residential
Neighborhood Opposition:	none

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

- The owner is requesting a rezoning from R-1 to A-1 so that he can expand his existing 4-bay garage to accommodate a few more personal cars. He collects Classic Cars and indicates there is no room for parking his daily cars.
- This lot is part of a subdivision plat of record approved by the Planning Commission in 1997. The plat indicates the lots were zoned A-1; however, that was in error according to the original zoning map and current zoning map. The subdivision has been R-1 since the adoption of zoning in 1988.

##### Meeting Notes at Planning Commission:

- Staff read the background information.
- Mr. Brooks was present and addressed the commission. He stated that he collects a few 60's and 70's model classic cars but would like to have an additional 2-bay garage, approximately 24'x30' in order to house his daily use vehicles. He has 8 cars currently.
- The chair asked staff about what would happen if he sold the lot with regards to future uses. Staff confirmed both A-1 and R-1 zoning allows for single-family only and would not permit any commercial uses of the garage. The building permit application requires the permittee to confirm the land use is for personal residential use only.
- Mr. Brooks confirmed that the garage would only be for his personal vehicles. He added that he owns Brooks Collision in the Industrial Park in Piney Flats and would never have a need nor desire to bring repair work home. Discussion followed. Mr. Brooks brought photographs to share, however the chair confirmed they had pictures from staff in their packet to confirm existing structure. Staff confirmed the existing garage was a 4-bay and not a 3-bay as previously mentioned. See pictures attached. Ms. Torbett added that this area was located in the County's Rural Area on the Growth Plan with an existing A-2 zoning district near the other large tract flag lots and A-1 in the near vicinity per the zoning map.
- John Moody motioned to send a favorable recommendation on to the County Commission.
- Laura McMillan seconded the motion and the vote in favor passed unanimously.

**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: 11/30/23

Property Owner: Mike Brooks

Address: 4093 Weaver Pike - Mailing Address - P.O. Box 493  
Bluff City TN

Phone number: 423-340-0555 Email: N/A

**Property Identification**

Tax Map: 083C Group: A Parcel: 007.00  
Zoning Map: 18 Zoning District: R-1 Proposed District: A-1 Civil District: 21  
Property Location: 4093 Weaver Pike - Bluff City TN Commission District: 4th  
Purpose of Rezoning: classic car owner - No room for daily driver cars

To Allow For More accessory structure sq ft.

**Meetings**

Planning Commission: Sullivan County  
Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN  
Date: Jan 16, 2024 - postponed due to snow Time: 6:00 PM  
Jan 30, 2024  
Approved:  Denied:

County Commission:  
Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN  
Date: Feb 08, 2024 Time: 6:00 PM  
Approved:  Approved 17 Yes, 7 Absent  
Denied:

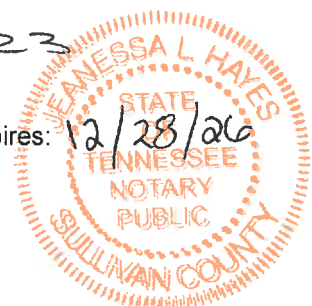
**DEED RESTRICTIONS**

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: 11/30/23

Notary Public: 

My Commission Expires: 12/28/26  




# 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

January 18, 2024

Dear Property Owner:

Please be advised that your neighbor, **Mr. Michael Brooks** requested his property at **4093 Weaver Pike, Bluff City** be rezoned from Single-Family Residential (R-1) to General Agricultural (A-1) to allow a garage expansion to accommodate more classic cars and daily cars. The property ID is Tax Map 083C, Group A, Parcel 007.00. The A-1 zoning district allows up to 2,400 square feet of detached residential accessory structures, while the R-1 district is limited to 1,200 square feet. The following are the scheduled meeting dates for this request:

**Sullivan County Regional Planning Commission – Tuesday, 6:00 PM on January 30, 2024**

**Sullivan County Commission's Work Session – Thursday, 6:00 PM on February 8, 2024**

The 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. The 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 of Planning & Community Development  
Sullivan County Stormwater Coordinator

**Address Data Source:**  
 Sullivan County: Sull Co 911  
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**Notice:**
























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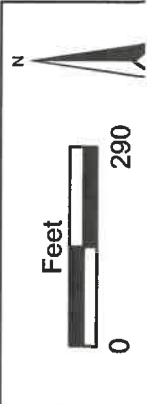
**Thoroughfares**

-  Arterial
-  Collector
-  Lot Lines

 Parcel Lines (20220325)

**Sullivan County Zoning**

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-  R-3
-  R-3A
-  R-3B
-  Water
-  Hydrology
-  Stream



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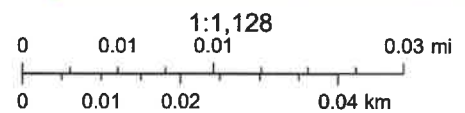


# Sullivan County - Parcel: 083C A 007.00



Date: January 8, 2024

County: Sullivan  
Owner: BROOKS MICHAEL  
Address: WEAVER PIKE 4093  
Parcel Number: 083C A 007.00  
Deeded Acreage: 2.28  
Calculated Acreage: 0  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2023



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











NOTE: THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

NOTE: 15' DRAINAGE AND UTILITY EASEMENT ALONG INTERIOR SIDE OF ALL FRONT LOT LINES;  
10' DRAINAGE AND UTILITY EASEMENT ALONG INTERIOR SIDE OF ALL OTHER LOT LINES.

