

COUNTY COMMISSION-WORK SESSION

411

November 13, 2025

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN MONTHLY WORK SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, NOVEMBER 13, 2025, AT 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS CHAIRMAN JOHN GARDNER AND TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

The Commission was called to order by Chairman John Gardner. Corporal Steve Jones opened the commission, and Commissioner Jessica Means gave the invocation. The pledge to the flag was led by Commissioner Sam Jones.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

DAVID AKARD	MARK IRESON
DARLENE CALTON	SAM JONES
MICHAEL COLE	TONY LEONARD
	HUNTER LOCKE
ANDREW CROSS	JOE MCMURRAY
JOYCE CROSSWHITE	JESSICA MEANS
JOHN GARDNER	
HERSHEL GLOVER	
CHERYL HARVEY	GARY STIDHAM
DAVID HAYES	ZANE VANOVER
DANIEL HORNE	

18 PRESENT, 5 ABSENT, 1 SEAT VACANT
ABSENT AT ROLL CALL: CARR, CRAWFORD, KING,
PIERCE, WARD
NOTE: KING IN AT 6:05 P.M.

The following pages indicate the action taken by the Commission on rezoning requests for the month of November 2025.


**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:

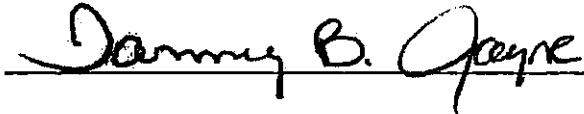
Publication Dates: 11/07/2025

Ad#: 13156

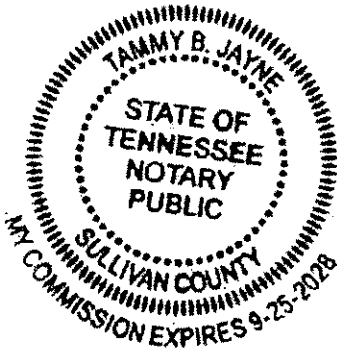


Ron Waite

Signed and sworn to before me
on 11/07/2025



Tammy B. Jayne - Notary Public
My commission expires: September 25, 2028



**PUBLIC NOTICE OF MEETINGS OF THE BOARD OF
COMMISSIONERS OF SULLIVAN COUNTY, TENNESSEE
FOR THE MONTH OF NOVEMBER 2025**

Notice is hereby given to all members of the Board of County Commissioners, all residents of Sullivan County, Tennessee, and to any and all other persons interested, that two (2) open, public meetings of the Board of County Commission of Sullivan County will be held at the regular meeting place of the Board at the Courthouse in Blountville, Tennessee during the month of November 2025. The monthly Work Session and public hearing/voting on amendments to the Sullivan County Zoning Resolution will commence at the hour of 6:00 p.m. on Thursday evening, November 13, 2025, and the monthly Regular Session will commence at the hour of 6:00 p.m. on Thursday evening, November 20, 2025. Any person wishing to provide public comment at such meetings shall sign up on the provided signup sheet prior to the start of the meeting.

This notice is given pursuant to the provisions of Section 8-44-101 to 8-44-108 inclusive of Tennessee Code Annotated.

Teresa Jacobs
Sullivan County Clerk

PUB1T: 11/07/2025

412

Agenda subject voting report

Meeting name

Sullivan County Work Session November 13 2025

11/13/2025

4 Roll Call by Teresa Jacobs, County Clerk
Roll Call

Description

Roll Call

Chairman

Gardner, John

413

Total vote result

Voting start time

6:00:14 PM

Voting stop time

6:00:49 PM

Voting configuration

Roll Call - Attendances

Voting mode

Open

Vote result

Present	18
Total Present	18
Total Seats	28
Absent	10

1 Seat vacant

Group voting result

Group	Yes	Absent
No group	18	0
Total result	18	10

Individual voting result

Name	Yes	Absent
Akard, David ()	X	
Calton, Darlene ()	X	
Carr, Joe ()		X
Cole, Michael ()	X	
Crawford, Larry ()		X
Cross, Andrew ()	X	
Crosswhite, Joyce ()	X	
Gardner, John ()	X	
Glover, Hershel ()	X	
Harvey, Cheryl ()	X	
Hayes, David ()	X	
Horne, Daniel ()	X	
Ireson, Mark ()	X	
Jones, Sam ()	X	
King, Dwight ()		X
Leonard, Tony ()	X	
Locke, Hunter ()	X	
McMurray, Joe ()	X	
Means, Jessica ()	X	
Pierce, Archie ()		X
Slagle, Matt ()		
Stidham, Gary ()	X	
Vanover, Zane ()	X	
Ward, Travis ()		X

Seat Vacant

SULLIVAN COUNTY
Board of County Commissioners
Order of Business
NOVEMBER 13, 2025
6:00 p.m.

COUNTY COMMISSION REZONING HEARING & WORK SESSION

- ❖ Call to Order by Sheriff Jeff Cassidy
- ❖ Chairman John Gardner presiding
- ❖ Invocation
- ❖ Pledge to the American Flag
- ❖ Roll Call by Teresa Jacobs, Sullivan County Clerk

Rezoning Hearing

Item 1 Resolution No. 2025-11-01

Sponsors: Calton/Hayes

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

Case 1) Rayford Fletcher, 1515 Bloomingdale Road, R-1 to R-3A, for future planned unit development (PUD). 10th Commission District.

Public Hearing on Case #1/Fletcher

Vote on Case #1/Fletcher

Case 2) Brenda Johnson, 479 Summerville Road, R-1 to R-2, to place single wide mobile home for disabled family member. 8th Commission District.

Public Hearing on Case #2/Johnson

Vote on Case #2/Johnson

Case 3) Matthew and Alexandra Elliott, 4725 Hwy. 11W, R-1 to B-3 to allow operation of a stonework business. 6th Commission District.

Public Hearing on Case #3/Elliott

Vote on Case #3/Elliott

Case 4) Ernest Cassell, 1465 V.I. Ranch Road, A-1 to B-3 to develop various businesses. 1st Commission District.

Public Hearing on Case #4/Cassell

Vote on Case #4/Cassell

CONTINUED

SULLIVAN COUNTY
Board of County Commissioners
Order of Business
NOVEMBER 13, 2025
6:00 p.m.

COUNTY COMMISSION REZONING HEARING & WORK SESSION

WORK SESSION

- ❖ Proclamations & Presentations
 - 1) Presentation on a redevelopment project in downtown Kingsport to convert historic property into a 60-room boutique hotel, restaurant, and event space(s).
- ❖ Public Hearing on non-agenda items.
- ❖ Public Hearing on agenda items.
- ❖ Review of Old Business/Drafts of Potential New Business
- ❖ Announcements
- ❖ Adjournment

Sullivan County
Board of County Commissioners
245th Annual Session
Rezoning Hearing

Item 1
Resolution No. 2025-11-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 13th day of November 2025.

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

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

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

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

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

Duly passed and approved this 13th day of November, 2025.

Reviewed by Chairman: John T. Gardner
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: Teresa Jacobs
Teresa Jacobs, County Clerk, Sullivan County

Delivered to the Sullivan County Mayor or his secretary this the 24th day of November, 2025, at or about the following time 10:00 am by the following method: Hand Delivered

Teresa Jacobs
County Clerk, Sullivan County

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County:
Mayor, Sullivan County

Richard L. Donahue

Reviewed and VETOED by Mayor, Sullivan County:
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____
day of _____, 20____ at or about the following time _____ by the
following _____ method:
_____.

Mayor, Sullivan County

Introduced by: Commissioner Darlene Calton

Seconded by: Commissioner David Hayes

ACTIONS: 11/13/25 (Work Session) Approved 18 Yes, 5 Absent, 1 Seat Vacant

Agenda subject voting report

Meeting name

Sullivan County Work Session November 13 2025

11/13/2025

91 Item 1 Resolution No. 2025-11-01 Sponsors: Calton/Hayes
Vote

418

Description

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

Chairman

Gardner, John

Total vote result

Voting start time 6:01:58 PM
Voting stop time 6:02:32 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	18
Abstain	0
No	0
Total Present	18
Absent	05

1 Seat vacant

Group voting result

Group	Yes	Absent
No group	18	0
Total result	18	05

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()				X
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()				X
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()				X
Slagle, Matt () Seat Vacant				
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()				X

Zoning Final Public Hearing for Zoning Plan Amendments:

Individual Property Rezoning Requests and/or Zoning Resolution Amendments

Sullivan County Commission - Zoning Hearing: November 13, 2025

Individual Rezoning Requests Reviewed by:

- ***Sullivan County Regional Planning Commission on October 21, 2025***
 - ***Kingsport Regional Planning Commission on October 16, 2025***
 - ***Bristol Regional Planning Commission on October 20, 2025***
- ***Case #1: Rezoning Request from Rayford Fletcher for R-1 to R-3A at 1515 Bloomingdale Pike, Kingsport***
- ***Case #2: Rezoning Request from Brenda Johnson for R-1 to R-2 at 479 New Summerville Road, Kingsport***
- ***Case #3: Rezoning Request from Matthew & Alexandra Elliott for R-1 to B-3 at 5533 Bloomingdale Road, Kingsport***
 - ***Case #4: Rezoning Request from Ernest Cassell for A-1 to B-3 at 1465 V I Ranch Road, Bristol***

Case #1

R-1 to R-3A

Low Density/Single-Family Residential District to High-Density/Multi-Family for the purpose of a future Planned Unit Development

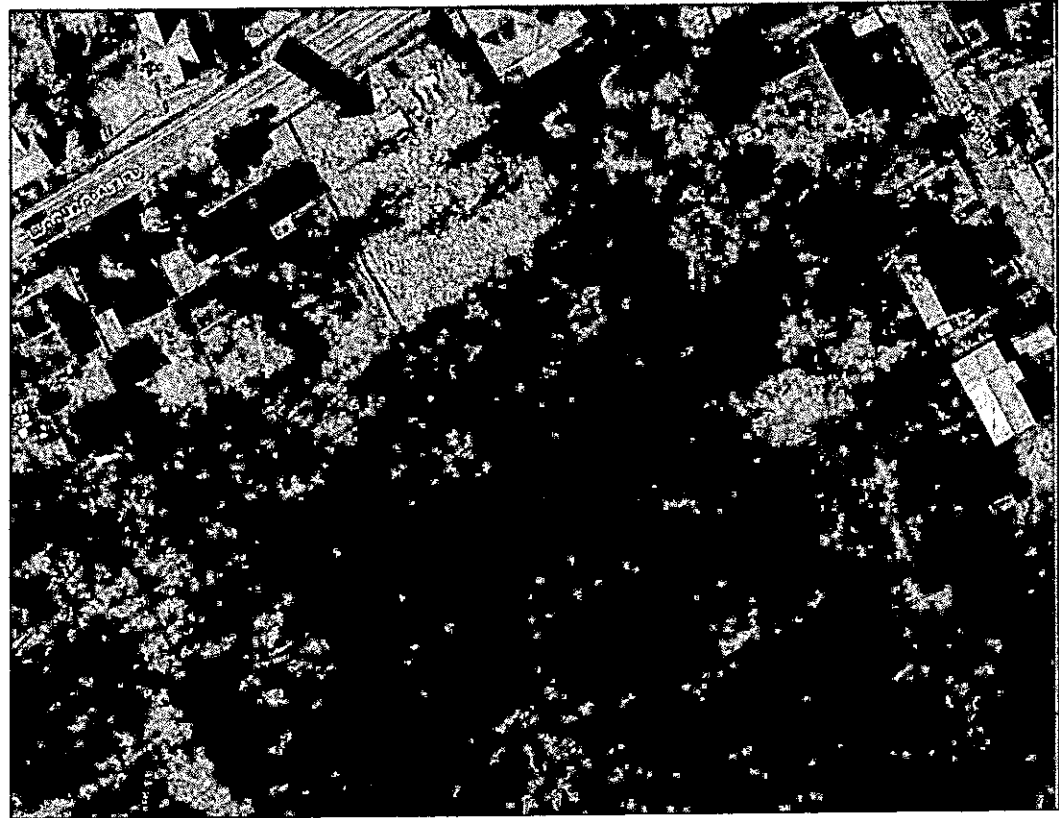
Tax Map 030K, Group E, Parcel 011.00

for Rayford Fletcher

Kingsport Planning Commission
voted to send a favorable recommendation
to the County Commission

1515 Bloomingdale Pike, Kingsport, TN 37660

Civil District 11th
Commission District 10th
(Crawford, Stidham)



Sullivan County, TN
Planning and Codes Dept.

Feet
0 60

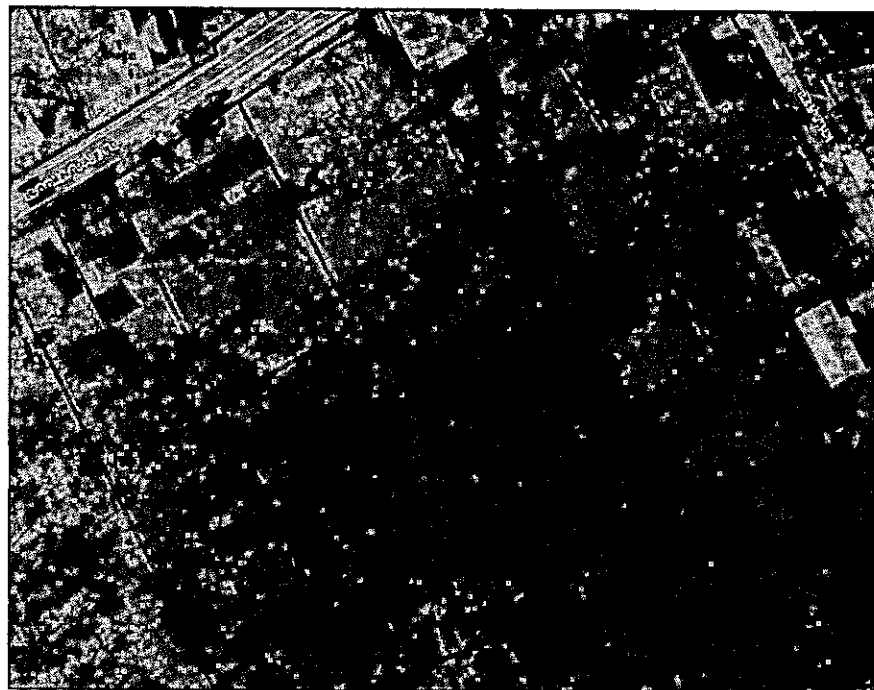


Address Data Source:
Sullivan County, TN GIS
MapScale: 1:25,000
Address: 1515 Bloomingdale Pike
Parcel: 011.00

Notice:
This map is not a legal document.
It is for informational purposes only.
It does not constitute a warranty of any kind.
The County is not responsible for any errors or omissions.
The County is not responsible for any damages or losses.
The County is not responsible for any legal actions.

☐ County Line
☒ Lot Lines / Parcels
☐ Roads
☐ Parcel Numbers
☐ Parcel Lines

Land Use Plan & Existing Zoning Plan



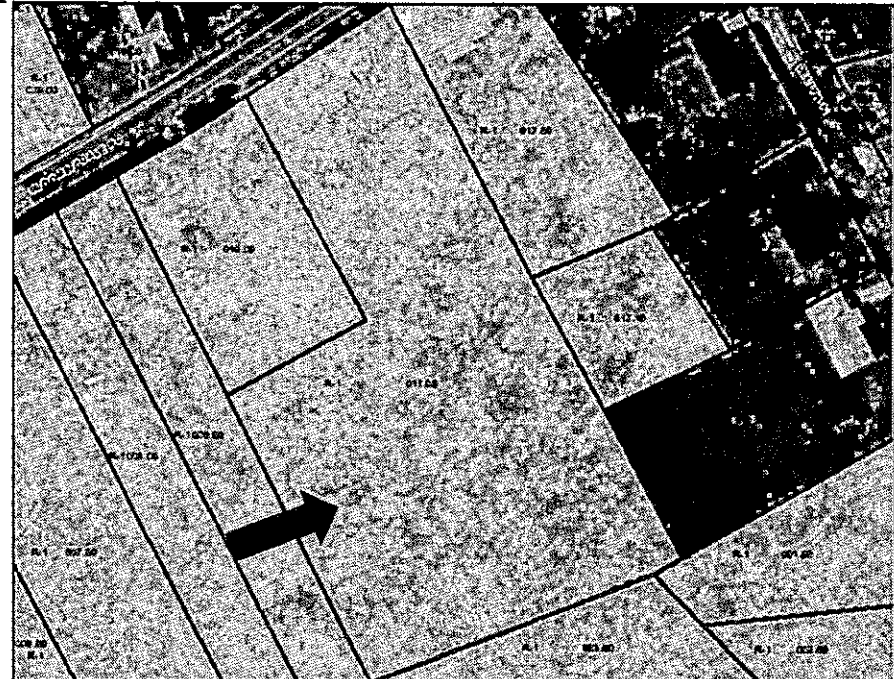
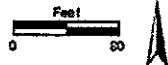
Address Data Source:
Sullivan County GIS
Sullivan County GIS
Sullivan County GIS
Sullivan County GIS

Notice:
Aerial photos are not intended to be used as a substitute for a professional survey. The County is not responsible for any errors or omissions in the data. The County is not responsible for any errors or omissions in the data. The County is not responsible for any errors or omissions in the data.

☐ County Line
☐ Lot Lines / Parcel
Boundaries
☐ Parcel Numbers
☐ Parcel Lines
Land Use Plan:
2008-2020
☐ High Density Res



Sullivan County, TN
Planning and Codes Dept.



Address Data Source:
Sullivan County GIS
Sullivan County GIS
Sullivan County GIS
Sullivan County GIS

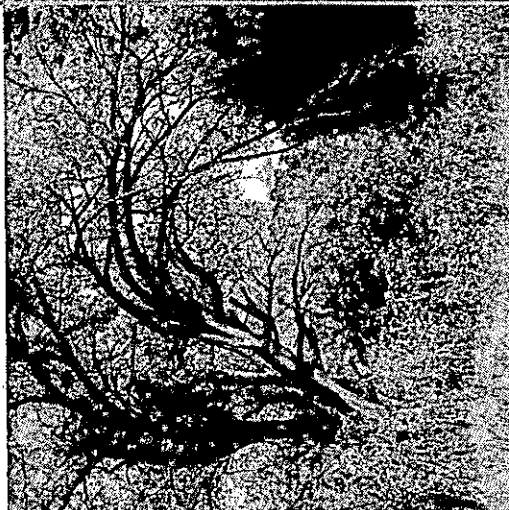
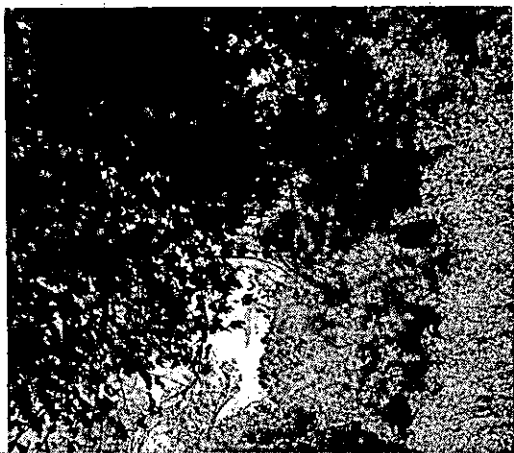
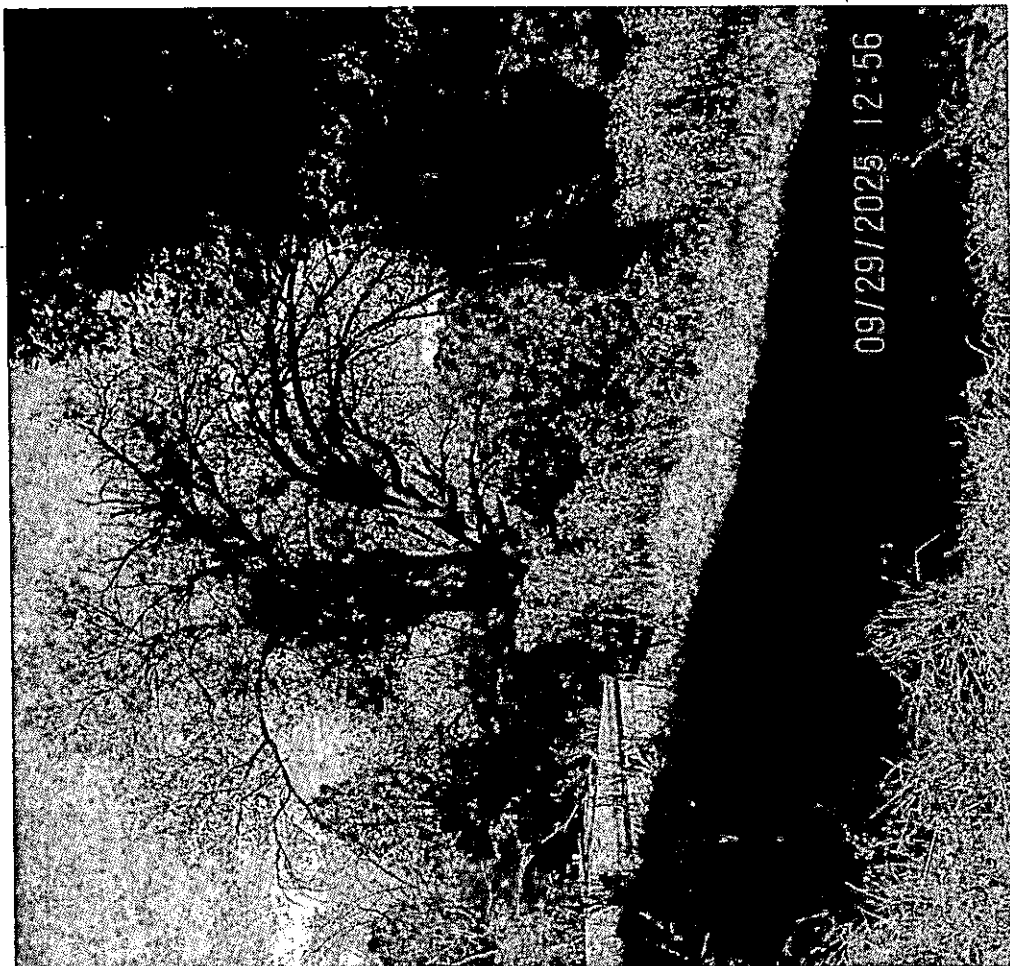
Notice:
Aerial photos are not intended to be used as a substitute for a professional survey. The County is not responsible for any errors or omissions in the data. The County is not responsible for any errors or omissions in the data. The County is not responsible for any errors or omissions in the data.

☐ County Line
☐ Lot Lines / Parcel
Boundaries
☐ Parcel Numbers
☐ Parcel Lines
Current Zoning:
☐ R-1
☐ R-2A



Sullivan County, TN
Planning and Codes Dept.





Case #2

R-1 to R-2

Low Density/Single-Family Residential District to Medium
Density Residential District for the purpose of placing a
singlewide home on the property
Tax Map 105D, Group B, Parcel 001.45

for Brenda Johnson

Kingsport Planning Commission
voted to send a favorable recommendation
to the County Commission

479 New Smmerville Rd, Kingsport, TN 37660

Civil District 13th
Commission District 8th
(Calton, Ireson)



Sullivan County, TN
Planning and Codes Dept.

Feet
0 50



Address Data Source:
Sullivan County, TN Co. 1st
Group 1st 1st 1st
Address City: JC 1st
Address Street: 1st

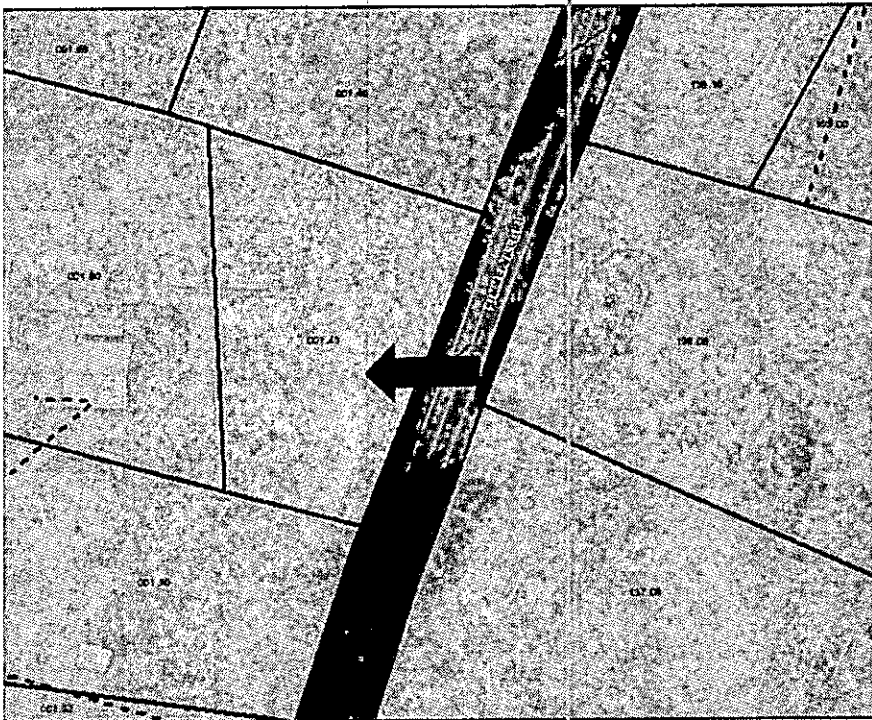
Notes:
Aerial map data is not intended
to be used for legal purposes or
to establish boundary lines of
property. It is intended for
general reference only. Aerial
map data is not intended to be
used for legal purposes or to
establish boundary lines of
property.

☐ County Line
☒ Lot Lines / Parcel
Holds
☐ Parcel Numbers
☐ Parcel Lines

Land Use Plan

and

Existing Zoning Plan

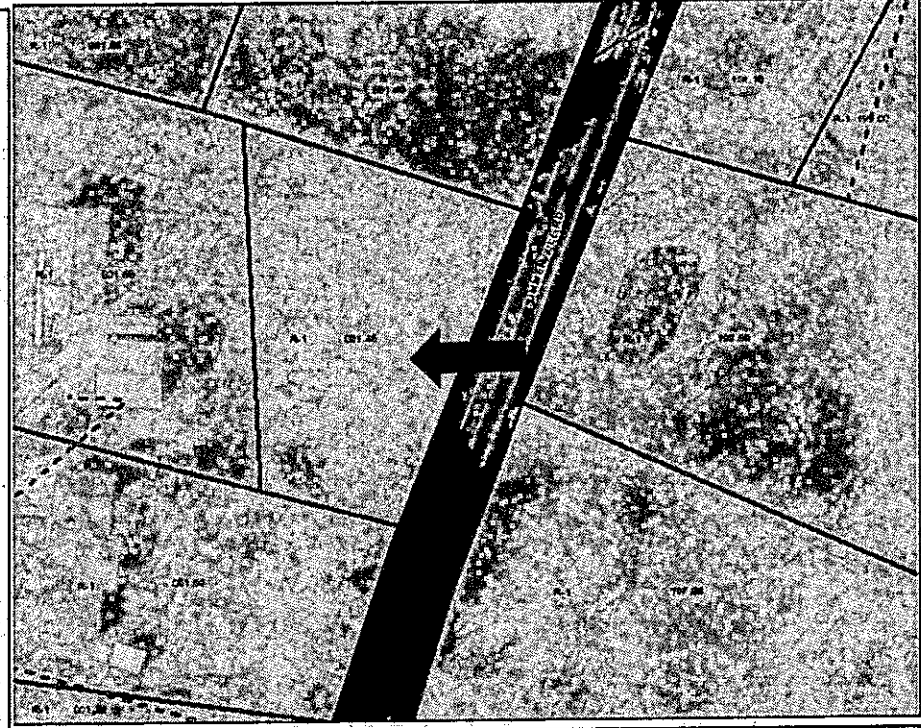


Address Data Source:
Sullivan County, TN
Map: 100-100-100-100
Address: 100-100-100-100
Source: 100-100-100-100

Notice:
This map is not to be used for any purpose other than the purpose for which it was prepared. It is not to be used for any purpose other than the purpose for which it was prepared. It is not to be used for any purpose other than the purpose for which it was prepared.

- ☐ County Line
- ☐ Lot Lines / Parcel Marks
- ☐ Parcel Numbers
- ☐ Parcel Lines
- ☐ Land Use Plan: 100-100-100-100
- ☐ Low Density Use

Sullivan County, TN
Planning and Codes Dept.

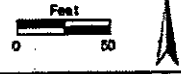


Address Data Source:
Sullivan County, TN
Map: 100-100-100-100
Address: 100-100-100-100
Source: 100-100-100-100

Notice:
This map is not to be used for any purpose other than the purpose for which it was prepared. It is not to be used for any purpose other than the purpose for which it was prepared. It is not to be used for any purpose other than the purpose for which it was prepared.

- ☐ County Line
- ☐ Lot Lines / Parcel Marks
- ☐ Parcel Numbers
- ☐ Parcel Lines
- ☐ Current Zoning
- ☐ R-1

Sullivan County, TN
Planning and Codes Dept.



Existing Zoning Plan

★ - Existing Trailer Park

← - Rezoning Request



Sullivan County, TN
Planning and Codes Dept.

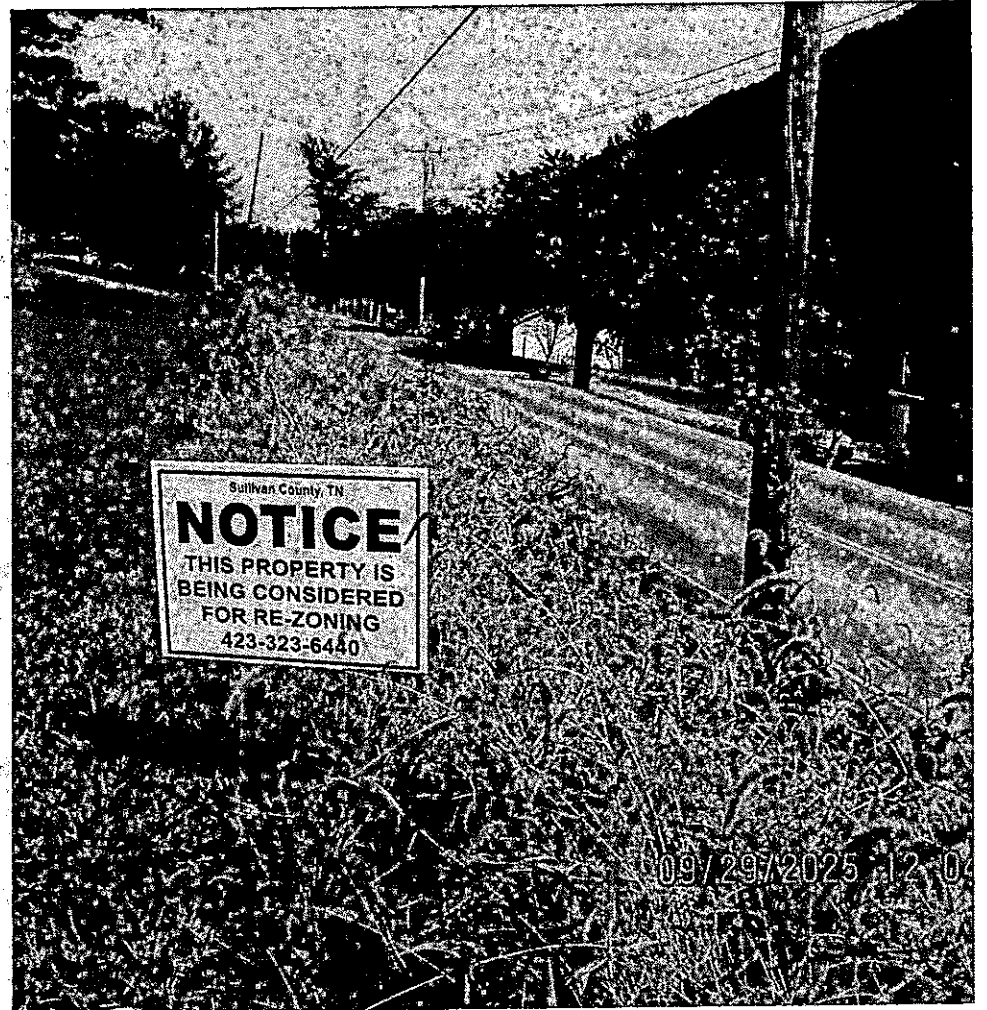
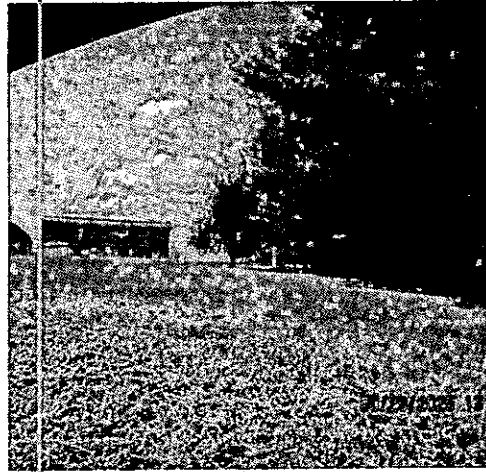
Feet
0 430



Address Data Source:
Sullivan County, Tenn Co 894
Kingston, TN 37604
Jefferson City, MO 645
District Office 814

Notice:
All maps have no legal standing
other than the measures of
scale. It cannot be used as
evidence in boundary lines or
conveys and conveyance.
A land surveyor licensed to
practice land surveying in the
State of Tennessee shall be
responsible for the location of
boundary lines or location
of lots.

