

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

April 10, 2025 - Work Session

RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.

motion by: Calton

2nd by: Hayes

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	2/1/2025	Gateway Development	none	yes	yes	Sullivan	PBD/SC	R-1/R-3A	9th	5th
2										
3										
<b>Voting Summary:</b>										
<u>Name</u>	<u>Case Order</u>	<u>yes</u>	<u>no</u>	<u>pass / abstain</u>	<u>absent</u>	<u>Approved (yes or no)</u>				
Gateway Development	1	18			6	YES				
	2									
	3									

\* 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

ZTA: Zoning Text Amendment

**footnote:**

**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: FEBRUARY 1ST, 2025

Property Owner: GATEWAY DEVELOPMENT

Address: 3312 WAYFIELD DR, JOHNSON CITY, TN 37601

Phone number: 1-423-268-0288

Email: chance@orthhomes.com

**Property Identification**

Tax Map: 124                      Group:                      Parcel: 144.00  
Zoning Map:                      Zoning District: PBD/SC                      Proposed District: R-1/R3A                      Civil District: 9TH  
Property Location: 408 JONESBORO RD PINEY FLATS                      Commission District:  
Purpose of Rezoning: MINOR SUBDIVISION & CONDO DEVELOPMENT

**Meetings**

Planning Commission: Sullivan County  
Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN  
Date: 3/18/2025                      Time: 6:00 PM

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

**County Commission:**

Place: Historic Courthouse 2<sup>nd</sup> Floor Commission Chambers 3411 Highway 126, Blountville TN  
Date: 4/10/2025                      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: [Signature]

Date: 02-03-2025

Notary Public: [Signature]

My Commission Expires: 04-01-2025



**F. ZONING PLAN AMENDMENT: ZONING RESOLUTION TEXT OR MAP AMENDMENT**

*\*The chairman shall read the Rezoning Opening Statement for the Public Hearing Procedure of hearing public comment on any rezoning requests*

**F1. REZONING REQUEST FROM PBD/SC TO R-1 AND R-3A, OLD JONESBORO ROAD, GATEWAY DEVELOPMENT**

**FINDINGS OF FACT –**

<b>Landowner:</b>	<b>Gateway Development</b>
<b>Applicants:</b>	<b>Chance Street, Terry Orth, Jordan Hodge</b>
<b>Representative:</b>	<b>same</b>
<b>Location:</b>	<b>408 Jonesboro Road off Hwy 11E, Piney Flats</b>
<b>Mailing Address of Owners:</b>	<b>3312 Wayfield Drive, Johnson City</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 124, Parcel 144.00</b>
<b>Subdivision of Record:</b>	<b>n/a</b>
<b>PC1101 Growth Boundary:</b>	<b>Johnson City Urban Growth Boundary (JC does not have regional planning in SC)</b>
<b>Existing Land Use:</b>	<b>Single Family Home</b>
<b>Utility District:</b>	<b>Johnson City Public Water</b>
<b>Public Sewer:</b>	<b>private on-site septic with approval from JC Public Sewer for new dwellings</b>
<b>Lot/Tract Acreage:</b>	<b>total acreage –</b>
<b>Flood Plain:</b>	<b>n/a</b>
<b>Existing Zoning:</b>	<b>PBD/SC – Planned Business/Shopping Center</b>
<b>Surrounding Zoning:</b>	<b>R-1,R-3, R-2, R-3A, A-1</b>
<b>Proposed Zoning Request:</b>	<b>R-1 and R-3A split</b>
<b>Surrounding Land Uses:</b>	<b>Single Family Subdivision and Townhouses with Commercial along Hwy 11E frontage lots</b>
<b>2006 Land Use Plan:</b>	<b>Low Density Residential</b>
<b>Neighborhood Opposition:</b>	<b>none</b>

