

SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

JANUARY 15, 2026 - Zoning Hearing Session

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

Marion by: Carlton Seconded by: Hayes

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staffs Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	10/20/2025	James Bagot	No	Bristol staff did not provide rec.	No	Bristol	R-1	B-3	21	4
Voting Summary:										
		Name	Case	Yes	No	Pass / Absain	Absent	Pass (Yes or No)		
		James Bagot	1	21			3			

Footnote:

- ZTA: Zoning Text Amendment -Rec: Recomendation

* 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 B-3
Low Density/Single-Family Residential District to General
Business Service District for the purpose of moving
commercial setbacks 22' to allow for a covered storage area
Tax Map 054, Parcel 018.50

for James Bagot

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

3076 Weaver Pike, Bristol, TN 37620

Civil District 21st
Commission District 4th
(Cole, Crosswhite, Leonard)



Sullivan County Rezoning Recommendation



SUMMARY

Owner/Applicant: James Bagot	Request: Rezone (within UGB) from R-1 to B-3	Sanitary Sewer Service: Private
Location: 3076 Weaver Pike	Recent Land Use: Vacant agriculture	Public Notification: The notification process is handled by Sullivan County. The sign is on the property.
Tax Map (TM): Part of Sullivan County TM 054, Parcel 018.50	Future Land Use: Storage	Public Comments: None as of the writing of this report
Acreage: Approximately 0.18 acres of an 8.29 acre parcel	Water Service: South Fork Utility District	Planner: Heather Moore
Zoning: R-1		

BACKGROUND

The property owner, James Bagot, has requested that part of a property identified as Sullivan County Tax Map 54, Parcel 18.50, be rezoned from Sullivan County, R-1 (Low Density/Single-Family Residential District) to Sullivan County, B-3 (General Business Service District). The requested 0.18 acres, which can be seen on the attached survey, is a portion of the parcel located at the northwest corner of the intersection of Cant Hook Hill Road and Weaver Pike in Sullivan County, Tennessee in Bristol's Urban Growth Boundary.

Weaver Pike in this area serves as the southern boundary of Bristol's growth area. Because the property is inside Bristol's Urban Growth Area it is therefore subject for review by Bristol Planning Commission for recommendation to Sullivan County Commission. The rezoning application lists a purpose for the rezoning which states "Move building setback line 22' on my property."

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 January 8, 2026.



View from Cant Hook Hill Rd west



View from Cant Hook Hill Rd looking southwest towards Weaver Pike

PREVIOUS ACTIONS

In 2021, an application to rezone 2.5 acres of the property at the northwestern corner of Weaver Pike and Cant Hook Hill Road, then identified as TM 54, Parcel 18.10 from R-1 to B-3, was reviewed by Bristol Planning Commission for recommendation to Sullivan County. The staff recommendation at the March 15, 2021 Bristol Tennessee Municipal Regional Planning Commission meeting was to send an unfavorable recommendation to the Sullivan County Commission for this request for the following reasons:

- Rezoning the subject site to B-3 does not align with the zoning or use of surrounding properties.
- B-3 zoning disagrees with the City of Bristol Future Land Use Plan, which projects low density residential use for much of the area.
- Rezoning the property would be a spot zoning.

Bristol Planning Commission sent an unfavorable recommendation to Sullivan County Commission to rezone the subject property from R-1 to B-3. The 2.5 acre portion was rezoned to B-3 by Sullivan County Commission.

An RV and boat storage lot is in operation on the parcel.