County Line
Lot Lines / Parcel
Hooks
Parcel Numbers
Parcel Lines
Current Zoning
R-1
R-2
R-3



Case #3

R-1 to B-3

Low Density/Single-Family Residential District to General
Business Service District for the purpose of operating a
stonework business

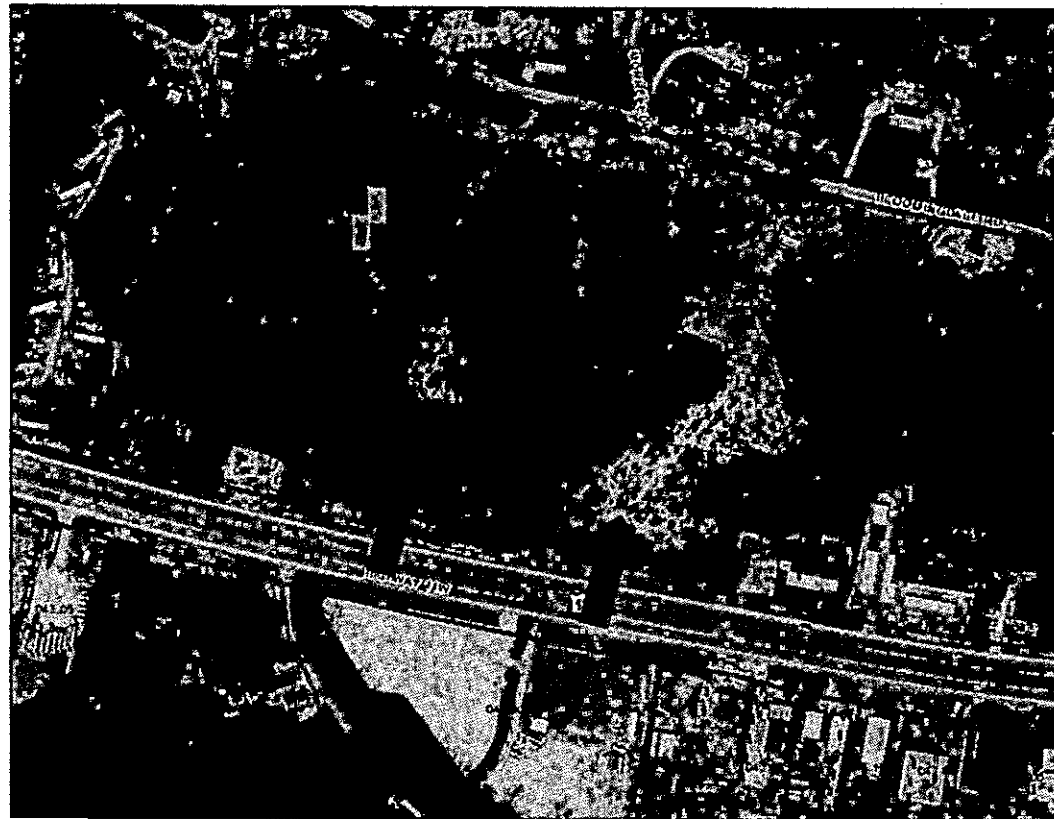
Tax Map 033G, Group A, Parcel 051.00/051.50

for Matthew & Alexandra Elliott

Sullivan County Planning Commission
voted to send a favorable recommendation
to the County Commission

4725 HWY 11W, Blountville, TN 37617

Civil District 6th
Commission District 6th
(Horne, Means, Vanover)



Sullivan County, TN
Planning and Codes Dept.

Feet
0 250



Address Data Source:
Sullivan County GIS
Blountville, TN 37617
Blountville, TN 37617
Blountville, TN 37617

Notice:
A warning has been placed stating
that the accuracy of
this data is not guaranteed.
It is the user's responsibility to
verify the accuracy of the data
before using it for any purpose.
A hard copy of this data is
available for purchase at the
Sullivan County GIS office.

☐ County Line
☒ Lot Lines / Parcel
Nodes
☐ Parcel Number
☐ Parcel Lines

4. certify that during operations under the provisions of section 5-3-401 of the
Domestic Code promulgated and it exempt from the requirements of the Bureau
County Welfare Subdivision Regulations, Bureau, 112 to be sure ahead of every
contribution is received, and for all associated costs are over the 152 pages in

4. certify that during operations under the provisions of section 5-3-401 of the
Domestic Code promulgated and it exempt from the requirements of the Bureau
County Welfare Subdivision Regulations, Bureau, 112 to be sure ahead of every
contribution is received, and for all associated costs are over the 152 pages in

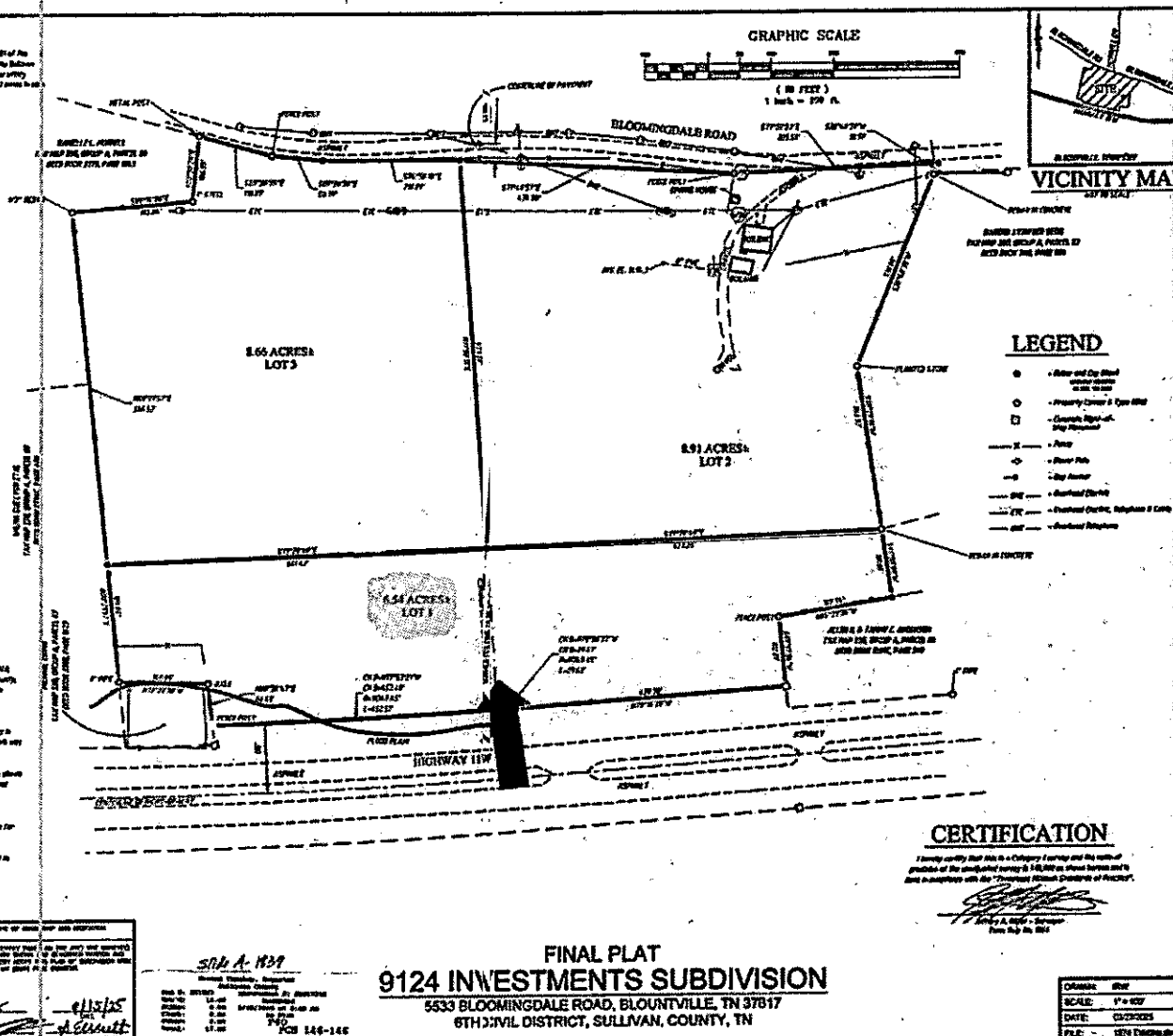


1. **Summary:** The first 15% of the book is a summary of the book's content.

1. Property Title #3736, Group A, Parcel #2144 and #2135
2. The information pages herein are obtained from Deed Book 2003, Page 10, as recorded at the Register's Office of the State of Maryland, and are a true and correct copy of the original as recorded in the Register's Office of the State of Maryland.
3. This property is subject to any and all easements, servitudes, mortgages, liens, and other interests of record. Property is subject in any challenge of an appropriate court, and the work was conducted in the best of faith.
4. This property is located in the vicinity of "Buckley Field Road" and is shown as a "Rural District" on the map as prepared for the State of Maryland, Department of General Services, and located at the top corner of the map of the State of Maryland, 1998.
5. The property is being sold as is. The contractor is responsible for verifying any and all utilities prior to any construction.
6. Portions of this survey were performed with a Trimble 4100 tied to USGS reference station.
7. August 2004, Deed/State Parcel #2023
8. Zone: Universal 84
9. Station: 1000000.0000
10. Elevation: 1000000.0000



116 RORINDALE COURT
KINGSPORT, TENNESSEE 37661
PHONE: 423-553-5772
WWW.MILLSPERRY.COM

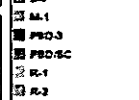
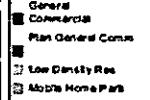


FINAL PLAT
9124 INVESTMENTS SUBDIVISION

5533 BLOOMINGDALE ROAD, BLOUNTVILLE, TN 37817
6TH CIVIL DISTRICT, SULLIVAN, COUNTY, TN

FBI 100-448888-148

Existing Zoning Plan





Case #4

A-1 to B-3

Low Density/Single-Family Residential District to General
Business Service District for the purpose of developing
various businesses

Tax Map 039 Parcel 102.05

for Ernest Cassell

Bristol Planning Commission
voted to send an unfavorable recommendation
to the County Commission

208 V I Ranch Rd, Bristol, TN 37620

Civil District 22nd
Commission District 1st
(Hayes)



Sullivan County, TN
Planning and Codes Dept.

Feet
0 140



- ☐ County Line
- ☐ Lot Lines / Parcel
- ☐ Roads
- ☐ Parcel Numbers
- ☐ Fenced Lines

Address Data Source:
Sullivan County, TN
Map 039
Parcel 102.05
Bristol, TN 37620

Notice:
A map is not a legal document.
It cannot be used to
establish boundary lines or
transfer and convey property.
A land surveyor is not to
be used to determine the
true and correct location of
boundary lines or location
of lot lines.

An aerial photograph of a residential neighborhood. A large, solid black arrow points from the left side of the image towards a specific house in the center-right. The house is a two-story structure with a dark roof. The surrounding area includes other houses, streets, and some vegetation. The image is in black and white with a grainy texture.

Address Delis Corridor
 10000 Canyon Blvd. Suite 200
 Boulder, CO 80501
 Telephone: 303-440-1100
 Fax: 303-440-1101
 E-mail: info@delis.com

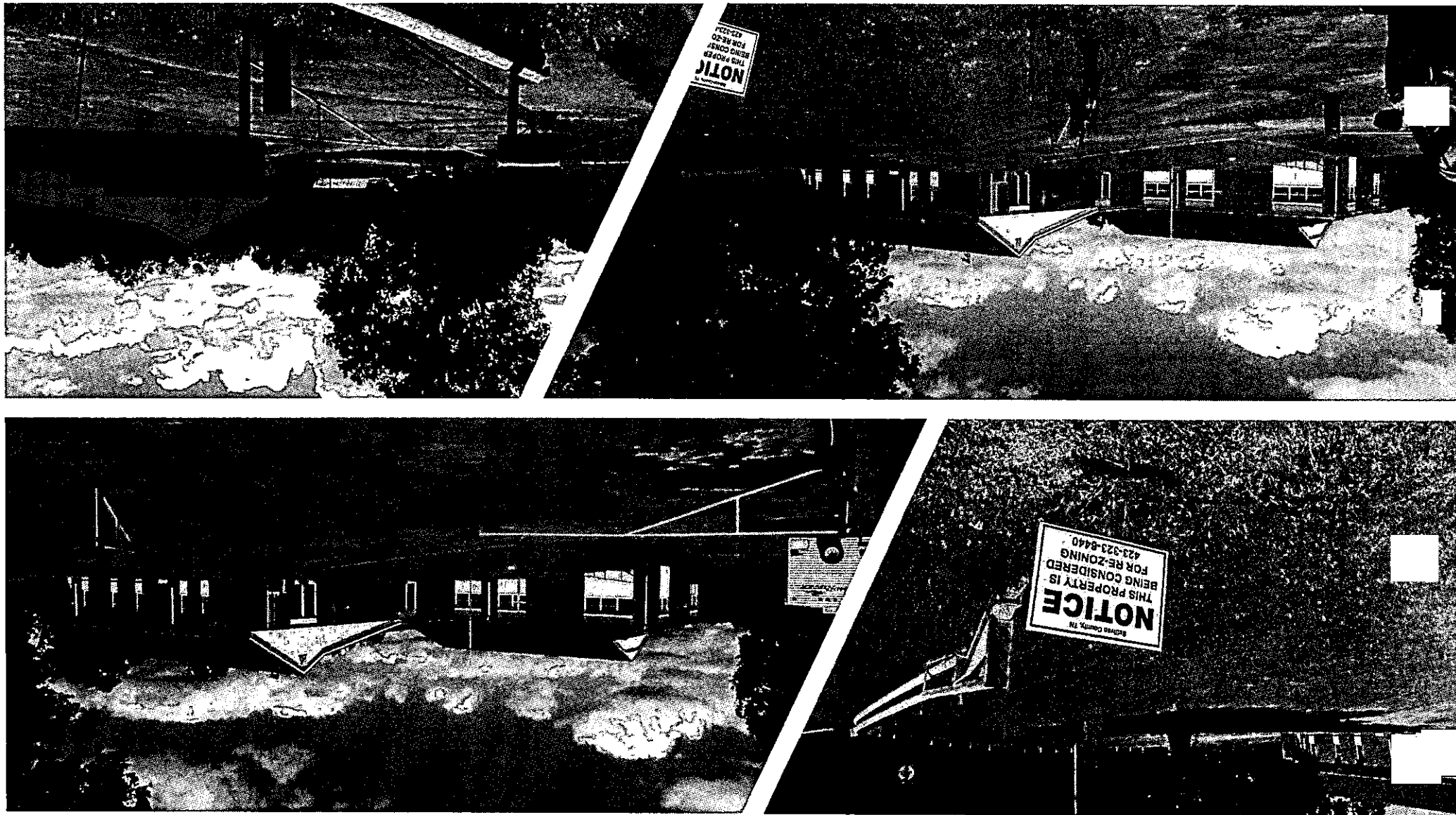
- ☐ Country Line
☒ Std Lines / Parcel
 HIGRA
 Parcel Number 5
☐ Parcel Line
 Line of Line P: 2009
 20718
☒ Low Density Res
 Medium Density
☒ R4A



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



- ☐ County Line
☐ Use Lines & Percentages
☐ Percent Line
☐ Current Reading
☐ A-1



Agenda subject voting report

Meeting name

Sullivan County Work Session November 13 2025

11/13/2025

6 Case 1
Vote

434

Description

Rayford Fletcher, 1515 Bloomingdale Road, R-1 to R-3A, for future planned unit development (PUD). 10th Commission District.

Public Hearing on Case #1/Fletcher

Chairman

Gardner, John

Total vote result

Voting start time 6:04:27 PM

Voting stop time 6:04:49 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	19
Abstain	0
No	0
Total Present	19
Absent	5/4

1 seat vacant

Group voting result

Group	Yes	Absent
No group	19	0
Total result	19	0/4

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()				X
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()				X
Slagle, Matt () <i>Seat Vacant</i>				
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()				X

Agenda subject voting report

Meeting name

Sullivan County Work Session November 13 2025

11/13/2025

7 Case 2
Vote

435

Description

Brenda Johnson, 479 Summerville Road, R-1 to R-2, to place single wide mobile home for disabled family member. 8th Commission District.

Public Hearing on Case #2/Johnson

Chairman

Gardner, John

Total vote result

Voting start time 6:07:31 PM
Voting stop time 6:07:56 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	19
Abstain	0
No	0
Total Present	19
Absent	0 4

1 seat vacant

Group voting result

Group	Yes	Absent
No group	19	0
Total result	19	0 4

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()				X
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()				X
Slagle, Matt ()				
Slidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()				X

Seat Vacant

Agenda subject voting report

Meeting name

Sullivan County Work Session November 13 2025

11/13/2025

8 Case 3
Vote

436

Description

Matthew and Alexandra Elliott, 4725 Hwy. 11W, R-1 to B-3 to allow operation of a stonework business. 6th Commission District.

Public Hearing on Case #3/Elliott

Chairman

Gardner, John

Total vote result

Voting start time 6:10:33 PM
Voting stop time 6:10:51 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	19
Abstain	0
No	0
Total Present	19
Absent	5/4

1 Seat vacant

Group voting result

Group	Yes	Absent
No group	19	0
Total result	19	0/4

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()				X
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()				X
Slagle, Matt ()				
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()				X

Seat Vacant

Agenda subject voting report

Meeting name

Sullivan County Work Session November 13 2025

11/13/2025

9 Case 4
Vote

437

Description

Ernest Cassell, 1465 V.I. Ranch Road, A-1 to B-3 to develop various businesses. 1st Commission District.

Public Hearing on Case #4/Cassell

Chairman

Gardner, John

Total vote result

Voting start time 6:43:06 PM
Voting stop time 6:43:40 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	0
Abstain	0
No	19
Total Present	19
Absent	5/4

Group voting result

Group	No	Absent
No group	19	0
Total result	19	04

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()			X	
Calton, Darlene ()			X	
Carr, Joe ()				X
Cole, Michael ()			X	
Crawford, Larry ()				X
Cross, Andrew ()			X	
Crosswhite, Joyce ()			X	
Gardner, John ()			X	
Glover, Hershel ()			X	
Harvey, Cheryl ()			X	
Hayes, David ()			X	
Horne, Daniel ()			X	
Ireson, Mark ()			X	
Jones, Sam ()			X	
King, Dwight ()			X	
Leonard, Tony ()			X	
Locke, Hunter ()			X	
McMurray, Joe ()			X	
Means, Jessica ()			X	
Pierce, Archie ()				X
Slagle, Matt () — Seat Vacant				
Stidham, Gary ()			X	
Vanover, Zane ()			X	
Ward, Travis ()				X

SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

November 13, 2025 - Work Session

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

Motion by: Calton Seconded 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	8/26/2025	Rayford Fletcher				Kingsport	R-1	R-3A	11	10
2	9/2/2025	Branda Johnson				Kingsport	R-1	R-2	13	8
3	9/8/2025	Matthew & Alexandra Elliott				Sullivan	R-1	B-3	6	0
4	9/8/2025	Ernest Cassell	Yes	Bristol staff did not provide rec.	Yes	Bristol	A-1	B-3	22	1
Voting Summary:										
Name			Case	Yes	No	Pass / Absain	Absent		Pass (Yes or No)	
Rayford Fletcher			1	19			4 Absent, 1 seat vacant		YES	
Branda Johnson			2	19			4 Absent, 1 seat vacant		YES	
Matthew & Alexandra Elliott			3	19			4 Absent, 1 seat vacant		YES	
Ernest Cassell			4		19		4 Absent, 1 seat vacant		NO	
Footnote:							* 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 -Rec: Recommendation										

- ZTA: Zoning Text Amendment -Rec: Recommendation

Case #1

R-1 to R-3A

Low Density/Single-Family Residential District to High-Density/Multi-Family for the purpose of a future Planned Unit Development

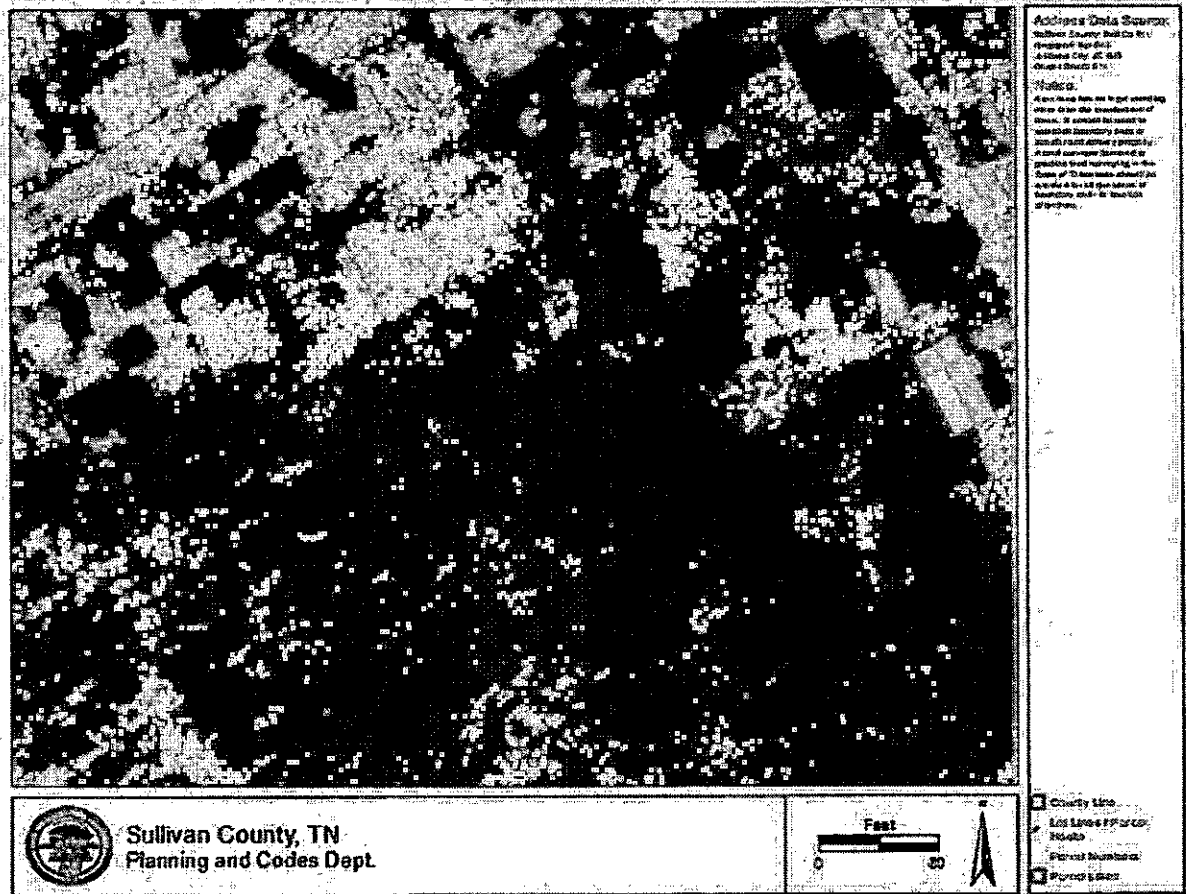
Tax Map 030K, Group E, Parcel 011.00

for Rayford Fletcher

Kingsport Planning Commission
voted to send a favorable recommendation
to the County Commission

1515 Bloomingdale Pike, Kingsport, TN 37660

Civil District 11th
Commission District 10th
(Crawford, Stidham)



PETITION TO SULLIVAN COUNTY FOR REZONING

440

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

Date: 06-14-24

Property Owner: Rayford A FletcherAddress: 589 Shiloh Pk Dr Blountville, TNPhone number: 423 967-4547 Email: RAY.Fletcher0369@yahoo.comProperty IdentificationTax Map: 030KGroup: EParcel: 011.00Zoning Map: C6Zoning District: R-1Proposed District: R-3ACivil District: 11Property Location: 1515 Bloomingdale PikeCommission District: 10Purpose of Rezoning: For future PUDMeetingsPlanning Commission: Kingsport Planning CommissionPlace: 415 Broad St, 3rd Floor Board RoomDate: October 16 2025Time: 5:30 pm

Approved: _____

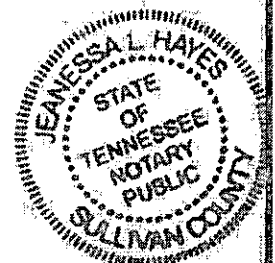
Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TNDate: November 13 2025Time: 6:00 PMApproved: ☒

Approved 19 Yes, 4 Absent, 1 seat vacant

Denied: _____

DEED RESTRICTIONS

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersigned, 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: 08-26-25Notary Public: [Signature]My Commission Expires: 12/28/26

Agenda subject voting report

Meeting name

Sullivan County Work Session November 13 2025

11/13/2025

6 Case 1
Vote

441

Description

Rayford Fletcher, 1515 Bloomingdale Road, R-1 to R-3A, for future planned unit development (PUD). 10th Commission District.

Public Hearing on Case #1/Fletcher

Chairman

Gardner, John

Total vote result

Voting start time 6:04:27 PM

Voting stop time 6:04:49 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	19
Abstain	0
No	0
Total Present	19
Absent	5/4

1 seat vacant

Group voting result

Group	Yes	Absent
No group	19	0
Total result	19	0/4

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()				X
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()				X
Slagle, Matt () — Seat Vacant				
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()				X

Sullivan (082)

Tax Year 2025 | Reappraisal 2025

Jan 1 Owner

FLETCHER RAYFORD A

589 SHILOH PVT DR

BLOUNTVILLE TN 37617

Current Owner:

BLOOMINGDALE PIKE 1515

Ctrl Map:
030KGroup:
EParcel:
011.00

Pl:

St:
000

Value Information

Land Market Value: \$36,000
Improvement Value: \$0
Total Market Appraisal: \$36,000
Assessment Percentage: 25%
Assessment: \$9,000

Additional Information

General Information

Class: 00 - Residential

City #:

Special Service District 1: 000

District: 11

Number of Buildings: 0

Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL

Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

City:

Special Service District 2: 000

Neighborhood: K03

Number of Mobile Homes: 0

Utilities - Electricity: 01 - PUBLIC

Zoning: R-1

Building #	Type	Description	Area/Units
------------	------	-------------	------------

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0

Calculated Acres: 2

Total Land Units: 2

Land Code	Soil Class	Units
01 - RES		2.00

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/29/2022	\$80,000	3543	45	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/16/2012	\$0	3051	2116		-	-
3/10/2006	\$77,500	2379C	245	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/7/1951	\$0	0120A	00572		-	-

Property Information	1515 Bloomingdale Rd. County Rezoning		
Address	1515 Bloomingdale Rd. Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 030K Group E Parcel 011.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Single-Family		
Acres	+/- 2		
Existing Use	Residential/Vacant	Existing Zoning	County R-1
Proposed Use	Residential - PUD	Proposed Zoning	County R-3A
Owner/ Applicant Information			
Name: Rayford Fletcher		Intent: <i>To rezone from county R-1 to R-3A for the purpose of a future Planned Unit Development.</i>	
Address: 589 Shiloh Pvt. Dr.			
City: Blountville			
State: TN Zip Code: 37617			
Phone: (423)-967-4547			
Planning Department Recommendation			
<p>The Kingsport Planning Division sending a positive recommendation to Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • The zoning change is compatible with the surrounding residential zoning. • The zoning change will appropriately match the areas existing use. 			
Staff Field Notes and General Comments:			
<p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 1515 Bloomingdale Rd. from R-1 to R-3A. The rationale for this recommendation is based upon the subject area being in conformance with both the County's and City's future land use plan.</p>			
Planner: Samuel Cooper		Date: 10/16/25	
Planning Commission Action		Meeting Date: 10/16/25	
Approval:			
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

5. **R-1, Low Density/Single-Family Residential District** - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

7. **R-3A (High-Density/Multi-Family) & R-3B (High-Density/Single-Family i.e., Condo, Patio Homes)** - These districts are designed to provide suitable areas for single-family, two-family and multi-family residential development within areas that are predominantly located at crossroads and along major transportation routes. Residential developments will consist of single-family, two-family dwellings, patio homes, condominiums, townhouses or apartments, and other structures as are accessory, thereto. **Rental dwellings, such as apartments, duplexes, and townhouses shall not be permitted in R-3B districts.** The R-3A district allows for high-density single-family and/or multi-family dwellings whereas the R-3B district only allows for high-density single-family dwellings. The level of water service available within these districts shall be adequate to provide potable water and fire protection. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts without creating objectionable or undesirable influences upon residential developments. Further, it is the intent of this resolution that these districts be located so that the provision of appropriate urban services can be physically and economically facilitated. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplemental provisions, and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

6-200 PLANNED UNIT DEVELOPMENT DISTRICTS

6-201 General Provisions

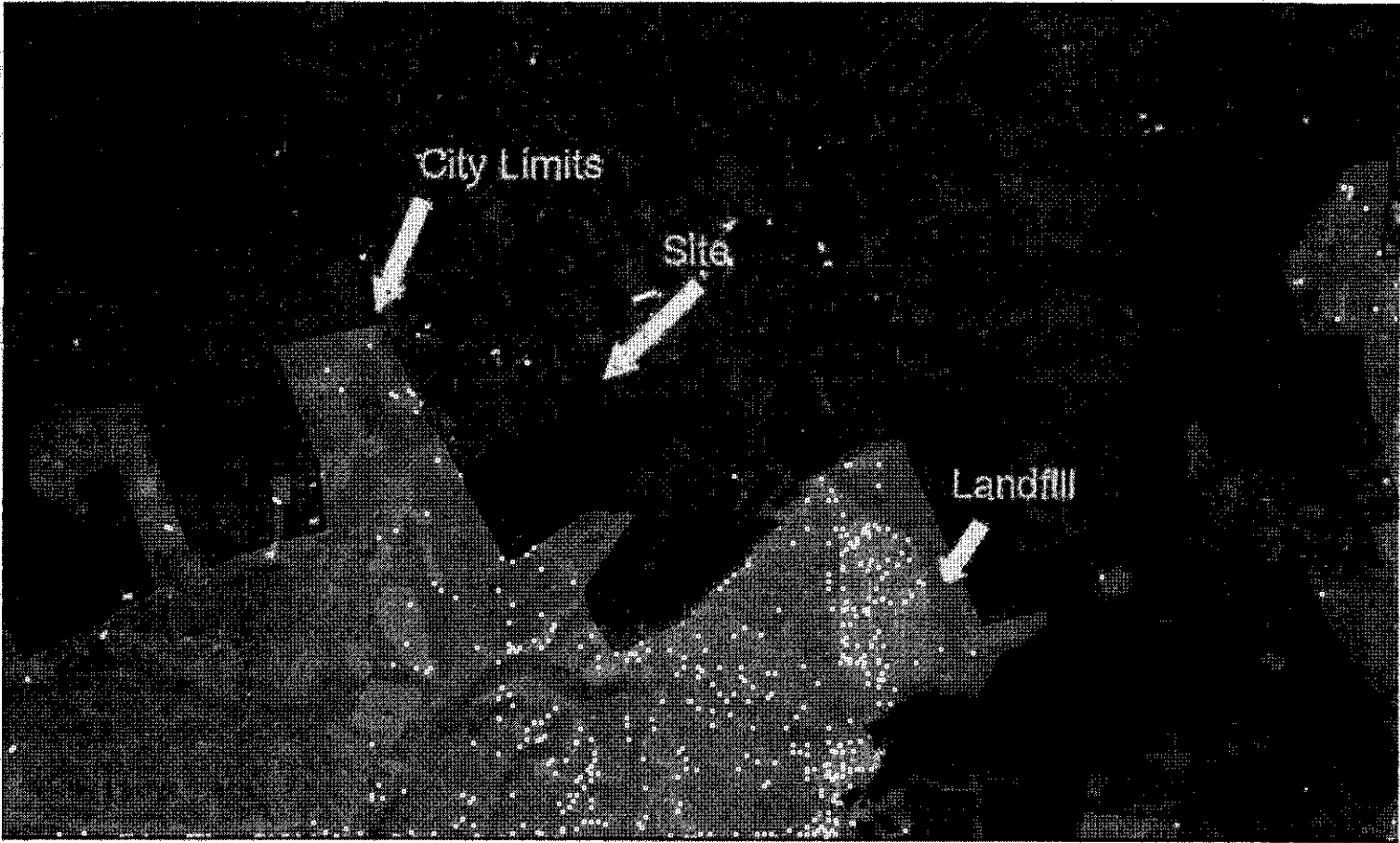
6-201.1 **Intent and Purpose** - The planned unit development district regulations are an alternative zoning process that allows for the development of land in a well-planned and coordinated manner. This procedure is intended to provide opportunities for more efficient utilization of land than would otherwise be the case under the conventional provisions of this resolution. The planned unit development provisions permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of adequate roadways and public services. In return, the PUDs require a high standard for the protection and preservation of environmentally sensitive lands, well planned living, working and shopping environments and the timely provision of essential utilities and streets. The overlay district may be best utilized where distances from residential areas to established commercial centers are not convenient and those pockets of residential areas may be better served by neighborhood businesses planned within to serve those residents. Such areas may include but are not limited to: rural communities that once were self-sufficient with neighborhood type business but over time, such rural businesses have shifted to the urbanized cities and new highway corridors; recreational areas around the lakes and rivers of the county; or other rural areas of the county that lack basic business services for those nearby residents.

