

SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

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	No	Yes	Yes	Kingsport	R-1	R-3A	11	10
2	9/2/2025	Brenda Johnson	Yes	Yes	Yes	Kingsport	R-1	R-2	13	8
3	9/8/2025	Matthew & Alexandra Elliott	Yes	Yes	Yes	Sullivan	R-1	B-3	6	6
4	9/8/2025	Ernest Cassell	Yes	Bristol staff did not provide rec.	No	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			
	Brenda 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									

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

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: 6Zoning 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 128, 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 undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Owner's Signature: [Signature]Date: 08-26-25Notary Public: [Signature]My Commission Expires: 12/28/26

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
City:
Special Service District 2: 000
Neighborhood: K03
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning: R-1

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
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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	\$60,000	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 Address: 589 Shiloh Pvt. Dr. City: Blountville State: TN Zip Code: 37617 Phone: (423)-967-4547		Intent: To rezone from county R-1 to R-3A for the purpose of a future Planned Unit Development.	
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> <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:		

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.

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.

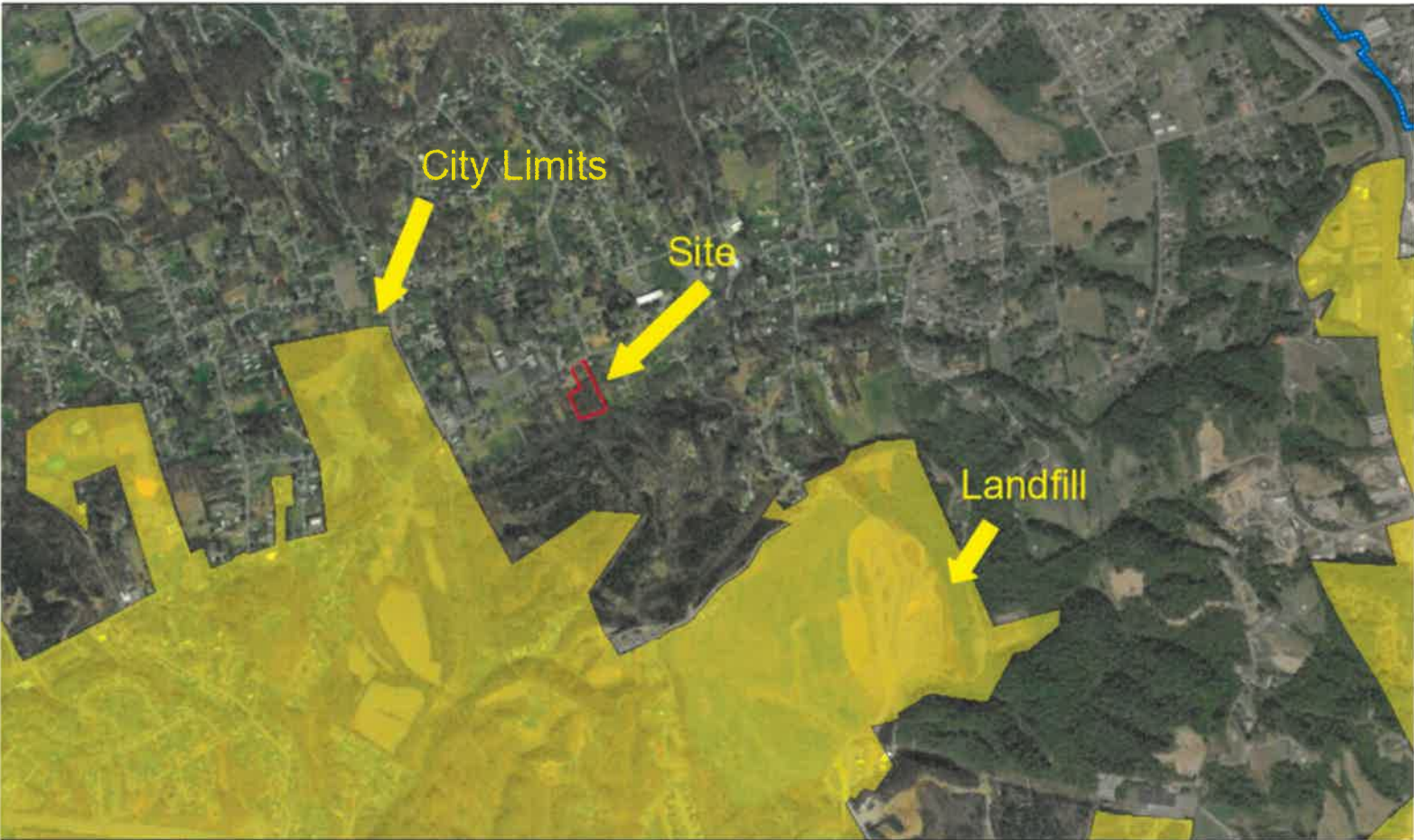
6-200 PLANNED UNIT DEVELOPMENT DISTRICTS**6-201 General Provisions**

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.

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:

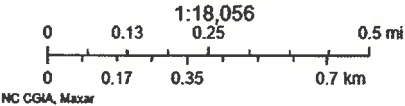
- a. Will be consistent with the currently effective *Land Use and Transportation Plan (Regional Plan)* as well as any special development plans for the area.
- b. Is likely to be compatible with development permitted under the general development provisions of the zoning resolution.
- c. Will not significantly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

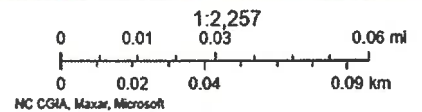
Parcels

sets

Interstate

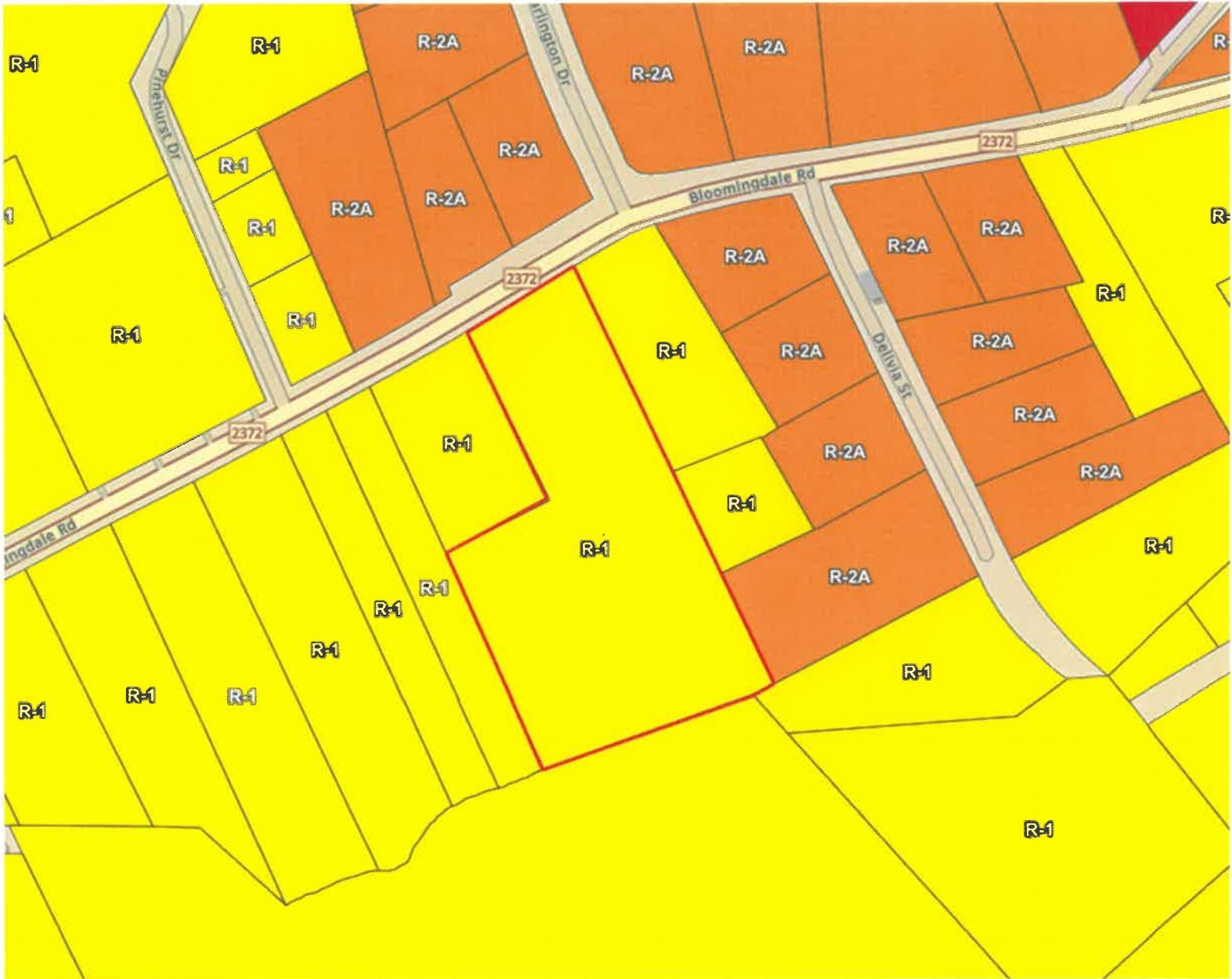
Expressway

- | | | |
|------------------|-----------------------|-----------------|
| Major Arterial | Private Street | MT CARMEL |
| Minor Arterial | Ramp | CHURCH HILL |
| Collector Street | Urban Growth Boundary | JOHNSON CITY |
| Local Street | Municipal Boundary | Kpt 911 Address |
| | KINGSFORT | |