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

- The developers are requesting a rezoning of the existing single-family dwelling from PBD/SC to R-1 (see minor plat for boundary) and the remaining acreage planned for R-3A zoning to allow for an 18-unit Townhouse Condominium Development.
- The developer of the adjoining Condominium Development, Stratford Glen, was also built by Terry Orth Construction.
- The developer's engineer and surveyor have submitted a Concept Plan to meet the Zoning Requirements for such use.
- The Zoning District Map has this parcel spot zoned to PBD/SC in the original zoning plan.
- The Land Use Plan has this designated Low Density Residential; however, due to the construction of the condominium development directly adjacent (NE) the proposed land use would be a continuation of the existing land use. The adjacent condominium development is within the City of Bluff City.
- This area is served by Johnson City Public Utilities and the city has agreed to serve the townhouses for public water and public sewer. Garbage pick-up will have to be contracted out to private disposal service as all county properties have.
- Staff recommends in favor of this rezoning request:
  - the proposed rezoning would conform with existing surrounding land uses;
  - existing commercial zone would allow for incompatible land uses in this residential area;
  - public utilities are approved to support the planned residential development.

**Meeting Notes at Planning Commission:**

- Chance Street – Gateway Development Representative Present
- Drew Deakins asked Street how many units there would be.
  - Street stated that there would be 18 units.

- Mark Webb asked Street what would be done with the home that is currently on the property.
  - Street stated that the home would be kept on the property as is and sold off. Additionally stating that is is “a nice home.”
- Mark Webb asked Street if there would be an access to the property off of Hemlock Ct in the rear.
  - Street stated that it was not a viable option for entry to the property.
- Linda Brittenham stated that the development is “great for Piney Flats.”
- Mary Ann Hager made a motion to send a favorable recommendation on to county commission. Linda Brittenham seconded the motion made by Mary Ann Hager. The motion carried unanimously.

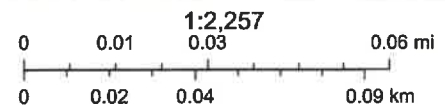


Sullivan County - Parcel: 124 144.00



Date: February 3, 2025

County: SULLIVAN  
Owner: WEBB BENNIE W & RUTH  
Address: JONESBORO RD 408  
Parcel ID: 124 144.00  
Deeded Acreage: 3.26  
Calculated Acreage: 0  
Vexcel Imagery Date: 2023



Esri Community Maps Contributors, City of Johnson City, TN, © 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, Division of Property Assessments (DPA)

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.

Accepted

SURVEY NOTES		LOCATION MAP (NOT TO SCALE)
1.	This property is described in Deed Book 3834 Page 2568.	
2.	This property is referenced on Tax Map 47166302000.	
3.	Survey is subject to any easements, either written or unwritten.	
4.	Deed references are based on the County Register of Deeds Office Tax Assessor's Office and the County Register of Deeds Office.	
5.	Property subject to any exact location of the boundary line.	
6.	Setbacks are as per the particular zoning ordinance in effect on subject property.	
7.	This property does not lie in a flood zone as shown on FEMA Map No. 47166302000 & FEMA Map No. 47166302000.	
8.	This property is currently owned by _____.	