Kingsport Regional Planning Commission**Rezoning Report****File Number REZONE25-0252**

6-201.2 **Consistency with the Regional Plan and Area Development Plans** - No planned unit development shall be approved unless all plans for development are found to be consistent with the then current issue of the *Land Use and Transportation Plan (Regional Plan)* for the County and any adopted special development plan for the area in which it is proposed. The Planning Commission shall make a finding regarding the consistency of any proposed planned unit development, said report to include findings that the development:

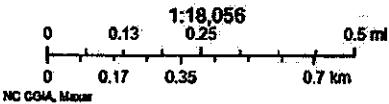
- a. Will be consistent with the currently effective *Land Use and Transportation Plan (Regional Plan)* as well as any special development plans for the area.
- b. Is likely to be compatible with development permitted under the general development provisions of the zoning resolution.
- c. Will not significantly interfere with the use and enjoyment of other land in the vicinity.

1515 Bloomingdale Rd. Vicinity Map



10/16/2025, 3:57:36 PM

- Urban Growth Boundary
- unicipal Boundary
- KINGSPORT
- MT CARMEL
- CHURCH HILL
- JOHNSON CITY



Web AppBuilder for ArcGIS

1515 Bloomingdale Rd. Site Map



10/2025, 4:02:12 PM

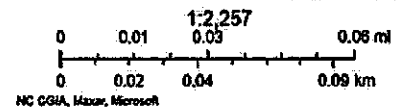
Ivan County Parcels Jan 2023

Parcels
acls
Interstate
Expressway

Major Arterial
Minor Arterial
Collector Street
Local Street

Private Street
Ramp
Urban Growth Boundary
Municipal Boundary
KINGSPORT

MT CARMEL
CHURCH HILL
JOHNSON CITY
Kpt 911 Address



Web AppBuilder for Arc

Sullivan County Zoning Map



1515 Bloomingdale Rd. Future Land Use



10/2025, 4:07:42 PM

Ivan County Parcels Jan 2023

Parcels
are Land Use
Agri/Vacant
Industrial

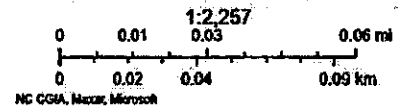
Multi-Family
Public
Retail/Commercial
Single Family

Single and Multi-Family
Utilities
Streets
Interstate
Expressway

Major Arterial
Minor Arterial
Collector Street
Local Street

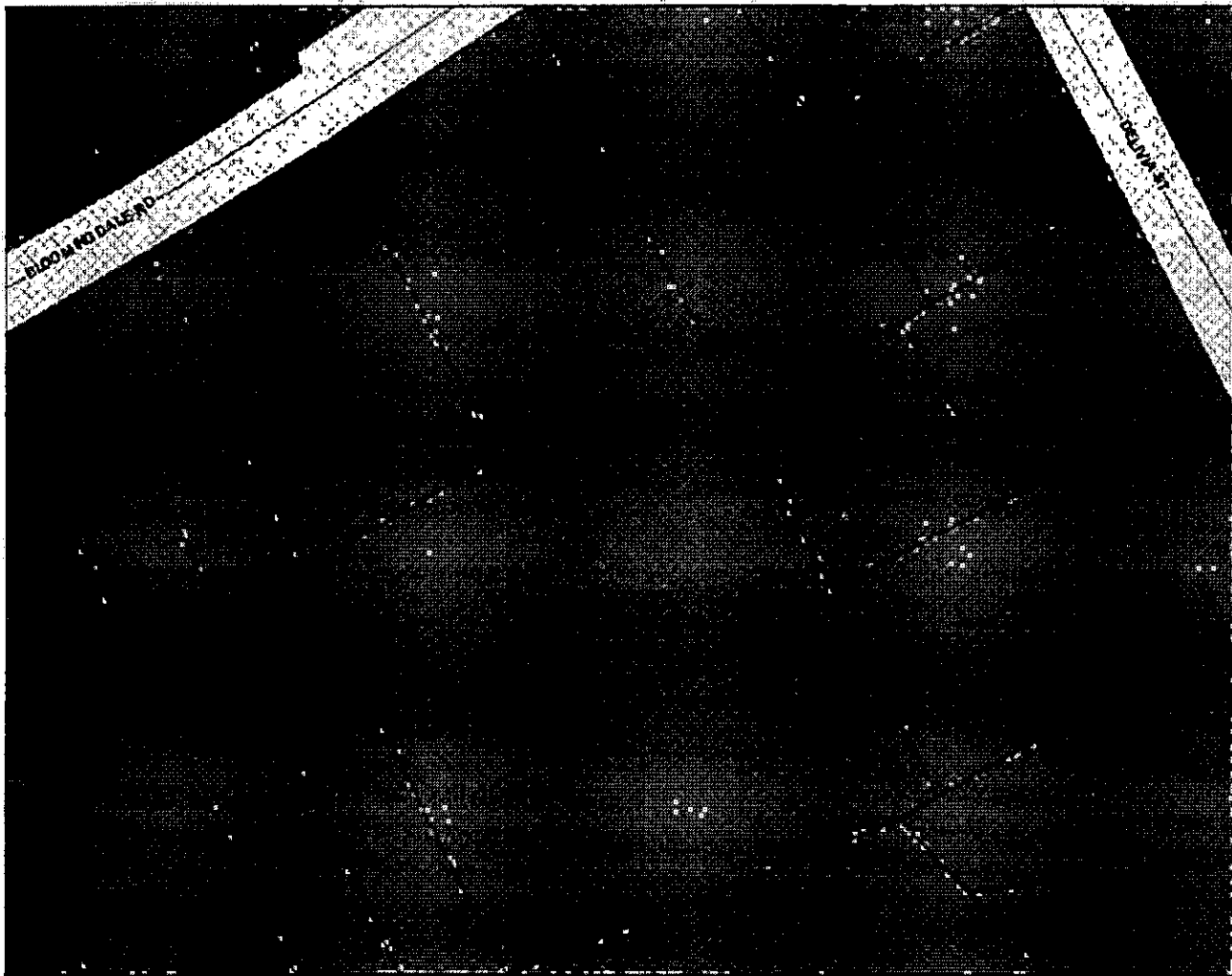
Private Street
Ramp
Urban Growth Boundary
Municipal Boundary
KINGSFORT

MT CARMEL
CHURCH HILL
JOHNSON CITY
Kpt 911 Address



Web AppBuilder for Arc

Sullivan County Future Land Use



Address Data Source:

Bulls in County, Bul Co 911
Kingsport 1 Kpt 025
Johnson, C. P., AC 025
Breed, W. B. 011

Notice:

Aerial or map data are based on land use
data that has a maximum of
1:100,000 scale. It cannot be used for
substantive based on 1:100,000 scale
data for land use and zoning purposes.
Aerial survey or historical
photograph and map data are the
basis of the data. It should be
understood that the data is not
guaranteed for accuracy and
is not a warranty of
any kind.

- ☒ County Line
- ☒ Parcel Numbers
- ☒ Parcel Lines
- ☒ Kingsport UGB
- ☒ Land Use Plan:
2005-2030
- ☒ High Density Res



Sullivan County, TN
Planning and Codes Dept.

Feet
0 80



Property View of 1515 Bloomingdale Rd.

452



Standards of Review

453

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-2A zoning, a medium density zoning, and the proposal will permit a use that is suitable for the Future Land Use plans.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal will not have any adverse effect on the existing use or usability of the adjacent or nearby properties.
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: County, R-3A (High Density/Multi-Family)

The Future Land Use Plan recommends: County: High-density residential; City: Single-family

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 immediate surrounding parcels are complimentary to an R-3A zone.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-3A zone will exist in harmony with existing R-2A and R-1 zones in close proximity.

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone 1515 Bloomingdale Rd. from R-1 to R-3A. The rationale for this recommendation is based upon the subject area being in conformance with both the County's and City's future land use plan.

Case #2

R-1 to R-2

Low Density/Single-Family Residential District to Medium
Density Residential District for the purpose of placing a
singlewide home on the property
Tax Map 105D, Group B, Parcel 001.45

for Brenda Johnson

Kingsport Planning Commission
voted to send a favorable recommendation
to the County Commission

479 New Smmerville Rd, Kingsport, TN 37660

Civil District 13th
Commission District 8th
(Calton, Ireson)



PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 9-2-25

Property Owner: Brenda Johnson

Address: 479 New Summerville Rd

Phone number: 423-737-2351 Email: bkg2468@gmail.com

Property Identification

Tax Map: 105D

Group: B

Parcel: 001.45

Zoning Map: 24

Zoning District: R-1

Proposed District: R-2

Civil District: 13

Property Location: 479 Summerville

Commission District:

Purpose of Rezoning: Placing single wide home for Adult disabled child on adjoining property.

Meetings

Planning Commission: Kingsport Planning Commission

Place: 415 Broad St, 3rd Floor Board Room

Date: October 16 2025

Time: 5:30 PM

Approved: _____

Denied: _____

County Commission:

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

Date: November 13 2025

Time: 6:00 PM

Approved: ☒

Approved 19 Yes, 4 Absent, 1 seat vacant

Denied: _____

DEED RESTRICTIONS

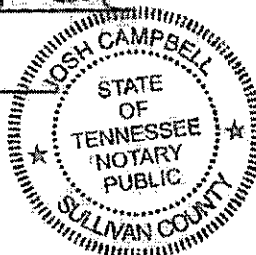
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Brenda Johnson

Date: 09/02/2025

Notary Public: Josh Campbell

My Commission Expires: 01/08/2028



Agenda subject voting report

Meeting name

Sullivan County Work Session November 13 2025

11/13/2025

7 Case 2
Vote

456

Description

Brenda Johnson, 479 Summerville Road, R-1 to R-2, to place single wide mobile home for disabled family member. 8th Commission District.

Public Hearing on Case #2/Johnson

Chairman

Gardner, John

Total vote result

Voting start time 6:07:31 PM
Voting stop time 6:07:56 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	19
Abstain	0
No	0
Total Present	19
Absent	8 4

1 seat vacant

Group voting result

Group	Yes	Absent
No group	19	0
Total result	19	0 4

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()				X
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()				X
Slagle, Matt ()				
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()				X

Seat Vacant

Tennessee Property Assessment Data - Parcel Details Report - <https://assessment.cot.tn.gov/>

Sullivan (082)

Tax Year 2025 | Reappraisal 2025

Jan 1 Owner

JOHNSON BRENDA KAYE GLASS L/E &
STEVEN PAUL JOHNSON R/M
151 HR KING RD
GRAY TN 37615

Current Owner

SUMMERVILLE RD 479

Chf Map:	Group:	Parcel:	Pl:	St:
105D	B	001.45		000

Value Information

Land Market Value:	\$15,200
Improvement Value:	\$0
Total Market Appraisal:	\$15,200
Assessment Percentage:	25%
Assessment:	\$3,800

Additional Information

General Information

Class: 00 - Residential	City:
City #:	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: K03
District: 13	Number of Mobile Homes: 0
Number of Buildings: 0	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL	Zoning: R-1
Utilities - Gas/Gas Type: 00 - NONE	

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
------------	------	-------------	------------

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0	Calculated Acres: .5	Total Land Units: 0.5
---------------	----------------------	-----------------------

Land Code	Soil Class	Units
01 - RES		0.50

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/1/2023	\$0	3575	625		QC - QUITCLAIM DEED	-
6/1/1982	\$0	317C	48			-
5/23/1978	\$0	167C	725			-
1/10/1974	\$0	15C	745			-

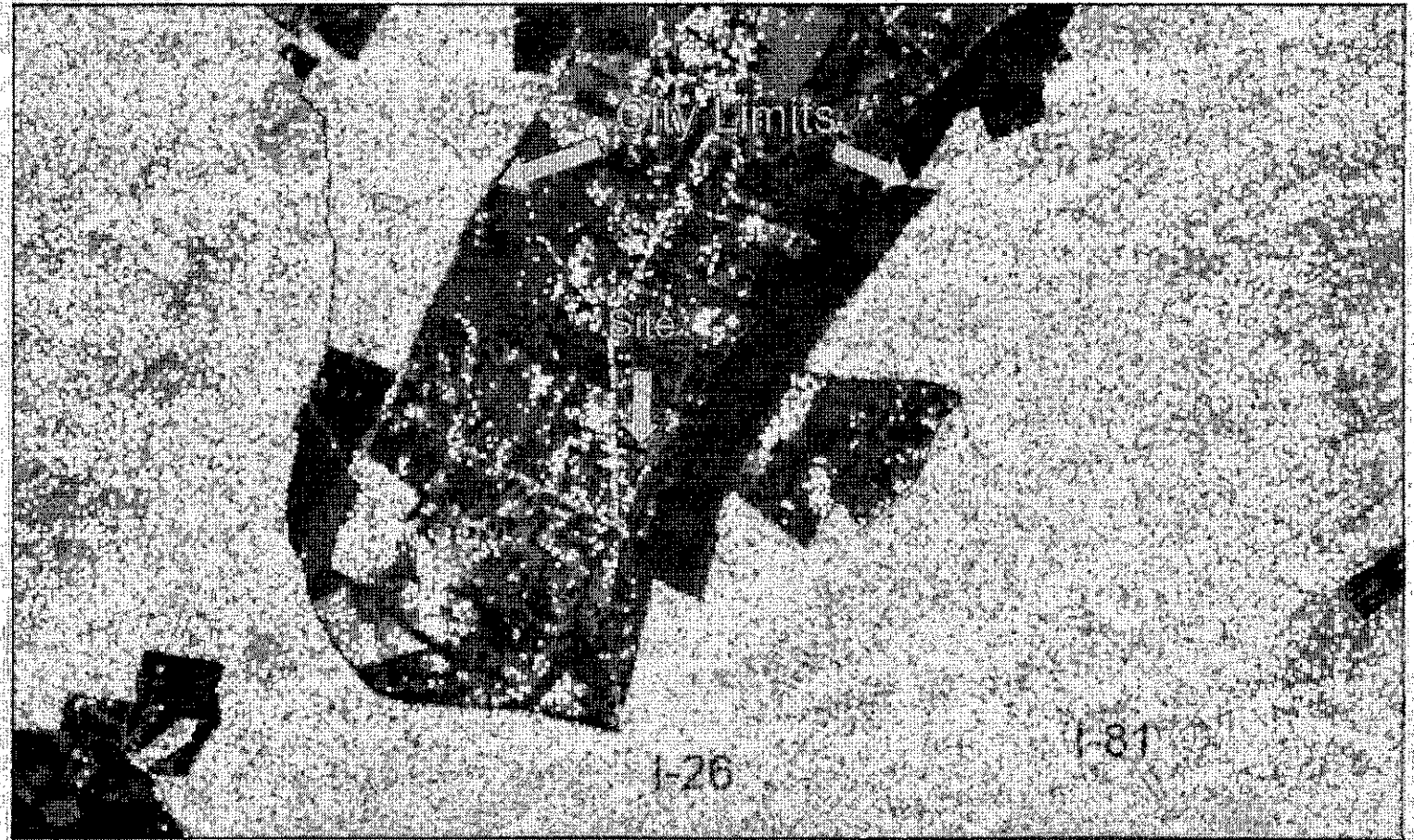
Property Information	479 Summerville Rd. County Rezoning		
Address	479 Summerville Rd. Kingsport, TN 37660		
Tax Map, Group, Parcel	Tax Map 105D Group B Parcel 001.45		
Civil District	13 th Civil District		
Overlay District	N/A		
Land Use Designation	Single-Family		
Acres	+/- 0.5		
Existing Use	Vacant	Existing Zoning	County R-1
Proposed Use	Residential	Proposed Zoning	County R-2
Owner/ Applicant Information			
Name: Brenda Johnson		Intent: To rezone from county R-1 to R-2 for the purposes of allowing for a single-wide on the abutting parcel.	
Address: 479 New Summerville Rd			
City: Kingsport			
State: TN Zip Code: 37660			
Phone: (423)737-7351			
Planning Department Recommendation			
<p>The Kingsport Planning Division sending a positive recommendation to Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • The zoning change is compatible with the surrounding residential zoning. • The zoning change will appropriately match the areas existing use. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • Sullivan County does not permit single-wide mobile homes in an R-1 district, but does allow single-wide mobile homes in their R-2 district. • Applicant is seeking to place a single-wide on the parcel behind the existing home for their adult disabled child. <p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 479 Summerville Rd. from County R-1 to R-2. The rationale for this recommendation is based upon the subject area being in conformance with the City's and County's existing Future land use plans.</p>			
Planner: Samuel Cooper		Date: 10/16/25	
Planning Commission Action		Meeting Date: 10/16/25	
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Sullivan County Zoning Code

5. **R-1, Low Density/Single-Family Residential District** - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

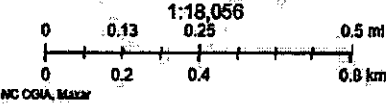
6. **R-2, & R-2A, Medium Density Residential District** - These districts are designed to provide suitable areas for single-family and two-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development will consist of single-family, manufactured homes on individual lots and/or duplex dwellings and other structures that are accessory thereto. These districts also include community facilities, public utilities, and open uses, which serve specifically the residents of these districts, or that, are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. Further, it is the intent of this resolution that these districts be located so that the provision of appropriate urban services can be physically and economically facilitated, and so that provision is made for the orderly expansion and maintenance of urban residential development throughout the planning jurisdiction. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplemental provisions and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

479 Summerville Rd. Vicinity Map



7/2025, 8:20:56 AM

- Urban Growth Boundary
- Municipal Boundary
- KINGSPORT
- MT CARMEL
- CHURCH HILL
- JOHNSON CITY



Web AppBuilder for ArcGIS

479 Summerville Rd. Site Map



7/7/2025, 8:24:51 AM

Ivan County Parcels Jan 2023

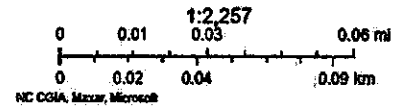
Parcels
Interstate
Expressway

Major Arterial
Minor Arterial
Collector Street
Local Street

Private Street
Ramp
Urban Growth Boundary
Municipal Boundary

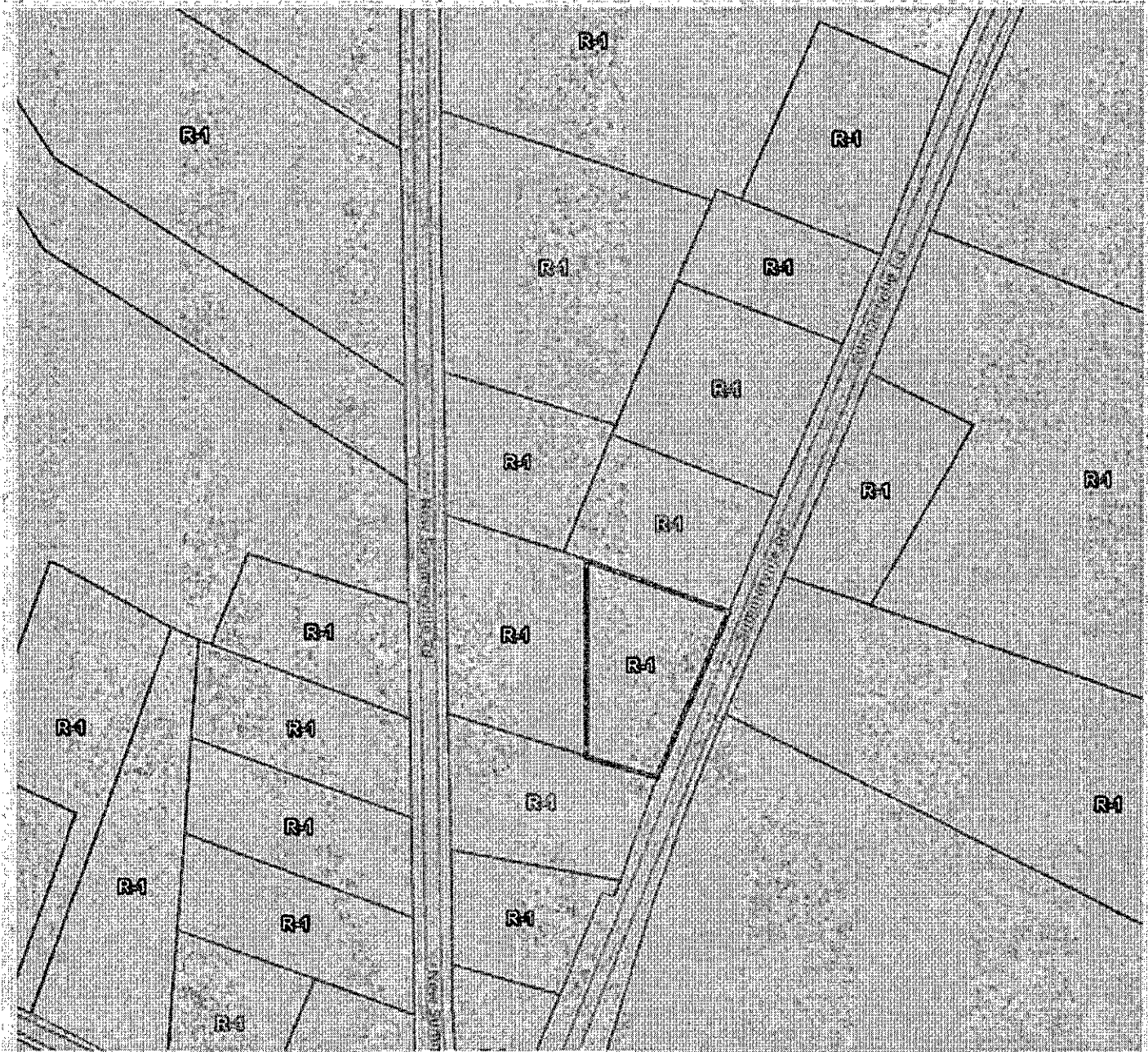
KINGSPORT

MT CARMEL
CHURCH HILL
JOHNSON CITY
Kot 911 Address



Web AppBuilder for Arc

Sullivan County Zoning Map



479 Summerville Rd. Future Land Use



7/7/2025, 8:32:04 AM

Ivan County Parcels Jan 2023

Parcels

lots

Interstate

Expressway

Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street

Ramp

Future Land Use

Agri/Vacant

Industrial

Multi-Family

Public

Retail/Commercial

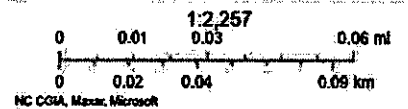
Single Family

Single and Multi-Family

Utilities

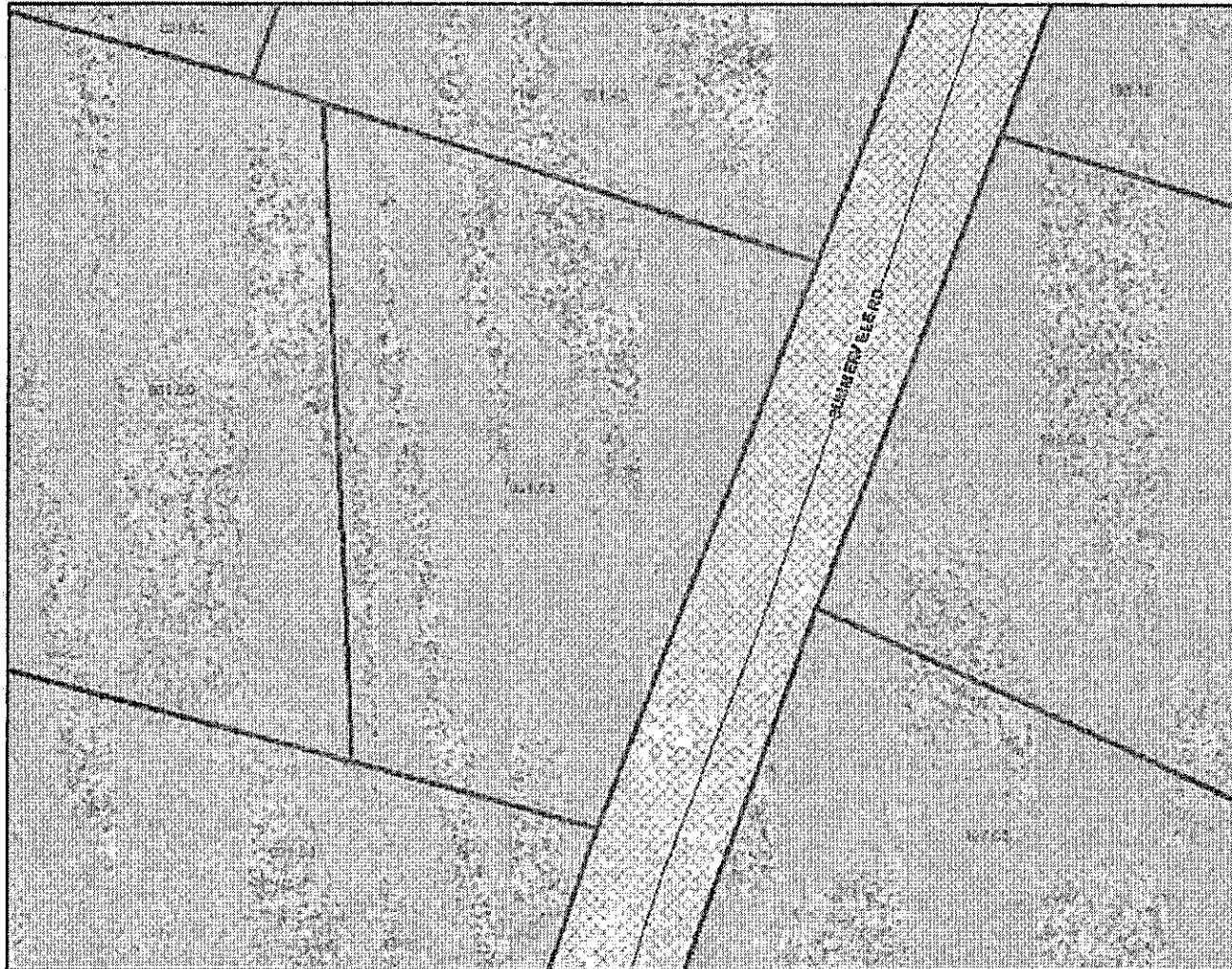
Urban Growth Boundary

Kpt 911 Address



Web AppBuilder for Arc

Sullivan County Future Land Use



Address Data Source:

Sullivan County, GIS Co 211
Kingsport, GIS Co 211
Kingsport City, GIS Co 211
Kingsport, GIS Co 211

Notice:

Any map herein is a planning effort and is not a representation of fact. It is not intended to be used for legal purposes or to establish any boundary or interest in real property. Aerial photography is used to provide a visual context for the map. The map is not intended to be used for any other purpose without the express written consent of the Kingsport Regional Planning Commission.

- ☐ County Line
- ☐ Parcel Numbers
- ☐ Parcel Lines
- ☐ Kingsport UGB
- ☐ Land Use Plan: 2006-2026
- ☐ Low Density Res



Sullivan County, TN
Planning and Codes Dept.



View of 479 New Summerville Rd.



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 proposed R-2 zoning will permit a use that is suitable for the Future Land Use development plan and surrounding parcels.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal will not have any adverse effect on the existing use or usability of the adjacent or nearby properties.
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 low-density residential.

Proposed use: County, R-2 (Medium Density Residential District)

The Future Land Use Plan recommends: County: Low-density Residential City: Single-family

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 surrounding parcels are similarly zoned for low-density residential, R-1.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-2 zone will exist in harmony with the R-1 low density residential zones around it.

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone 479 Summerville Rd. from County R-1 to R-2. The rationale for this recommendation is based upon the subject area being in conformance with the City's and County's existing future land use plans.

Neighborhood Opposition

On 10/21/2025 staff received a call from Fred Kaywood in opposition to the 479 Summerville Road rezoning from R-1 to R-2. Staff informed Kaywood that the meeting at the Kingsport Regional Planning Commission had already occurred, but his opposition would be included in the packet that went before Sullivan County Commission.