Web AppBuilder for ArcGIS

Sullivan County Zoning Map



1515 Bloomingdale Rd. Future Land Use



10/20/2025, 4:07:42 PM

Ivan County Parcels Jan 2023

Future 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

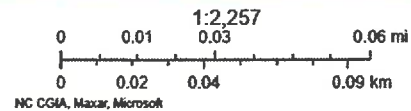
KINGSPOINT

MT CARMEL

CHURCH HILL

JOHNSON CITY

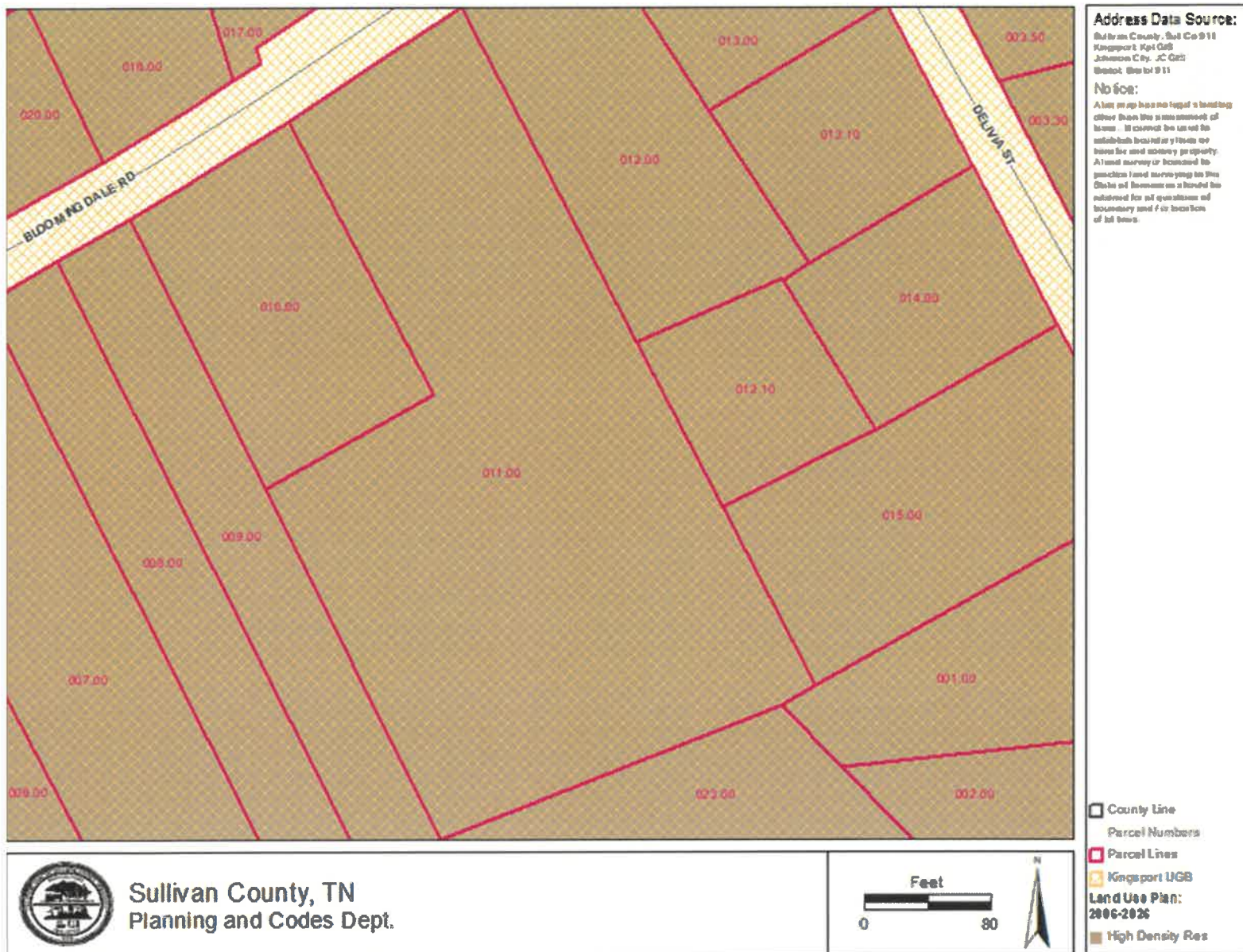
Kpt 911 Address



NC CGIA, Maxar, Microsoft

Web AppBuilder for ArcGIS

Sullivan County Future Land Use



Property View of 1515 Bloomingdale 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 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: 423-737-7351 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: _____

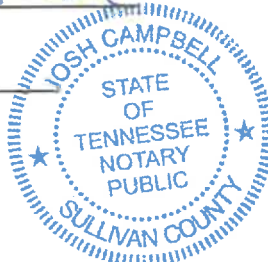
DEED RESTRICTIONS

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

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

Ctrl Map:

Group:

Parcel:

St:

105D

B

001.45

PI:

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

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
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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		-	-

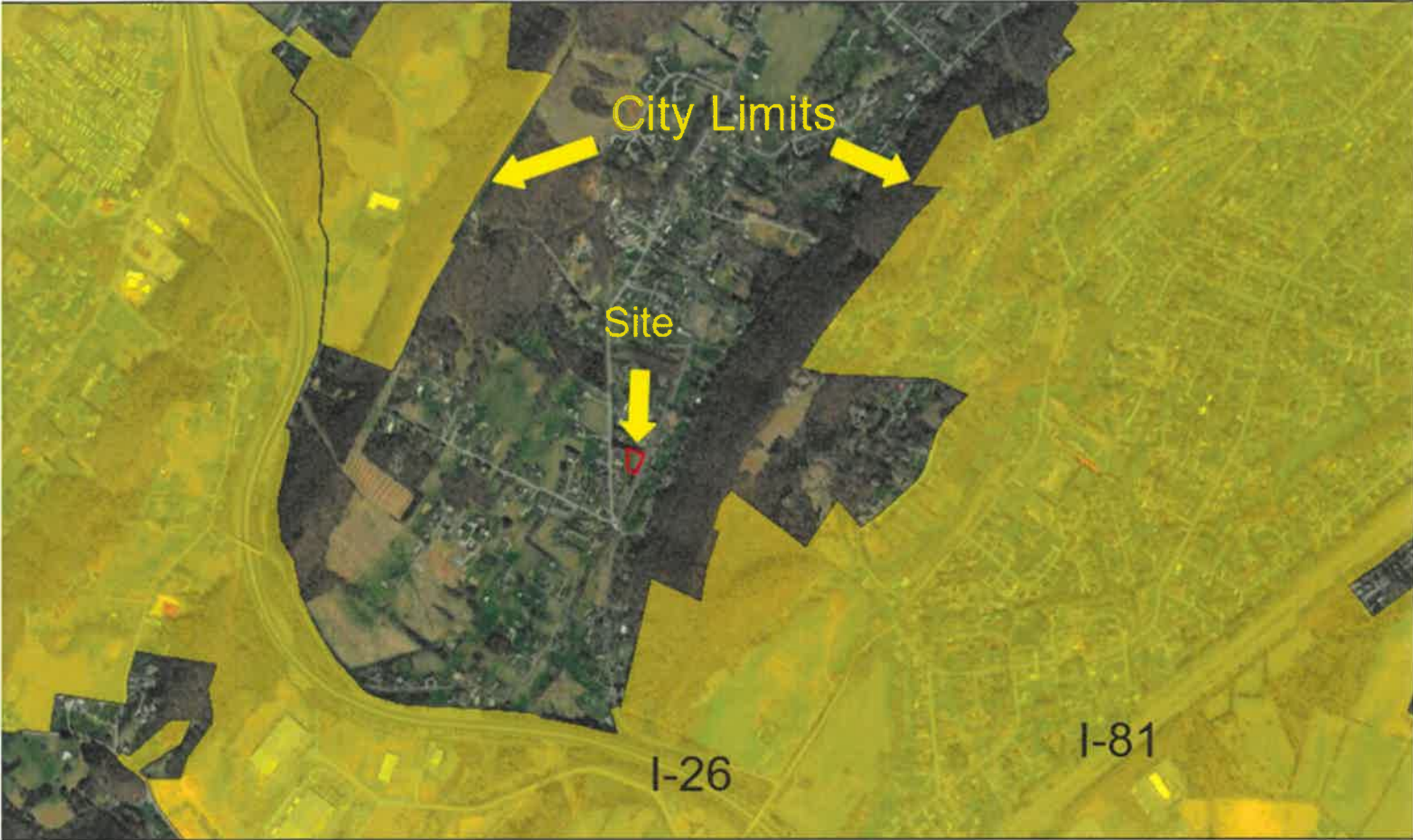
Property Information	479 Summerville Rd. County Rezoning		
Address	479 Summerville Rd. Kingsport, TN 37660		
Tax Map, Group, Parcel	Tax Map 105D Group B Parcel 001.45		
Civil District	13 th Civil District		
Overlay District	N/A		
Land Use Designation	Single-Family		
Acres	+/- 0.5		
Existing Use	Vacant	Existing Zoning	County R-1
Proposed Use	Residential	Proposed Zoning	County R-2
Owner/ Applicant Information			
Name: Brenda Johnson Address: 479 New Summerville Rd City: Kingsport State: TN Zip Code: 37660 Phone: (423)737-7351		Intent: To rezone from county R-1 to R-2 for the purposes of allowing for a single-wide on the abutting parcel.	
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



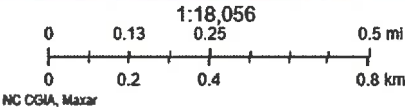
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- Urban Growth Boundary

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

Iliwan County Parcels Jan 2023

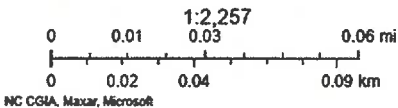
Parcels

Streets

Interstate

Expressway

- | | | |
|------------------|-----------------------|-----------------|
| Major Arterial | Private Street | MT CARMEL |
| Minor Arterial | Ramp | CHURCH HILL |
| Collector Street | Urban Growth Boundary | JOHNSON CITY |
| Local Street | Municipal Boundary | Kpt 911 Address |
| | KINGSPORT | |



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

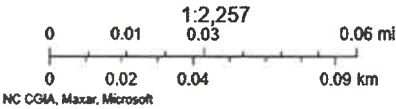
Parcels

Streets

Interstate

Expressway

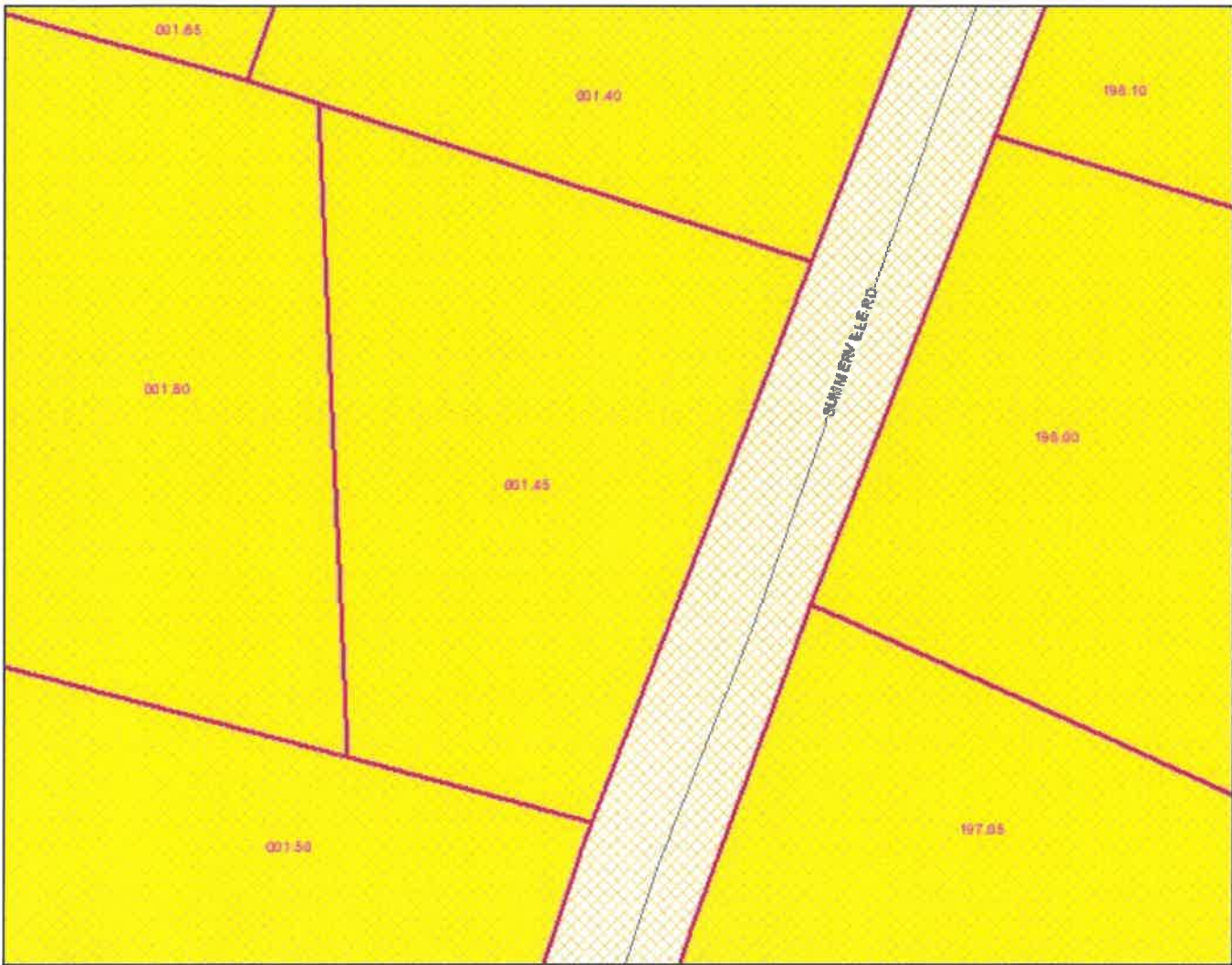
- | | | | |
|------------------|-----------------|-------------------|-------------------------|
| Major Arterial | Private Street | Multi-Family | Single and Multi-Family |
| Minor Arterial | Ramp | Public | Utilities |
| Collector Street | Future Land Use | Retail/Commercial | Urban Growth Boundary |
| Local Street | Agri/Vacant | Single Family | Kpt 911 Address |
| | Industrial | | |



NC CGMA, Maxar, Microsoft

Web AppBuilder for ArcGIS

Sullivan County Future Land Use



Address Data Source:
Sullivan County, Su Co 9 11
Kingsport, TN 37603
Johnson City, TN 37601
Shelby County, TN 37111

Notice:
This map has no legal standing
other than the measurement of
area. It cannot be used to
establish boundary lines or
to determine ownership.
A land surveyor should be
consulted for all questions of
boundary and location of
all lines.