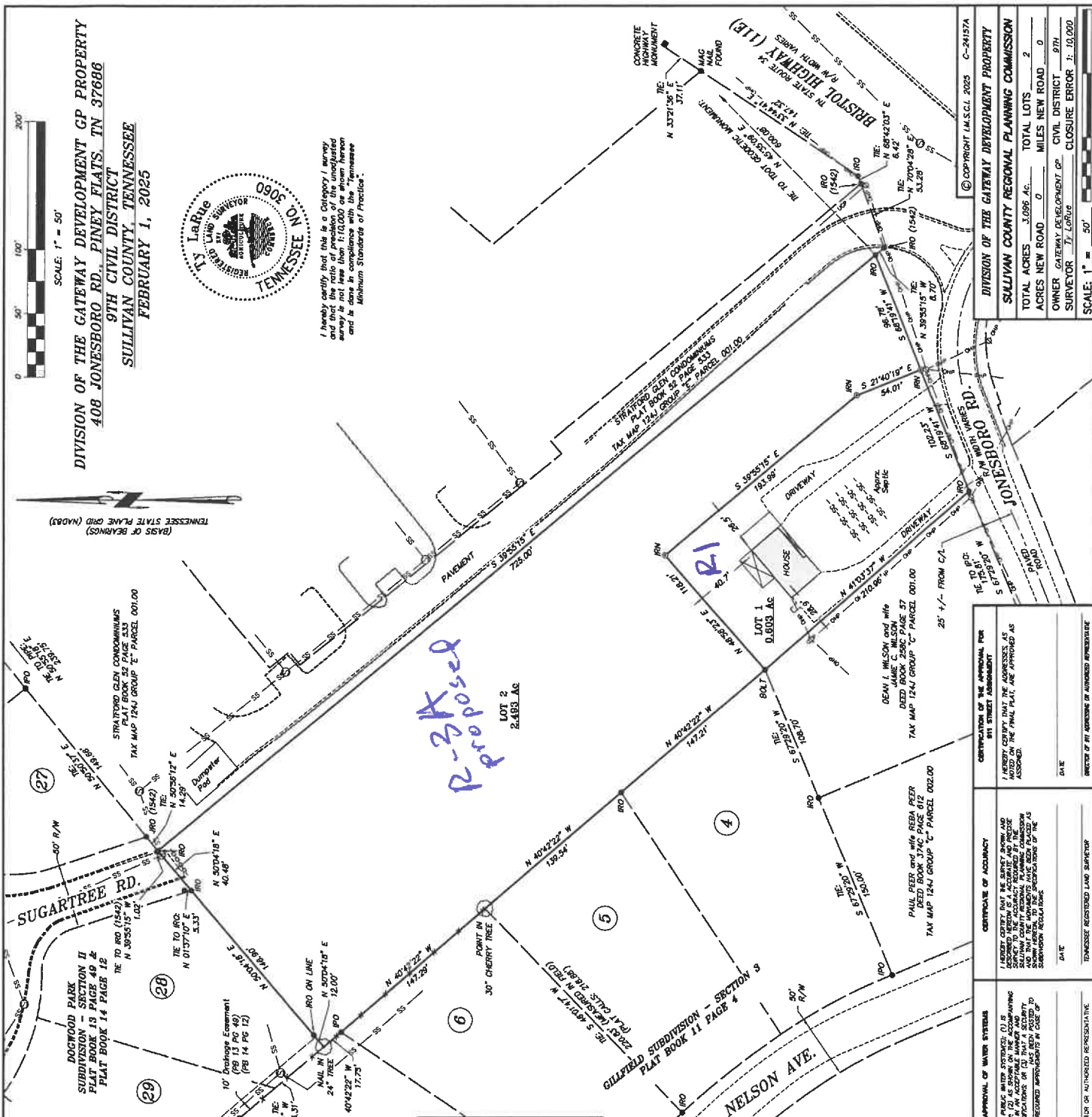
	IRON ROD	OLD CONCRETE MONUMENT
	UTILITY POLE	
	WATER VALVE	
	FIRE HYDRANT	
	CORNER TIE (SEE PLAT FOR SPACES & SIZE)	
	ROAD / DRIVEWAY	
- - - - -	EASEMENT MARGIN	
- - - - -	BOUNDARY LINE (SUNSHED) (NOT SHOWN UNLESS NOTED)	
- - - - -	SEWER LINE	
- - - - -	CEMENT LINE	
- - - - -	SEPTIC LINE	
- - - - -	GUARD RAIL	
- - - - -	FENCE	
- - - - -	O/A UTILITY LINE	
R/W	EDGE OF WAY	
EP	EDGE OF PAVEMENT	
IRON	IRON ROD OLD	
IRON	IRON ROD NEW	

[illegible][illegible]

**DIVISION OF THE GATEWAY DEVELOPMENT PROPERTY**

**SULLIVAN COUNTY REGIONAL PLANNING COMMISSION**

TOTAL ACRES	3.096 Ac.	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	GATEWAY DEVELOPMENT CO	CIVIL DISTRICT	8TH
SURVEYOR	TH. GORRINE	CLOSURE ERROR	1: 10,000
SCALE: 1" = 50'			

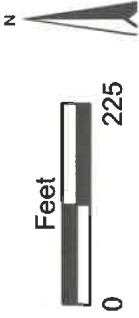




**Address Data Source**  
Sullivan County: Sull Co 911  
Kingsport: Kpt GIS  
Johnson City: JC GIS  
Bristol: Bristol 911

**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
- ☒ County Line
- ☐ Lot Numbers
- ☐ Parcel Acres
- ☐ Parcel Numbers
- ☐ Parcel Lines