Case #3

R-1 to B-3

Low Density/Single-Family Residential District to General
Business Service District for the purpose of operating a
stonework business

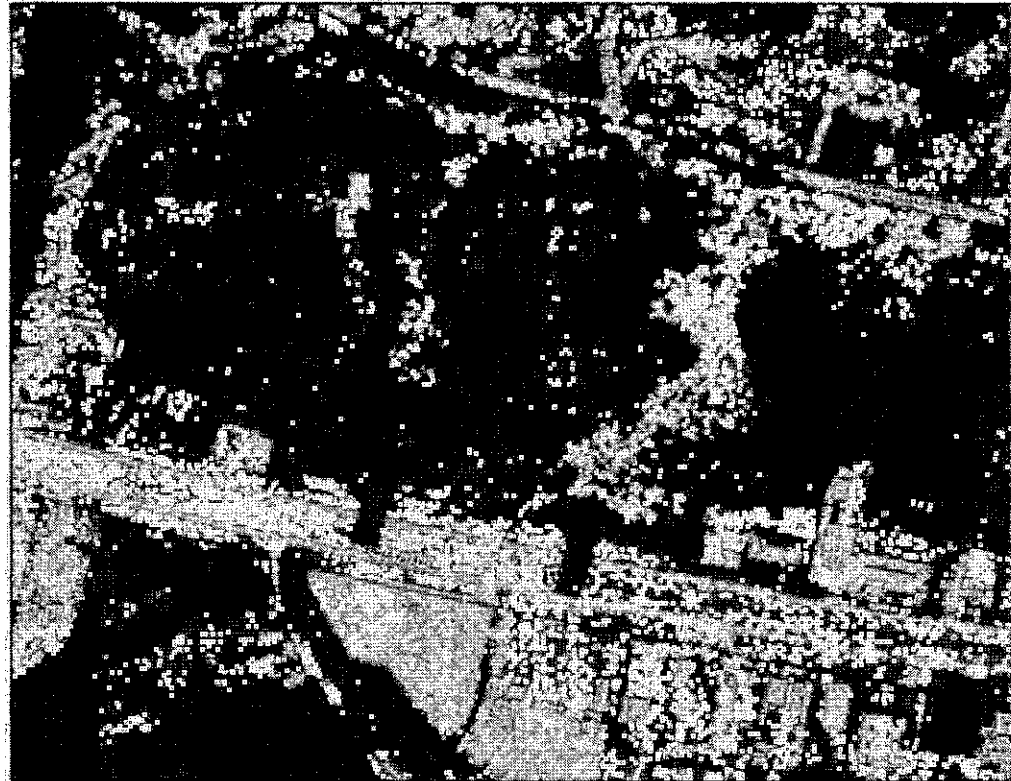
Tax Map 033G, Group A, Parcel 051.00/051.50

for Matthew & Alexandra Elliott

Sullivan County Planning Commission
voted to send a favorable recommendation
to the County Commission

4725 HWY 11W, Blountville, TN 37617

Civil District 6th
Commission District 6th
(Home, Means, Vanover)



Sullivan County, TN
Planning and Codes Dept

Feet
0 250



Address Data Source:
Sullivan County Assessor's Office
Approximate Age 2019
Address Data 2019
Address Data 2019

Notice:
It is the policy of the Planning and Codes Department to provide accurate and up-to-date information to the public. It is the responsibility of the user to verify the information provided. The information is provided for informational purposes only and should not be used for legal or financial purposes. The information is provided as is and the Planning and Codes Department is not responsible for any errors or omissions.

☐ County Line
☐ Lot Line
☐ Parcel Line
☐ Parcel Line

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: Sept 8 2005

Property Owner: Matthew/Alexandra Elliott

Address: 5533 Bloomingdale Rd Blountville TN 37617

Phone number: 423 817 2512

Email: melliott58@live.com

Property Identification

Tax Map: 0336

Group: A

Parcel: 051.00/051.50

Zoning Map: 7

Zoning District: R-1

Proposed District: B-3

Civil District: 06

Property Location: 4725 Hwy 11W, Blountville TN 37617

Commission District: 6

Purpose of Rezoning: Lot 1 to be rezoned

Meetings

Planning Commission: Sullivan County Planning Commission

Place: Historic Courthouse, 2nd floor commission room

Date: October 21 2005 Time: 6:00 pm

Approved: _____

Denied: _____

County Commission:

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

Date: November 13 2005 Time: 6:00 PM

Approved: ☒ _____

Approved 19 Yes, 4 Absent, 1 seat vacant

Denied: _____

DEED RESTRICTIONS

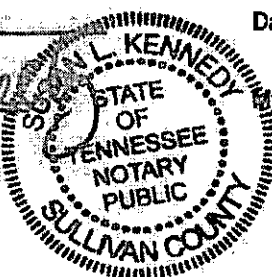
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Matthew Elliott

Date: 9/15/25

Notary Public: Susan Kennedy

Commission Expires: 02-21-2029



Agenda subject voting report

Meeting name

Sullivan County Work Session November 13 2025

11/13/2025

8 Case 3
Vote

471

Description

Matthew and Alexandra Elliott, 4725 Hwy. 11W, R-1 to B-3 to allow operation of a stonework business. 6th Commission District.

Public Hearing on Case #3/Elliott

Chairman

Gardner, John

Total vote result

Voting start time 6:10:33 PM
Voting stop time 6:10:51 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	19
Abstain	0
No	0
Total Present	19
Absent	5/4

1 Seat vacant

Group voting result

Group	Yes	Absent
No group	19	0
Total result	19	0/4

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()				X
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()				X
Slagle, Matt ()				
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()				X

Seat Vacant

F1. Rezoning Request from R-1 to B-3 - Hwy 11W - Elliott**FINDINGS OF FACT -**

Landowner:	Matthew & Alexandra Elliott
Applicants:	Same
Representative:	Same
Location:	HWY 11W, Blountville, TN 37617
Mailing Address of Owners:	303 Douglas Shed Rd, Gray, TN 37615
Civil district:	06
Parcel ID:	Tax Map 033G, Group A, Parcel 070.00
Subdivision of Record:	9124 Investments Subdivision
PC1101 Growth Boundary:	Sullivan County Rural Areas
Airport Overlay Zone:	No
Existing Land Use of Lot:	Vacant
Utility District:	Bloomingtondale
Public Sewer:	No
Flood Plain:	No
Existing Zoning:	R-1
Surrounding Zoning:	B-4/R-1/PBD-3
Surrounding Land Uses:	Commercial / Residential
2006 Land Use Plan:	Designated as a Future Commercial Growth Area
Lot/Tract Acreage:	Lot 1 - 6.54 Acres

Staff Field Notes and Findings of Facts:

- The applicant has requested rezoning from B-3 to R-1 in order to operate a stonework business.
- Staff visited the property to inspect and take pictures.
- Property was recently subdivided to create the lot that is being requested for rezoning (Lot 1 of the 9124 Investments Subdivision plat).
- The property is designated as a Future Commercial Growth Area along the Hwy 11W corridor.
- The rezoning request is consistent with the arterial nature of the corridor and surrounding zonings.
- Staff recommends in favor of the proposed rezoning.

Meeting Notes at Planning Commission:

Tennessee Property Assessment Data - Parcel Details Report - 01/01/2025

Sullivan (082)

Tax Year 2025 | Reappraisal 2025

Jan 1 Owner

MOORE SONA S

10462 BUTTERMILK RD

LENOIR CITY TN 37771

Current Owner

ELLIOT MATTHEW &

ALEXANDRA BETH

303 DOUGLAS SHED RD

GRAY TN 37615

BLOOMINGDALE RD 5533

Ctrl Map:

033G

Group:

A

Parcel:

051.00

Pl:

St:

000

Value Information

Land Market Value: \$97,500

Improvement Value: \$107,100

Total Market Appraisal: \$204,600

Assessment Percentage: 25%

Assessment: \$51,150

Additional Information

General Information

Class: 00 - Residential

City #:

Special Service District 1: 000

District: 06

Number of Buildings: 1

Utilities - Water/Sewer: 11 - INDIVIDUAL /

INDIVIDUAL

Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	SHD - SHED	IRR	702

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 12.03

Calculated Acres: 0

Total Land Units: 12.03

Land Code	Soil Class	Units
01 - RES		12.03

Residential Building #: 1

Improvement Type:

01 - SINGLE FAMILY

Exterior Wall:

04 - SIDING AVERAGE

Heat and AC:

0 - NONE

Quality:

1 - AVERAGE

Square Feet of Living Area:

1279

Foundation:

01 - PIERS

Roof Framing:

02 - GABLE/HIP

Cabinet/Millwork:

02 - BELOW AVG

Interior Finish:

04 - WOOD WALLS

Bath Tiles:

00 - NONE

Shape:

01 - RECTANGLE

Building Sketch



Stories:

2.00

Actual Year Built:

1933

Plumbing Fixtures:

3

Condition:

AV - AVERAGE

Floor System:

04 - WOOD W/ SUB FLOOR

Roof Cover/Deck:

00 - CORRUGATED METAL

Floor Finish:

09 - HARDWOOD/PARQUE

Paint/Decor:

02 - BELOW AVERAGE

Electrical:

03 - AVERAGE

Structural Frame:

00 - NONE

Building Areas

Area	Square Feet
BAS - BASE	1,056
EPF - ENCLOSED PORCH FINISHED	60
OPF - OPEN PORCH FINISHED	518
OPU - OPEN PORCH UNFINISHED	28
ATF - ATTIC FINISHED	1,116

Sale Information.

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/24/2025	\$315,000	3640	910	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
7/24/2014	\$0	3127	1950		-	-
3/7/1997	\$24,000	1203C	351	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/5/1981	\$0	280C	313		-	-
9/15/1971	\$0	81C	342		-	-

Tennessee Property Assessment Data - Parcel Details Report - <https://taxservices.tn.gov/>

Sullivan (092)

Tax Year 2025 | Reappraisal 2025

Jan 1 Owner

**KOTH MARGARET R
4917 LEDGES DR
KINGSPORT TN 37664**

Current Owner

**ELLIOT MATTHEW &
ALEXANDRA BETH
303 DOUGLAS SHED RD
GRAY TN 37615**

BLOOMINGDALE RD

Ctrl Map:	Group:	Parcel:	PI:	SI:
033G	A	051.50		000

Value Information

Land Market Value:	\$104,400
Improvement Value:	\$0
Total Market Appraisal:	\$104,400
Assessment Percentage:	25%
Assessment:	\$26,100

Additional Information

General Information

Class: 00 - Residential	City:
City #:	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: A01
District: 06	Number of Mobile Homes: 0
Number of Buildings: 0	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL	Zoning:
Utilities - Gas/Gas Type: 00 - NONE	

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
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Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/24/2025	\$315,000	3640	910	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
3/7/1997	\$0	1203C	351			

Land Information

Deed Acres: 12.03	Calculated Acres: 0	Total Land Units: 12.03
--------------------------	----------------------------	--------------------------------

Land Code	Soil Class	Units
01 - RES		12.03

I certify this survey qualifies under the provisions of sections 13-3-437 of the Tennessee Code Annotated and is exempt from the requirements of the Surface County Minimum Subdivision Regulations, because, 1) it is not a street or utility construction is required, and 2) all residential lots are over the 1/2-acre in size.

I certify this survey qualifies under the provisions of sections 13-3-437 of the Tennessee Code Annotated and is exempt from the requirements of the Surface County Minimum Subdivision Regulations, because, 1) it is not a street or utility construction is required, and 2) all residential lots are over the 1/2-acre in size.



1. Formerly Taz Map #325, Group A, Parcel #5148 and #5154.
2. The information shown herein was obtained from David Smith 2014, Page 30, as recorded at the Register's Office for Sullivan County, Tennessee, and a field survey by Miller Local Surveying, LLC, in August 2005.
3. This survey is subject to any and all easements, covenants, commitments or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. All title work was performed to the surveyor.
4. This property DOES NOT have a "Special Flood Hazard area" as shown on FEMA Flood Insurance Rate Map as generated by Federal Emergency Management Agency and labeled as Map Number 470630034G dated September 28, 2006.
5. No utility survey was performed. The contractor is responsible for locating any and all utilities prior to any construction.
6. Portions of this survey was performed with a Trimble 572H tied to TSC2 reference network.
 - English-United States/State Plane NAD83
 - Zone Tennessee 1500
 - Datum NAD83/1994
 - Epoch 1992.00/1992.00

MILLER
Land Surveying, LLC

116 RORNDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5100
www.millerlawyer.com

CERTIFICATE OF OWNERSHIP AND DESIGNATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE CONTROLS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (OR) HEREBY ASSIGN THIS PART OF MACHINERY WITH - NO (SAY) PARTS THEREOF.

9/15/75 DATE 9/15/75 DATE
[Signature] NAME A. GILBERT
[Signature] NAME [Signature]
OWNER - SIGNATURE OWNER - SIGNATURE

Slide A-1839

William Cliney, Inspector
Building Agency

Sum of: \$22625 Enclosed to: \$241712

Rep'd	12.00	General
Other	2.00	7/12/2012 at 4:00 AM
Client	0.00	in file
Contract	2.00	P60
Total	17.00	P25 145-146

FINAL PLAT
9124 INVESTMENTS SUBDIVISION
5533 BLOOMINGDALE ROAD, BLOUNTVILLE, TN 37817
8TH CIVIL DISTRICT, SULLIVAN, COUNTY, TN

I hereby certify that this is a Category I survey and the value of proceeds of the completed survey is \$0.00 as shown herein and is done in compliance with the "Tennessee Minimum Standards of Practice".

[Handwritten signature]
JERRY A. HILL - Governor
JAN 15 1964

DRAWN	FDW
SCALE	1"=100'
DATE	08/28/2023
FILE	1074 E-20-00

[illegible][illegible]

Handwritten signature

MILLER
Lead Surveying, LLC
116 BORDENDALE COURT
KEW-FORT, TEXAS 75463
PHONE: 409-333-5789
www.millersurvey.com

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5766 A-1839

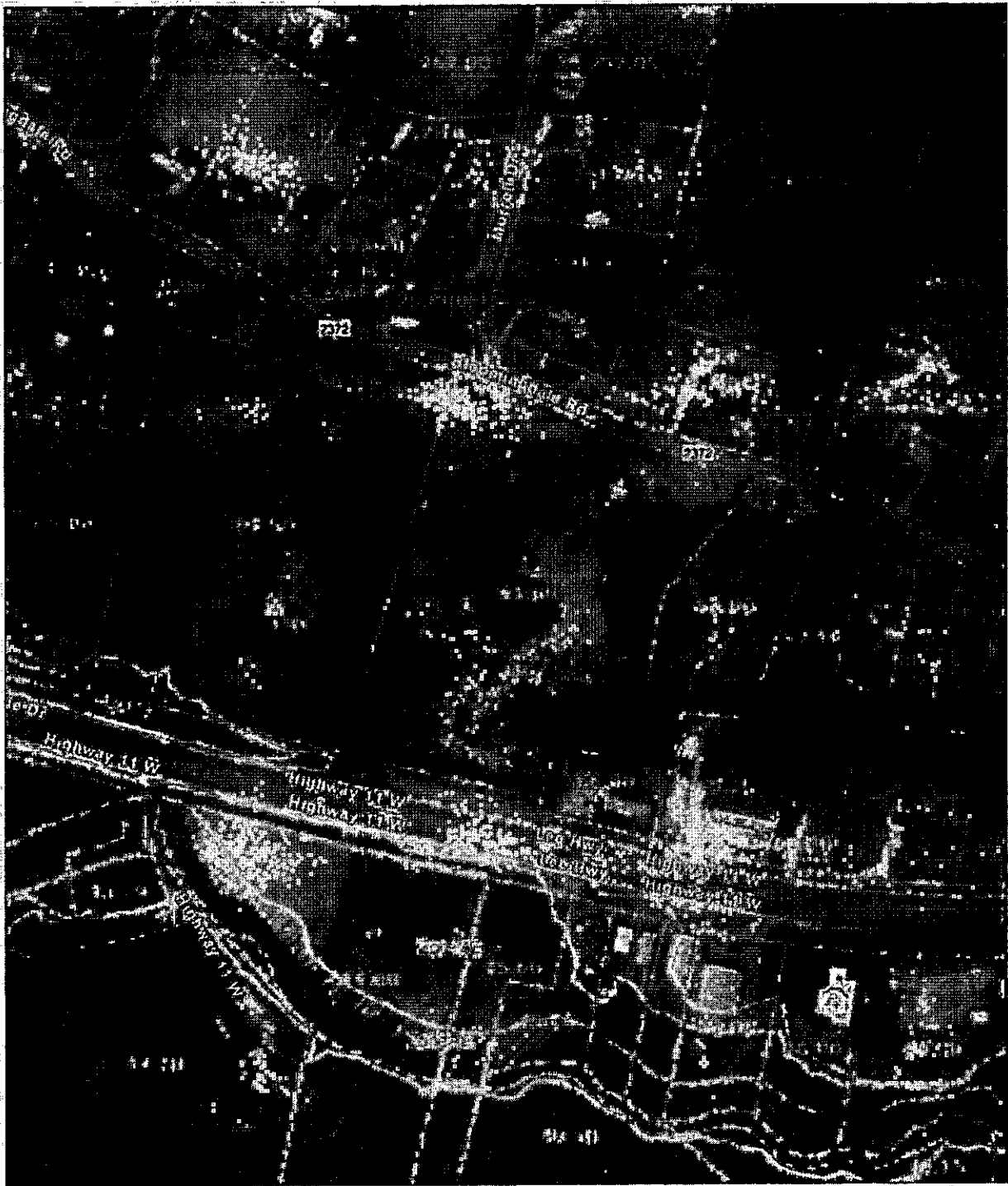
Aluminum, Castings, Castings
Castings, Castings

Item No.	Quantity	Unit Price	Amount
1000	1.00	1.00	1.00
1001	1.00	1.00	1.00
1002	1.00	1.00	1.00
1003	1.00	1.00	1.00
1004	1.00	1.00	1.00
1005	1.00	1.00	1.00
1006	1.00	1.00	1.00
1007	1.00	1.00	1.00
1008	1.00	1.00	1.00
1009	1.00	1.00	1.00
1010	1.00	1.00	1.00
1011	1.00	1.00	1.00
1012	1.00	1.00	1.00
1013	1.00	1.00	1.00
1014	1.00	1.00	1.00
1015	1.00	1.00	1.00
1016	1.00	1.00	1.00
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1018	1.00	1.00	1.00
1019	1.00	1.00	1.00
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1021	1.00	1.00	1.00
1022	1.00	1.00	1.00
1023	1.00	1.00	1.00
1024	1.00	1.00	1.00
1025	1.00	1.00	1.00
1026	1.00	1.00	1.00
1027	1.00	1.00	1.00
1028	1.00	1.00	1.00
1029	1.00	1.00	1.00
1030	1.00	1.00	1.00
1031	1.00	1.00	1.00
1032	1.00	1.00	1.00
1033	1.00	1.00	1.00
1034	1.00	1.00	1.00
1035	1.00	1.00	1.00
1036	1.00	1.00	1.00
1037	1.00	1.00	1.00
1038	1.00	1.00	1.00
1039	1.00	1.00	1.00
1040	1.00	1.00	1.00
1041	1.00	1.00	1.00
1042	1.00	1.00	1.00
1043	1.00	1.00	1.00
1044	1.00	1.00	1.00
1045	1.00	1.00	1.00
1046	1.00	1.00	1.00
1047	1.00	1.00	1.00
1048	1.00	1.00	1.00
1049	1.00	1.00	1.00
1050	1.00	1.00	1.00
1051	1.00	1.00	1.00
1052	1.00	1.00	1.00
1053	1.00	1.00	1.00
1054	1.00	1.00	1.00
1055	1.00	1.00	1.00
1056	1.00	1.00	1.00
1057	1.00	1.00	1.00
1058	1.00	1.00	1.00
1059	1.00	1.00	1.00
1060	1.00	1.00	1.00
1061	1.00	1.00	1.00
1062	1.00	1.00	1.00
1063	1.00	1.00	1.00
1064	1.00	1.00	1.00
1065	1.00	1.00	1.00
1066	1.00	1.00	1.00
1067	1.00	1.00	1.00
1068	1.00	1.00	1.00
1069	1.00	1.00	1.00
1070	1.00	1.00	1.00
1071	1.00	1.00	1.00
1072	1.00	1.00	1.00
1073	1.00	1.00	1.00
1074	1.00	1.00	1.00
1075	1.00	1.00	1.00
1076	1.00	1.00	1.00
1077	1.00	1.00	1.00
1078	1.00	1.00	1.00
1079	1.00	1.00	1.00
1080	1.00	1.00	1.00
1081	1.00	1.00	1.00
1082	1.00	1.00	1.00
1083	1.00	1.00	1.00
1084	1.00	1.00	1.00
1085	1.00	1.00	1.00
1086	1.00	1.00	1.00
1087	1.00	1.00	1.00
1088	1.00	1.00	1.00
1089	1.00	1.00	1.00
1090	1.00	1.00	1.00
1091	1.00	1.00	1.00
1092	1.00	1.00	1.00
1093	1.00	1.00	1.00
1094	1.00	1.00	1.00
1095	1.00	1.00	1.00
1096	1.00	1.00	1.00
1097	1.00	1.00	1.00
1098	1.00	1.00	1.00
1099	1.00	1.00	1.00
1100	1.00		

FINAL PLAT
9124 INVESTMENTS SUBDIVISION
5533 BLOOMINGDALE ROAD, BLOUNTVILLE, TN 37017
5TH CIVIL DISTRICT, SULLIVAN, COUNTY, TN

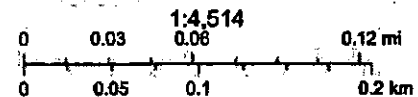
SCALE: 1" = 100'
 DATE: 12/1/88

Sullivan County - Parcel: 033G A 051.50



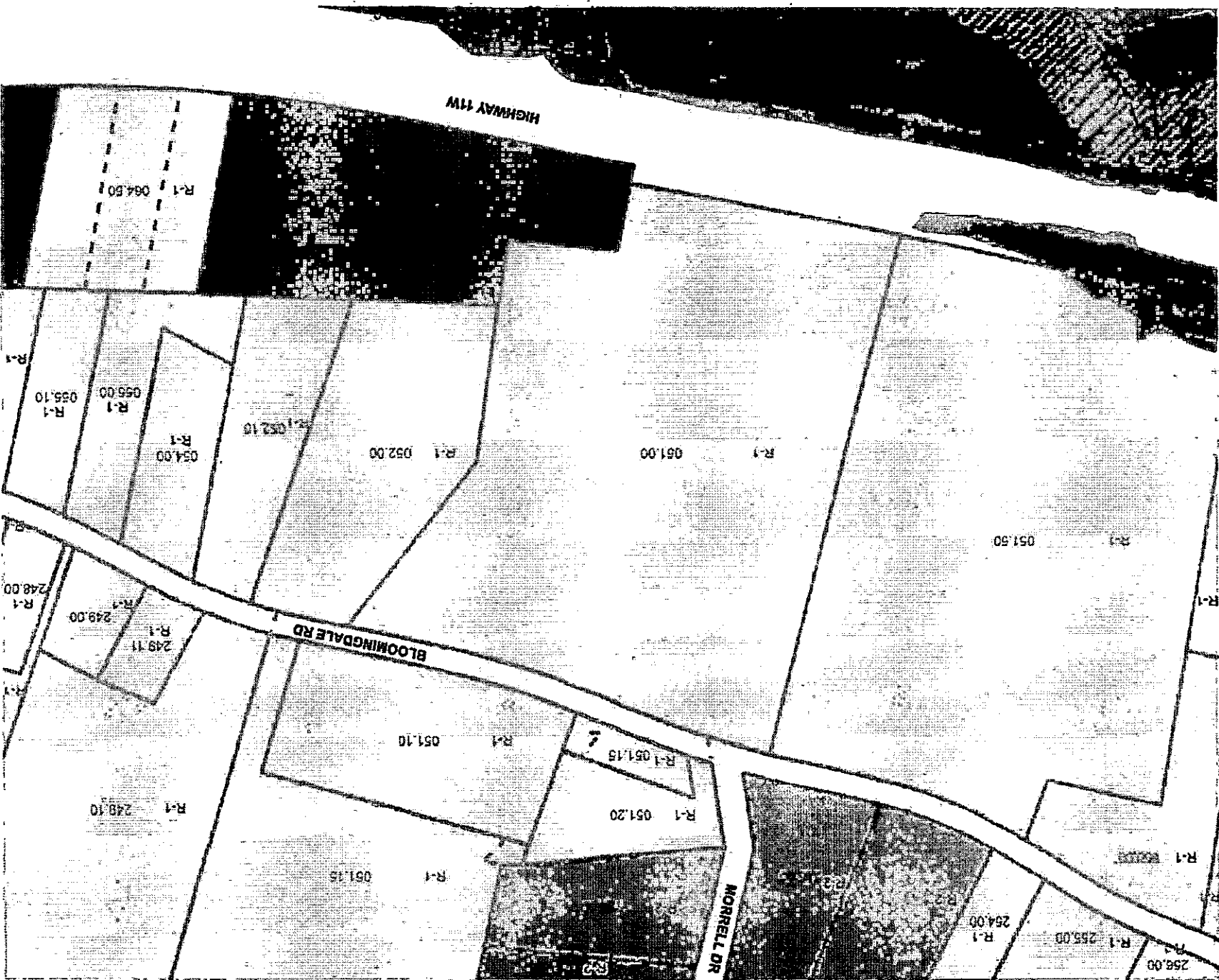
Date: September 15, 2025

County: SULLIVAN
 Owner: KOTH MARGARET R
 Address: BLOOMINGDALE RD
 Parcel ID: 033G A 051.50
 Deeded Acreage: 12.03
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023

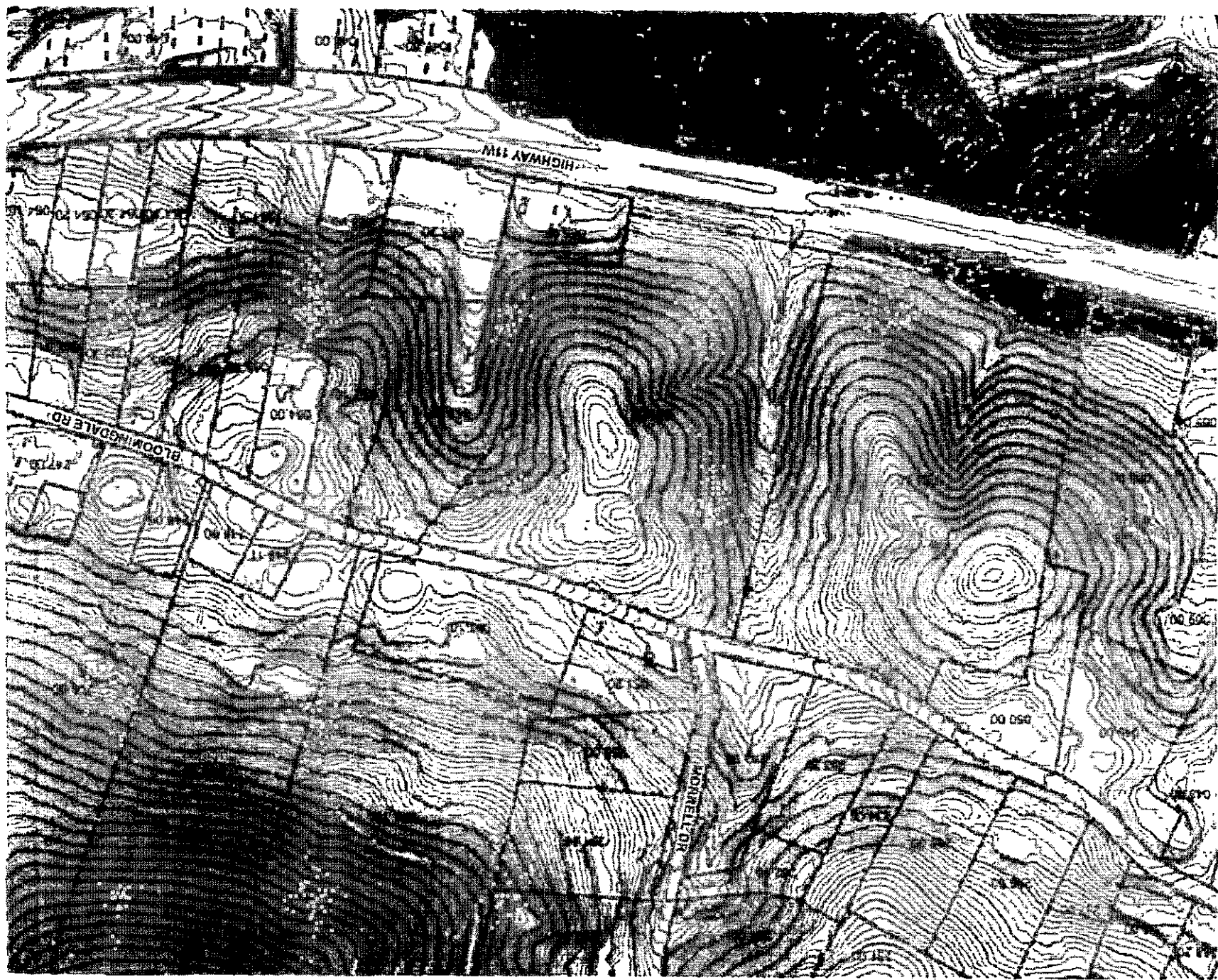


State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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 Enhanced 9-1-1

EMERGENCY COMMUNICATIONS DISTRICT

EMERGENCY
9 - 1 - 1

Sheriff • Fire • Rescue Squads
Police • Ambulance • Lifesaving Crews

PO Box 485, 1588 Highway 394
Blountville, TN 37617

(423) 279-7606 or (423) 279-7612
Fax: (423) 279-7611

Office Hours: 8:00 A.M. - 5:00 P.M.
Monday - Friday

Lesley Musick
Executive Director
(423) 279-7612

lmusick911@sullivancountyn911.com

Chris Hager
Addressing Coordinator /GIS Mapping
(423) 279-7606
chager911@btes.tv

Monday, September 15, 2025

This is a notice of address change or address verification for the owners/tenants of the current property. This address is for a new lot that has been created for a new combined parcel that involves the below parcel and parcel 51.50.

The Tax Assessor Property location is listed as:

Map: 033G Grp: A Ctrl Map: 033G Parcel: 051.00 Calc Acres: 12.03

The Tax Assessor has the current owners listed as:

Matthew & Alexandra Beth Elliot

The Current Address is: **4725 HIGHWAY 11W**

This change/notice was made to better serve you and your property in case of an emergency.

Correct Current Address

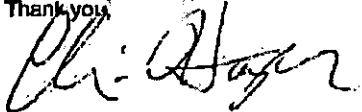
4725 Highway 11W
Blountville, TN 37617

Please note, this change will go into effect in 90 days!

To assist Emergency Personnel in locating your property in the event of an emergency, we urge you to display your address on your mailbox, home, and/or driveway. Large, reflective, prominent numbers are preferred.

We apologize for any inconvenience that may be caused by this change. Please direct any questions regarding this letter to us at 423-279-7606.

Thank you



Chris Hager
Addressing Coordinator/GIS Mapping

PUBLIC NOTICE

The final public hearing of the following proposed property rezoning map amendments shall be heard by the Sullivan County Commission during Thursday, October 16, 2025 Zoning Hearing at 6:00PM, which shall be held in the Commission Room of the Sullivan County Historic Courthouse, at 3411 Highway 126, Blountville:

Garry J. Calcott to rezone their property located at 5593 Highway 126, Blountville, TN 37617 from R-1 (Low Density/Single-Family Residential) to A-1 (General Agriculture/Estate Residential) for the purpose of correcting their zoning in lieu of R-1. This parcel is Tax Map 049, Parcel 100.00.