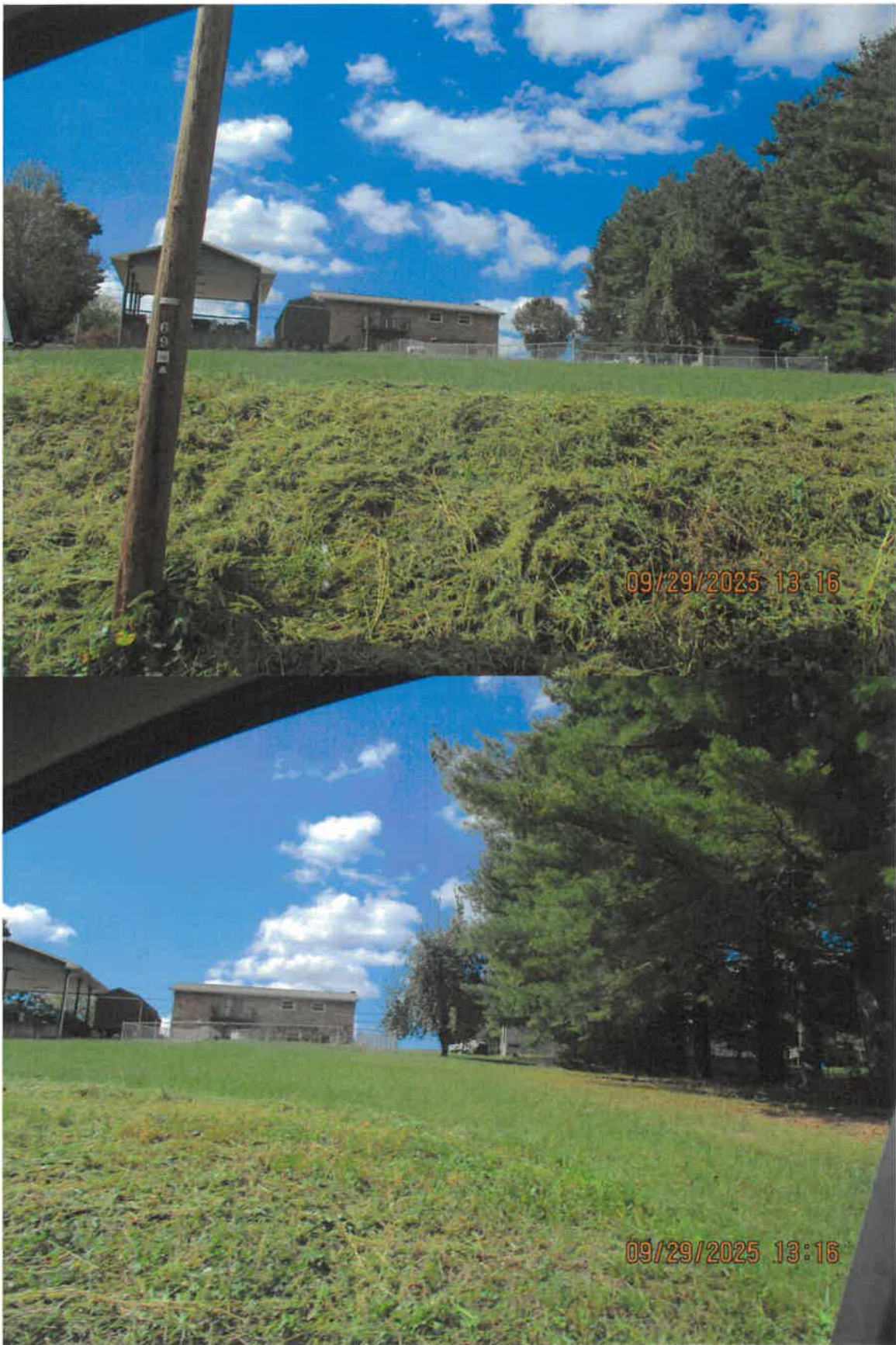
- ☐ County Line
- ☐ Parcel Numbers
- ☐ Parcel Lines
- ☐ Kingsport UGB
- Land Use Plan:**
- 2006-2026**
- ☒ Low Density Res



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.

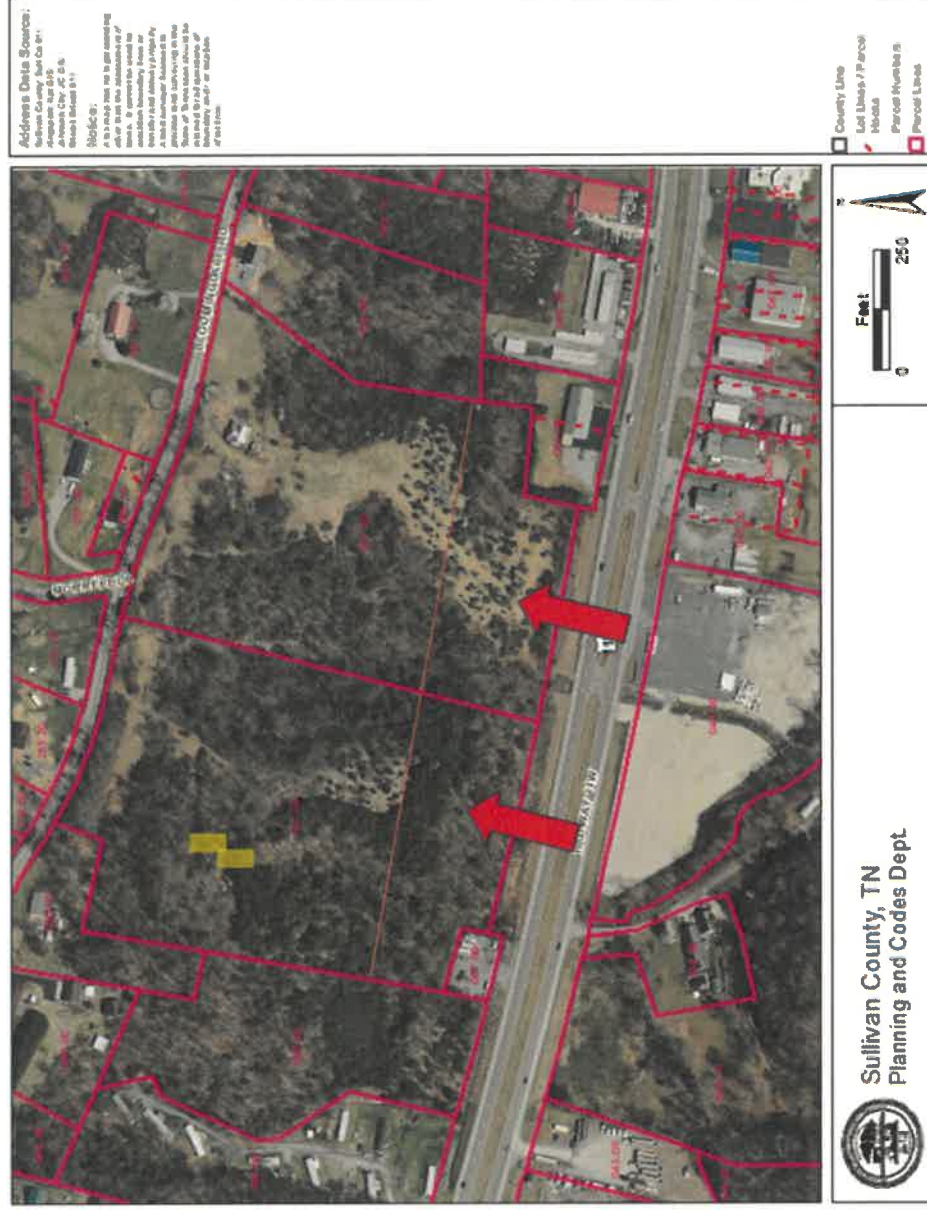
R-1 to B-3
Low Density/Single-Family Residential District to General
Business Service District for the purpose of operating a
stonework business
Tax Map 033G, Group A, Parcel 051.00/051.50

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)



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 2025

Property Owner: Matthew/Alexandra Elliott

Address: 5533 Bloomingdale Rd Blountville TN 37617

Phone number: 423 817 8512

Email: melliott58@live.com

Property Identification

Tax Map: 033G

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 2025 Time: 6:00 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

Approved: ☒ Approved 19 Yes, 4 Absent, 1 seat vacant

Denied: _____

DEED RESTRICTIONS

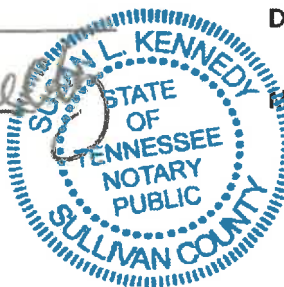
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: [Signature]

Date: 9/15/25

Notary Public: Susan Kennedy

My Commission Expires: 02-21-2029



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:

Sullivan (082)	Jan 1 Owner		Current Owner		BLOOMINGDALE RD 5533	
	MOORE SONA S	10462 BUTTERMILK RD	ELLIOT MATTHEW &	ALEXANDRA BETH	Ctrl Map: 033G	Group: A
Tax Year 2025 Reappraisal 2025		LENOIR CITY TN 37771	303 DOUGLAS SHED RD		Parcel: 051.00	Plt: 000
			GRAY TN 37615			

Value Information			Residential Building #: 1		
Land Market Value:	\$97,500		Improvement Type:	01 - SINGLE FAMILY	Stories: 2.00
Improvement Value:	\$107,100		Exterior Wall:	04 - SIDING AVERAGE	Actual Year Built: 1933
Total Market Appraisal:	\$204,600		Heat and AC:	0 - NONE	Plumbing Fixtures: 3
Assessment Percentage:	25%		Quality:	1 - AVERAGE	Condition: AV - AVERAGE
Assessment:	\$51,150		Square Feet of Living Area:	1279	Floor System: 04 - WOOD W/ SUB FLOOR
General Information			Foundation:	01 - PIERS	Roof Cover/Deck: 00 - CORRUGATED METAL
Class: 00 - Residential			Number of Mobile Homes: 0		Floor Finish: 09 - HARDWOOD/PARQUE
City #:			Utilities - Electricity: 01 - PUBLIC		Paint/Decor: 02 - BELOW AVG
Special Service District 1: 000			Zoning: R-1		Electrical: 03 - AVERAGE
District: 06					Structural Frame: 00 - NONE
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

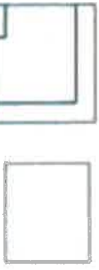
Land Information
Deed Acres: 12.03
Calculated Acres: 0

Land Code
01 - RES

Building Areas
Area

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

Building Sketch



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		-	-

It certifies this survey qualifies under the provisions of section 13-3-401 of the Tennessee Code Annotated and is exempt from the requirements of the Sullivan County Minimum Subdivision Regulations, because, (A) no new street or utility road/trail is required, and (B) all residential tracts are over five (5) acres in size.



Forestry Tax Map #1876, Group A, Parcel #65140 and #65162.	
The information shown above was obtained from David Beck, Page 39, as provided by the Register's Office for Sevier County, Tennessee, and a field survey by Miller Land Surveying LLC in August 2005.	This survey is subject to any and all encumbrances, easements, covenants or restrictions already written or unwritten. Property is subject to any findings of an accurate title search. The H&M work was furnished to the surveyor.
This property DUES is within a "Special Forest Natural Area" as designe a first class forest management plan prepared by FSC (Federal Forest Service) dated September 28, 2006. #1876(1876) dated September 28, 2006.	No activity survey and no activities will be responsible for locating any gas and oil pipelines prior to any construction.