NOTE: THE AVAILABILITY OF ELECTRIC POWER IS SUBJECT TO ALL RULES AND REGULATIONS OF THE BRISTOL TENNESSEE ELECTRIC SYSTEM IN EFFECT AT THE TIME OF SERVICE APPLICATION.

NOTE: ALL FUTURE CONSTRUCTION WILL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE ZONING ORDINANCE IN EFFECT AT THE TIME OF SAID CONSTRUCTION.

NOTE: POWER LINES SHOWN HAVE AN EASEMENT 15' FROM CENTERLINE WHICH FALLS WITHIN THE UTILITY EASEMENT ALONG THE FRONT OF AFFECTED LOTS.

BUILDING SETBACKS: FRONT - 30'  
REAR - 30'  
SIDE - 12'

NOTE: FOR LOTS FRONTING ON WEAVER PIKE, TENNESSEE DEPARTMENT OF TRANSPORTATION MUST BE CONTACTED FOR PERMITS PRIOR TO DRIVEWAY CONSTRUCTION.

\*I HEREBY CERTIFY THAT THIS IS A CATEGORY SURVEY AND THE RATIO OF THE UNADJUSTED SURVEY IS 1" = 17,300' AS SHOWN HEREON.\*

*R. A. Davies*  
SURVEYOR  
TENN. REC. NO. 1573

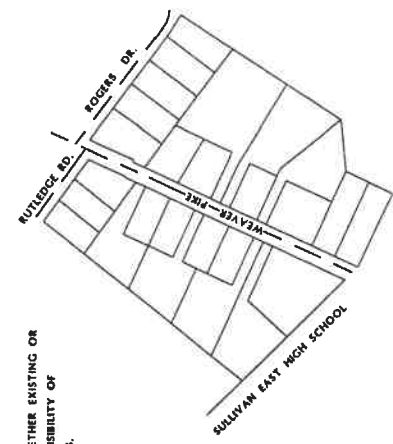
IP(10) - IRON PIN (OLD)  
MAY. MON. - HIGHWAY MONUMENT  
ALL OTHER PROPERTY CORNERS ARE IRON PIN (NEW)

NOTE: THE SHED ON LOT 21 IS IN COMPLIANCE WITH SULLIVAN COUNTY ZONING REGULATIONS. SEE ZONING RESOLUTION FOR SULLIVAN COUNTY, TENNESSEE, ARTICLE VI, SECTION 603.14.

- LOT ACRES
- 13 - 0.68 AC
  - 14 - 0.61 AC
  - 15 - 0.60 AC
  - 16 - 1.17 AC
  - 17 - 0.59 AC
  - 18 - 0.28 AC
  - 19 - 2.28 AC
  - 20 - 1.60 AC
  - 21 - 0.48 AC
  - 22 - 1.16 AC
  - 23 - 0.82 AC
  - 24 - 0.70 AC
  - 25 - 0.70 AC

- LOT ADDRESSES
- 13 - 100 ROGERS DRIVE
  - OR 4067 WEAVER PIKE
  - 14 - 108 ROGERS DRIVE
  - 15 - 116 ROGERS DRIVE
  - 16 - 124 ROGERS DRIVE
  - 17 - 4079 WEAVER PIKE
  - 18 - 4085 WEAVER PIKE
  - 19 - 4093 WEAVER PIKE
  - 20 - 4101 WEAVER PIKE
  - 21 - 4109 WEAVER PIKE
  - 22 - 4115 WEAVER PIKE
  - 23 - 4123 WEAVER PIKE
  - 24 - 4131 WEAVER PIKE
  - 25 - 4139 WEAVER PIKE

Book 6 PAGE 286



LOCATION MAP AND PROPERTY OVERVIEW - NTS

\*Approval is hereby granted for lots 13 - 25, defined as RAIDER LOTS - WEAVER PIKE, Sullivan County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile, or permanent, the plan for the exact location/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways shall be located at the side property lines unless otherwise noted. Any casing, lining, or alterations of the soil conditions may void this approval.