SPECIFICATIONS

General

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

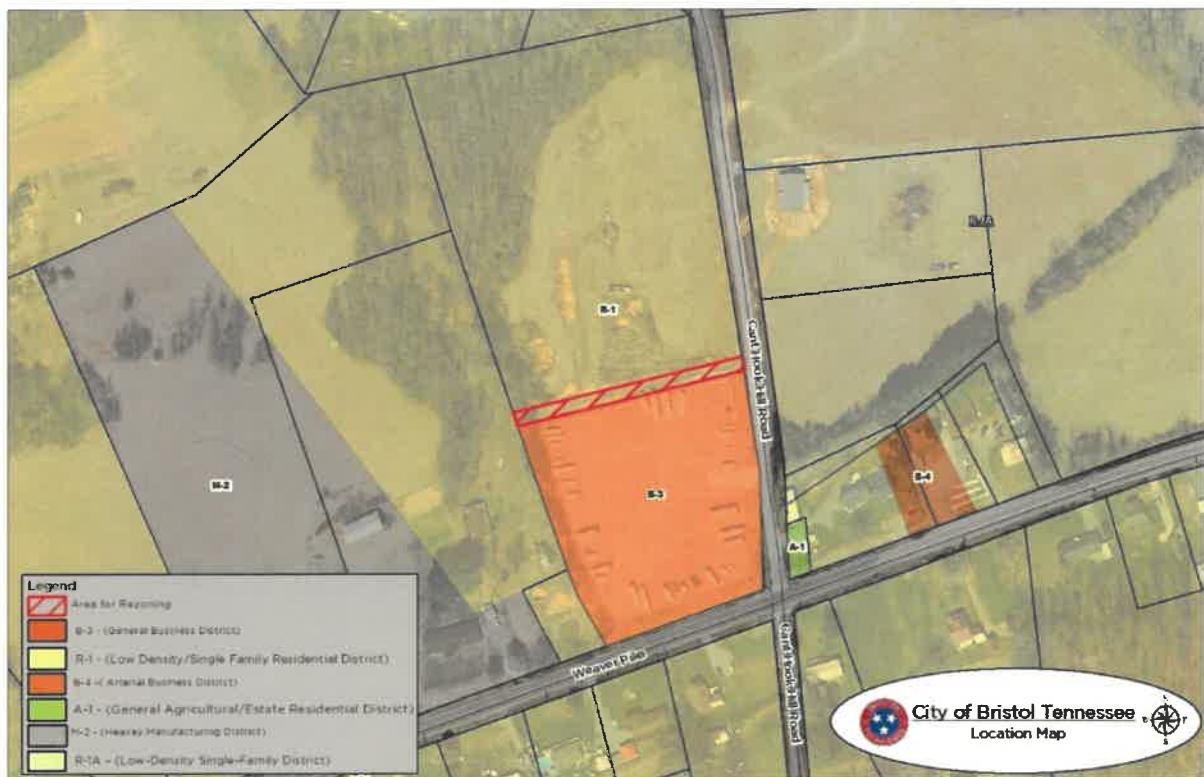


The Public Works Division reviewed the site, and had the following guidance for future development:

1. The City of Bristol does not have any utilities in this area.
2. Water service is through South Fork Utility District for this area.

Zoning and Land Use

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



	Existing Zoning	Existing Land Use
Subject Property	Sullivan County, R-1 (Low Density/Single-Family Residential District)	
North	Sullivan County R-1 (Low Density/Single-Family Residential District)	Vacant
South	Sullivan County R-1 (Low Density/Single-Family Residential District)	RV Storage Park
East	City of Bristol, R-1A (Single-family Residential)	Across Cant Hook Hill Road, Vacant
West	Sullivan County R-1 (Low Density/Single-Family Residential District)	Residential – Single Family

Land Use Plan and Policy

The Land Use Map indicates that the site will be developed as both low density residential and medium-density residential. The map does not follow property lines.



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 January 8, 2026.



Heather Moore, AICP
Land Use Planner

March 15, 2021 PC

RZZ21-589

**REPORT TO THE PLANNING COMMISSION
COUNTY REZONING RECOMMENDATION
Case# RZZ21-588**



Request: Rezoning Recommendation within the Urban Growth Boundary from R-1 to B-3

Applicants/Owners: Andrew J. & Delores R. Still

Location: Weaver Pike and Cant Hook Hill Road (Urban Growth Boundary)

Tax ID: Part of Tax Map 54, Parcel 18.10

Zoning: R-1 (Low Density/Single-Family Residential District) to B-3 (General Business Services District)