MILLER
Land Surveying, LLC
116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-532-5300
WWW.MILLERSURVEYS.COM

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, ANDREW GENTRY DAVIS (AM THE AND THE OWNERS)
HEREBY CERTIFY THAT I HAVE HEREBY ACCEPTED THIS PLANT OF SLUGGISHNESS WITH
THEIR (THEY) FULL AND FREE CONSENT.

9/15/75 DATE
Andrew Gentry Davis OWNER
Andrew Gentry Davis OWNER

Slide A-1839

Pkg #:	261948
Rep #:	
City:	Millions County
State:	Tennessee
Zip:	37612-28
Phone:	(615) 261-1465
Fax:	(615) 261-1465
E-mail:	millions@comcast.net
Website:	www.millions.com
Product:	Millions
Game Type:	Instant
Game Date:	9/28/2013 at 6:00 AM
Game Time:	14:00 PM
Game ID:	P60
Total:	17.80
PGR 146-146	

FINAL PLAT
9124 INVESTMENTS SUBDIVISION
5533 BLOOMINGDALE ROAD, BLOUNTVILLE, TN 37617
6TH CIVIL DISTRICT, SULLIVAN, COUNTY, TN

CERTIFICATION

I hereby certify that this is a Category I survey and the net fee of \$1,000 of the unsolicited survey is \$1,000 as above herein and is done in compliance with the "Tennessee Medicine Standards of Practice"

Jeffrey A. Miller - Surveyor
Term Exp. Aug. 1984

DRAWN: IRW
SCALE: 1" = 100'
DATE: 06/25/2025
FILE: 1874 Existing.dwg

I satisfy your survey question under the provision of section B.3.4.4 of the Province Code associated and is exempt from the requirements of the Indian County Historic Rehabilitation Regulations. However, all my new placed or existing structures required, and all of resultant benefits are over the 100 acres to not

1. **Primary care** (GPs, nurses, physio, etc.) and **secondary care** (hospital and specialist services) are both involved in the management of patients with chronic conditions.
2. **Primary care** is the first point of contact for most patients with chronic conditions. It involves GPs, nurses, and other health professionals who provide ongoing care and support.
3. **Secondary care** involves specialist services, such as hospitals and clinics, where patients are referred for more complex or severe health problems. This care is typically provided by specialists and involves more intensive treatment.
4. **Primary care** and **secondary care** work together to provide a comprehensive and coordinated approach to the management of chronic conditions. Primary care often acts as a bridge between patients and secondary care services.
5. **Primary care** focuses on the prevention, diagnosis, and management of common health problems, while **secondary care** focuses on the diagnosis and treatment of more complex or severe health conditions.
6. **Primary care** and **secondary care** both play a vital role in the management of chronic conditions, and their collaboration is essential for ensuring the best possible outcomes for patients.

116 BOWDOLE COURT
KINGSPORT, TENNESSEE 37643
PHONE: 423-593-5368
WWW.SOLIDSTATEVPS.COM

[illegible][illegible]

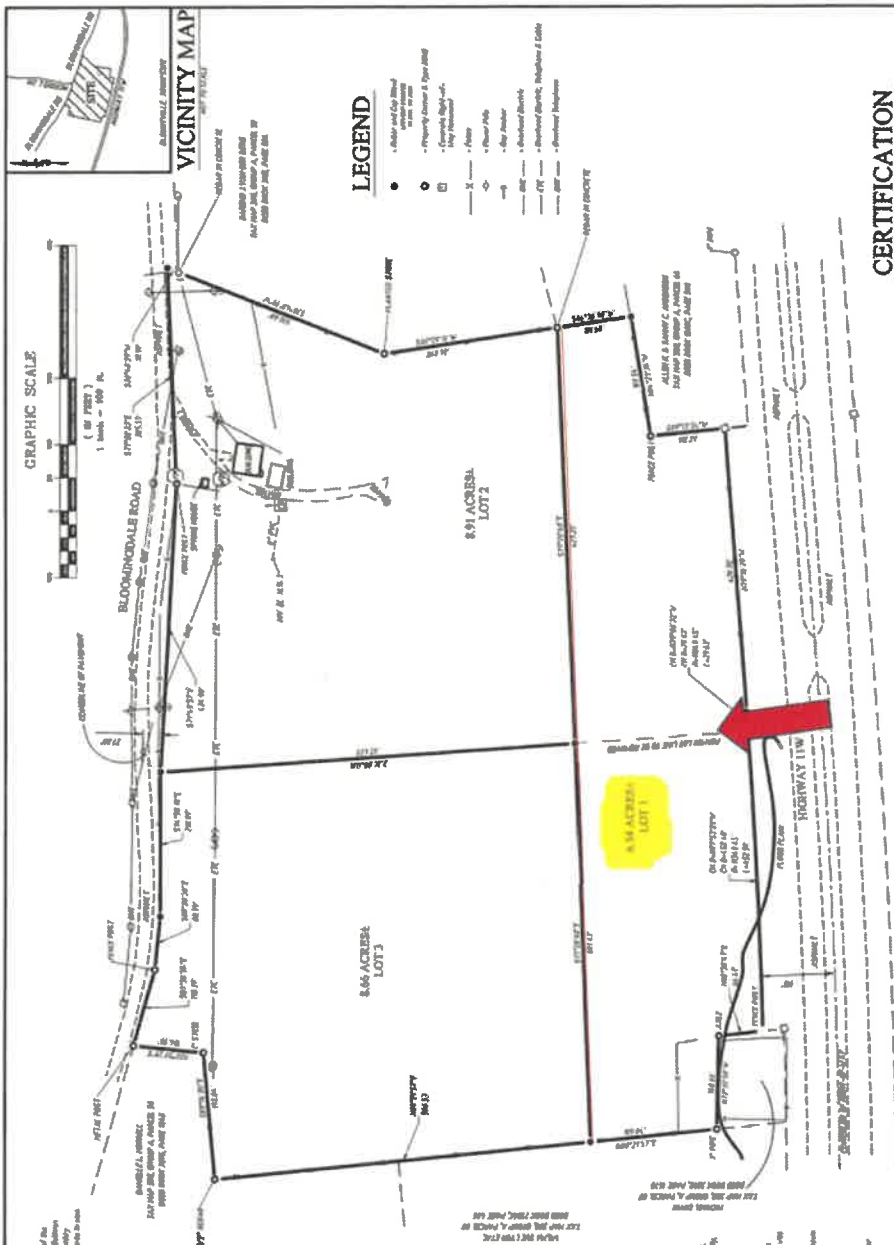
Printed Page 118

"I think it's absolutely critical, basically, the 400,000 people in New York City who are in the 100,000 to 200,000 square foot apartment are so critical to the city's economy and the state's economy."

[Signature]
 Larry A. Capps - Director

COUNT	1047
SCALE	1" = 100'
DATE	03/03/00
PLF	1074 10/10/00

- **Global and Core Shared services teams** in place by 2020
- **Property Center & Type Model**
- **Complete Right-of-Way (ROW)**
- **Phase**
- **Phase 1a**
- **Phase 1b**
- **Phase 1c**
- **Phase 1d**
- **Phase 1e**
- **Phase 1f**
- **Phase 1g**
- **Phase 1h**
- **Phase 1i**
- **Phase 1j**
- **Phase 1k**
- **Phase 1l**
- **Phase 1m**
- **Phase 1n**
- **Phase 1o**
- **Phase 1p**
- **Phase 1q**
- **Phase 1r**
- **Phase 1s**
- **Phase 1t**
- **Phase 1u**
- **Phase 1v**
- **Phase 1w**
- **Phase 1x**
- **Phase 1y**
- **Phase 1z**