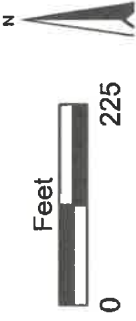
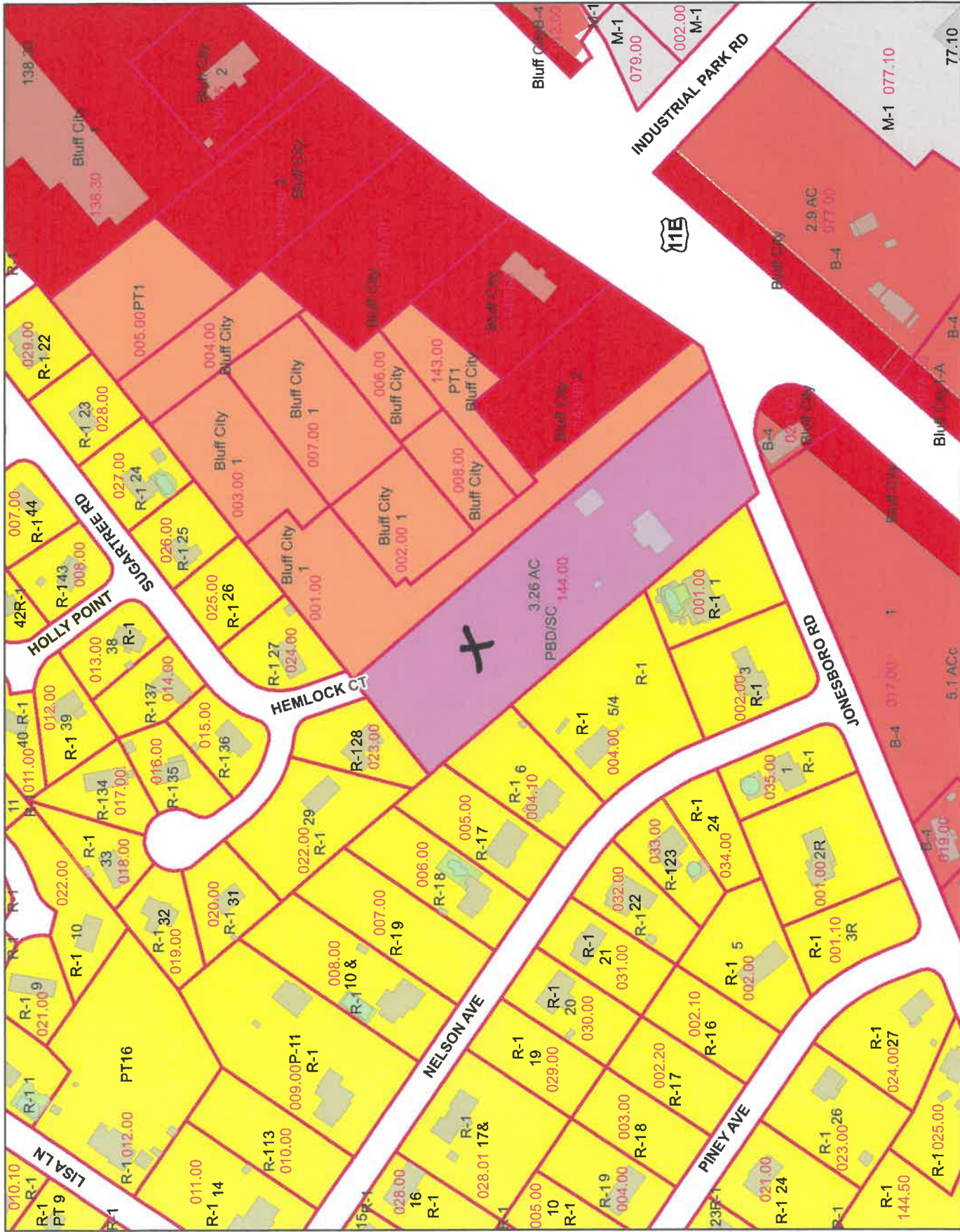