Acreage: Approximately 2.5 acres of a 44.6 acre parcel

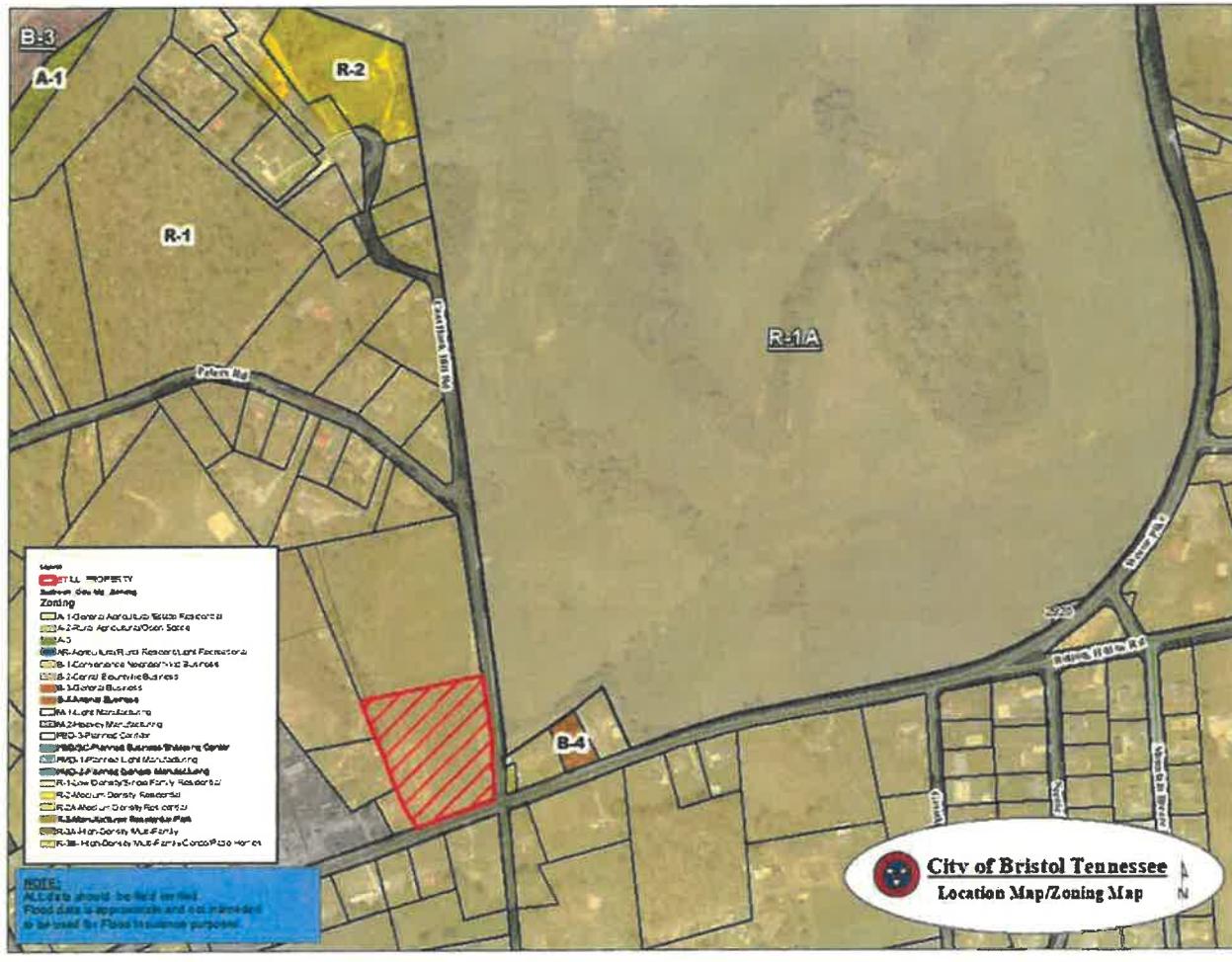
Meeting Date: March 15, 2021

Background

Property owners Andrew J. and Delores R. Still have requested that a portion (2.5 acres) of their property identified as Sullivan County Tax Map 54, Parcel 18.10, be rezoned from Sullivan County, R-1 (Low Density/Single-Family Residential District) to Sullivan County, B-3 (General Business Service District). The requested 2.5 acres, which can be seen on the attached survey, is located at the northwest corner of the intersection of Cant Hook Hill Road and Weaver Pike in Sullivan County, Tennessee in Bristol's Urban Growth Boundary. Approximately 250 feet of frontage are located along Weaver Pike and approximately 300 feet of frontage are on Cant Hook Hill Road. Weaver Pike in this area serves as the southern boundary of Bristol's growth area. The remainder of Tax Map 54, Parcel 18.10 is located to the north of the subject area and to the east across Cant Hook Hill Road, per Tennessee Comptroller of the Treasury Data. A portion of the parcel is located inside City limits.