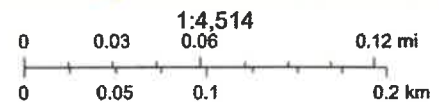


Sullivan County - Parcel: 033G A 051.50



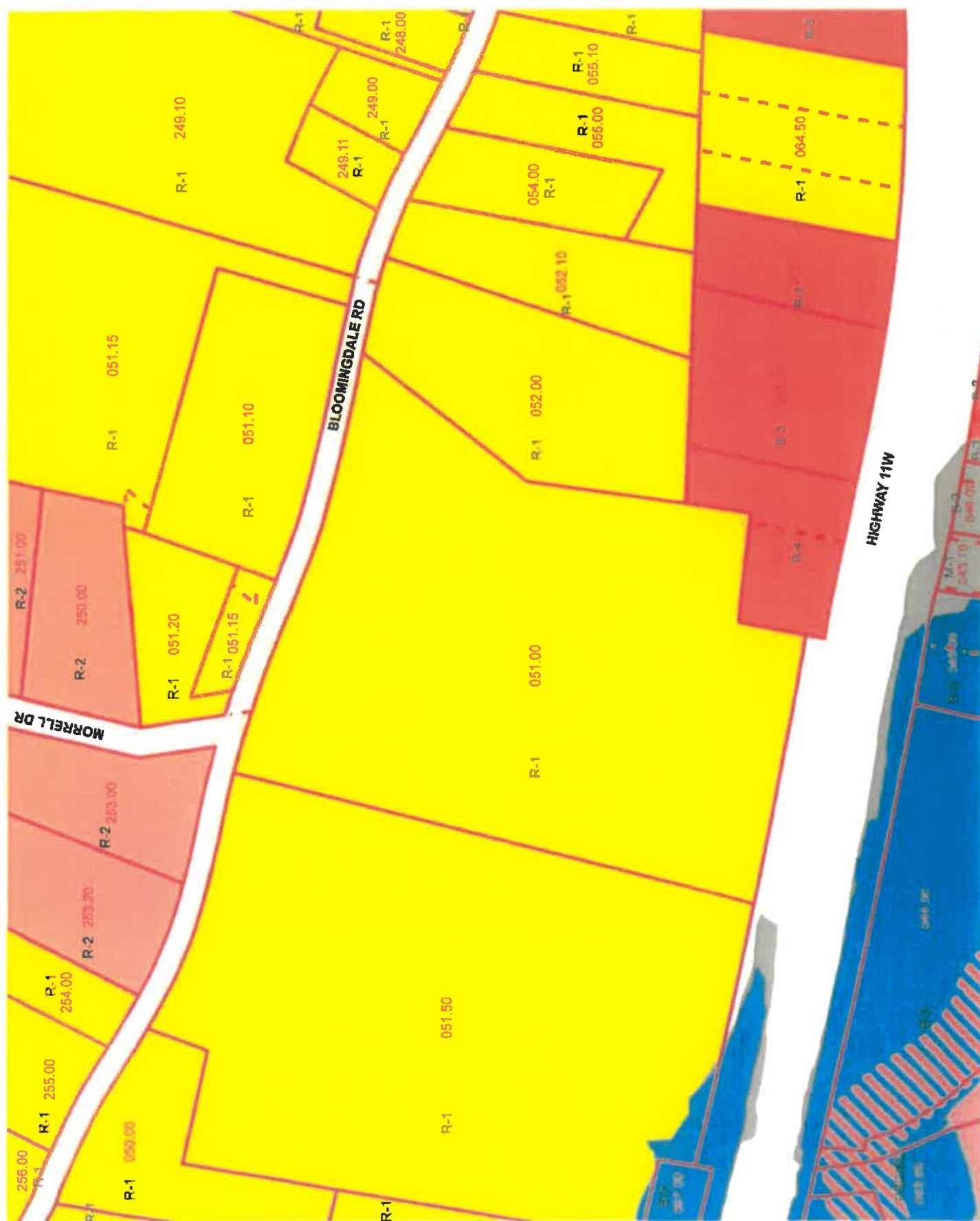
Date: September 15, 2025

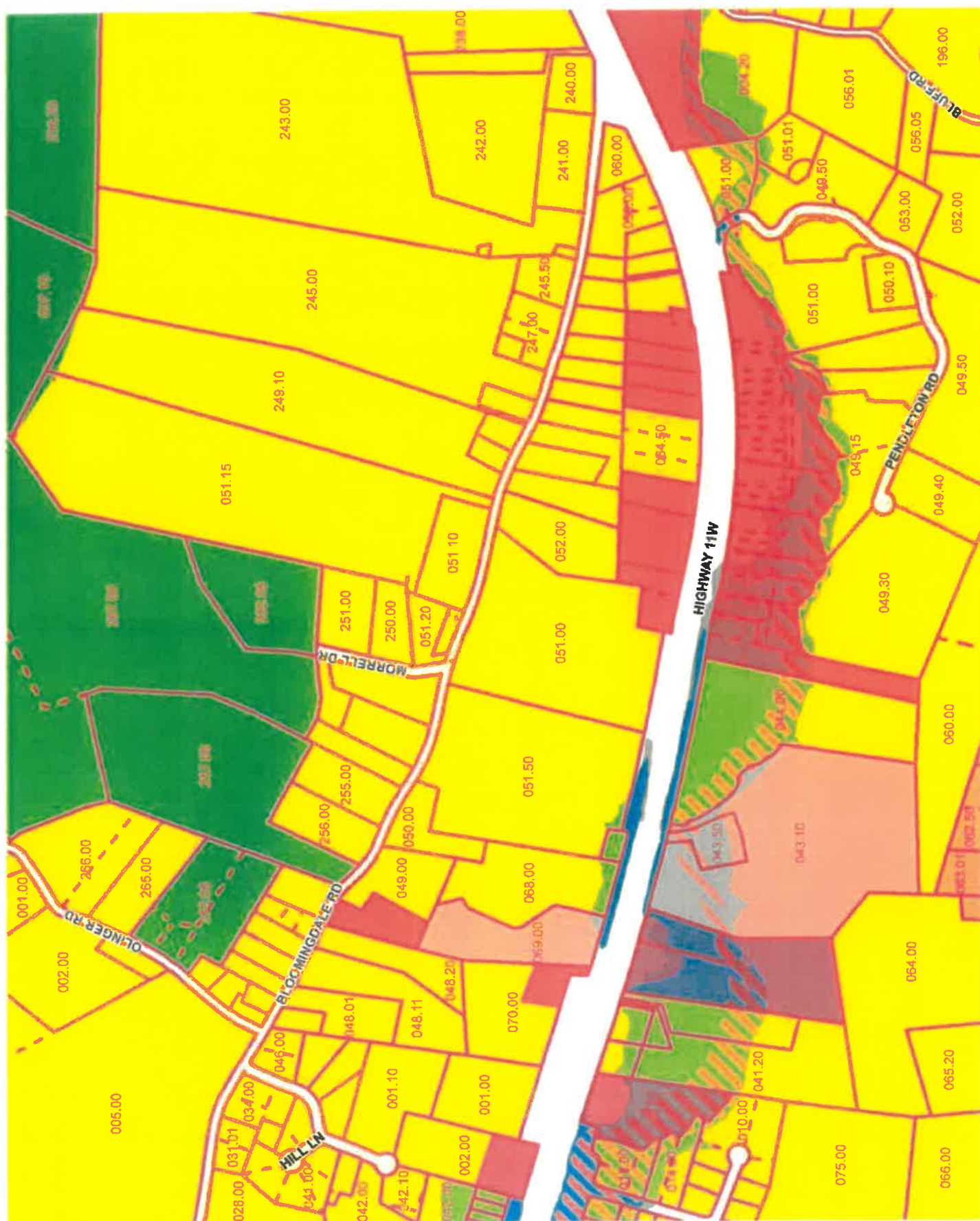
County: SULLIVAN
Owner: KOTH MARGARET R
Address: BLOOMINGDALE RD
Parcel ID: 033G A 051.50
Deeded Acreage: 12.03
Calculated Acreage: 0
Vexcel Imagery Date: 2023

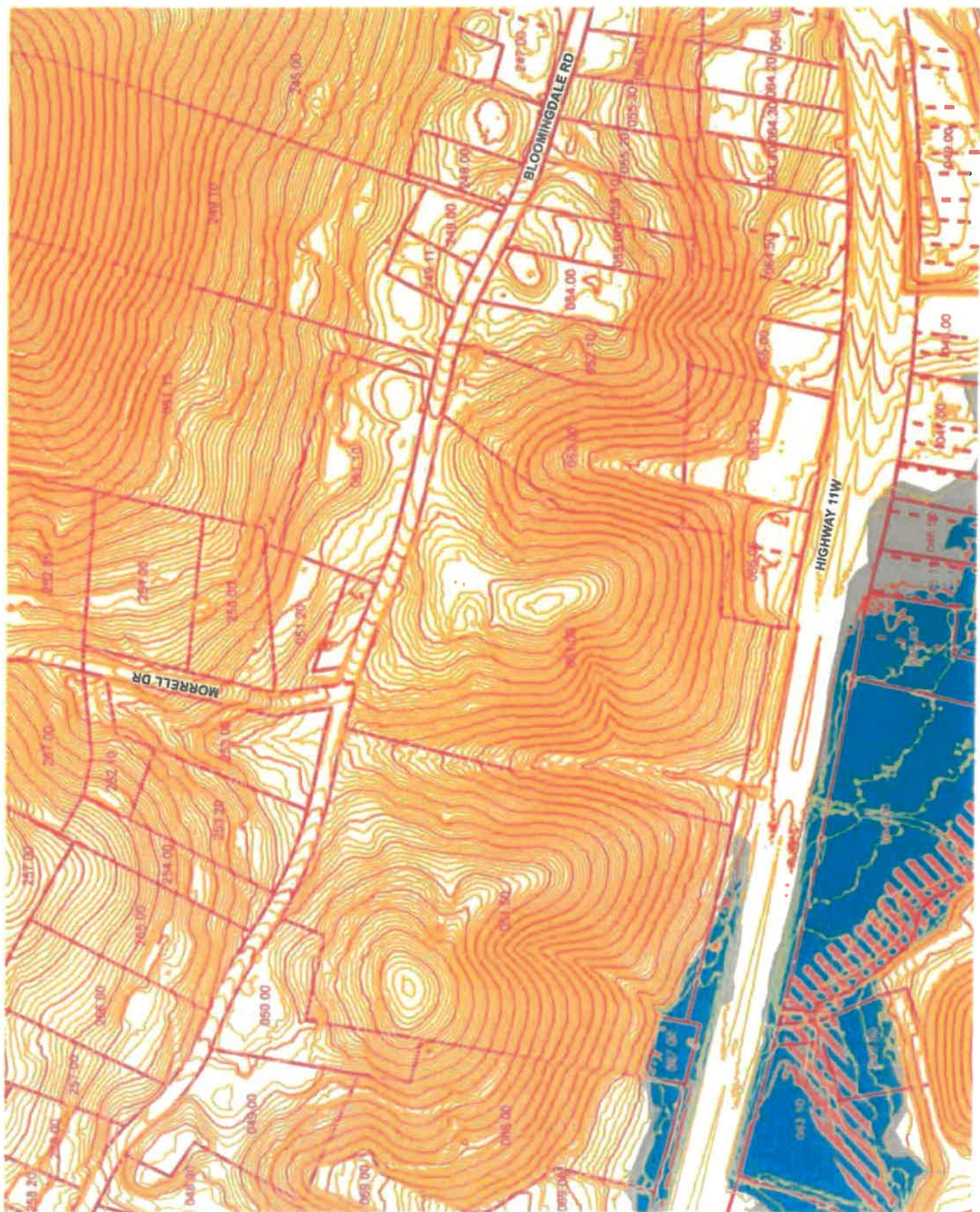


State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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, 1586 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