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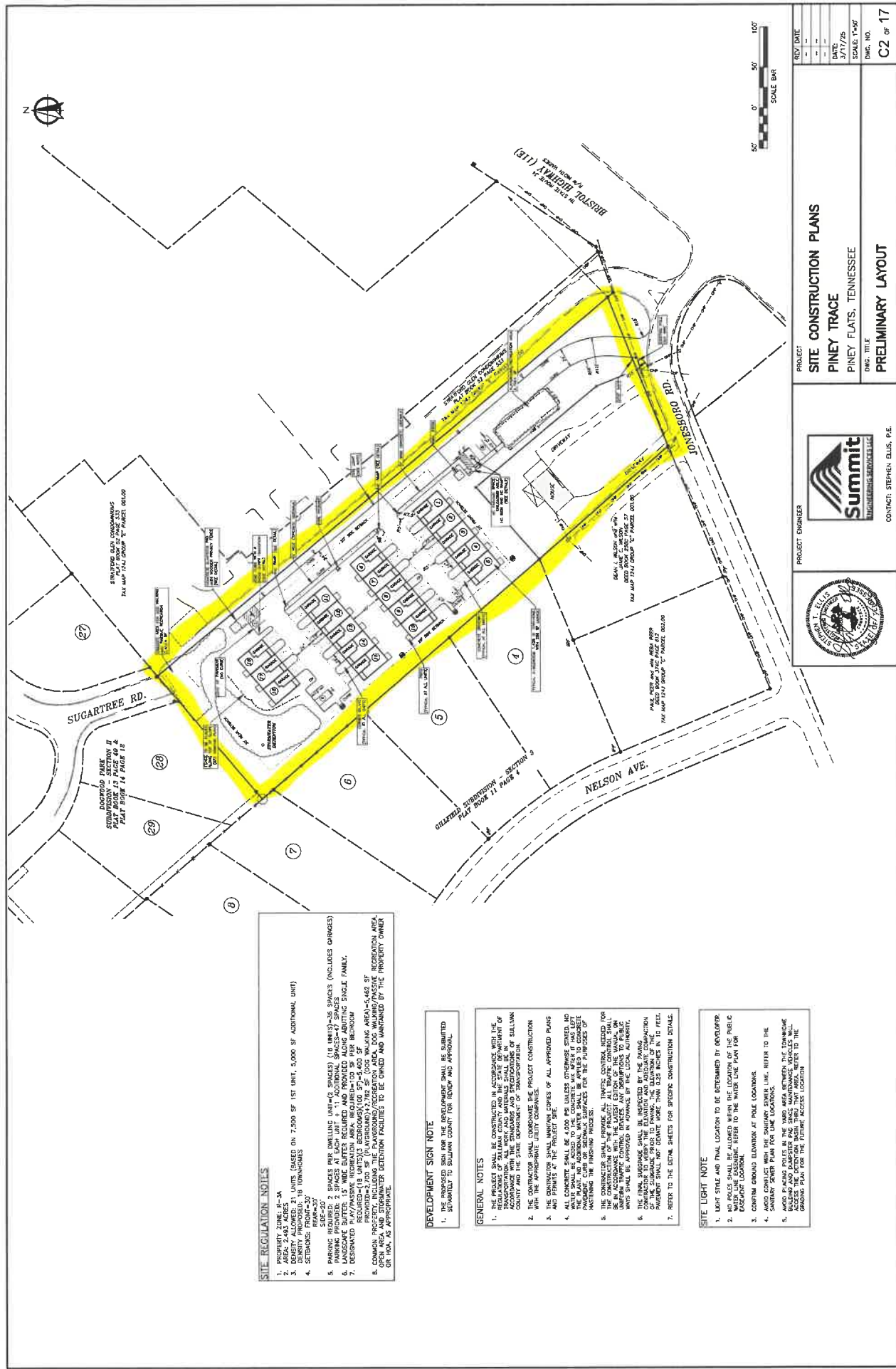
- Buildings
- County Line
- Lot Numbers
- Parcel Acres
- Parcel Numbers
- Parcel Lines
- Bluff City TN Zoning
- B-3
- R-2
- Current Zoning
- B-4
- M-1
- PBD/SC
- R-1