Garry J. Calcott to rezone their property located at 5593 Highway 126, Blountville, TN 37617 from R-1 (Low Density/Single-Family Residential) to A-1 (General Agriculture/Estate Residential) for the purpose of correcting their zoning in lieu of R-1. This parcel is Tax Map 049, Parcel 079.00 located in the Kingsport Urban Growth Boundary.

Emma McClellan to rezone their property located at 621 Lucy Rd, Kingsport, TN 37660 from B-3 (General Business Service District) to R-1 (Low Density/Single-Family Residential) for the purpose of placing a home off of the preexisting basement to meet setbacks.

All inquiries, questions or concerns can be shared prior to the public meeting by contacting the Planning & Codes Department at 423.323.6440. 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 these meetings.

The Sullivan County Regional Planning Commission shall hold a public meeting on Tuesday, October 21, 2025 at 6:00PM within the Historic Courthouse, located at 3411 HWY 126, Blountville, TN to consider the individual rezoning request from Matthew & Alexandra Elliott to rezone their property located at 4725 HWY 11W, Blountville, TN 37617 from R-1 (Low Density/Single-Family Residential District) to B-3 (General Business Service District) for the purpose of operating their stonework business. This parcel is Tax Map 033G, Group A, Parcel 051.00/051.50.

The Bristol Regional Planning Commission shall hold a public meeting on Monday, October 20, 2025 at 5:00 PM within the Municipal Annex, located at 104 8th St., Bristol, TN to consider the individual rezoning request from Ernest Cassell to rezone their property located at 1465 V I Ranch Rd, Bristol, TN 37620 from A-1 (General Agriculture/Estate Residential) to B-3 (General Business Service District) for the purpose of developing various businesses. This parcel is Tax Map 039, Parcel 102.05, located in the Bristol Urban Growth Boundary.

The Kingsport Regional Planning Commission shall hold a public meeting on Thursday, October 16, 2025 at 5:30PM within the 3rd Floor Board Room of City Hall, located at 415 Broad St., Kingsport, TN to consider the following rezoning requests:

Rayford Fletcher to rezone their property located at 1515 Bloomingdale Pike, Kingsport, TN 37660 from R-1 (Low Density/Single-Family Residential District) to R-3A (High-Density/Multi-Family) for the purpose of a future Planned Unit Development. This parcel is Tax Map 030K, Group E, Parcel 011.00 located in the Kingsport Urban Growth Boundary.

Brenda Johnson to rezone their property located at 479 Summerville Rd, Kingsport, TN 37663 from R-1 (Low Density/Single-Family Residential District) to R-2 (Medium Density Residential District) for the purpose of placing a singlewide home. This parcel is Tax Map 105D, Group B, Parcel 001.45.

The final public hearing of all proposed property rezoning map amendments shall be heard by the Sullivan County Commission during Thursday, November 13, 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 & Codes Department at 423.323.6440 . 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 these meetings.

DONE 09/29/2025

ERVIN MICHAEL
495 CHURCH RD S
FALL BRANCH TN 37656

ANDERSON ALLEN & TAMMY
4693 HWY 11 W
BLOUNTVILLE TN 37617

COLT INVESTMENTS LLC
3438 E STONE DR
KINGSPORT TN 37660

HENSLEY HARRY GREGORY &
CAROL SUE
4766 HIGHWAY 11-W
BLOUNTVILLE TN 37617

LYON WILMA SUE ETAL
4782 PRESERVE DR
CHATTANOOGA TN 37416

MORRELL DANIELLE L
5441 BLOOMINGDALE RD
BLOUNTVILLE TN 37617

ENGLAND BONNIE
5454 BLOOMINGDALE RD
BLOUNTVILLE TN 37617

CRABTREE LLOYD & JANET
5466 BLOOMINGDALE RD
BLOUNTVILLE TN 37617

WILMOTH KELLY EDWARD
5476 BLOOMINGDALE RD
BLOUNTVILLE TN 37617

LIGHT REBECCA & ALLEN GENE
200 MORRELL DR
BLOUNTVILLE TN 37617

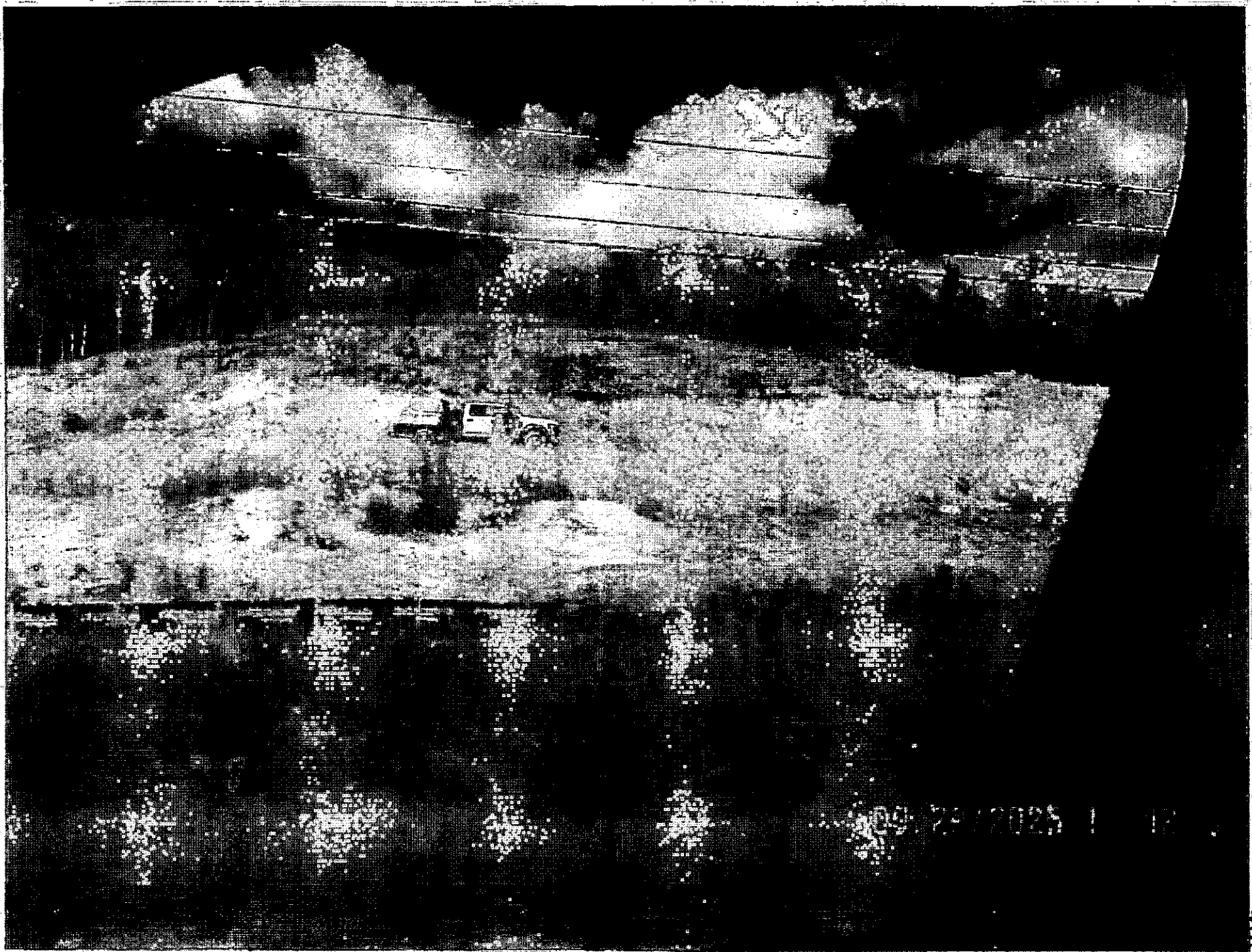
CLARK JOHNNY RAY ETUX L/E &
HOLLY MARIE CLARK L/E &
5532 BLOOMINGDALE RD
BLOUNTVILLE TN 37617

VAN DER BERG BAREND J
205 PENDLETON RD
BLOUNTVILLE TN 37617

ANDERSON ALLEN K & TAMMY C
4693 HIGHWAY 11W
BLOUNTVILLE TN 37617



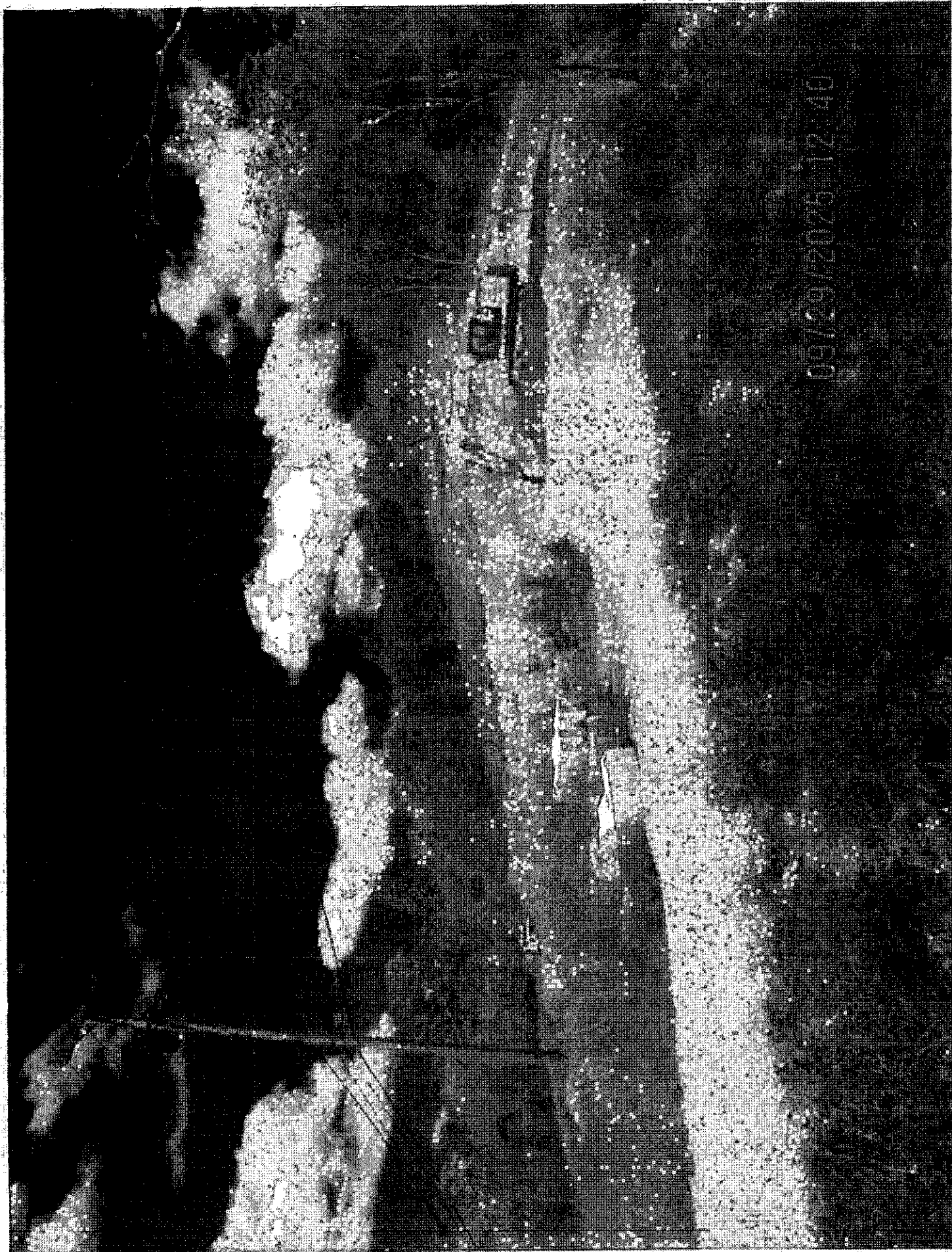
09/29/2025 12:49

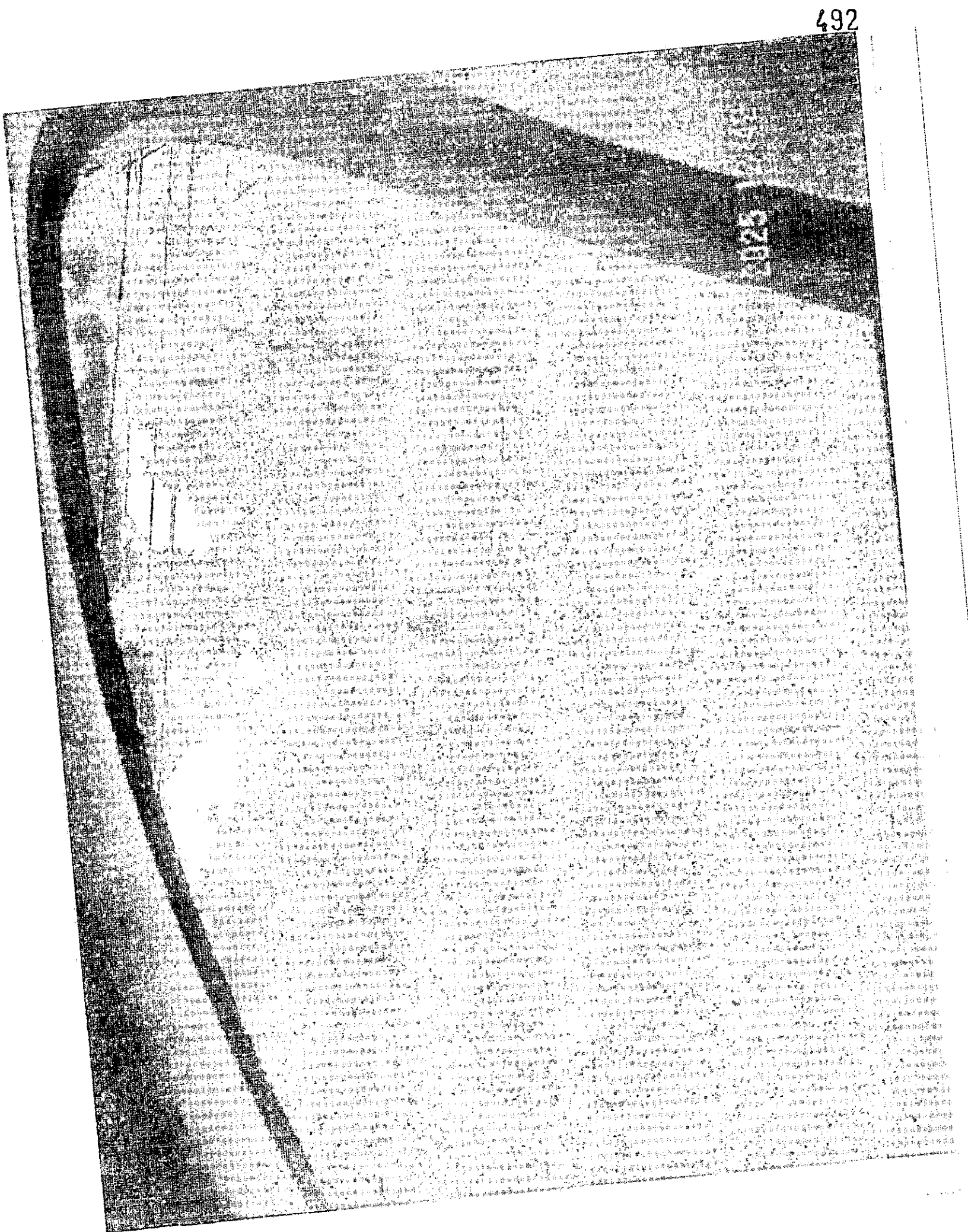






1233







SULLIVAN COUNTY

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

493

Elliot, Matthew & Alexandra
303 Douglas Shed Rd
Gray, TN 37615

NOTICE OF VIOLATION

OF ARTICLE 8-103 OF THE SULLIVAN COUNTY ZONING CODE - STORMWATER

Violation Date: August 12, 2025

Property Address: 4725 Hwy 11W
Blountville, TN 37617

Violations Cited:

- (1) **8-103.8 Protection of Adjacent Properties.** Mud is spreading from the driveway onto the highway.
- (2) **8-103.2 Grading Permit.** No permit is on file for the property.

A large amount of grading is taking place on the property, but there is no grading permit on file with this department for the property. Work will need to be stopped until the permit has been issued. Along the highway there is a flood zone, and next to the property there is a blue line stream. As a result, we will require a site plan by either a civil engineer or a licensed surveyor to verify the gradework will not cause any problems for the surrounding areas before we can issue a grading permit.

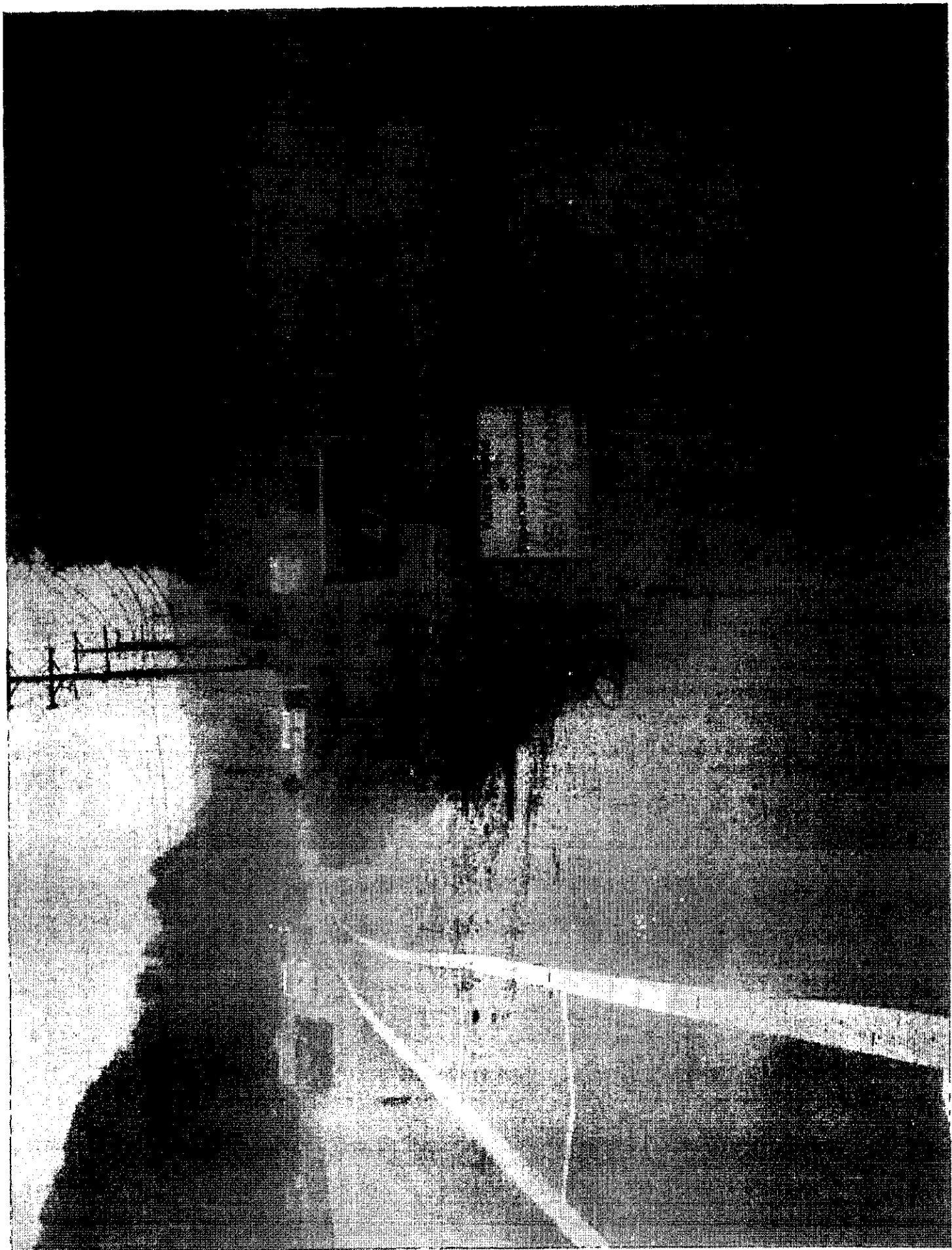
In addition, there are no erosion prevention and sediment control measures around the graded area to prevent mud from escaping the property, and mud is already spreading out into the highway. Measures such as silt fencing need to be installed immediately to prevent further erosion.

Furthermore, a sign on the property indicates you will be building a commercial structure. Be aware that the property is zoned R-1, low density single family residential. It is not zoned commercially. If you wish to run a business on the property, you will need to also apply for a rezoning through this department.

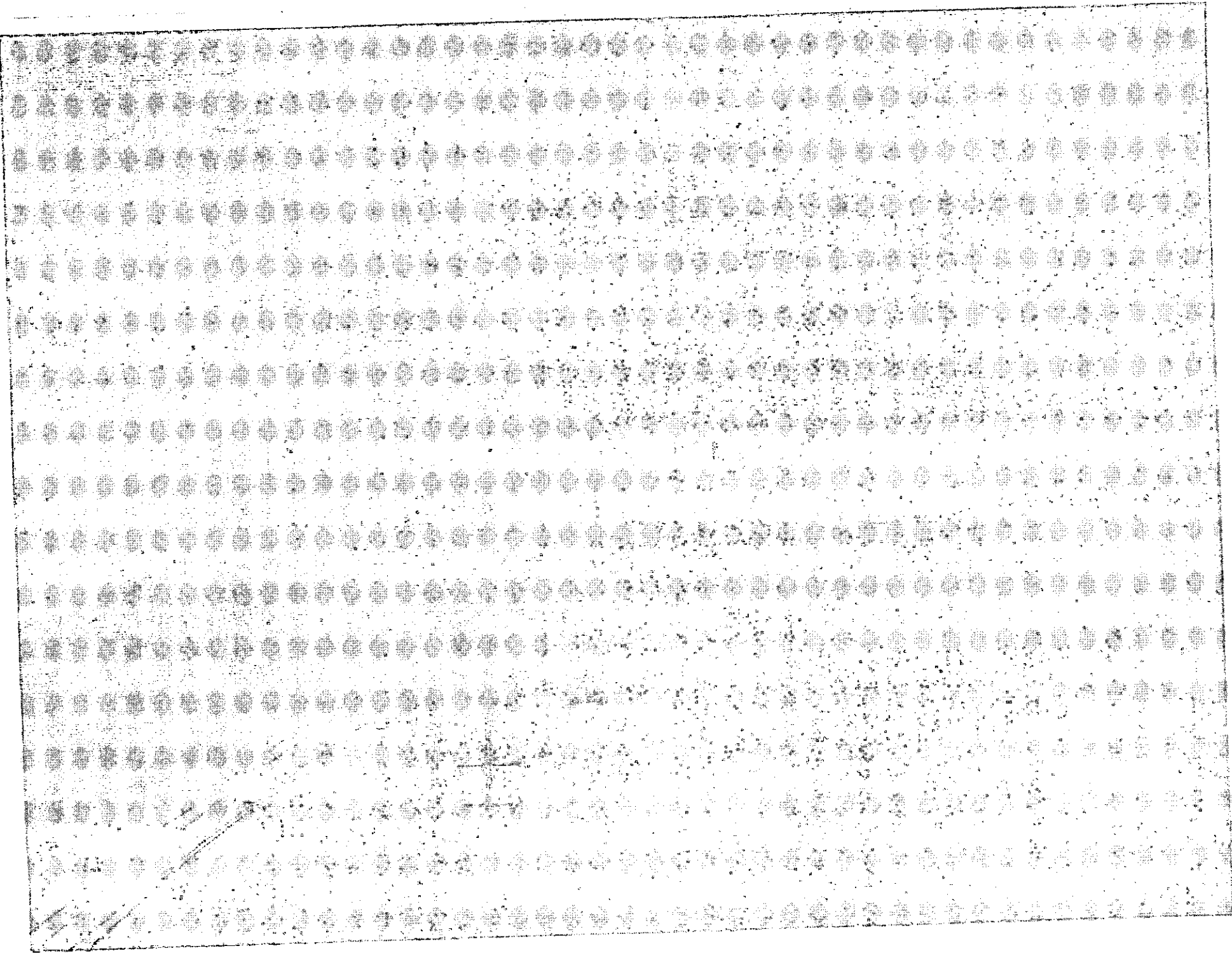
A follow-up inspection will take place in 20 days to verify compliance.

Thank you.

Robert Looney
Stormwater Coordinator
Sullivan County Planning & Codes Dept.
423.354.7032
stormwater@sullivancountyttn.gov











Neighborhood Opposition

Opposition received via voicemail on 10/23/2025 and subsequent callback. Nearby landowner is opposed to the rezoning on the basis of not wanting to hear equipment and that the neighborhood needed to stay quiet. Staff explained that this would only be the newly subdivided lot 1 that fronts along the highway. Neighbor was still opposed.

Case #4

A-1 to B-3

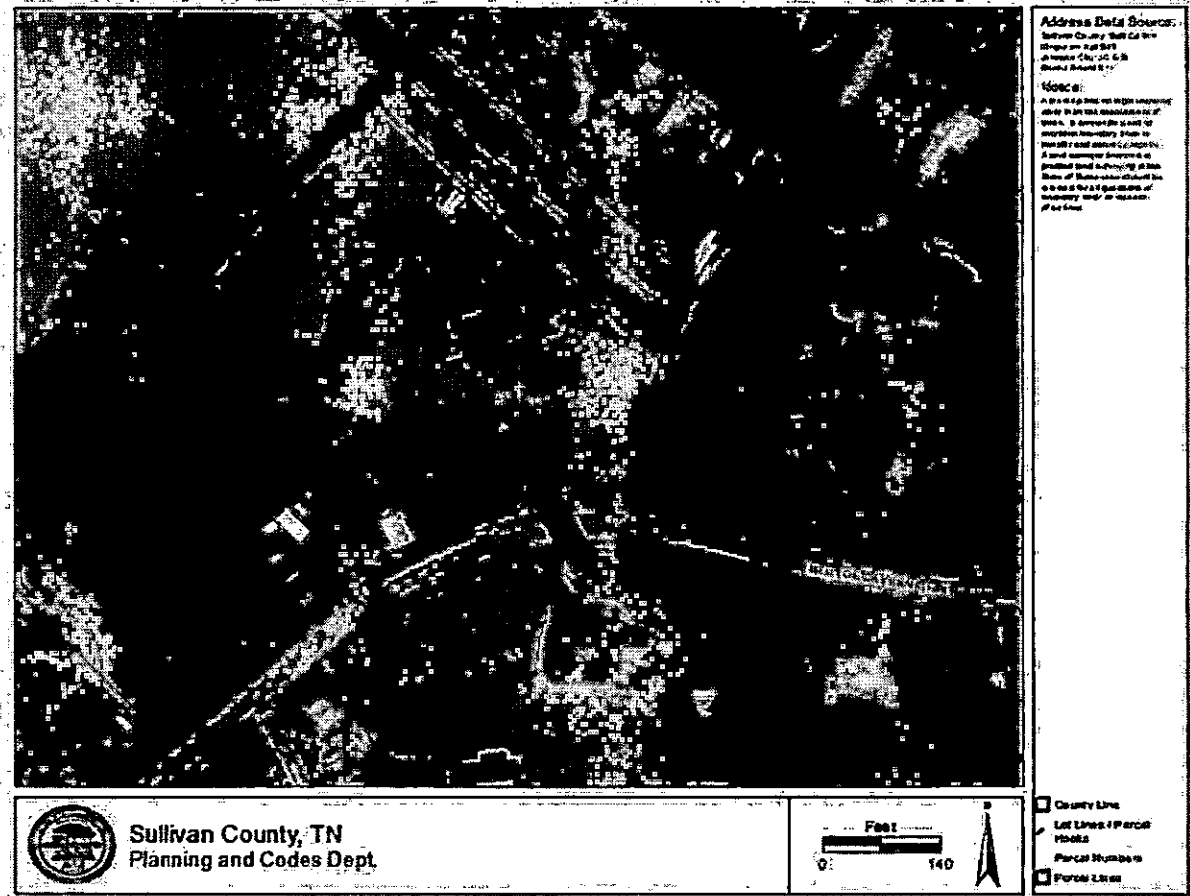
Low Density/Single-Family Residential District to General
Business Service District for the purpose of developing
various businesses
Tax Map 039 Parcel 102.05

for Ernest Cassell

Bristol Planning Commission
voted to send an unfavorable recommendation
to the County Commission

208 V I Ranch Rd, Bristol, TN 37620

Civil District 22nd
Commission District 1st
(Hayes)



PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 09/08/25

Property Owner: Ernest Cassell

Address: 208 VI Ranch Road Bristol, TN 37620

Phone number: 423-306-3148 Email:

Property Identification

Tax Map: 039

Group:

Parcel: 102.05

Zoning Map: 10

Zoning District: A-1

Proposed District: B-3

Civil District: 22

Property Location: 1465 VI Ranch Rd, Bristol TN 37620

Commission District: 1

Purpose of Rezoning: To develop for various business

Meetings

Planning Commission: Bristol Planning Commission

Place: Easley Annex Conference Room

Date: October 20 2025 Time: 5:00 pm

Approved: _____

Denied: _____

County Commission:

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

Date: November 13 2025 Time: 6:00 PM

Failed 19 No, 4 Absent, 1 seat vacant

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: Ernest Cassell

Date: 9/8/25

Notary Public: Jeanessa Hayes

My Commission Expires: 12/28/26

Agenda subject voting report

503
11/13/2025

Meeting name

Sullivan County Work Session November 13 2025

9 Case 4
Vote

Description

Ernest Cassell, 1465 V.I. Ranch Road, A-1 to B-3 to develop various businesses. 1st Commission District.