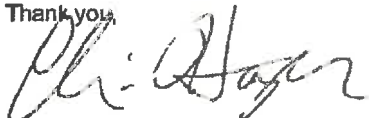
4725 Highway 11W
Blountville, TN 37617

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

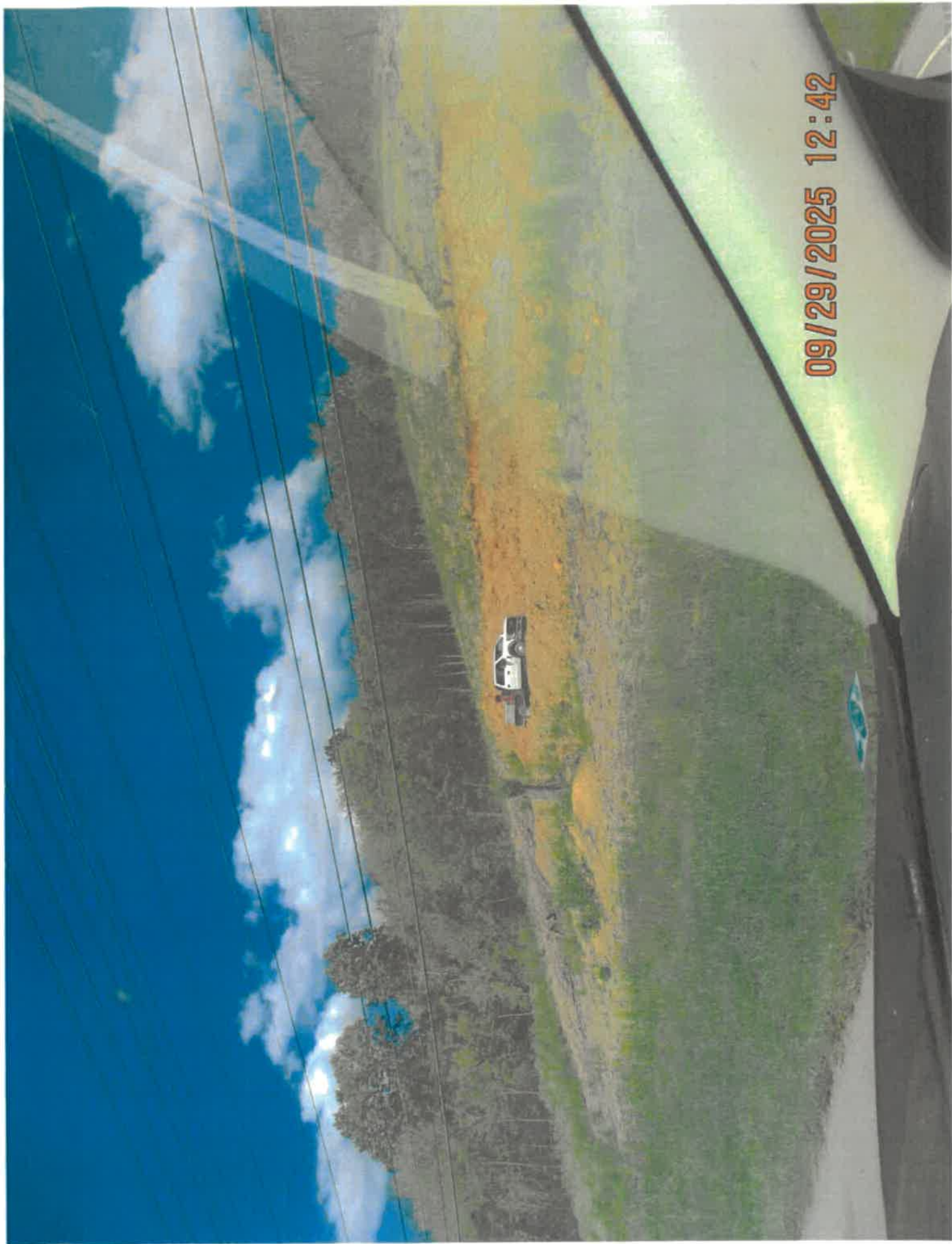
WILMOTH KELLY EDWARD
5476 BLOOMINGDALE RD
BLOUNTVILLE TN 37617

LIGHT REBECCA & ALLEN GENE
200 MORRELL DR
BLOUNTVILLE TN 37617

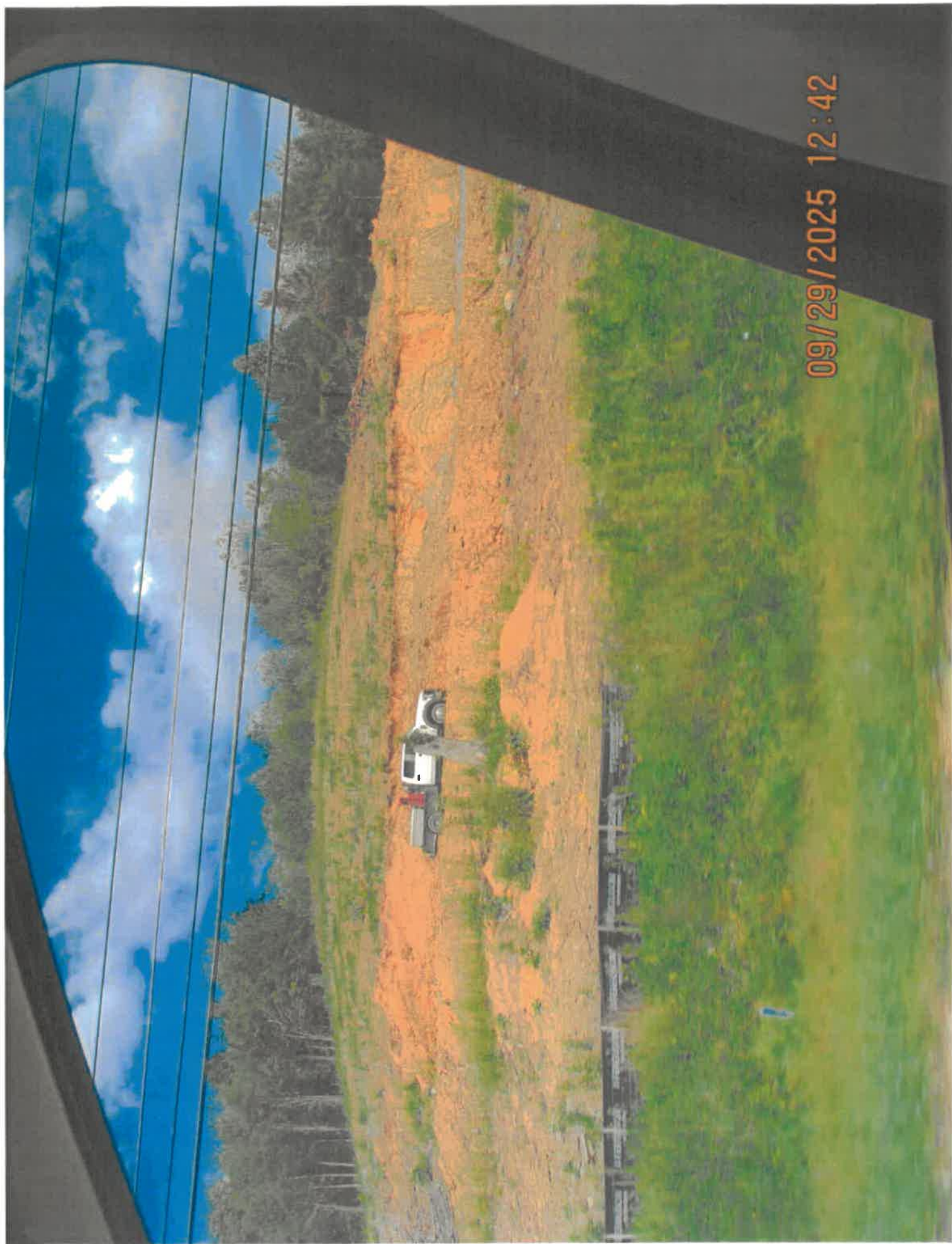
CLARK JOHNNY RAY ETUX L/E &
HOLLY MARIE CLARK L/E &
5532 BLOOMINGDALE RD
BLOUNTVILLE TN 37617

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 12:42



09/29/2025 12:42



Sullivan County, TN
NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
423-323-6440

4725

Fut
Super
SSV
4725 U.S.

09/29/2025 12:39



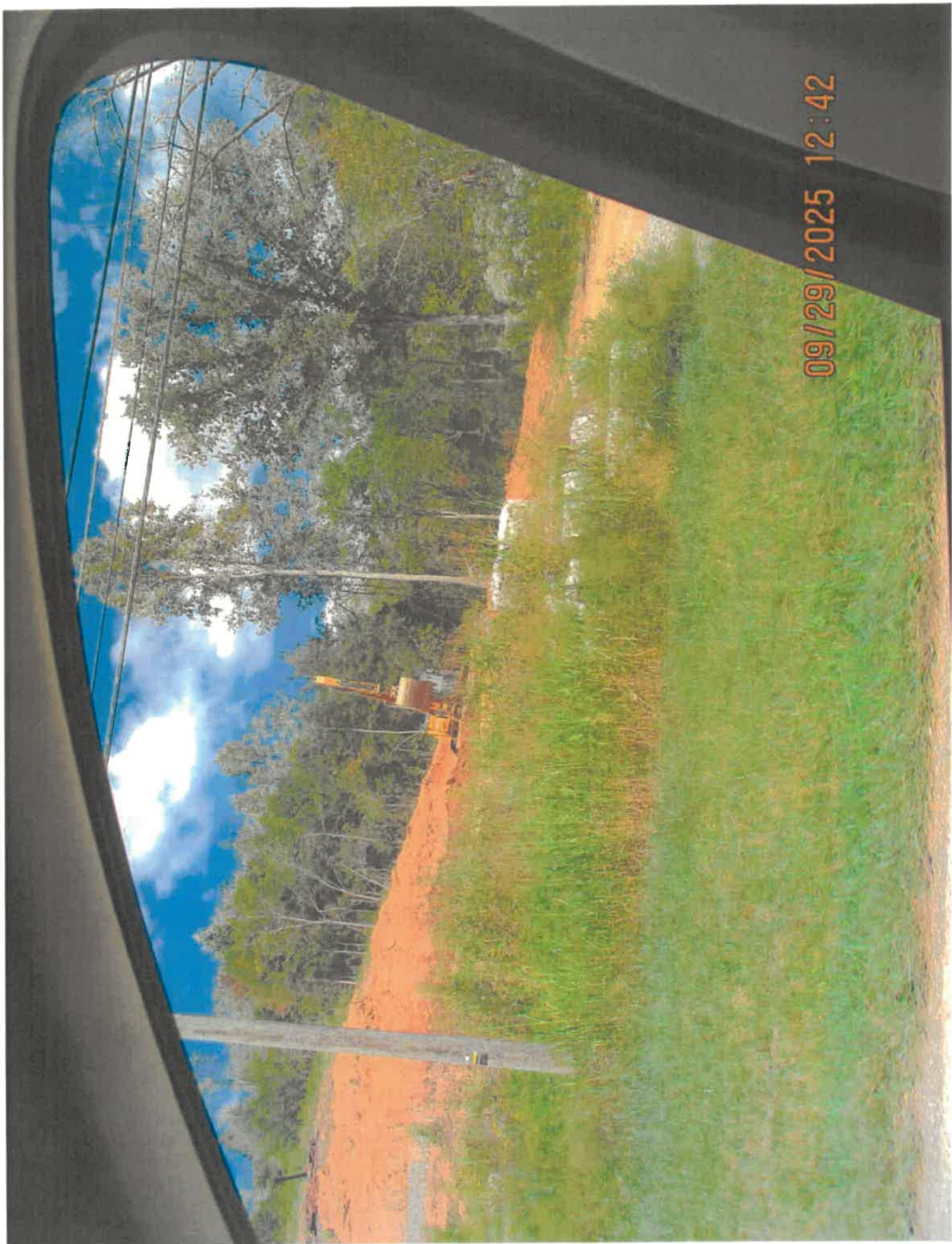
NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
423-323-6440

Future of
Superior St
SSWT
4725 U.S. 11W
390-8299

09/29/2025 12:39



09/29/2025 12:40





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

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.

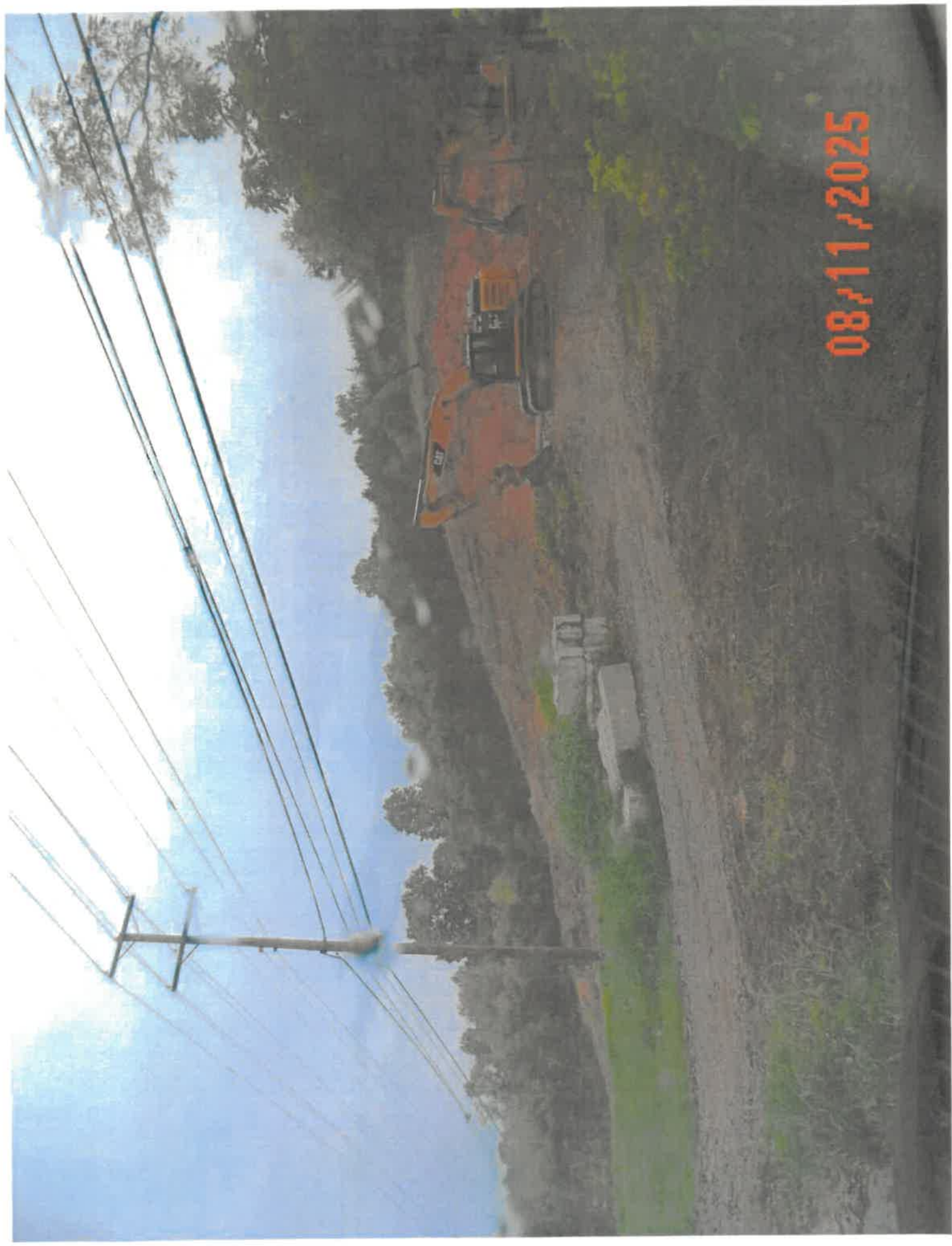
Thank you.