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







**SITE REGULATION NOTES**

1. PROPERTY TAXES: 15-1A
2. DENSITY ALLOWED: 21 UNITS (BASED ON 7,500 SF 1ST UNIT, 5,000 SF ADDITIONAL UNIT)
3. SETBACKS: FROM=30'
4. SETBACKS: FROM=30'
5. PARKING REQUIRED: 2 SPACES PER DWELLING UNIT (2 SPACES) (18 UNITS)=36 SPACES (INCLUDES CHANGES)
6. LANDSCAPING: 2 SPACES PER DWELLING UNIT (2 SPACES) (18 UNITS)=36 SPACES (INCLUDES CHANGES)
7. DESIGNATED PLAY/PASSEIVE RECREATION AREA: REQUIRED=100 SF PER BEDROOM
8. COMMON PROPERTY, INCLUDING THE PLAYGROUND/RECREATION AREA, DOG WALKING/PASSEIVE RECREATION AREA, AND OTHER FACILITIES TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER, OR HON, AS APPROPRIATE.

**DEVELOPMENT SIGN NOTE**

1. THE PROPOSED SIGN FOR THE DEVELOPMENT SHALL BE SUBMITTED SEPARATELY TO SULLIVAN COUNTY FOR REVIEW AND APPROVAL.

**GENERAL NOTES**

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF SULLIVAN COUNTY AND THE STATE DEPARTMENT OF TRANSPORTATION, AND THE STATE DEPARTMENT OF TRANSPORTATION, AND THE STATE DEPARTMENT OF TRANSPORTATION.
2. THE CONTRACTOR SHALL MAINTAIN COPIES OF ALL APPROVED PLANS AND PERMITS AT THE PROJECT SITE.
3. ALL CONCRETE SHALL BE 4,000 PSI UNLESS OTHERWISE STATED AND THE PLANT AND ADDITIONAL WATER SHALL BE APPLIED TO CONCRETE TO MAINTAIN THE FINISHING PROCESS.
4. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL NEEDED FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR THE TRAFFIC CONTROL DURING THE CONSTRUCTION PROCESS.
5. THE FINAL SURVEY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM PRACTICES AND PROCEDURES FOR THE CONSTRUCTION OF SURVEYING AND SHALL BE APPROVED IN ADVANCE BY THE LOCAL AGENCY.
6. THE FINAL SURVEY SHALL BE INSPECTED BY THE PAVING CONTRACTOR TO VERIFY THE ELEVATION AND COORDINATE CONSTRUCTION OF THE PAVING AND SHALL BE APPROVED IN ADVANCE BY THE LOCAL AGENCY.
7. REFER TO THE DETAIL SHEETS FOR SPECIFIC CONSTRUCTION DETAILS.

**SITE LIGHT NOTE**

1. LIGHT STYLE AND FINAL LOCATION TO BE DETERMINED BY DEVELOPER.
2. NO POLES SHALL BE ALLOWED WITHIN THE LOCATION OF THE PUBLIC RIGHT-OF-WAY. REFER TO THE WATER LINE PLAN FOR PASSEIVE LIGHTING.
3. CONFIRM GROUND ELEVATION AT POLE LOCATIONS.
4. AVOID CONTACT WITH THE SANITARY SEWER LINE. REFER TO THE SANITARY SEWER PLAN FOR LINE LOCATIONS.
5. AVOID PLACING POLES IN THE YARD AREA BETWEEN THE TOWNHOME UNITS. REFER TO THE SANITARY SEWER PLAN FOR LINE LOCATIONS.

PROJECT	SITE CONSTRUCTION PLANS
PROJECT ENGINEER	PINEY TRACE
ENGINEER'S SEAL	PINEY FLATS, TENNESSEE
DATE	3/17/75
SCALE	1"=50'
DWG. NO.	C2 of 17
CONTACT	STEPHEN ELLIS, P.E.