*Robt. A. Davies*  
11-24-97  
Division of Ground Water Protection

UTILITY EASEMENTS AS SHOWN ON SUBDIVISION PLANS ARE FOR THE USE AND BENEFIT OF PUBLIC UTILITIES TO LAY, CONTRACT, ERECT, INSTALL, OPERATE, MAINTAIN, USE, REPAIR OR REPLACE IN, UPON, ALONG, ACROSS, UNDER OR OVER THE EASEMENT SUCH UTILITIES OR COMPONENTS OF THE SAME, INCLUDING BUT NOT LIMITED TO, WATER, GAS, SEWER, TELEPHONE, TRANSPORTING SUPPLYING, DISTRIBUTION, COLLECTING, AND DELIVERING SERVICES TO THE INHABITANTS OF A SERVICE AREA. SAID EASEMENTS DO NOT RELIEVE THE PUBLIC UTILITY FROM THE RESPONSIBILITY TO RESTORE ALL PROPERTY TO ITS UNIMPEDED USE. PROPERTY OWNERS SHALL MAINTAIN AND REPAIR ALL UTILITIES PLACED ON THE PROPERTY. ANY IMPROVEMENTS OR OBSTRUCTIONS WHICH ARE OF A PERMANENT NATURE OR WHICH REQUIRE SUBSTANTIAL CONSTRUCTION OR FOUNDATIONS, ANY SUCH IMPROVEMENTS OR OBSTRUCTIONS PLACED IN VIOLATION OF THIS RESTRICTION MAY BE REMOVED BY THE AFFECTED PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. THE OWNER SHALL BE REQUIRED TO KEEP ALL NECESSARY GROUND OUT OR REPAIRS TO THE PROPERTY. ANY IMPROVEMENTS OR OBSTRUCTIONS PLACED ON THE PROPERTY OR APPOINTMENTS PLACED WITHIN THE EASEMENT AREA, IF THE PROPERTY OWNER FAILS TO COMPLY WITH THIS REQUIREMENT, THE AFFECTED PUBLIC UTILITY SHALL HAVE THE RIGHT TO CUT OR TRIM SUCH VEGETATIVE GROWTH AT THE PROPERTY OWNER'S EXPENSE. FAILURE OF THE PROPERTY OWNER TO MAINTAIN AND REPAIR SUCH UTILITIES SHALL NOT BE CONSIDERED AS A WAIVER OF MAINTENANCE OF ANY RIGHT HEREON SET FORTH.

OWNER: MARIANNE MURPHY  
4124 WEAVER PIKE  
BRISTOL, TENNESSEE

ZONE : R-1  
TAX MAP 63, PARCEL 206  
DEED BOOK 318, PAGE 370

<p>CERTIFICATE OF SWORN AND SOLLICITATION</p> <p>I, FRED HENRY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND RECORDED HEREON AND THAT I HEREBY ASSENT THIS PLAN OF SHOWN WITH MY OWN FREE CONSENT. ESTABLISH THE SHOWN BOUNDARY REFLECTION LINE. THIS PLAN IS SUBJECT TO ALL PRESENT, ALLEGE, VARIOUS PASSES AND OTHER RIGHTS WHICH MAY BE CLAIMED BY ANY PARTY AND WHICH ARE NOT SHOWN ON THIS PLAN.</p> <p><i>Fred Henry</i> 11-18-97</p> <p>REGISTERED DNA OR SURVEYOR</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND RECORDED HEREON IS A TRUE AND ACCURATE SURVEY TO THE ACCURACY REQUIRED BY THE APPLICABLE ZONING ORDINANCE AND THAT THE PLANNED CONSTRUCTION TO BE PLACED AS SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE BRISTOL TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE COMPLETION OF ALL REQUIRED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ORDINANCE.</p> <p>DATE: 11-24-97 <i>R. A. Davies</i></p> <p>REGISTERED DNA OR SURVEYOR</p>	<p>CERTIFICATE OF THE APPROVAL OF THE PLANNING COMMISSION</p> <p>I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWERAGE IMPROVEMENTS SHOWN ON THIS SUBDIVISION PLAN MEET THE REQUIREMENTS OF THE BRISTOL TENNESSEE HEALTH DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN.</p> <p>DATE: 11/27/97 <i>R. A. Davies</i></p> <p>SECRETARY, REGIONAL PLANNING COMMISSION</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON IS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR BRISTOL, TENNESSEE, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE COUNTY, BRISTOL, TENNESSEE.</p> <p>DATE: 11/27/97 <i>R. A. Davies</i></p> <p>CLERK OF THE COUNTY, BRISTOL, TENNESSEE</p>	<p>RAIDER, WILLIAM AND VIVIAN ESTATE LOTS - WEAVER PIKE PLAT 3 OF 3 PLATS</p> <p>BRISTOL TENN. REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 13.92 TOTAL LOTS 13</p> <p>TOTAL NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER WILLIAM RAIDER ESTATE CIVIL DISTRICT 44-21</p> <p>SURVEYOR RICK A. DAVIES CLOSURE ERROR 1:17,300'</p> <p>SCALE 1" = 100'</p>
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