Public Hearing on Case #4/Cassell

Chairman

Gardner, John

Total vote result

Voting start time 6:43:06 PM

Voting stop time 6:43:40 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	0
Abstain	0
No	19
Total Present	19
Absent	5/4

Group voting result

Group	No	Absent
No group	19	0
Total result	19	0/4

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()			X	
Calton, Darlene ()			X	
Carr, Joe ()				X
Cole, Michael ()			X	
Crawford, Larry ()				X
Cross, Andrew ()			X	
Crosswhite, Joyce ()			X	
Gardner, John ()			X	
Glover, Hershel ()			X	
Harvey, Cheryl ()			X	
Hayes, David ()			X	
Horne, Daniel ()			X	
Ireson, Mark ()			X	
Jones, Sam ()			X	
King, Dwight ()			X	
Leonard, Tony ()			X	
Locke, Hunter ()			X	
McMurray, Joe ()			X	
Means, Jessica ()			X	
Pierce, Archie ()				X
Slagle, Matt () — Seat Vacant				
Stidham, Gary ()			X	
Vanover, Zane ()			X	
Ward, Travis ()				X

Property Type: 00 Residential

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1465 VI RANCH RD		Subdivision CASTLE HEIGHTS SUB REPLAT				TAX YEAR 2026		082	039	102.05		000	
Property Address		BK 60	PG 75	BLOCK	LOT	TRACT	SULLIVAN		JUR	CONTROL MAP	GROUP	PARCEL	PI
Ownership and Mailing Address		Alt Subdiv					City		Map 039	Updated 08/15/2025			
CASSELL ERNEST W 115 PARWOOD PVT DR BRISTOL TN 37620		BK	PG	BLOCK	LOT	TRACT	SSD1		Dist 22	Printed 09/08/2025			
		Additional Description				SSD2				Card: 1 of 1			
		Dimensions				Total Land Units		3.67	Page: 1 of 1				
						Deed Acres		3.67					
						Calculated Acres							

Improv Type	01 Single Family	Lower Level	
Stories	1 Story Frame	Heating/Air	7 Heat And Cooling Split
Exterior Wall	11 Common Brick	Attic	
Heating Fuel			
Year Built	1970	Eff Yr Built	1970
Full Baths	4	Half Baths	1
Rooms		Bedrooms	
Wood FP Stacks		Add'l Fixtures	14
Openings		Total Fixtures	
Add'l Sty		PreFab	
Info Src		Add'l Sty	
Occ		Sched	
Rental		Amount	
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	03 Composition Shingle	Shape	02 L-Shaped
Cab/Millwork	03 Average		
Quality	0+ : Below Average +	Condition	Average
Class:			
Prorate	Date	Factor	% Comp
Cost & Design	0		
Depr: Physical	55	Functional	5
External		% Good	40
GFLA	Area	Story	Const
8,341	4,918	1	1.07
SFLA	8,341	2025	55
County Factor	1.00		
Base Dwelling	Add'l Areas	Total	S/SqFt
RCN 1,128,780	132,480	1,261,260	151.21
RCNLD 451,510	52,990	504,500	80.48
Dwelling Factor	1.175		
Dwelling Value	592,790		
AREAS: Lower Floor	First & Above	Area	% SFLA
		Rate	RCN
	BAS	8,341	
	BMU	4,282	0
	OPU	18	27.26
	OPU	60	20.56
	OPU	60	20.5
	OPU	672	20.45
	OPU	21	20.48
			116,710
			370
			1,230
			13,740
			430

Code	Description	Yr Bt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	% Good	Prort	Adj Fact	Value	Total OBY Value
PTO	Patlo	1970	1970	320	D	1	16 X 20		6.9688	FR	2,230	10		1	220	220

Type	Table	Code	Acc	Front	Depth	Units	Rate	Inf	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	30	04			3.67	11,918.26						100		11,918.26	43,740	
Totals:						3.67									43,740		

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner	SHED NV
05/29/2025	3853	881						CASSELL ERNEST W	

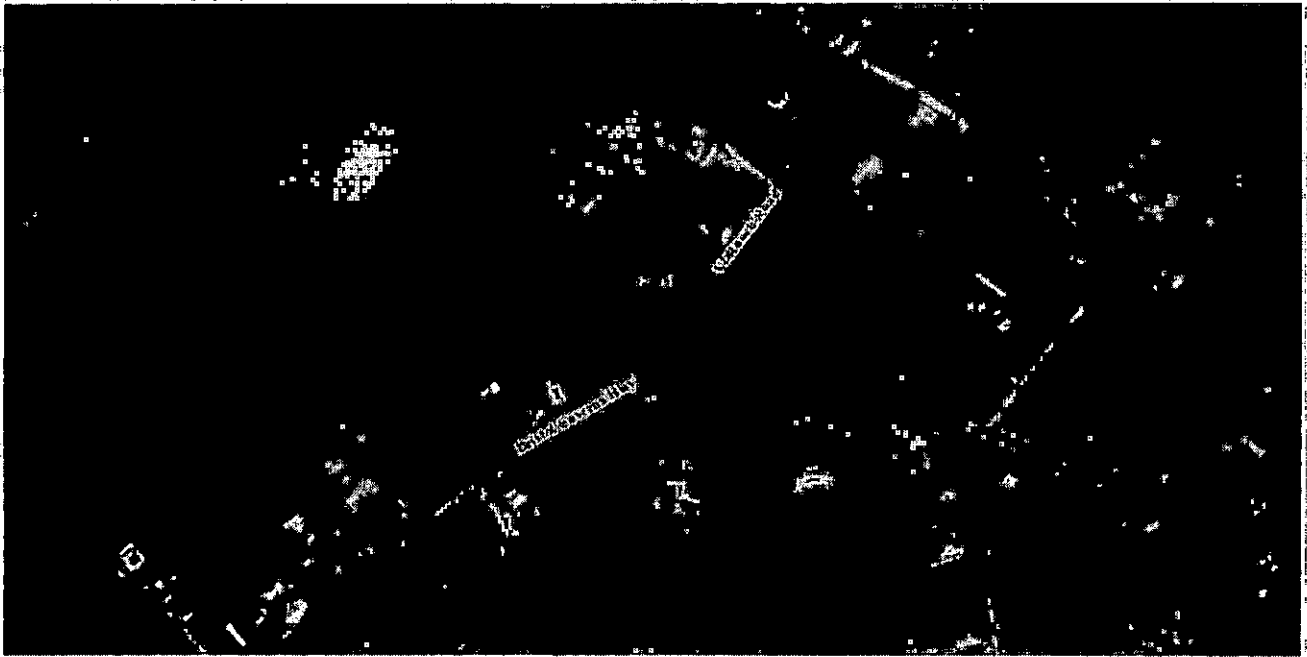


STAFF REPORT TO THE PLANNING COMMISSION

RZZ25-04

October 20, 2025

Sullivan County Rezoning Recommendation



SUMMARY

Owner/Applicant:

Ernest Cassell

Location:

1465 Bristol Caverns Highway

Tax Map (TM):

Sullivan County TM 039, Parcel 102.05

Acreage: 3.7 acres, approximately**Zoning:**

A-1

Request:

Rezone (within UGB) from A-1 to B-3

Recent Land Use:

Former church

Future Land Use:

Various businesses

Water Service:

Intermont Utility District & City of Bristol

Sanitary Sewer Service:

Private

Public Notification:

The notification process is handled by Sullivan County. The sign is on the property.

Public Comments: One telephone call, against**Planner:**

Heather Moore

BACKGROUND

The property owner, Ernest Cassell, requested that a 3.67-acre property at 1465 Bristol Caverns Highway (Parcel ID 039 102.05) be rezoned from Sullivan County A-1 (Low Density/Single-Family Residential District) to Sullivan County B-3 (General Business District). The property is in the eastern portion of Bristol's Urban Growth Boundary, fronting on the north side of the intersection between Bristol Caverns Highway and VI Ranch Road. The proposed use for the parcel, as listed on the application, is to develop for various businesses. The property is inside Bristol's Urban Growth Area and is therefore subject for review by Bristol Planning Commission for recommendation to Sullivan County Commission.

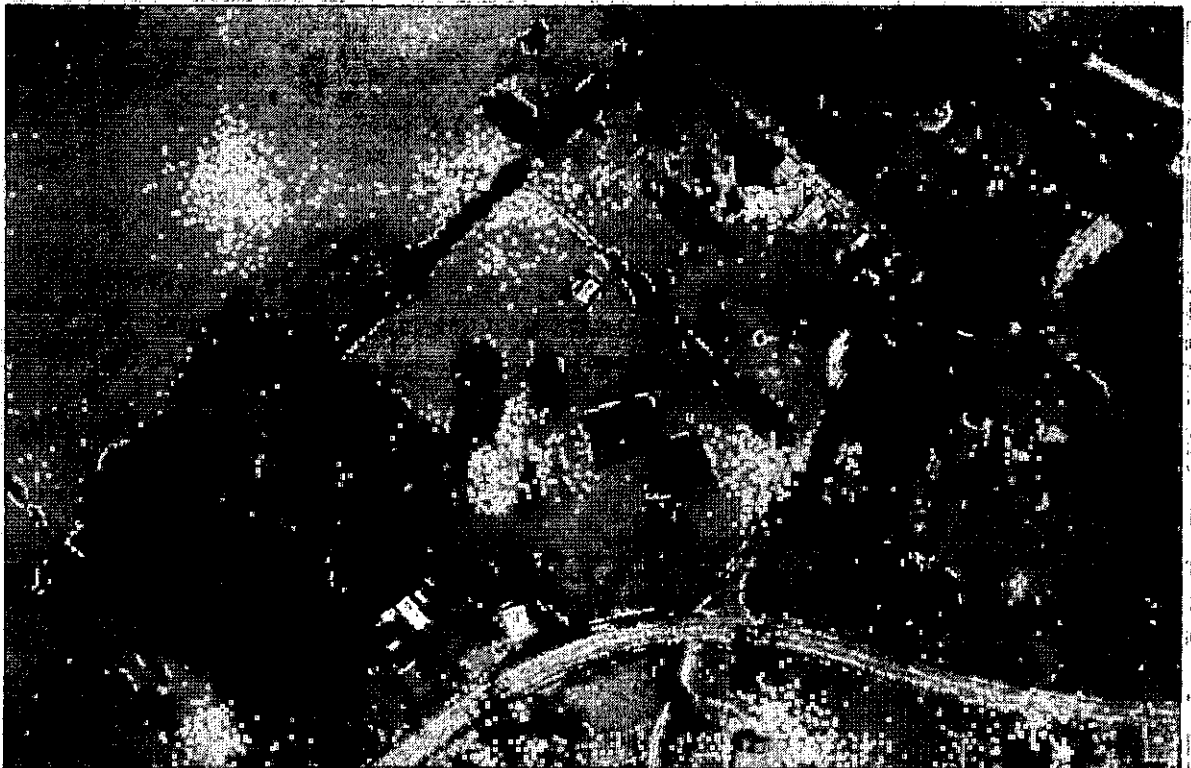
State law requires the Bristol Tennessee Municipal-Regional Planning Commission to provide a recommendation on the proposed rezoning because the property is located within the city's Urban Growth Boundary. The recommendation will be forwarded to the Sullivan County Commission for final action on November 13, 2025.



View from Bristol Caverns Hwy



View from VI Ranch Rd



Aerial view

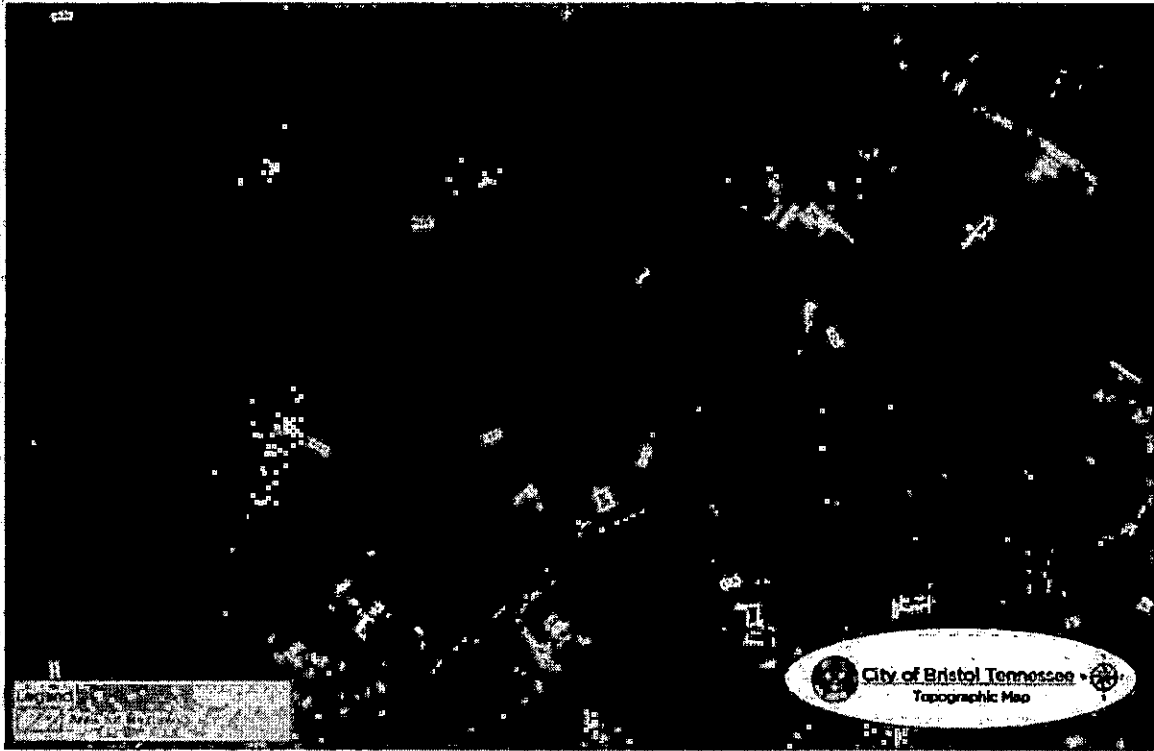
PREVIOUS ACTIONS

A subdivision plat for Castle Heights Subdivision, Replat of Lots 6 & 7 and Sinking Springs Methodist Church was approved by the City and recorded on June 17, 2025.

SPECIFICATIONS

General

The land has a rolling topography. The map below includes contour lines at 20-foot intervals.



The Public Works Division reviewed the site, and had the following guidance for future development:

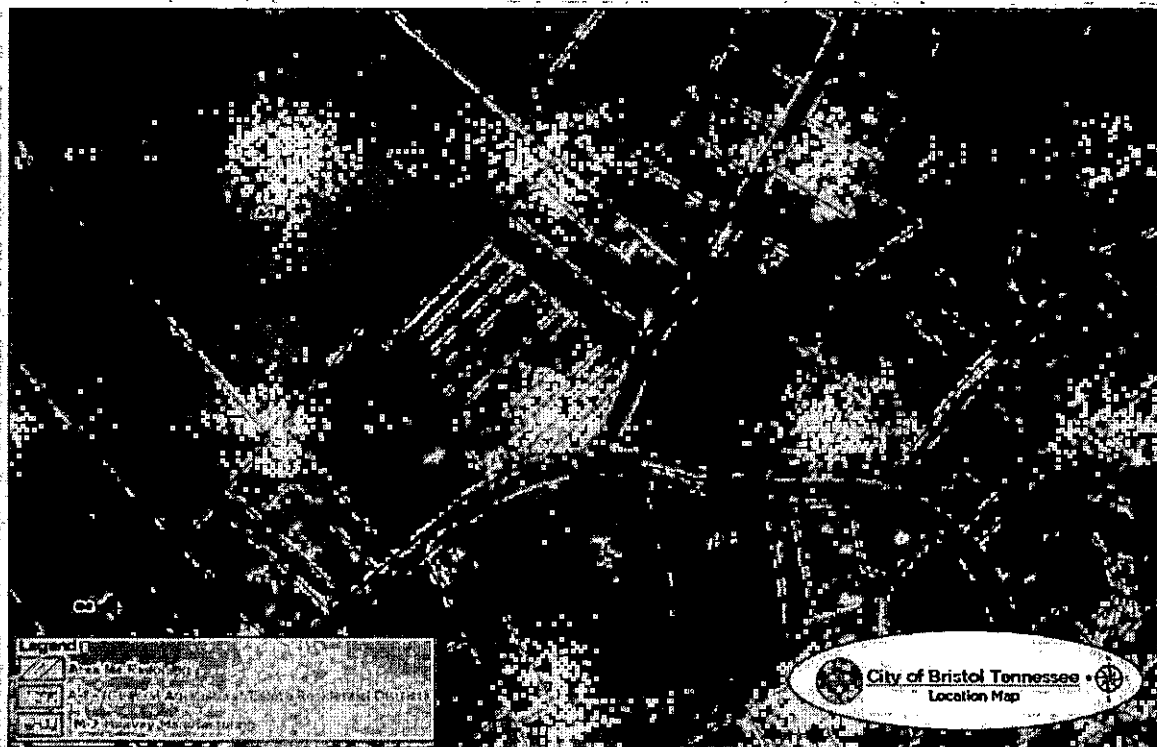
1. This location is currently served by Intermont Utility District for water.
2. Sanitary sewer service is not available.

Intermont Utility District also reviewed the site. No comment was made.

Zoning and Land Use

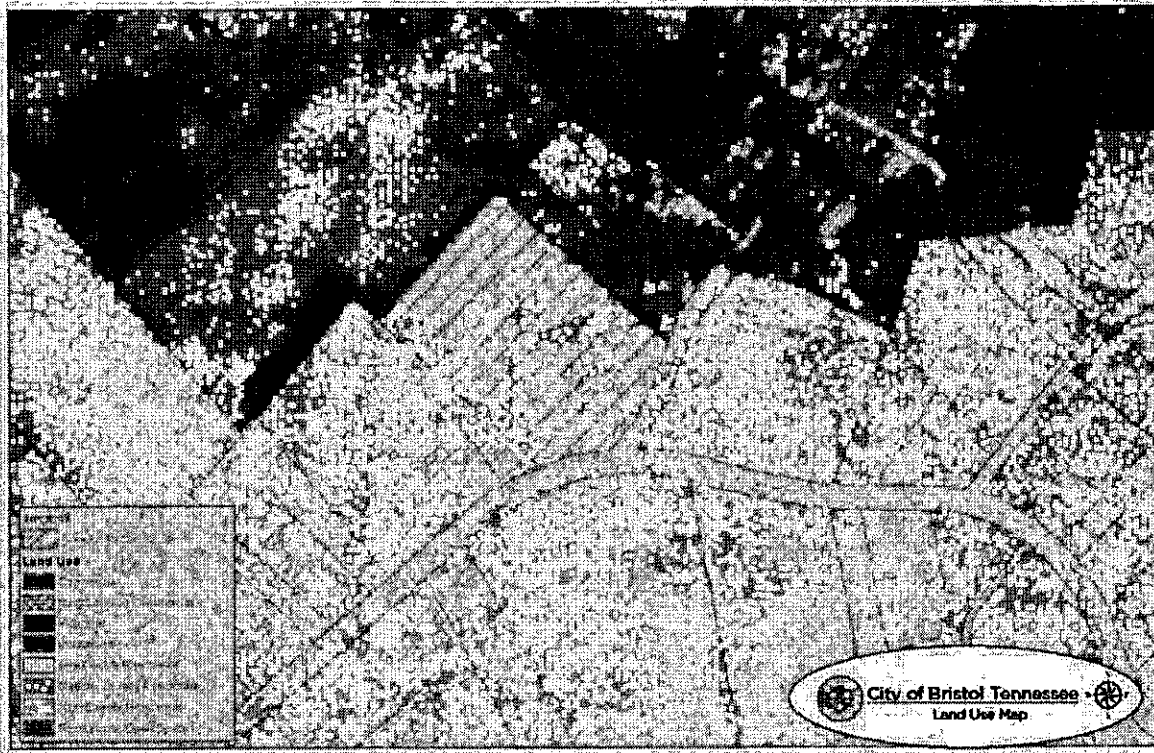
The zoning of the subject property, surrounding parcels, and existing land uses are listed below.

	Existing Zoning	Existing Land Use
Subject Property	Sullivan County A-1 (General Agricultural/Estate Residential)	Former church
North	Sullivan County A-1 (General Agricultural/Estate Residential)	Vacant
South	Sullivan County A-1 (General Agricultural/Estate Residential)	Across VI Rance Rd and Bristol Caverns Hwy, Residential
East	Sullivan County A-1 (General Agricultural/Estate Residential)	Residential
West	Sullivan County A-1 (General Agricultural/Estate Residential)	Residential



Land Use Plan and Policy

The Land Use Map indicates that the site will be developed as low density residential.



REVIEW/APPROVAL PROCESS – NEXT STEPS

Staff will communicate the Bristol Municipal Regional Planning Commission's recommendation to the Sullivan County Commission. The Sullivan County Commission is scheduled to hear this request on November 13, 2025.

Heather Moore, AICP
Land Use Planner

Heather Moore

From: Luke Meade
Sent: Monday, September 8, 2025 1:26 PM
To: Heather Moore
Subject: Re: **EXTERNAL**Ernest Cassell UBG rezoning application - Deferred

Heather,

Yes, the case cannot be heard this month as the information in the rezoning packet is incorrect. The applicant sold a portion of the property that was requested to be rezoned and had a plat prepared to divide out a section that is only within Bristol's UGB. That parcel was assigned a new parcel ID and as such his application was resubmitted with the correct property information and a new public notice will need to be sent out.

I will send you over the new application for Mr. Cassell's property once it is scanned in.

-Luke

Luke A. Meade, MSOM
Director of Planning

Sullivan County, Tennessee
 3425 Hwy 126 | Historic Snow House
 Blountville, TN 37617
 Desk: 423.323.6885 | Main: 423.323.6440

From: Heather Moore
Sent: Monday, September 8, 2025 12:08 PM
To: Luke Meade
Subject: **EXTERNAL**Ernest Cassell UBG rezoning application - Deferred

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email ***

Luke, I'm writing this to confirm what you called about earlier today. That Mr. Ernest Cassell's UBG rezoning application is now deferred. I.e. at you're your request Bristol Planning Commission will not review it for recommendation to Sullivan County Commission during their September PC meeting.

If any of this is incorrect, please let me know. Otherwise, we'll defer this case until we receive word from you.

Thank you and have a nice day.

Regards,
 Heather

Heather Moore, AICP

Heather Moore

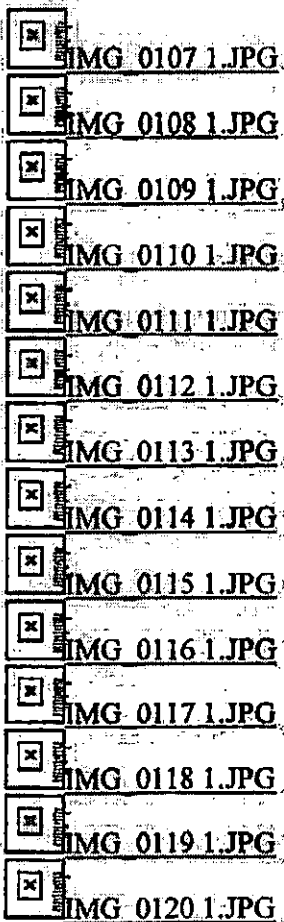
From: Luke Meade
Sent: Tuesday, September 9, 2025 10:32 AM
To: Heather Moore
Cc: Jeanessa Hayes
Subject: Cassell Rezoning Request update - Also Received Neighborhood Opposition
Attachments: GIS.pdf; 039-102.05 Property Card (2026).pdf; 1465 V I Ranch Rd- Cassell.pdf; Parcel Map.pdf; Plat-Survey.pdf; Topo.pdf; Land Use Plan.pdf; Mailings.docx

Good Morning Heather,

Attaching all of the information for the Cassell rezoning request to be heard in October. Not much has changed, just a few items on the request form. We will be getting out letters to the adjoining landowners and a public notice in the paper after this month's PC cycle.

Also, letting you know that I received a call from Angela Taylor in opposition of the Cassell Rezoning Request at 1465 V I Ranch Rd. I believe she will also be calling your office to express opposition.

Let me know if you need anything else!



Property Type: 00 Residential

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1465 VI RANCH RD		Subdivision CASTLE HEIGHTS SUB REPLAT				TAX YEAR 2026		082	035	102.05	000	
Property Address		BK 60	PG 75	BLOCK	LOT	TRACT	SULLIVAN		JUR CONTROL MAP	GROUP	PARCEL PI	SI
Ownership and Mailing Address		Alt Subdiv					City		Map 039	Updated 08/15/2025		
CASSELL ERNEST W 115 PARWOOD PVT DR BRISTOL TN 37620		BK	PG	BLOCK	LOT	TRACT	SSD1		Dist 22	Printed 09/08/2025		
		Additional Description				SSD2				Card: 1 of 1		
		Dimensions				Total Land Units		3.67	Page: 1 of 1			
						Used Acres		3.67				
						Calculated Acres						

Improv Type 01 Single Family		Lower Level		7 Heat And Cooling Split	
Stories 1 Story Frame		Heating/Air			
Exterior Wall 11 Common Brick		Attic			
Heating Fuel					
Year Built 1970	Est Yr Built 1970	Rooms	Bedrooms		
Full Baths 4	Half Baths 1	Addl Fixtures	Total Fixtures 14		
Wood FP Stacks	Openings	Addl Sty	PreFab	Addl Sty	
Info Src	Occ	Rental Src	Year	Amount	Sched
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				
Strud. Frame 00 None	Bath Tile 00 None				
Roof Framing 02 Gable/Hip	Electrical 03 Average				
Roof Cov/Deck 03 Composition Shingle	Shape 02 L-Shaped				
Cab/Millwork 03 Average					
Quality 0+ Below Average + Condition Average	Class:				
ProRate Date	Factor	% Comp	Cost & Design 0		
Depr. Physical 55	Other Phys	Functional 5	Extensl	% Good 40	
Factors					
GFLA	Area	Story	Const	Grade	SFLA
8,341	4,918	1	1.07	.87	8,341
					2025
					55
					1.00
Base Dwelling	Addl Areas	Total	\$/SqFt	% Complete	
RCN 1,128,760	132,480	1,261,260	151.21	Dwelling Factor 1.175	
RCNLD 451,510	52,990	504,500	60.48	Dwelling Value 592,790	
AREAS: Lower Floor First & Above					
	Area	% SFLA	Rate	RCN	
BAS	8,341				
BMU	4,282	0	27.25	116,710	
OPU	18	0	20.66	370	
OPU	60	0	20.5	1,230	
OPU	672	0	20.45	13,740	
OPU	21	0	20.46	430	

Code	Description	Yr Bilt	Est Yr	Area	Grade	Units	Addl Description	Class	Rate	Cnd	RCN	% Good	Profr	Adj Fact	Value	Total OSV
PTO	Patio	1970	1970	320	D	1	16 X 20		6.8589	FR	2,250	10		1	225	
															220	

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Int	Pid	Type	Loc	Size	Mlt	Dep	Adj Rate	Value Class	#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
1	U	30	04				3.67	11,918.26							100	11,918.26	43,740								
Totals:							3.67										43,740								

Date	Book	Page	Price	Adj Price	Vn	Instr	A/R	Owner	SHED NV
05/29/2025	3553	861						CASSELL ERNEST W	

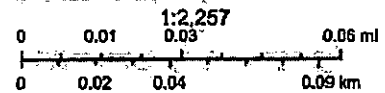
Sullivan County - Parcel: 039 102.05

514



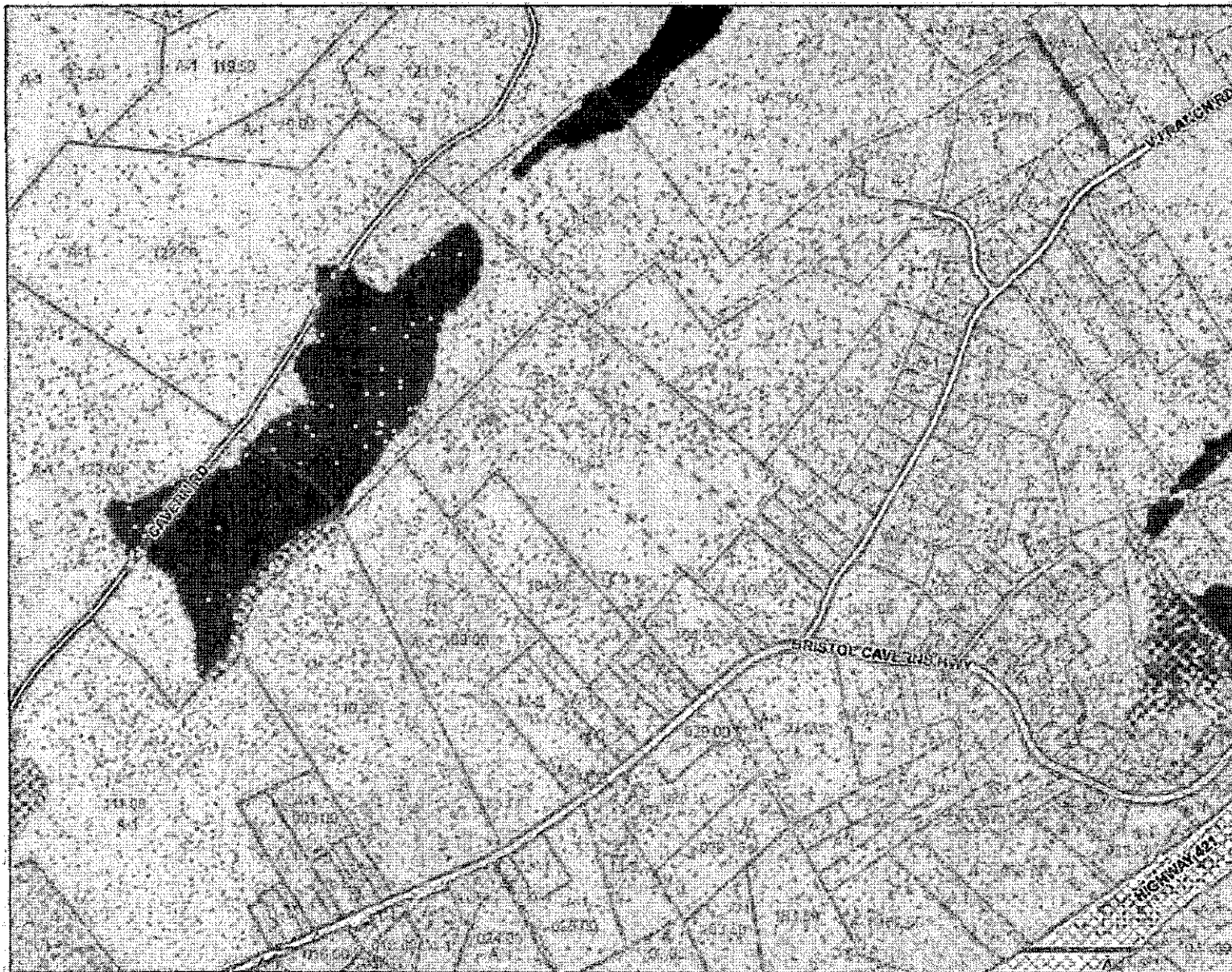
Date: September 8, 2025

County: SULLIVAN
Owner: CASSELL ERNEST W
Address: VI RANCH RD 1465
Parcel ID: 039 102.05
Deeded Acreage: 3.67
Calculated Acreage: 0
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METUNASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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.