# 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

February 10, 2025

Dear Property Owner:

Please be advised that your adjacent landowner, Gateway Development, has requested their property located at 408 Jonesboro Road, be rezoned from **Planned Business/Shopping Center (PBD/SC) to Multi-family Residential (R-3A and Single-Family Residential (R-1))** for the purpose of subdividing out the existing single-family home (for R-1) and developing the vacant land for townhouses (R-3A). Attached is a Concept Plan of the proposed development. The applicant is Gateway Development, which is a partnership between Terry Orth, Jordan Hodge and Chance Street. These are the same builders of Orth Homes. The following are the scheduled meeting dates for this request:

**Sullivan County Regional Planning Commission – Tuesday, March 18, 2025 at 6:00PM**  
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2<sup>nd</sup> Floor)

**Sullivan County Commission's Work Session – Thursday, April 10, 2025 at 6:00 PM**  
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2<sup>nd</sup> Floor)

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, 841 Co 911  
 Johnson City, TN 37601  
 Johnson City, TN 37601

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Buildings

County Line

Lot Numbers

Parcel Acres

Parcel Numbers

Parcel Lines

Land Use Plan 2006-2026



Feet



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





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Main Office: 701 Lynn Garden Drive Kingsport, TN 37660 • 423-392-1311

## Classified Invoice

SULLIVAN CO PLANNING & CODES  
3425 TENN. HWY 126  
HISTORICAL SNOW HOUSE  
BLOUNTVILLE, TN 37617

Acct#:1047408  
Ad#:8650  
Phone#:423-323-6440  
Date:02/18/2025

Salesperson: Makayla Wilder

Classification: Legal Notices

Ad Size: 2.0 x 25.00

### Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Kingsport Times News	02/21/2025	02/21/2025	1	95.00	95.00
Affidavit	-	-	-	-	5.00
Box Charge	-	-	-	-	5.00
Bold Words	-	-	-	-	0.30
Underline No Charge	-	-	-	-	0.00

### Payment Information:

Date: 02/18/2025      Order#: 8650      Type: ACCOUNT:Bill at Expiry

Total Amount: 105.30

Amount Due: 105.30

Thank you for your business.

Ad Copy



### PUBLIC NOTICE

Sullivan County Regional Planning Commission shall hold a public meeting on Tuesday, March 18, 2025 at 6:00PM within the Historic Courthouse, located at 3411 Hwy 126, Blountville. The purpose of the meeting is to consider an individual rezoning request from Gateway Development to rezone their property at 408 Jonesboro Road, Piney Flats, from PBD/SC (Planned Business District - Shopping Center) to R-1 for the existing house and R-3A for a Planned Townhouse Development. The property is Tax Map 124, Parcel 144.00.

The final public hearing of the proposed individual property rezoning map amendment shall be heard by the Sullivan County Commission during the Thursday, April 10, 2025 Work Session Zoning Hearing at 6:00PM, which shall be 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@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov). Copies of the requests are filed in the Sullivan County Planning & Codes Department located next to the courthouse, within the Historic Snow House at 3425 Hwy 126, Blountville, TN. The public is welcome to attend all of these meetings.


PUB1T: 2/21/25

**Affidavit of Publication**  
**TIMES NEWS**  
701 Lynn Garden Drive • Kingsport  
County of Sullivan, State of Tennessee

I, Ron Waite, being duly sworn upon oath, deposes and state that I am the publisher of the Times News, a daily newspaper published in the City of Kingsport, County of Sullivan, in the State of Tennessee. This Legal Notice contains a true and correct copy of what was published in the regular edition of said newspaper, in consecutive issues on the following dates:

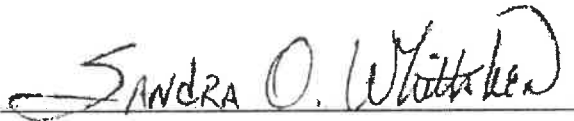
**Publication Dates:** 02/21/2025

**Ad#: 8650**

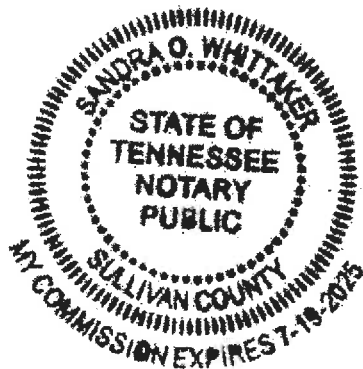


Ron Waite

Signed and sworn to before me  
on 02/21/2025



Sandra O. Whittaker - Notary Public  
My commission expires: July 19, 2025



This legal notice was published online at [www.timesnews.net](http://www.timesnews.net) and  
[www.tnpublicnotice.com](http://www.tnpublicnotice.com) during the dates listed.  
This publication fully complies with Tennessee Code.

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