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



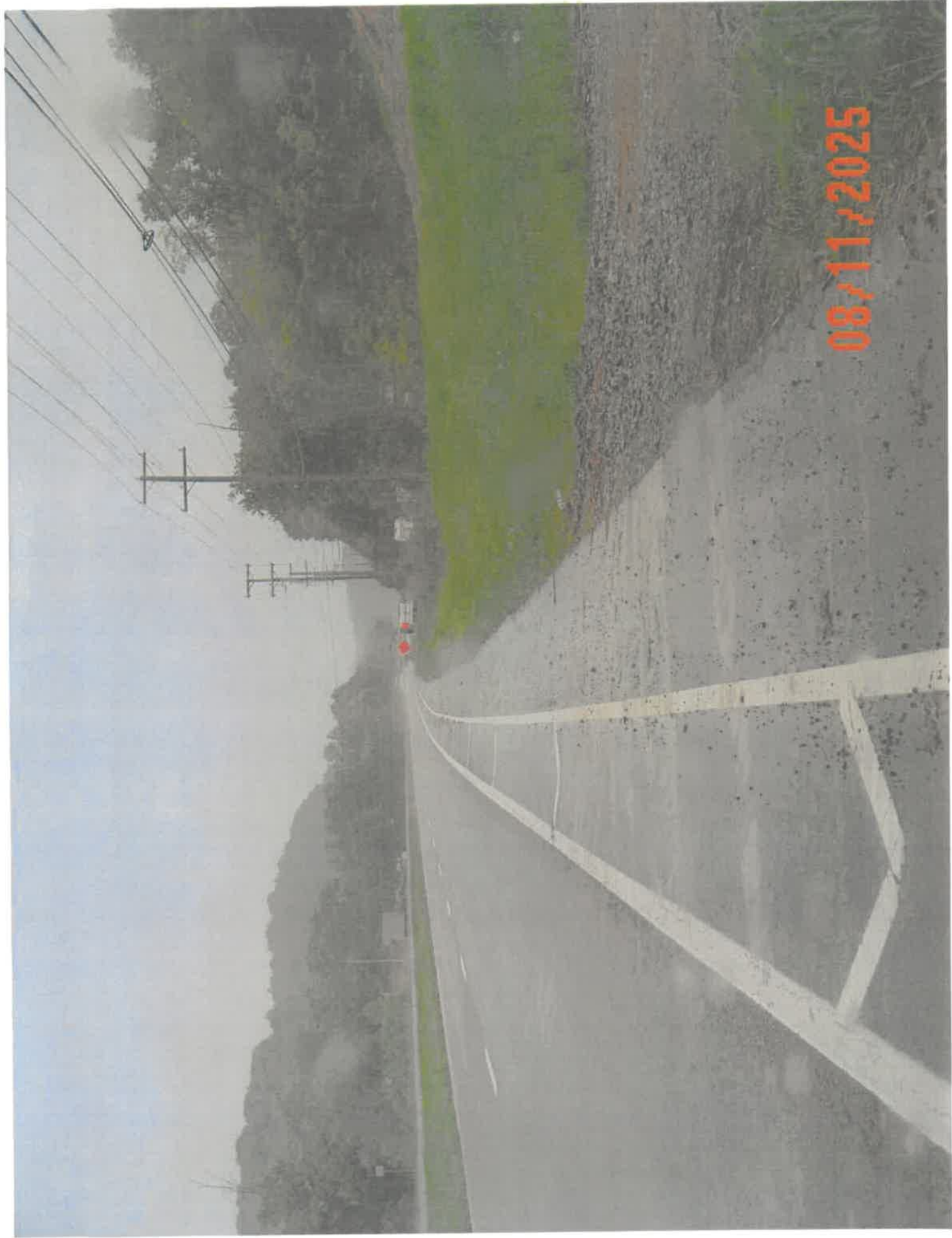
08/11/2025





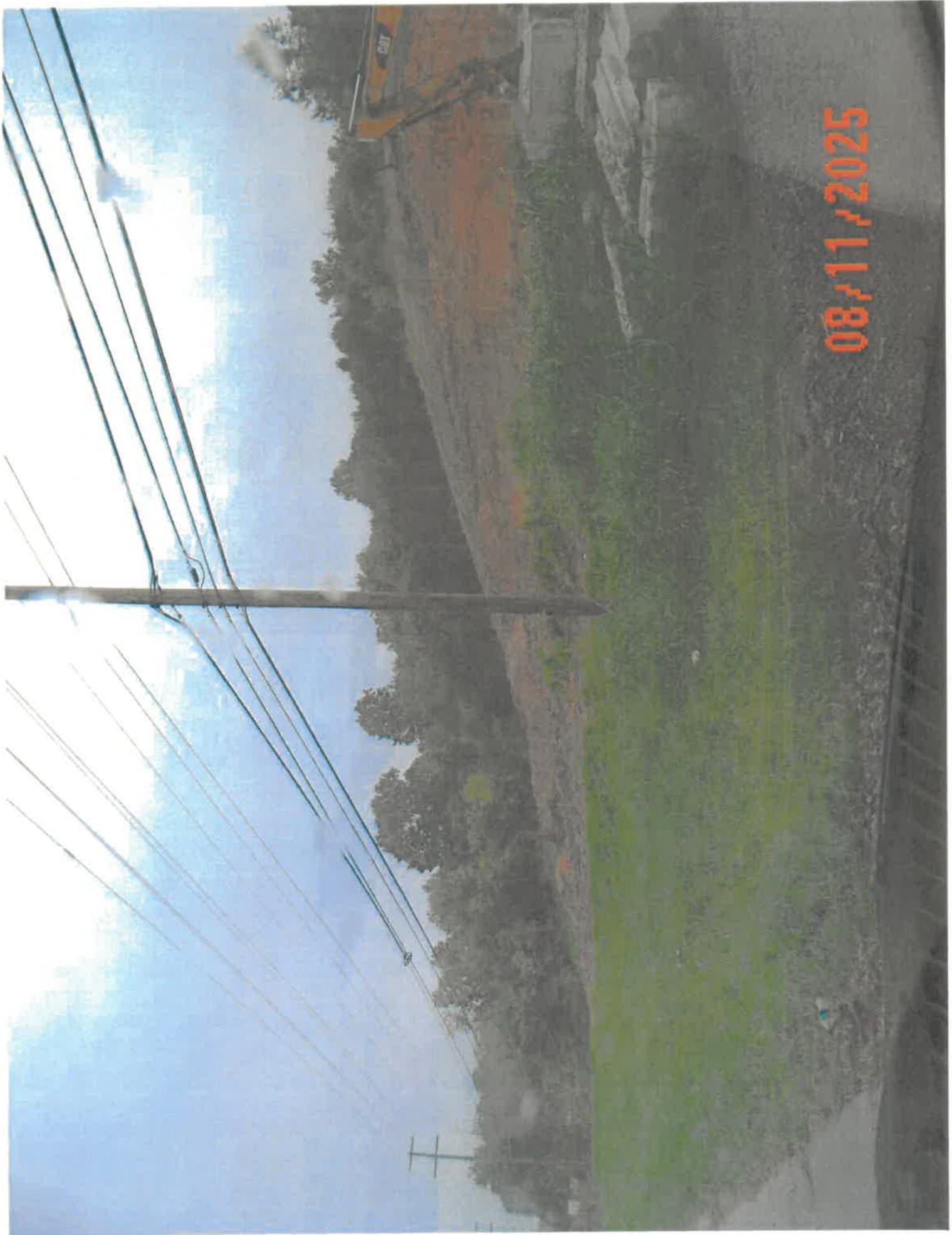
08/11/2025

08/11/2025





08/11/2025



08/11/2025

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

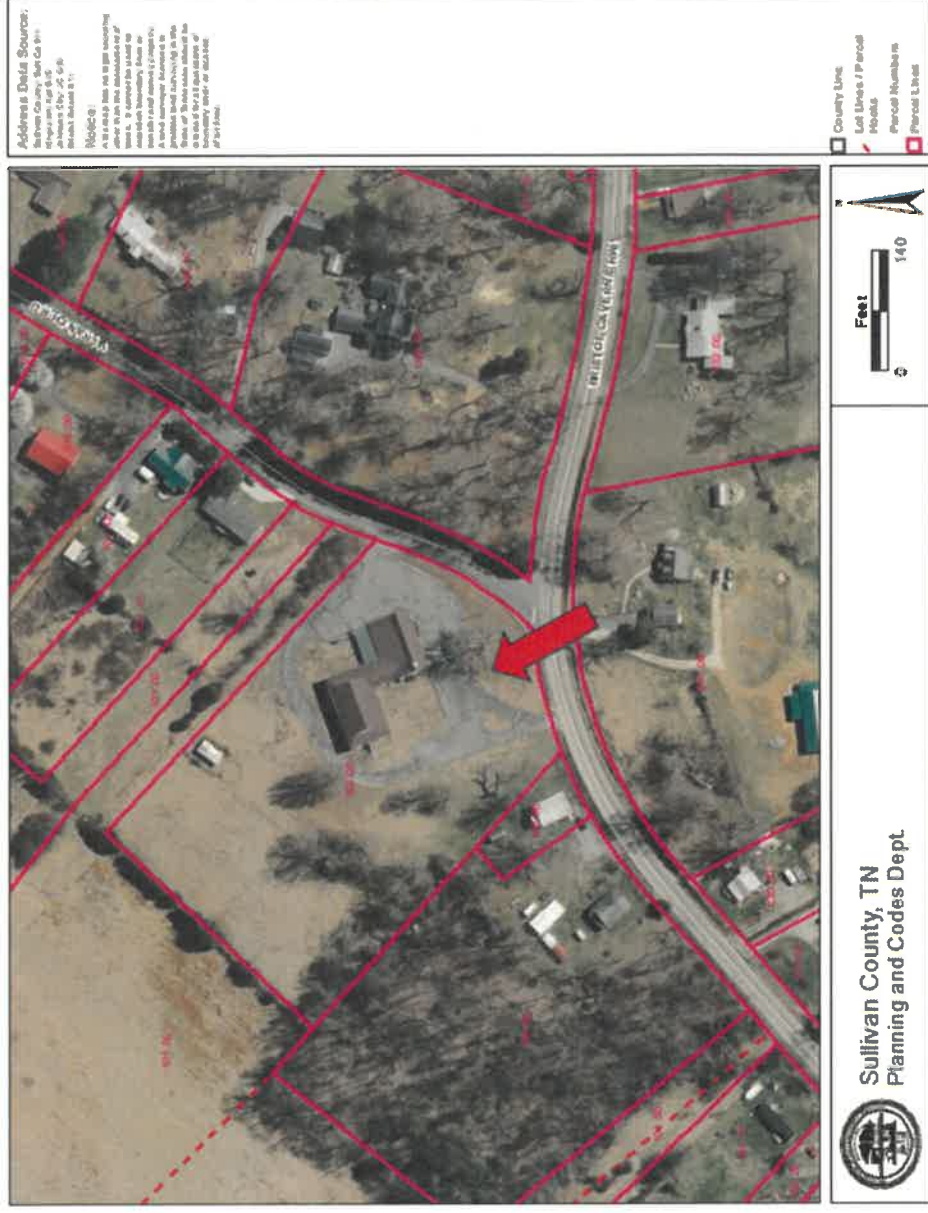
Tax Map 039 Parcel 102.05

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: ERNIST 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: Gasley 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: _____

Ernist Cassell

Date: _____

9/8/25

Notary Public: _____

Jeannessa Hayes

My Commission Expires: _____

12/28/26

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1465 VI RANCH RD

Property Address

Ownership and Mailing Address

CASSELL ERNEST W

115 PARWOOD PVT DR

BRISTOL TN 37620

Improv Type

01 Single Family

Stories

1 Story Frame

Exterior Wall

11 Common Brick

Heating Fuel

Year Built

1970

Eff Yr Built

1970

Rooms

Bedrooms

Full Baths

4

Half Baths

1

Add'l Fixtures

14

Wood FP Stacks

Openings

Add'l Sty

PreFab

Add'l Sty

Sched

Sched

Info Src

Occ

Rental: Src

Year

Amount

Floor System

02 Continuous Footing

Party Wall

04 Wood W/ Sub Floor

Struct. Frame

00 None

Roof Framing

00 None

Roof Cov/Deck

02 Gable/Hip

Cab/Millwork

03 Composition Shingle

Condition

Average

Class:

Cost & Design 0

Prorate

Date

Factor

% Comp

Depr: Physical

55

Other Phys

Functional 5

External

% Good 40

Factors

GFLA

Area

Story

Const

Grade

SFLA

Depr Yr

Eff Age

County Factor

8,341

4,918

1

1.07

.87

8,341

2025

55

1.00

Base Dwelling

Add'l Areas

Total

\$/SqFt

% Complete

RCN

1,128,780

132,480

151.21

Dwelling Factor

1.175

RCNLD

451,510

52,990

60.48

Dwelling Value

592,790

AREAS: Lower Floor

First & Above

Area

% SFLA

Rate

RCN

BAS

8,341

4,282

0

27.26

116,710

OPU

18

0

20.56

370

OPU

60

0

20.5

1,230

OPU

672

0

20.45

13,740

OPU

21

0

20.48

430

DWELLING DATA

Lower Level

Heating/Air

7 Heat And Cooling Split

Attic

01 Single Family

1 Story Frame

11 Common Brick

Year Built

1970

Eff Yr Built

1970

Rooms

Bedrooms

Full Baths

4

Half Baths

1

Add'l Fixtures

14

Wood FP Stacks

Openings

Add'l Sty

PreFab

Add'l Sty

Sched

Sched

Info Src

Occ

Rental: Src

Year

Amount

Floor System

02 Continuous Footing

Party Wall

04 Wood W/ Sub Floor

Struct. Frame

00 None

Roof Framing

00 None

Roof Cov/Deck

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03 Composition Shingle

Condition

Average

Class:

Cost & Design 0

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DWELLING DATA

Lower Level

Heating/Air

7 Heat And Cooling Split

Attic

01 Single Family

1 Story Frame

11 Common Brick

Year Built

1970

Eff Yr Built

1970

Rooms

Bedrooms

Full Baths

4

Half Baths

1

Add'l Fixtures

14

Wood FP Stacks

Openings

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DWELLING DATA

Lower Level

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7 Heat And Cooling Split

Attic

01 Single Family

1 Story Frame

11 Common Brick

Year Built

1970

Eff Yr Built

1970

Rooms

Bedrooms

Full Baths

4

Half Baths

1

Add'l Fixtures

14

Wood FP Stacks

Openings

Add'l Sty

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DWELLING DATA

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Attic

01 Single Family

1 Story Frame

11 Common Brick

Year Built

1970

Eff Yr Built

1970

Rooms

Bedrooms

Full Baths

4

Half Baths

1

Add'l Fixtures

14

Wood FP Stacks

Openings

Add'l Sty

PreFab

Add'l Sty

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DWELLING DATA

Lower Level

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Attic

01 Single Family

1 Story Frame

11 Common Brick

Year Built

1970

Eff Yr Built

1970

Rooms

Bedrooms

Full Baths

4

Half Baths

1

Add'l Fixtures

14

Wood FP Stacks

Openings

Add'l Sty

PreFab

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DWELLING DATA

Lower Level

Heating/Air

7 Heat And Cooling Split

Attic

01 Single Family

1 Story Frame

11 Common Brick

Year Built

1970

Eff Yr Built

1970

Rooms

Bedrooms

Full Baths

4

Half Baths

1

Add'l Fixtures

14

Wood FP Stacks

Openings

Add'l Sty

PreFab

Add'l Sty

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DWELLING DATA

Lower Level

Heating/Air

7 Heat And Cooling Split

Attic

01 Single Family

1 Story Frame

11 Common Brick

Year Built

1970

Eff Yr Built

1970

Rooms

Bedrooms

Full Baths

4

Half Baths

1

Add'l Fixtures

14

Wood FP Stacks

Openings

Add'l Sty

PreFab

Add'l Sty

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Attic

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Year Built

1970

Eff Yr Built

1970

Rooms

Bedrooms

Full Baths

4

Half Baths

1

Add'l Fixtures

14

Wood FP Stacks

Openings

Add'l Sty

PreFab

Add'l Sty

Sched

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DWELLING DATA

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Heating/Air

7 Heat And Cooling Split

Attic

01 Single Family

1 Story Frame

11 Common Brick

Year Built

1970

Eff Yr Built

1970

Rooms

Bedrooms

Full Baths

4

Half Baths

1

Add'l Fixtures

14

Wood FP Stacks

Openings

Add'l Sty

PreFab

Add'l Sty

Sched

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Attic

01 Single Family

1 Story Frame

11 Common Brick

Year Built

1970

Eff Yr Built

1970

Rooms

Bedrooms

Full Baths

4

Half Baths

1

Add'l Fixtures

14

Wood FP Stacks

Openings

Add'l Sty

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1 Story Frame

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Year Built

1970

Eff Yr Built

1970

Rooms

Bedrooms

Full Baths

4

Half Baths

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Add'l Fixtures

14

Wood FP Stacks

Openings

Add'l Sty

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Sullivan County Rezoning Recommendation



SUMMARY

<p>Owner/Applicant: Ernest Cassell</p> <p>Location: 1465 Bristol Caverns Highway</p> <p>Tax Map (TM): Sullivan County TM 039, Parcel 102.05</p> <p>Acreage: 3.7 acres, approximately</p> <p>Zoning: A-1</p>	<p>Request: Rezone (within UGB) from A-1 to B-3</p> <p>Recent Land Use: Former church</p> <p>Future Land Use: Various businesses</p> <p>Water Service: Intermont Utility District & City of Bristol</p>	<p>Sanitary Sewer Service: Private</p> <p>Public Notification: The notification process is handled by Sullivan County. The sign is on the property.</p> <p>Public Comments: One telephone call, against</p> <p>Planner: Heather Moore</p>
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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

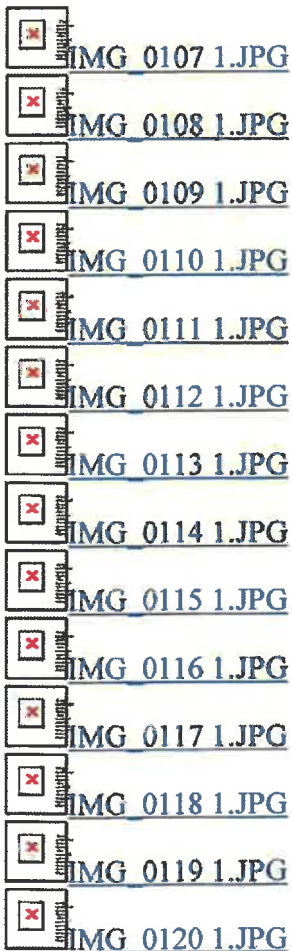
From: Luke Meade
Sent: Tuesday, September 9, 2025 10:32 AM
To: Heather Moore
Cc: Jeanessa Hayes
Subject: Cassell Rezoning Request update - Also Received Neighborhood Opposition
Attachments: GIS.pdf; 039-102.05 Property Card (2026).pdf; 1465 V I Ranch Rd- Cassell.pdf; Parcel Map.pdf; Plat-Survey.pdf;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

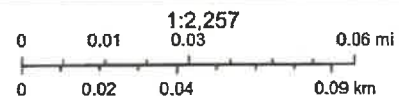
State of Tennessee - IMPACT System

Sullivan County - Parcel: 039 102.05



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

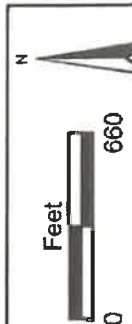


State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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: Sull Co 911
Kingsport: Kpt GIS
Johnson City: JC GIS
Bristol: Bristol 911

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.



Flood Insurance Rate Map (FIRM) 2024
Flood Insurance Rate Map (FIRM) 2024

Zoning A = No Base Flood Hazard Determined
Zoning A-1 = Special Flood Hazard Area
Zoning B = Special Flood Hazard Area
Zoning C = Special Flood Hazard Area
Zoning D = Special Flood Hazard Area
Zoning E = Special Flood Hazard Area
Zoning F = Special Flood Hazard Area
Zoning G = Special Flood Hazard Area
Zoning H = Special Flood Hazard Area
Zoning I = Special Flood Hazard Area
Zoning J = Special Flood Hazard Area
Zoning K = Special Flood Hazard Area
Zoning L = Special Flood Hazard Area
Zoning M = Special Flood Hazard Area
Zoning N = Special Flood Hazard Area
Zoning O = Special Flood Hazard Area
Zoning P = Special Flood Hazard Area
Zoning Q = Special Flood Hazard Area
Zoning R = Special Flood Hazard Area
Zoning S = Special Flood Hazard Area
Zoning T = Special Flood Hazard Area
Zoning U = Special Flood Hazard Area
Zoning V = Special Flood Hazard Area
Zoning W = Special Flood Hazard Area
Zoning X = Special Flood Hazard Area
Zoning Y = Special Flood Hazard Area
Zoning Z = Special Flood Hazard Area



Sullivan County, TN
Planning and Codes Dept.

Address Data Source

Sullivan County, Sul Co 911
Kingsport: Koi GIS
Johnson City: JC GIS
Bristol: Bristol 911

Notice:

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-  County Line
-  Lot Lines / Parcel Hooks
-  Parcel Numbers
-  Parcel Lines
-  Bristol UGB
-  Land Use Plan: 2006-2026
-  Ag / Single Fam Res
-  Ag / Open Space
-  High Impact Use
-  Low Density Res
-  Medium Density Res
-  Mhila Home Park



Flood Insurance Rate Map (FIRM) 2024
Flood Insurance Rate Map (FIRM) 2024
Zone A - High Hazard Flood (Threatened Development)
Zone AE - Coastal High Hazard Flood (Threatened Development)
Zone X - Flood Hazard (Threatened Development)
Zone V - Very High Flood Hazard (Threatened Development)
Zone D - Flood Hazard (Threatened Development)
Zone A - High Hazard Flood (Threatened Development)
Zone AE - Coastal High Hazard Flood (Threatened Development)
Zone X - Flood Hazard (Threatened Development)
Zone V - Very High Flood Hazard (Threatened Development)
Zone D - Flood Hazard (Threatened Development)

Sullivan County, TN
Planning and Codes Dept.



SEE NOTE 10

- LEGEND**
- ROAD (OLD)
 - ROAD (NEW)
 - POWER POLE
 - SERVICE WAREHOUSE - EXISTING
 - WATER METER
 - ✕ LIGHT POLE

SEWER LINE
POWER LINE (OVERHEAD)
WATER LINE

OWNER: BRISTOL, TENNESSEE
115 PARKWAY, N.E.
BRISTOL, TN 37620

DATE: 11-13-85
BY: [Signature]

CONSENT OF BRISTOL, TENNESSEE
I, the undersigned, being the duly authorized representative of the City of Bristol, Tennessee, do hereby certify that the foregoing plat is a true and correct copy of the original as the same appears in the files of the City of Bristol, Tennessee.

1. I hereby certify that the foregoing plat is a true and correct copy of the original as the same appears in the files of the City of Bristol, Tennessee.



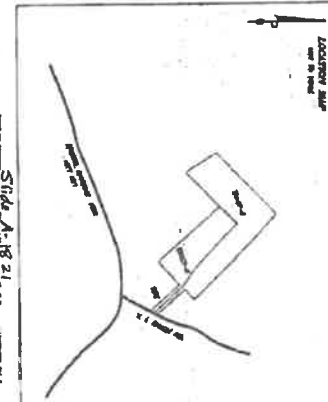
Scale: 1" = 60'

**CROSS LAND
SURVEYING & PLANNING**
BRISTOL, TENNESSEE
1800 BROADWAY AVE.
(423) 764-0389

CASTLE HEIGHTS SUBDIVISION
PA. 6 PG. 68
APPROVED BRISTOL PLANNING
2-16-85

NOTES

1. THIS SURVEY IS BASED UPON EXISTING SURVEYS AND RECORDS.
2. THE PROPERTY LINES ARE BASED UPON THE RECORDS OF THE SURVEY.
3. THE PROPERTY LINES ARE BASED UPON THE RECORDS OF THE SURVEY.
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10. THE PROPERTY LINES ARE BASED UPON THE RECORDS OF THE SURVEY.



Slide A-18 21
BRISTOL, TENNESSEE
115 PARKWAY, N.E.
BRISTOL, TN 37620
DATE: 11-13-85
BY: [Signature]

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@sullivancountyttn.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