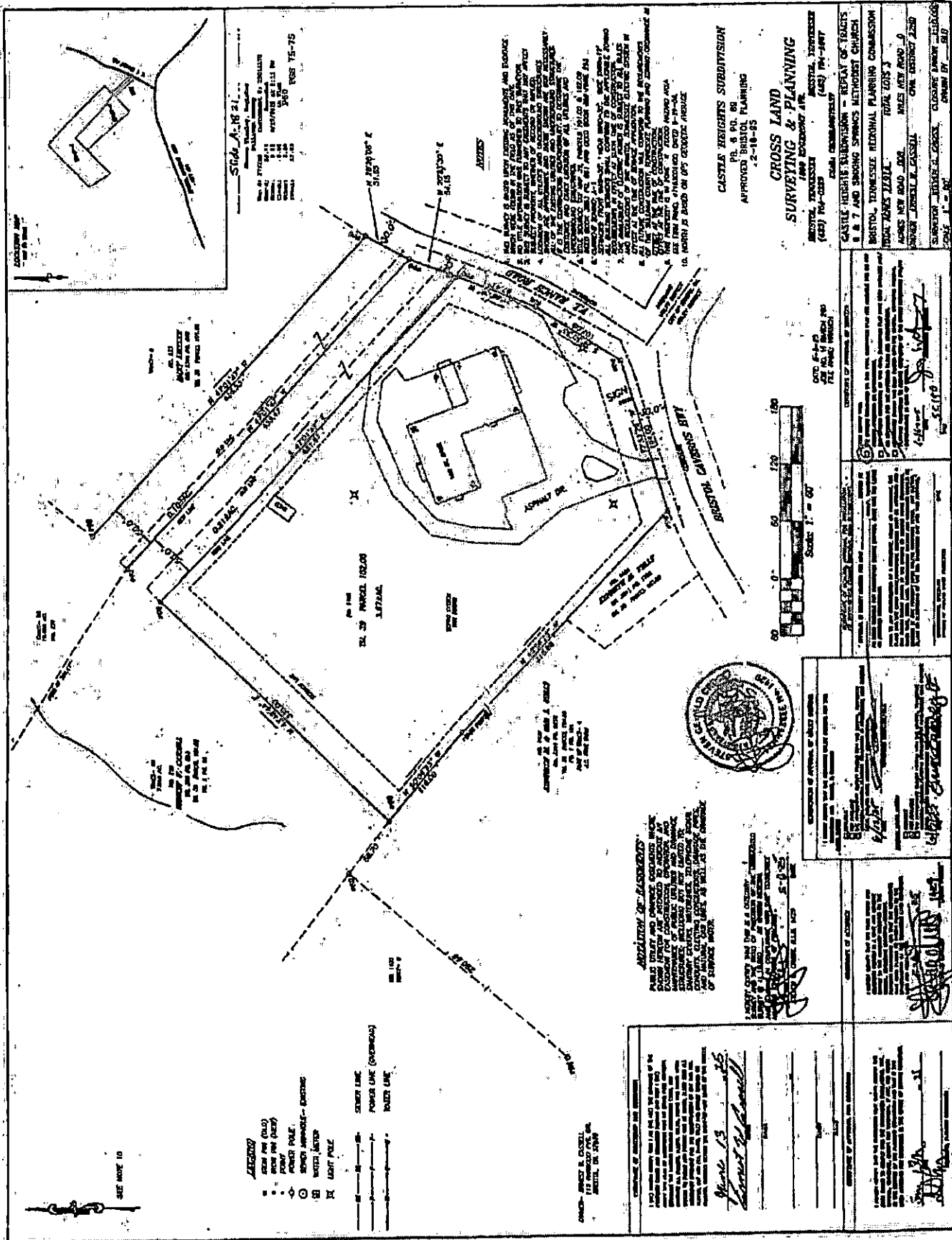
- ☐ County Line
☐ Lot Lines / Parcel
Hooks
Parcel Numbers
☐ Parcel Lines
☐ Bristol UGB
Current Zoning
☐ A-1
☐ B-3
☐ B-4
☐ M-2
☐ R-2A



Sullivan County, TN
Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2024
Flood Insurance Rate Map (FIRM) 2024
 Zone A-1 (at Risk Flood Insurance Zone)
 Zone A-1 (at Risk Flood Insurance Zone)
 22 FCT Annual Charge Flood Map of
 Florida by State in 2024





Communication from property owners on Bristol Caverns Rd Rezoning as of 10.20.25				
Comment Letters -N/A in UGB		Telephone Calls/Emails 12		
in favor	not in favor	in favor - 1	not in favor - 11	Just questions - 0
<ul style="list-style-type: none"> 9.9 Mary Rouse called in opposition to the rezoning. She lives at 144 Rouse's Pvt Dr, off VI Ranch Rd. She said she is a SC PC member. 10.7 Applicant/owner Mr. Cassell called and spoke with Steve Blankship about his support for the rezoning. 				
<p>10.20 Comments Received thru voicemail or email –</p> <p>-Voicemail from David Hayes, District I Sullivan County Commissioner against the rezoning, due to spot zoning.</p> <p>-Phone call from a Ms. Sandry Rutherford, living nearby on VI Rance Road, against the rezoning.</p> <p>-Phone call from a Ms. Reda Carter, living near on VI Rance Road, against the rezoning, spot-zoning.</p> <p>-Phone call from a Mr. Ward Seats at 641 VI Rance Rd, against rezoning – traffic is already bad, B-3 allowed uses include negative uses for a residential/agricultural neighborhood.</p> <p>-Phone call from Angela Taylor at 766 VI Rance Rd against rezoning because of spot zoning and all B-3 uses could go there.</p> <p>-Phone call from Joan Pyle at 686 VI Rance Rd strongly against the rezoning to B-3.</p> <p>-Email through Tekai, comments against the rezoning from Mary Rouse, SC Planning Commissioner (spot zoning and B-3 allows unsavory businesses).</p> <p>-Luke Meade from Sullivan County Planning forwarded over 3 emails against the rezoning:</p> <p>1-Jerry Callahan, 517 Bristol Caverns Hwy, due to safety at the hill/limited-sight intersection and the negative impact on our rural community. Please deny.</p> <p>2-Briana Brugger due to safety at the hill/limited-sight intersection and the negative impact on our rural community. Please deny.</p> <p>3-April Smith, 710 VI Ranch Road. This is the only entrance/exit for our road, and turning onto Bristol Caverns Highway is already dangerous due to the hill and limited sight. A B-3 use would add heavy traffic, noise, and lighting and permanently change our rural character—without any clear business plan presented. Please deny the rezoning request.</p>				
<p>Reasons Against Rezoning –</p> <p>-Spot zoning</p> <p>- Safety at the hill/limited-sight intersection</p> <p>-Negative impact on our rural community.</p> <p>-Danger turning onto Bristol Caverns Highway due to the hill and limited sight.</p> <p>-Traffic,</p> <p>-Noise, and</p> <p>-Lighting and</p> <p>-Permanently change our rural character—without any clear business plan presented.</p>				

- B3 is the least regulated business zone, therefore,
- All B-3 uses could go there; some are unsavory uses.



Outlook

****EXTERNAL**Bristol PC Recommendation to Sullivan County Commission not in favor of Bristol Caverns Highway rezoning request**

From Heather Moore <hmoore@bristoltn.gov>

Date Tue 10/21/2025 10:23 AM

To Luke Meade <landuse@sullivancountytn.gov>

Cc Cherith Young <cyoung@bristoltn.gov>

📎 2 attachments (16 MB)

04 Rezoning County Bristol Caverns Hwy.pdf; Communication comment sheets and phone calls summary Bristol Caverns Rd rezoning 10.20.pdf;

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email ***

Good morning, Luke. The Bristol Municipal Regional Planning Commission reviewed the Sullivan County rezoning request by owner Mr. Ernest Cassell for 1465 Bristol Caverns Highway (TM 039, Parcel 102.05) to B-3 at the October 20, 2025, monthly meeting. Mr. Cassell attended the meeting. The Commission vote was unanimous (8 in attendance) to send a recommendation not in favor of the rezoning request for the following reasons:

- B-3 zoning is a use classification different from the surrounding area, which is mostly single-family residential.
- B-3 zoning disagrees with the City of Bristol Future Land Use Plan and Policy, which projects low density residential use for the area.
- The reason for the rezoning request is for the sole benefit of the property owner.
- This could be considered spot zoning.

The packet reviewed by Bristol Planning Commission is attached, along with a summary of resident communication received by staff. 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>>

Office: 423-989-5549

petition_signatures_jobs_490836289_20251113212612

Name	City	State	Postal Code	Country	Signed On
april smith				United States	2025-10-16
Ginger Gross	Bristol	TN	37620	United States	2025-10-16
Garland Pierce	Bristol	TN	37620	United States	2025-10-16
Joella Evans	Bristol	TN	37620	United States	2025-10-16
Steven Arnold	Bristol	TN	37620	United States	2025-10-16
Anna Brown	Bristol	TN	37620	United States	2025-10-16
Ramona Fuller	Bristol	TN	37620	United States	2025-10-16
April Johnson	Bristol	TN	37620	United States	2025-10-16
Monica Hawkins	Bristol	TN	37620	United States	2025-10-16
Charlie Smith	Bristol	TN	37620	United States	2025-10-16
Robert Hinkle	Bluff City	TN	37618	United States	2025-10-16
Kayla Cole	Bristol	TN	37620	United States	2025-10-16
Benny Stiltner	Dallas	TX	75270	United States	2025-10-16
Susana Muñoz	Madrid		28019	Spain	2025-10-16
Gabriella Johnson	Pikeville	KY	41572	United States	2025-10-16
Charlotte Smith	Big Stone Gap	VA	24219	United States	2025-10-16
Christy Long	Bristol	VA	24201	United States	2025-10-16
Kristy Smith	Bristol	TN	37620	United States	2025-10-16
Casy Smith	Bristol	TN	37620	United States	2025-10-16
Sue Schreiner	Bristol	TN	37620	United States	2025-10-16
Gracie leonard	Bristol	TN	37620	United States	2025-10-16
Heather Shumate	Bristol	TN	37620	United States	2025-10-16
Sara Blevins	Bluff City	TN	37618	United States	2025-10-16
Brittany Rouse	Bristol	TN	37620	United States	2025-10-16
Amy Taylor	Bristol	TN	37620	United States	2025-10-17
Dalton Taylor	Bristol	TN	37620	United States	2025-10-17
Heath Taylor	Bristol	TN	37620	United States	2025-10-17
Tia Yates	Bluff City	TN	37618	United States	2025-10-17
tina stevens	bluff city	TN	37618	United States	2025-10-17

Reba Rouse	Bristol	TN	37620	United States	2025-10-17
Cheryl Harlow	Bristol	TN	37620	United States	2025-10-17
Lance Armor		HI		United States	2025-10-17
Brittani Gross	Bristol	TN	37620	United States	2025-10-17
Paul Smith	Bristol	TN	37620	United States	2025-10-17
Ashlyn Dillard	Bristol	TN	37620	United States	2025-10-17
stephanie luther	Bristol	TN	37620	United States	2025-10-17
haley Jones	Bristol	TN	37620	United States	2025-10-17
Angela West	Bristol	TN	37620	United States	2025-10-18
Ashley Carty	Bluff City	TN	37618	United States	2025-10-18
Sonya Arnold	Bristol	TN	37620	United States	2025-10-18
Bryan Kirk	Kingsport	TN	37660	United States	2025-10-18
Sandra Baines	Bristol	TN	37620	United States	2025-10-18
Margaret Carrier	Bristol	TN	37620	United States	2025-10-18
Crystal Jackson	Bristol	TN	37620	United States	2025-10-18
Frances Rosenbalm	Bristol	TN	37620	United States	2025-10-19
JOYCE TRIVETT	Bristol	TN	37620	United States	2025-10-19
Scott Malone	Bluff City	TN	37618	United States	2025-10-19
Jerry Callahan	Bristol	TN	37620	United States	2025-10-19
Marissa Brugger	Bristol	TN	37620	United States	2025-10-19
Briana Brugger	Bristol	TN	37620	United States	2025-10-19
Jarred Earlywine	Paris	KY	40361	United States	2025-10-19
Judy Watson	Bluff City	TN	37618	United States	2025-10-19
Rikki Icenhour	Bristol	VA	24201	United States	2025-10-19
Kayla West	Bristol	TN	37620	United States	2025-10-19
Sabrina Briggs	Bristol	TN	37620	United States	2025-10-19
savanna stidham	Johnson City	TN	37604	United States	2025-10-19
Melena Looney	Bristol	VA	24202	United States	2025-10-19
Cassi Hall	Bristol	VA	24201	United States	2025-10-20
Jon Inwood	Brooklyn	NY	11226	United States	2025-10-21
Dylan Barrett	Blountville	TN	37617	United States	2025-10-21
Jonathan Greer	Bristol	TN	37620	United States	2025-10-21

Gage Luttrell	Elizabethton	TN	37643	United States	2025-10-21
Jessie Megginson	Bristol	TN	37620	United States	2025-10-21
Lisa Malone	Bluff City	TN	37618	United States	2025-10-21
Elizabeth Trivett	Bristol	TN	37620	United States	2025-10-21
Taylor Taylor	Bristol	TN	37620	United States	2025-10-21
Stacy Miller	Bristol	TN	37620	United States	2025-10-21
James Miller	Bristol	TN	37620	United States	2025-10-21
Trish Malone	Bristol	TN	37620	United States	2025-10-21
Erica Welch	Bristol	TN	37620	United States	2025-10-21
Christy Begley	Bristol	TN	37620	United States	2025-10-21
Mary Tatham	Elizabethton	TN	37643	United States	2025-10-21
Melissa Pope	Bristol	TN	37620	United States	2025-10-21
Chelsea Vaughn	Kingsport	TN	37664	United States	2025-10-21
Billy Greer Jr	Bristol	TN	37620	United States	2025-10-21
Titania Prater	Bristol	TN	37620	United States	2025-10-21
Justin Vaughn	Kingsport	TN	37664	United States	2025-10-21
Ashley Shaffer	Bristol	TN	37620	United States	2025-10-21
Samantha Leonard	Bristol	TN	37620	United States	2025-10-21
Peggy Branch	Bristol	TN	37620	United States	2025-10-21
Olivia Trivette	Bristol	VA	24201	United States	2025-10-22
Suzanne Schramm	Bluff City	NJ	37618	United States	2025-10-22
Anne Cowan	Bristol	TN	37620	United States	2025-10-22
Lori Dobbs	Bristol	TN	37620	United States	2025-10-22
Jonathan Waldron	Bristol	TN	37620	United States	2025-10-22
Marie Bowers	Bristol	TN	37620	United States	2025-10-23
Stephanie Chapdelain	Bristol	TN	37620	United States	2025-10-23
Carolyn Laws	Hudson	NC	28638	United States	2025-10-23
Shannon Austin	Elizabethton	TN	37643	United States	2025-10-23
T. Roddey	Big Stone Gap	VA	24219	United States	2025-10-24
Jayne Blevins	Bluff City	TN	37618	United States	2025-10-24
Patricia Wright	Bristol	TN	37620	United States	2025-10-24
Gail Dillon	Bristol	TN	37620	United States	2025-10-24

Michelle Stewart	Bristol	TN	37620	United States	2025-10-24
Aresha Labreau	Bristol	TN	37620	United States	2025-10-24
Kayla Addison	Bristol	TN	37620	United States	2025-10-24
Denise Gross	Bluff City	TN	37618	United States	2025-10-24
Brittany Maggard	Bristol	TN	37620	United States	2025-10-24
Katelin Canter	Kingsport	TN	37664	United States	2025-10-24
Cheyanna Arnold	Bristol	TN	37620	United States	2025-10-24
Tamara Pierce	Bristol	TN	37620	United States	2025-10-24
Scott Wilson	Bristol	TN	37620	United States	2025-10-24
Tim Rouse	Bristol	TN	37620	United States	2025-10-24
Kristen Grafford	Bristol	TN	37620	United States	2025-10-24
Delaney Pope	Paris	KY	40361	United States	2025-10-24
Katie Rogers	Bluff City	TN	37618	United States	2025-10-24
Punky Booher	Bristol	TN	37620	United States	2025-10-24
Samantha Guenther	Bristol	TN	37620	United States	2025-10-24
Mary Bolling	Bristol	TN	37620	United States	2025-10-24
Cyrinda Crawford	Bristol	TN	37620	United States	2025-10-24
Becky Floyd	Kingsport	TN	37660	United States	2025-10-24
Antonia stout	Piney Flats	TN	37686	United States	2025-10-24
Amanda Farris	Bristol	TN	37620	United States	2025-10-24
Jeff Gramm	Bristol	TN	37620	United States	2025-10-24
Lidany Rouse	Bristol	TN	37620	United States	2025-10-24
Charles Fleming	Bristol	TN	37620	United States	2025-10-24
Amy Mullins	Bristol	TN	37620	United States	2025-10-24
April Coates	Bristol	TN	37620	United States	2025-10-24
Tay McCoy	Paris	KY	40361	United States	2025-10-24
Ashlyn Wyatt	Sulphur	LA	70663	United States	2025-10-25
Kaitie Ray	Kingsport	TN	37664	United States	2025-10-25
Leslie Hunt	Blountville	TN	37617	United States	2025-10-25
Vicki Reynolds	Bluff City	TN	37618	United States	2025-10-25
Laura Mckay	Bristol	TN	37620	United States	2025-10-25
Ed Adair	Powell	TN	37849	United States	2025-10-25

Amy Shaver	bristol	TN	37686	United States	2025-10-25
Carrie Quales	Bristol	TN	37620	United States	2025-10-26
Karen Smith	Blountville	TN	37617	United States	2025-10-26
Tina Hooper-Daoud	elizabethton tn	TN	37643	United States	2025-10-26
Jaclyn Mullins	Bristol	VA	24201	United States	2025-10-26
Chasity Braud	Natchitoches	LA	71457	United States	2025-10-27
Hahna McGrath	Jonesborough	TN	37659	United States	2025-10-27
Trevor Settle	Bristol	TN	37620	United States	2025-10-27
Jake Rouse	Bristol	TN	37620	United States	2025-10-28
Anita Taylor	Nashville	TN	37222	United States	2025-10-28
Chelsey Dillard	Lebanon	VA	24266	United States	2025-10-28
Dalton Rogers	Bristol	TN	37620	United States	2025-10-29
Pam Stanton	Bristol	TN	37620	United States	2025-10-30
Rachel Cole	Bristol	TN	37620	United States	2025-11-03
Jessica Reynolds	Bluff City	TN	37618	United States	2025-11-03
Ronald Welch	Bristol	TN	37620	United States	2025-11-05
Lisa Carey	Bristol		24201	United States	2025-11-05
Kaiden Davidson	Marion	VA	24354	United States	2025-11-06
Jonathan Schramm	Bluff City	TN	37618	United States	2025-11-07
Sara Benfield	Todd	NC	28684	United States	2025-11-08
Arvella Williams	Bristol	TN	37620	United States	2025-11-08
Amy Eidson	Rogersville	TN	37857	United States	2025-11-08
Peggy Hawk	Bristol	TN	37620	United States	2025-11-10
Thomas Johnson	Bristol	TN	37620	United States	2025-11-13
Ray Wilson	Bristol	TN	37620	United States	2025-11-13



Outlook

****EXTERNAL**OPPOSE REZONING OF THE V I RANCH RD CHURCH PROPERTY**

From Michelle Stewart <mstewart@BankOfTennessee.com>

Date Thu 11/13/2025 1:09 PM

To Jeanessa Hayes <zoning@sullivancountytn.gov>; Luke Meade <landuse@sullivancountytn.gov>

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email ***

Good afternoon,

I am unable to attend the meeting this evening, but would like my voice to be counted.

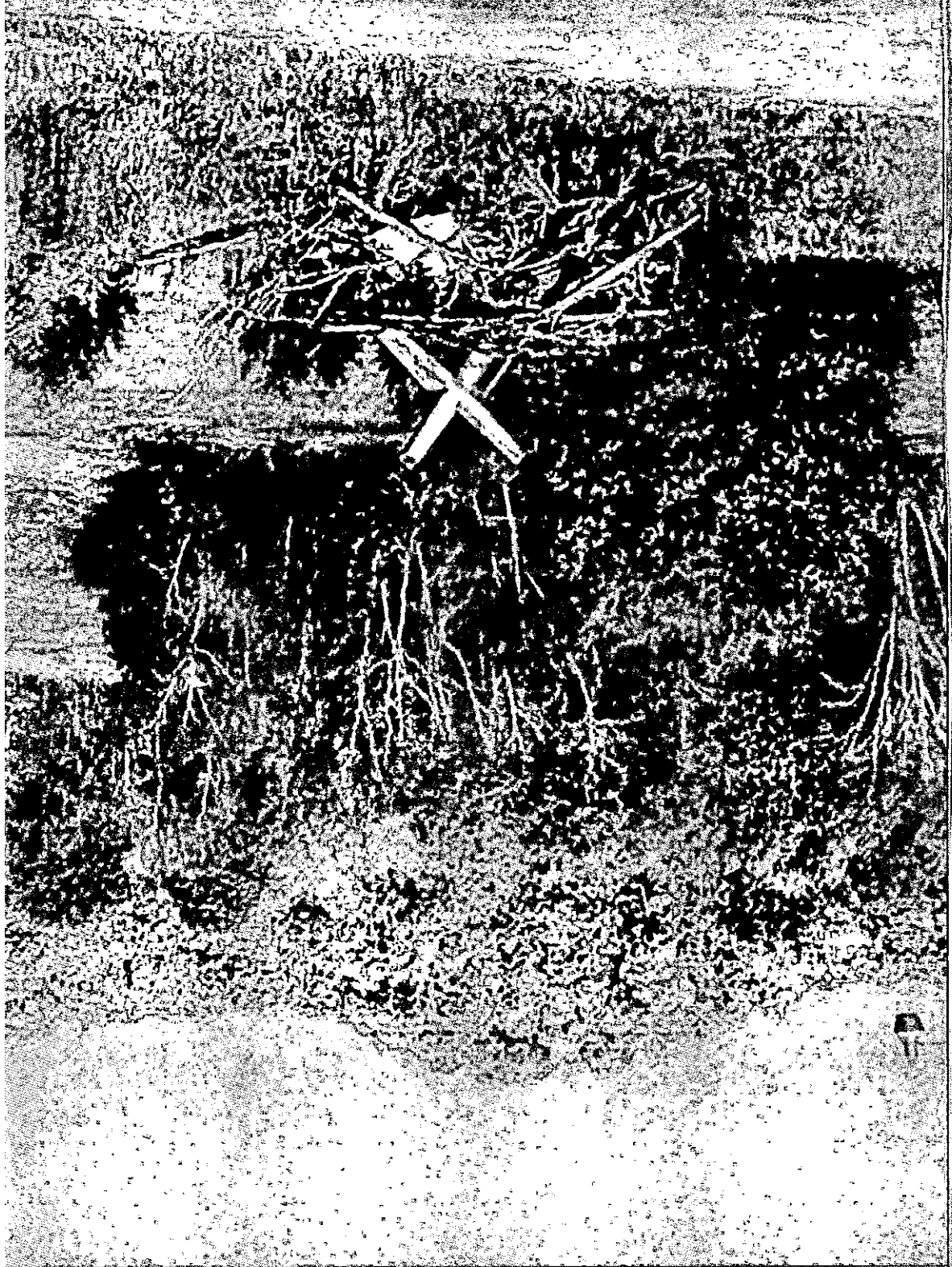
I oppose the rezoning of the V I Ranch Rd church property to B-3 commercial!

Thank you for your time,
Michelle Stewart

This email is intended for its designated recipients. The information, and any attachments, contained in this email may be considered private and/or confidential. If the transmission is received in error, delete message(s) from your system and notify the sender. You may not, directly or indirectly, use, disclose or distribute any part of this email.

Neighborhood Opposition

On 11/13/2025 we received a voicemail in opposition to the proposed rezoning at 1465 V I Ranch Road from Judy Watson. She stated that she is strongly opposed to the rezoning and has lived around V I Ranch/Bristol Caverns her entire life.



Old Business

None.

New Business

Item 1 Resolution 2025-11-02

Sponsors: Glover/King

RESOLUTION TO APPROVE THE TRANSFER OF A 1998 CHEVROLET CHEYENNE VEHICLE TO BLUFF CITY PUBLIC WORKS DEPARTMENT

Item 2 Resolution 2025-11-03

Sponsors: Locke/Gardner

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE DOWNTOWN KINGSPORT REDEVELOPMENT DISTRICT DOBYNS TAYLOR WAREHOUSE PROJECT AREA

Item 3 Resolution 2025-11-04

Sponsors: Vanover/Ireson

A RESOLUTION RECOGNIZING THE RECEIPT OF REIMBURSEMENT FROM BALLAD HEALTH FOR PROFESSIONAL DEVELOPMENT TRAINING AND ADMINISTRATION OF THE BALLAD HEALTH ACADEMY BY TEACHERS SULLIVAN COUNTY SCHOOLS

Item 4 Resolution 2025-11-05

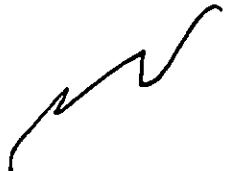
Sponsors: Jones/Vanover

A RESOLUTION REQUESTING REALLOCATION WITHIN THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE BUDGET

Item 5 Resolution 2025-10-06

Sponsors: Vanover/Stidham

RESOLUTION TO RECOGNIZE THE AMERICAN LEGION'S "BE THE ONE" PROGRAM AND TO PARTNER WITH LOCAL AMERICAN LEGION POSTS IN RAISING PUBLIC AWARENESS OF THAT PROGRAM'S MISSION TO END VETERAN SUICIDES AND THE 988 SUICIDE A CRISIS LIFELINE



**SULLIVAN COUNTY BOARD OF COMMISSIONERS
COUNTY COMMISSION – REGULAR SESSION
NON-AGENDA PUBLIC COMMENT
November 13, 2025**

Name	Street Address	City
1. Sam Jones	6319 Heatherwood Ln	Kingsport
2.		
3.		
4.		
5.		
6.		
7.		

Where as:

On September 1st 1998, the Tennessee State legislature passed Public Chapter 1101, codified in Tennessee Code Annotated 6-58-101-118. PC 1101 is known as The Comprehensive Growth Plan. While the focus of the Act was to deal with Tennessee's tumultuous battles over annexation and incorporation, it was also an attempt to further growth planning statewide.

Every county and associated city was required to pass their own growth plans by the end of the year 2000 or face sanctions from the state. Counties and their associated cities were to work together, through a local coordinating committee, to adopt growth plans where cities anticipated growth for the following 20 years. The goal was to identify territory that is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next twenty (20) years. Also to identify territory that a reasonable and prudent person would project as the likely site of high density commercial, industrial and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns and topographical characteristics.

In short, cities had to identify areas where they felt their growth would occur over the next 20 years and would only be allowed to annex property within those areas in those 20 years. Those annexations had to be contiguous to the existing city limits. Those areas were known as the city's Urban Growth Boundaries, UGB.

PC 1101 was amended in 2014 by Public Chapter 399. The new amendment effectively eliminated cities the right to forcibly annex any property and could only annex property, entirely within their UGB, by request or permission of the property owner(s).

PC 1101 was again amended in 2017 by Public Chapter 707. The new amendment would now permit cities to annex property that was non contiguous to the current city limits as long as the property was entirely within the city's UGB.

As stated previously, PC 1101 was intended to eliminate continuous legal battles between cities and counties over annexations and to eliminate corridor annexations and checkerboard annexations.

Unfortunately, over the last 25 years, especially with the passage of the 2017 Public Chapter 707 amendment, PC 1101 has actually intensified problems between cities and counties over annexations. In fact PC 1101 has evolved into a document that has created the very issues it was intended to prevent.

Now with the massive residential growth in Loudon County and many counties throughout the state, many cities are taking great advantage of the amended PC 1101, to create unsustainable residential developments costing counties millions of dollars to support the cities unchecked residential development and causing undue burdens on county residents especially in more rural areas of the county that were included in the city's UGB in 2000.

Now Therefore:

Loudon County pleads with all state legislators and particularly our district representatives, Lowell Russell, Monty Fritts and Randy McNally to, at the very least, review PC 1101 and make corrections/amendments to give counties a greater voice in all annexations by requiring county approval for any annexations or at best, completely repeal the now outdated PC 1101 as amended and require all city annexations to be contiguous to current city limits and require county approval for all annexations.

The greatest of these options would be total repeal of PC 1101 which would also remove other aspects of PC 1101 that are very negative to counties.

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 1
Resolution No. 2025-11-02

To the Honorable Richard Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of November 2025.

RESOLUTION TO APPROVE THE TRANSFER OF A 1998 CHEVROLET CHEYENNE VEHICLE TO BLUFF CITY PUBLIC WORKS DEPARTMENT

WHEREAS, the Sullivan County Maintenance Department has requested the disposal of said vehicle, and;

WHEREAS, Bluff City is in desperate need of this vehicle.

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves this transfer to the City of Bluff City Department of Public the following vehicle: 1998 Chevrolet Cheyenne Truck 5 Speed Manual 5.7 L, VIN#1GCGK24R4WE150881 Service Truck with approximately 173,118 miles. Tag to be removed and insurance will be removed from the County Maintenance inventory after this transfer is complete. This resolution is to authorize Sullivan County Purchasing Agent to Transfer Title to this vehicle at no cost to the County.

This transfer is subject to the approval of the Finance Committee meeting on September 9, 2025.

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

WAIVER OF RULES REQUESTED

Duly adopted this _____ day of _____ 2025.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission.

ATTEST: _____
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the ____ day of _____ 20__ at
or about the following time _____ by the following method: _____

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____
day of _____, 20____ at or about the following time _____ by the
following _____ method:
_____.

Mayor, Sullivan County

Sponsor: Commissioner Hershel Glover

Co-Sponsor: Commissioner Dwight King

ACTIONS: 11/13/25 (Work Session) To be placed on Consent at the Regular Session on 11/20/25

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 2
Resolution No. 2025-11-03

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of November 2025.

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE DOWNTOWN KINGSPORT REDEVELOPMENT DISTRICT DOBYNS TAYLOR WAREHOUSE PROJECT AREA

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

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

WHEREAS, as previously authorized by the Sullivan County Commission, KHRA conducted a public hearing on April 28, 2025, to determine the necessity for the adoption of Redevelopment Plan for the Downtown Kingsport Redevelopment District on behalf of Sullivan County which includes the use of tax increment financing for the Dobyns Taylor Warehouse Project Area; and

WHEREAS, the comments and findings of said public hearing, along with the Dobyns Taylor Warehouse Project proposal for the Downtown Kingsport Redevelopment District have been presented to the Sullivan County Commission; and

WHEREAS, KHRA and the City of Kingsport, Tennessee have recommended the adoption of the Redevelopment Plan for Downtown Kingsport Redevelopment District Dobyns Taylor Warehouse Project Area and have also recommended approval of the use of tax increment financing for a Project known as Dobyns Taylor Warehouse to be located within the Downtown Kingsport Redevelopment District Dobyns Taylor Warehouse Project Area.

NOW, THEREFORE, BE IT RESOLVED the Sullivan County Commission agrees:

1. The Downtown Kingsport Redevelopment District Dobyns Taylor Warehouse Project Area is a blighted area as defined by Tennessee Code Annotated section 13-20-201 in need of redevelopment.
2. That the Redevelopment Plan for the Downtown Kingsport Redevelopment District as amended, a copy of the Amendment being attached hereto as Exhibit A, is hereby approved, and the factual findings contained therein are affirmed and adopted by the Sullivan County Commission.

CONTINUED

Item 2
Resolution No. 2025-11-03

3. That use of tax increment financing as described in the Downtown Kingsport Redevelopment District for use in support of the project known as Dobyys Taylor Warehouse is hereby approved.
4. That the Sullivan County Mayor and Sullivan County Property Assessor are hereby authorized and empowered to negotiate and execute all such documents as may be reasonably required to implement the Redevelopment Plan and tax increment financing amendment.
5. That KHRA is hereby authorized and empowered to implement the Redevelopment Plan and amendment on behalf of Sullivan County through the execution of a Redevelopment Agreement.
6. This resolution is restricted solely to the Downtown Kingsport Redevelopment District Dobyys Taylor Warehouse Project Area as described in the attached amendment and is not an approval or denial of any other Redevelopment Plan or District.

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

Duly adopted this _____ day of _____ 2025.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission.

ATTEST: _____

Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Mayor, Sullivan County

Sponsor: Commissioner Hunter Locke, deputy to the chairman.

Cosponsors: Commissioner John Gardner, chairman; Commissioner Archie Pierce.

ACTIONS: 10/13/25 (Work Session) To be heard at Regular Session on 11/20/25.

**DOWNTOWN KINGSPORT REDEVELOPMENT DISTRICT
DOBYNS TAYLOR WAREHOUSE PROJECT
TAX INCREMENT FINANCING AMENDMENT**

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

A. District History.

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

The Downtown Kingsport Redevelopment District is shown on the map attached as Exhibit One ("Redevelopment District"). The Dobyns Taylor Warehouse Project Area of the Downtown Kingsport Redevelopment District is also shown on the map attached as Exhibit One ("Project Area"). The Dobyns Taylor Warehouse project will be located on the corner of Press Street and Clinchfield which is a primary corridor into Downtown Kingsport. The redevelopment of the Clinchfield area is critical to the transformation of the entire Redevelopment District.

The Project Area of the Redevelopment District currently consists of a historic building which was formerly a mill but is now used solely as a warehouse consisting of six buildings consisting of an approximate total of 108,301 square feet. Several of the structures are dilapidated and constitute a deleterious land use which negatively impacts the safety and welfare of the neighboring areas. Delay of the redevelopment of this site will continue to have a blighting influence on the adjacent areas. The use of TIF will allow the redevelopment of a site which has remained underutilized for decades. The existing blight within the Project Area would be eliminated by implementation of the proposed Redevelopment Project. The presence of an approximately 60 room hotel and full service restaurant would dramatically increase economic activity in and around the Redevelopment District. Redevelopment of this area via the proposed Project would also help alleviate the shortage of hotel rooms in the Downtown Kingsport and Sullivan County markets.

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

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

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

B. District Zoning and Land Use.

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

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

C. Estimated Cost of the Project.

The total estimated costs of all the proposed improvements to be made by Tim Butters (or an entity owned by him) (the "Developer") for Dobyns Taylor Warehouse is approximately \$9,000,000. The proposed improvements by the Developer include a new sprinkler system, new plumbing, new electrical, elevator retrofit and the complete renovation and buildout and furnishing of the interior of the buildings to construct an approximately 60 room boutique hotel and full service restaurant which combined will total approximately 60,000 square feet (the "Redevelopment Project")

In addition, KHRA will be paid an annual administration fee equal to five percent of the total annual tax increment revenue received by KHRA. The Project will be located upon the

following tax parcel: Sullivan County Tax Map 046I, Group A, Control Map 046I, Parcel 024.00. The TIF shall be limited to eligible expenditures for the Redevelopment Project within the Project Area.

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

The primary sources of revenue to pay for the Redevelopment Project are loan, equity and grant proceeds in the amount of \$ 7,700,000 from the Developer and tax increment based debt (to be issued by the KHRA in the form of bonds, notes, or other indebtedness) in an amount not to exceed \$ 1,300,000.00, but in no event in an amount to exceed the estimated amount of debt that can be amortized over the 25 year increment period which is hereby authorized by City of Kingsport (the "City") and Sullivan County, Tennessee (the "County"). Current projections suggest that the tax increment from the proposed improvements within the Project Area will be sufficient to retire this amount of indebtedness within a 25 year amortization period for both the City and the County.

The total property tax assessment for the Project Area as of 2024 is \$ 446,200. This results in annual property tax payments to the City in the amount of \$ 7,484 and annual property tax payments to the County in the amount of \$ 7,196. The Redevelopment Project would result in a total estimated assessed value for property within the Project Area of \$4,853,000 (based on a \$12,132,500 tax appraised value). Based on current tax rates, this would result in total estimated annual city taxes of \$ 81,399 and total estimated annual county taxes of \$ 78,274. Because Sullivan County has dedicated \$0.2050 of its \$ 1.6129 tax rate for repayment of indebtedness and the City of Kingsport has dedicated \$0.2496 of its \$ 1.6773 tax rate for repayment of indebtedness, that portion of the increment, pursuant to Tenn. Code Ann. §§13-20-205 and 9-23-103, shall not be allocated as provided in Paragraph G below but shall be collected and paid to the respective taxing agency as all other property taxes are collected and paid. Thus, the estimated total available increment from Sullivan County taxes after the statutory debt service set aside but prior to any county holdback is \$ 62,043. The estimated total available increment from City of Kingsport taxes after statutory debt service set aside but prior to any holdback is \$ 62,915. However, this amendment provides in Paragraph G that five percent (5%) of the tax increment shall be retained by the City and County resulting in an estimated total annual available tax increment after holdbacks and KHRA administrative fees of \$ 112,775. The combined new tax revenue above the current base as a result of this Project would be \$ 12,136 to the County and \$ 14,145 for the City. A detailed calculation of these estimated projections is attached hereto as Exhibit Two. The redevelopment of the Project Area will not occur to the degree proposed without the use of tax-increment financing.

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

The principal amortization period for any indebtedness backed by the tax-increment revenue generated within the Project Area shall be no more than 25 years from the date of issuance of the debt. In any event, the final maturity date of all indebtedness issued pursuant to this Amendment shall be on or before May 15, 2053. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax-increment funds, or at such time as

monies on deposit in the tax-increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the project shall be retained by the appropriate taxing agency for disbursement according to law.

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

The total assessment of the City of Kingsport's real property tax base for the 2023 tax year is approximately \$ 1,488,624,940 . The total assessment of Sullivan County's real property tax base for the 2023 tax year is approximately \$3,726,932,850. The current assessment of the Project Area represents 0.029% of the City of Kingsport's property tax base and 0.012% of the Sullivan County property tax base. The estimated assessment of the Proposed Improvements would represent 0.23% of the current City of Kingsport tax base and 0.091% of the current Sullivan County tax base. Based on these small percentages, the City and the County (the two taxing agencies affected by this Redevelopment Project) will not be substantially impacted financially by this tax-increment financing provision.

The development of the Redevelopment Project will result in substantial economic activity within the Redevelopment District. An estimated 40 total jobs could be created during the construction phase of the Redevelopment Project and approximately 50 permanent jobs upon completion of the Project. The estimated sales tax from the project is \$64,915 and the estimated hotel and motel tax is \$160,000. In addition, the long term impact includes the addition of overnight guests to the Downtown Kingsport area which results in significant additional local sales taxes and other revenue for local governments. While all these numbers rely on certain assumptions and projections, the end result of the Redevelopment Project is that a blighted property will be redeveloped and a need for hotel rooms has been met and the City and County will receive a substantial economic boost.

G. Division of Property Taxes.

Upon written notice to the City and County from KHRA of the tax year that the allocation period shall begin but in no event later than the tax year 2028, the taxes levied and collected over the Project Area shall be collected by the appropriate taxing authorities in the same manner as provided by law, except that said taxes shall be divided as follows:

1. The portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of such property within the Project Area as of the 2024 tax year (which is the year prior to the year of approval of this TIF amendment as authorized under Tenn. Code Ann. 9-23-102(2) ("Base Assessment"), shall be allocated to, and when collected, shall be paid to, the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, that in any year in which taxes of the Project Area are less than the Base Assessment and the Dedicated Taxes, there shall be allocated and paid to those respective taxing agencies only those taxes actually imposed and collected; and provided further, that, in any year or years in which the Base Assessment would be diminished solely due to a rate reduction under Title 67, Chapter 5, Part

17, of the Tennessee Code, the Base Assessment shall nevertheless be established at the amount originally determined.

2. Subject to the restraints herein and applicable law, ninety five percent (95 %) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid into a special fund or funds of KHRA to pay the administration fee and to pay the principal of and interest on any bonds, loans or other indebtedness incurred or to be incurred by KHRA to finance or refinance, in whole or in part, eligible redevelopment expenses of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law. The remaining five percent (5 %) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid to the respective taxing agencies in the same manner as taxes on all other property are paid.

3. Upon retirement of all bonds, loans or other indebtedness incurred by KHRA and payable from such special fund or funds, or at such time as monies on deposit in such special fund or funds are sufficient for such purpose, all taxes levied each year in excess of the Base Assessment and Dedicated Taxes shall, when collected, be paid to the respective taxing agency as taxes levied by such taxing agencies on all other property are paid, and KHRA shall give notice to all affected taxing agencies of such retirement. Excess taxes beyond amounts necessary to fund or reserve for eligible expenditures may be applied to principal and interest of debt incurred to finance such eligible expenditures or shall revert to the taxing agency general fund. In any event, the division of property taxes required by this document shall not continue for any tax year beyond 2052.

H. Property Tax Assessments and Collection.

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

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

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

I. Documentation for Assessor's Office.

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

J. Excluded Taxes.

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

K. Interpretation.

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

L. Conditions of Tax Increment.

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

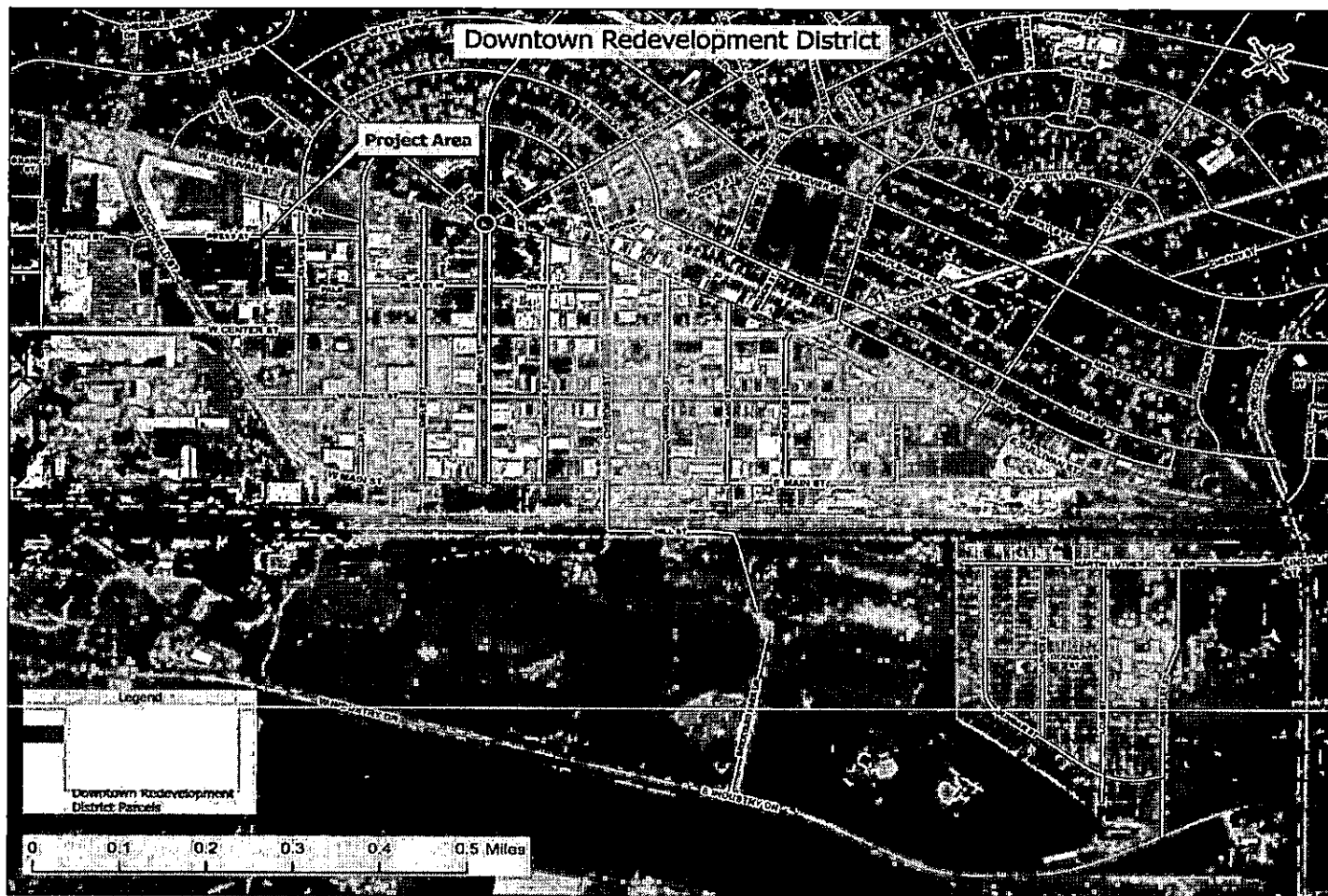
EXHIBIT ONEMAP OF DOWNTOWN KINGSFORT REDVELOPMENT DISTRICT
AND DOBYNS TAYLOR WAREHOUSE PROJECT AREA

EXHIBIT TWO

TIF ESTIMATE
DOBYNS TAYLOR WAREHOUSE PROJECT AREA
DOWNTOWN KINGSFORT
REDEVELOPMENT DISTRICT

Total Original 2024 Assessed Base Value	\$446,200.00
County Tax Rate	1.6129
City Tax Rate	1.6773
Total New Assessed Value	\$4,853,000.00
County Debt Service Rate	.2050
City Debt Service Rate	.2496
Total County Taxes	\$78,274.04
Base County Taxes	\$7,196.76
Proposed County Increment	\$71,077.28
County Debt Service Set Aside	\$9,033.94
Available County Increment after Debt Service	\$62,043.34
County Increment after 5% Holdback	\$58,941.17
County Increment after Holdback and Admin Fee	\$55,994.11
Total City Taxes	\$81,399.37
Base City Taxes	\$7,484.11
Proposed City Increment	\$73,915.26
City Debt Service Set Aside	\$10,999.37
Available City Increment after Debt Service	\$62,915.88
City Increment after 5% holdback	\$59,770.09
City Increment after Holdback and Admin Fee	\$56,781.58
 Total City and County Increment available for Debt Service	 \$112,775.70
 Annual New Benefits to City (retained increment & debt service)	 \$14,145.17
Annual New Benefits to County (retained increment & debt service)	\$12,136.11

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 3
Resolution No. 2025-11-04

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of November 2025.

A RESOLUTION RECOGNIZING THE RECEIPT OF REIMBURSEMENT FROM BALLAD HEALTH FOR PROFESSIONAL DEVELOPMENT TRAINING AND ADMINISTRATION OF THE BALLAD HEALTH ACADEMY BY TEACHERS SULLIVAN COUNTY SCHOOLS

WHEREAS, Sullivan County Schools, in partnership with Ballad Health, has agreed to administer the Ballad Health Academy within the CTE programming; and

WHEREAS, a teacher from each high school completed professional development training specifically related to the administration of the Ballad Health Academy program; and

WHEREAS, Ballad Health has committed to supporting this educational initiative through reimbursement for the costs associated with stipends for completing said training; and

WHEREAS, Ballad Health has also agreed to reimburse for the costs associated with stipends for administering the grant each semester; and

WHEREAS, Sullivan County Schools will receive reimbursement payments from Ballad Health in the amount of \$9,066.68 for the costs incurred by paying said stipends; and

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Board of Education to recognize said reimbursements in the General Purpose School Fund; not to exceed the above amount (\$9,066.68). The revenue and expenditure account codes for the reimbursements are as follows:

Account Number	Account Description	Amount
48130	Contributions	9,066.68
71300-100	Personnel	8,000.00
71300-200	Employee Benefits	1,066.68

Waiver of Rules Requested

Item 3
Resolution No. 2025-11-04

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

Duly adopted this _____ day of _____ 2025.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission.

ATTEST: _____
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the ____ day of _____ 2025 at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover
Cosponsors: Commissioner Mark Ireson; Commissioner Joyce Crosswhite
ACTIONS: 11/13/25 (Work Session) To be placed on Consent at the Regular Session on 11/20/25

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 4
Resolution No. 2025-11-05

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of November, 2025.

A RESOLUTION REQUESTING REALLOCATION WITHIN THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE BUDGET

WHEREAS, the Board of Education has determined that certain maintenance personnel positions are no longer necessary, allowing for the liquidation of these positions; and

WHEREAS, the Board of Education now seeks to use the funds associated with the liquidated positions to increase the third party contract for maintaining the grounds of each facility; and

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Board of Education to recognize the following amendment within the General Purpose School Fund:

Account Number	Account Description	Amount
72620-100	Personnel	-230,000.00
72620-200	Employee Benefits	-80,000.00
72620-300	Contracted Services	310,000.00

Waiver of the Rules Requested

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

Duly adopted this _____ day of _____ 2025.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission.

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

Item 4
Resolution No. 2025-11-05

Delivered to the Sullivan County Mayor or his secretary this the ____ day of _____ 20__ at
or about the following time _____ by the following method: _____

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the ____ day of _____, 20__ at or about the following time _____ by
the following method: _____

Mayor, Sullivan County

Sponsor: Commissioner Sam Jones

Cosponsors: Commissioner Zane Vanover; Commissioner Joyce Crosswhite

ACTIONS: 11/13/25 (Work Session) To be placed on Waiver of Rules at the Regular Session on 11/20/25.

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 5
Resolution No. 2025-11-06

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of October 2025.

RESOLUTION TO RECOGNIZE THE AMERICAN LEGION'S "BE THE ONE" PROGRAM AND TO PARTNER WITH LOCAL AMERICAN LEGION POSTS IN RAISING PUBLIC AWARENESS OF THAT PROGRAM'S MISSION TO END VETERAN SUICIDES AND THE 988 SUICIDE A CRISIS LIFELINE

WHEREAS on June 1st, 2023, the American Legion began an initiative called Be The One with the mission to end Veteran suicide; and

WHEREAS an average of 22 Veterans a day commit suicide; and

WHEREAS suicide is the second leading cause of death for children and young adults aged 10-24, behind unintentional injuries, with an estimated 6,500 individuals in this demographic taking their own life annually; and

WHEREAS individuals commit suicide for many reasons, therefore, be it.

NOW, THEREFORE BE IT RESOLVED the Sullivan County Commission in partnership with the American Legion Department of Tennessee, American Legion Post 3 in Kingsport and Post 145 in Bristol commits to end suicide in every demographic from the young to the old alike.

FURTHER BE IT RESOLVED the Sullivan County Commission urges every county government entity and private organizations to promote the 988-suicide prevention hotline and encourage all to host annual suicide prevention training.

WAIVER OF RULES REQUESTED

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

Duly adopted this _____ day of _____ 2025.

CONTINUED

Item 5

Resolution No. 2025-11-06

Reviewed by Chairman: _____

John T. Gardner, Chairman, Sullivan County Commission.

ATTEST: _____

Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk.**ACTION BY MAYOR**

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____

Mayor, Sullivan County**Sponsor: Commissioner Zane Vanover****Cosponsor: Commissioner Gary Stidham; Commissioner Travis Ward.****ACTIONS: 10/13/25 (Work Session) To be heard at Regular Session on 11/20/25.**

**DOWNTOWN KINGSPORT REDEVELOPMENT DISTRICT
DOBYNS TAYLOR WAREHOUSE PROJECT
TAX INCREMENT FINANCING AMENDMENT**

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

A. District History.

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

The Downtown Kingsport Redevelopment District is shown on the map attached as Exhibit One ("Redevelopment District"). The Dobyns Taylor Warehouse Project Area of the Downtown Kingsport Redevelopment District is also shown on the map attached as Exhibit One ("Project Area"). The Dobyns Taylor Warehouse project will be located on the corner of Press Street and Clinchfield which is a primary corridor into Downtown Kingsport. The redevelopment of the Clinchfield area is critical to the transformation of the entire Redevelopment District.

The Project Area of the Redevelopment District currently consists of a historic building which was formerly a mill but is now used solely as a warehouse consisting of six buildings consisting of an approximate total of 108,301 square feet. Several of the structures are dilapidated and constitute a deleterious land use which negatively impacts the safety and welfare of the neighboring areas. Delay of the redevelopment of this site will continue to have a blighting influence on the adjacent areas. The use of TIF will allow the redevelopment of a site which has remained underutilized for decades. The existing blight within the Project Area would be eliminated by implementation of the proposed Redevelopment Project. The presence of an approximately 60 room hotel and full service restaurant would dramatically increase economic activity in and around the Redevelopment District. Redevelopment of this area via the proposed Project would also help alleviate the shortage of hotel rooms in the Downtown Kingsport and Sullivan County markets.

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

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

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

B. District Zoning and Land Use.

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

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

C. Estimated Cost of the Project.

The total estimated costs of all the proposed improvements to be made by Tim Butters (or an entity owned by him) (the "Developer") for Dobyns Taylor Warehouse is approximately \$9,000,000. The proposed improvements by the Developer include a new sprinkler system, new plumbing, new electrical, elevator retrofit and the complete renovation and buildout and furnishing of the interior of the buildings to construct an approximately 60 room boutique hotel and full service restaurant which combined will total approximately 60,000 square feet (the "Redevelopment Project")

In addition, KHRA will be paid an annual administration fee equal to five percent of the total annual tax increment revenue received by KHRA. The Project will be located upon the

following tax parcel: Sullivan County Tax Map 046I, Group A, Control Map 046I, Parcel 024.00. The TIF shall be limited to eligible expenditures for the Redevelopment Project within the Project Area.

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

The primary sources of revenue to pay for the Redevelopment Project are loan, equity and grant proceeds in the amount of \$ 7,700,000 from the Developer and tax increment based debt (to be issued by the KHRA in the form of bonds, notes, or other indebtedness) in an amount not to exceed \$ 1,300,000.00, but in no event in an amount to exceed the estimated amount of debt that can be amortized over the 25 year increment period which is hereby authorized by City of Kingsport (the "City") and Sullivan County, Tennessee (the "County"). Current projections suggest that the tax increment from the proposed improvements within the Project Area will be sufficient to retire this amount of indebtedness within a 25 year amortization period for both the City and the County.

The total property tax assessment for the Project Area as of 2024 is \$ 446,200. This results in annual property tax payments to the City in the amount of \$ 7,484 and annual property tax payments to the County in the amount of \$ 7,196. The Redevelopment Project would result in a total estimated assessed value for property within the Project Area of \$4,853,000 (based on a \$12,132,500 tax appraised value). Based on current tax rates, this would result in total estimated annual city taxes of \$ 81,399 and total estimated annual county taxes of \$ 78,274. Because Sullivan County has dedicated \$0.2050 of its \$ 1.6129 tax rate for repayment of indebtedness and the City of Kingsport has dedicated \$0.2496 of its \$ 1.6773 tax rate for repayment of indebtedness, that portion of the increment, pursuant to Tenn. Code Ann. §§13-20-205 and 9-23-103, shall not be allocated as provided in Paragraph G below but shall be collected and paid to the respective taxing agency as all other property taxes are collected and paid. Thus, the estimated total available increment from Sullivan County taxes after the statutory debt service set aside but prior to any county holdback is \$ 62,043. The estimated total available increment from City of Kingsport taxes after statutory debt service set aside but prior to any holdback is \$ 62,915. However, this amendment provides in Paragraph G that five percent (5%) of the tax increment shall be retained by the City and County resulting in an estimated total annual available tax increment after holdbacks and KHRA administrative fees of \$ 112,775. The combined new tax revenue above the current base as a result of this Project would be \$ 12,136 to the County and \$ 14,145 for the City. A detailed calculation of these estimated projections is attached hereto as Exhibit Two. The redevelopment of the Project Area will not occur to the degree proposed without the use of tax-increment financing.

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

The principal amortization period for any indebtedness backed by the tax-increment revenue generated within the Project Area shall be no more than 25 years from the date of issuance of the debt. In any event, the final maturity date of all indebtedness issued pursuant to this Amendment shall be on or before May 15, 2053. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax-increment funds, or at such time as

monies on deposit in the tax-increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the project shall be retained by the appropriate taxing agency for disbursement according to law.

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

The total assessment of the City of Kingsport's real property tax base for the 2023 tax year is approximately \$ 1,488,624,940 . The total assessment of Sullivan County's real property tax base for the 2023 tax year is approximately \$3,726,932,850. The current assessment of the Project Area represents 0.029% of the City of Kingsport's property tax base and 0.012% of the Sullivan County property tax base. The estimated assessment of the Proposed Improvements would represent 0.23% of the current City of Kingsport tax base and 0.091% of the current Sullivan County tax base. Based on these small percentages, the City and the County (the two taxing agencies affected by this Redevelopment Project) will not be substantially impacted financially by this tax-increment financing provision.

The development of the Redevelopment Project will result in substantial economic activity within the Redevelopment District. An estimated 40 total jobs could be created during the construction phase of the Redevelopment Project and approximately 50 permanent jobs upon completion of the Project. The estimated sales tax from the project is \$64,915 and the estimated hotel and motel tax is \$160,000. In addition, the long term impact includes the addition of overnight guests to the Downtown Kingsport area which results in significant additional local sales taxes and other revenue for local governments. While all these numbers rely on certain assumptions and projections, the end result of the Redevelopment Project is that a blighted property will be redeveloped and a need for hotel rooms has been met and the City and County will receive a substantial economic boost.

G. Division of Property Taxes.

Upon written notice to the City and County from KHRRA of the tax year that the allocation period shall begin but in no event later than the tax year 2028, the taxes levied and collected over the Project Area shall be collected by the appropriate taxing authorities in the same manner as provided by law, except that said taxes shall be divided as follows:

1. The portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of such property within the Project Area as of the 2024 tax year (which is the year prior to the year of approval of this TIF amendment as authorized under Tenn. Code Ann. 9-23-102 (2) ("Base Assessment"), shall be allocated to, and when collected, shall be paid to, the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, that in any year in which taxes of the Project Area are less than the Base Assessment and the Dedicated Taxes, there shall be allocated and paid to those respective taxing agencies only those taxes actually imposed and collected; and provided further, that, in any year or years in which the Base Assessment would be diminished solely due to a rate reduction under Title 67, Chapter 5, Part

17, of the Tennessee Code, the Base Assessment shall nevertheless be established at the amount originally determined.

2. Subject to the restraints herein and applicable law, ninety five percent (95 %) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid into a special fund or funds of KHRA to pay the administration fee and to pay the principal of and interest on any bonds, loans or other indebtedness incurred or to be incurred by KHRA to finance or refinance, in whole or in part, eligible redevelopment expenses of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law. The remaining five percent (5 %) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid to the respective taxing agencies in the same manner as taxes on all other property are paid.

3. Upon retirement of all bonds, loans or other indebtedness incurred by KHRA and payable from such special fund or funds, or at such time as monies on deposit in such special fund or funds are sufficient for such purpose, all taxes levied each year in excess of the Base Assessment and Dedicated Taxes shall, when collected, be paid to the respective taxing agency as taxes levied by such taxing agencies on all other property are paid, and KHRA shall give notice to all affected taxing agencies of such retirement. Excess taxes beyond amounts necessary to fund or reserve for eligible expenditures may be applied to principal and interest of debt incurred to finance such eligible expenditures or shall revert to the taxing agency general fund. In any event, the division of property taxes required by this document shall not continue for any tax year beyond 2052.

H. Property Tax Assessments and Collection.

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

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

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

I. Documentation for Assessor's Office.

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

J. Excluded Taxes.

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

K. Interpretation.

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

L. Conditions of Tax Increment.

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

EXHIBIT ONE

MAP OF DOWNTOWN KINGSFORT REDVELOPMENT DISTRICT
AND DOBYNS TAYLOR WAREHOUSE PROJECT AREA

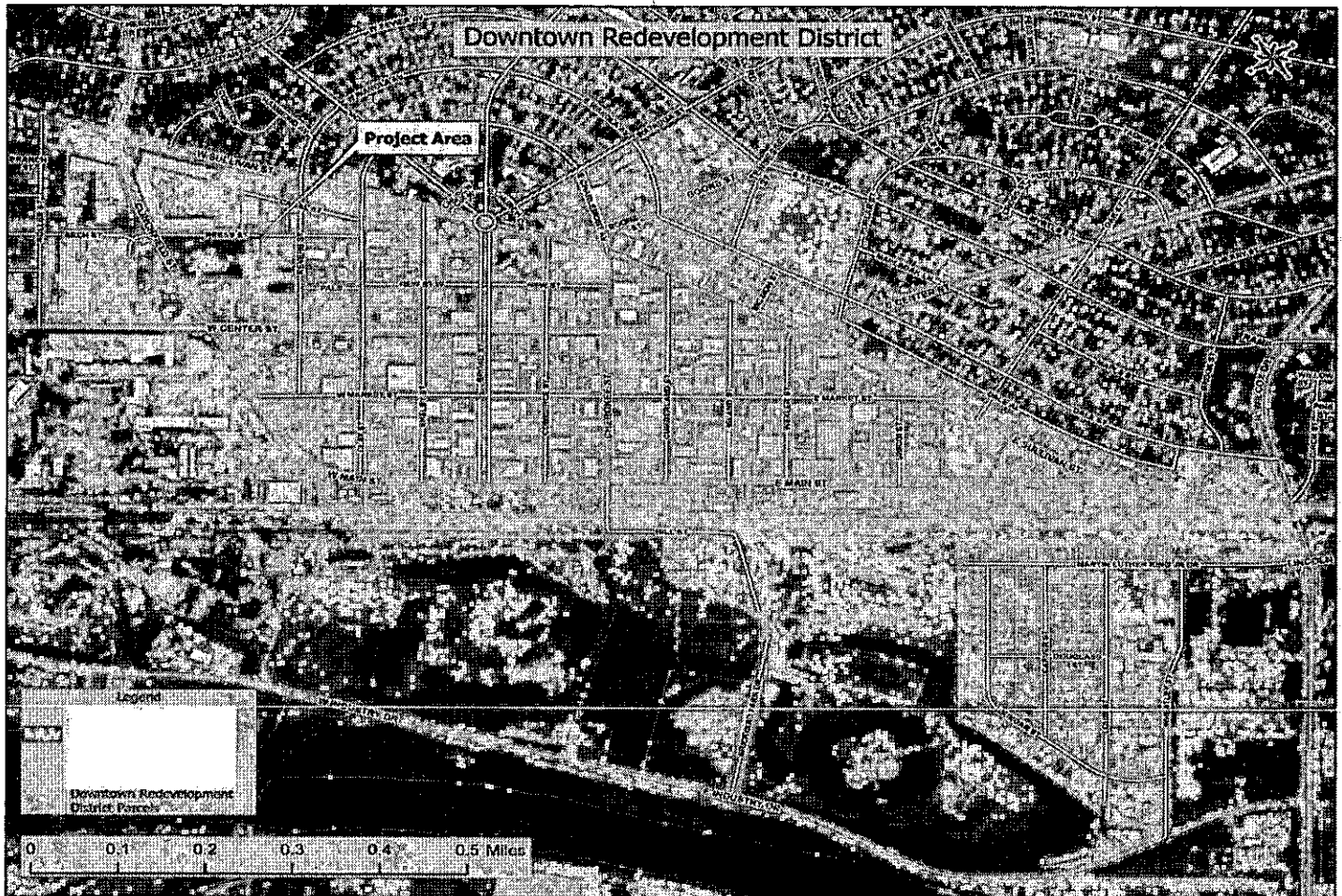


EXHIBIT TWO

TIF ESTIMATE
DOBYNS TAYLOR WAREHOUSE PROJECT AREA
DOWNTOWN KINGSFORT
REDEVELOPMENT DISTRICT

Total Original 2024 Assessed Base Value	\$446,200.00
County Tax Rate	1.6129
City Tax Rate	1.6773
Total New Assessed Value	\$4,853,000.00
County Debt Service Rate	.2050
City Debt Service Rate	.2496
Total County Taxes	\$78,274.04
Base County Taxes	\$7,196.76
Proposed County Increment	\$71,077.28
County Debt Service Set Aside	\$9,033.94
Available County Increment after Debt Service	\$62,043.34
County Increment after 5% Holdback	\$58,941.17
County Increment after Holdback and Admin Fee	\$55,994.11
Total City Taxes	\$81,399.37
Base City Taxes	\$7,484.11
Proposed City Increment	\$73,915.26
City Debt Service Set Aside	\$10,999.37
Available City Increment after Debt Service	\$62,915.88
City Increment after 5% holdback	\$59,770.09
City Increment after Holdback and Admin Fee	\$56,781.58
 Total City and County Increment available for Debt Service	 \$112,775.70
 Annual New Benefits to City (retained increment & debt service)	 \$14,145.17
Annual New Benefits to County (retained increment & debt service)	\$12,136.11

Sullivan County



AND THEREUPON COUNTY COMMISSION ADJOURNED AT 7:28 P.M. UPON MOTION MADE BY COMMISSIONER CALTON TO MEET AGAIN IN REGULAR SESSION ON NOVEMBER 20, 2025.



JOHN T. GARDNER

COMMISSION CHAIRMAN