The rezoning application lists a purpose for the rezoning which is to develop the property for a recreational vehicle storage lot. Mr. Still shared in conversation with Bristol staff that he is under contract to sell the property if it is zoned to B-3. Ambre Torbett, Director of Sullivan County Department of Planning & Codes, explained in conversation with Bristol staff that property owners with RVs, boats, and other vehicles often do not have the room to store these items on their own property. An additional commercial RV lot use would meet an increasing demand and need in the County. RV storage lots are considered as Self Storage/Mini-Storage Facility, an allowed use in the B-3 zone of Sullivan County Zoning Resolution. Ms. Torbett shared that Sullivan County staff is in favor of the rezoning request. She also confirmed that, if rezoned B-3, the partial lot would need to go through the subdivision process before development may occur.

Next you will find a location map of the subject along with images of the property.





View of west property line of subject, from Cant Hook Hill Road



View of subject and Weaver Pike, from the north



Portion of parcel in City Limits, to east of Cant Hook Hill Road

Specifications

General:

The subject is surrounded on all sides by residential and vacant/agricultural land. The remainder of the Still property continues to the north, fronting on Cant Hook Hill Road, and to the east across Cant Hook Hill Road. The portion of Tax Map 54, Parcel 18.10 to the east of Cant Hook Hill Road, fronting also on Weaver Pike, is within city limits, and is zoned R-1A (Single-family Residential). This parcel is currently vacant and used agriculturally. A small vacant parcel, at the northeast corner of Cant Hook Hill Road and Weaver Pike, is zoned Sullivan County, A-1 (General Agricultural/Estate Residential District).

The subject parcel is located at the intersection of Weaver Pike and Cant Hook Hill Road. Weaver Pike is an arterial roadway where it passes out of the planning region boundary. Cant Hook Hill Road is classified as a local road. City of Bristol Engineering Division staff reviewed the rezoning application and stated that the capacity of Weaver Pike is such that additional commercial traffic can be accommodated at this time.

The subject is not served by the City of Bristol for water or sewer services. It is located in the South Fork Utility District.

Zoning and Land Use:

	Existing Zoning	Existing Land Use
Subject Properties	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Vacant/Agricultural

North	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Remainder of Tax Map 54, Parcel 18.10 – Vacant/Agricultural
South	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Residential – Single Family
East	Sullivan County, R-1 (Low Density/Single-Family Residential District), A-1 (General Agricultural/Estate Residential District) & City of Bristol, R-1A (Single-family Residential)	Remainder of Tax Map 54, Parcel 18.10 – Vacant/Agricultural & Vacant
West	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Vacant & Residential – Single Family

As shown above, the subject is surrounded by area that is rural land, with residential and agricultural use and zoning district. There are no B-3 zoned parcels in the immediate area.

Analysis:

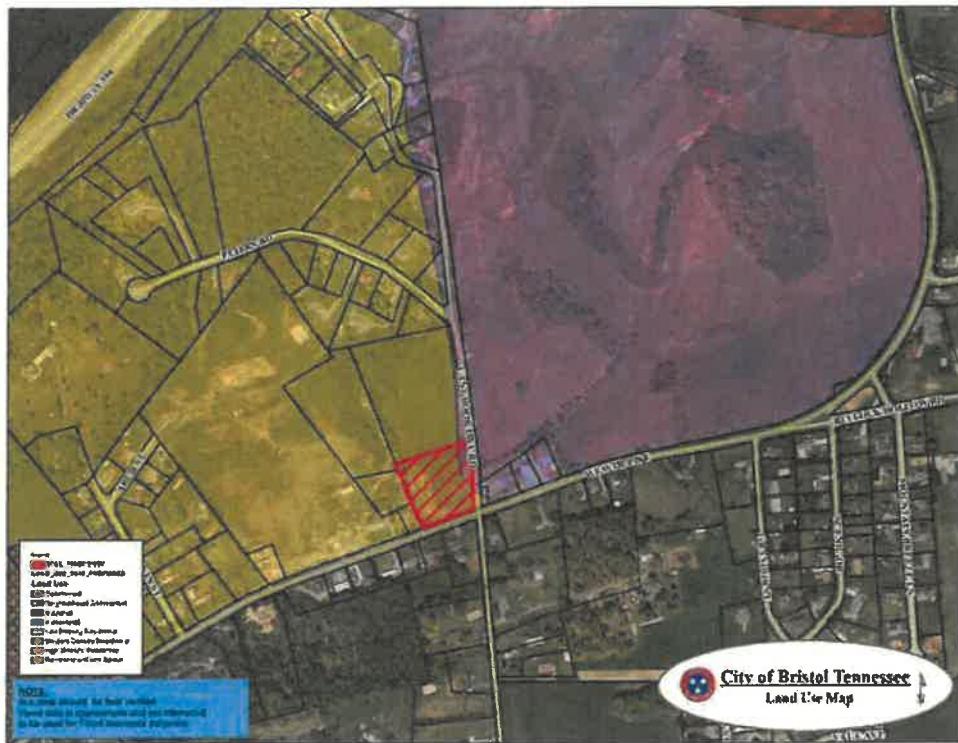
The requested B-3 zoning is not adjacent or in close proximity to the subject. While a variety of non-residential zones are nearby along the arterial, the neighborhood remains residential and agricultural.

It is important to note that if rezoned, any use permitted in the B-3 zone could be placed on the property. Per Sullivan County Zoning Resolution Article 4-101, the requested B-3 (General Business Services District) is intended to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; drive-in stores; eating and drinking places, financial institutions; and offices. The uses in this district service a broad market spectrum and, therefore, ease of automotive access is a requirement. Also, new B-3 districts should be located near or be contiguous with existing commercial districts along arterial or major collector routes. The land uses allowed in the B-3 district, as described in the Sullivan County Zoning Resolution, do not agree with uses allowed in the surrounding R-1 and A-1 area and the few small nonresidential districts. If the subject were rezoned to B-3, a transition would not be provided between the commercial district and surrounding rural parcels.

The planned commercial RV lot use if rezoned to B-3 does not blend well with this neighborhood. If the property were zoned B-3, it would introduce a “spearhead” of commercial zoning and possible uses of a commercial nature into an established rural residential and agricultural area.

Land Use Plan and Policy

The Future Land Use Map serves as a general policy guide for the future development of the city and urban growth area. The Land Use Map indicates that the east portion of the site will be developed medium density residential, as shown below. The majority of the site is expected by the Future Land Use Plan to develop as low density residential. Rezoning the subject property to B-3 does not agree with the Future Land Use Plan and Policy.



None of the policies included in the Future Land Use Plan & Policy justify deviation from the guidance provided by the Map. Rezoning the subject property to B-3 does not agree with the Future Land Use Plan and Policy.

This request should be considered a spot zoning for the following reasons:

- The B-3 would be a use classification different from the majority of the surrounding area.
- The rezoning would not be consistent with the Future Land Use Plan.
- The reason for the rezoning request is for the sole benefit of the property owner.

Staff Recommendation:

Staff recommends the Bristol Tennessee Municipal Regional Planning Commission send an unfavorable recommendation to the Sullivan County Commission for this request, for the following reasons:

- Rezoning the subject site to B-3 does not align with the zoning or use of surrounding properties.
- B-3 zoning disagrees with the City of Bristol Future Land Use Plan, which projects low density residential use for much of the area.
- Rezoning the property would be spot zoning.

Heather Moore

Heather Moore, AICP
Land Use Planner

NOTE #1: THE AREA AS SHOWN FOR PROPOSED REZONING IS NOT IN A SPECIAL FLOOD HAZARD ZONE "X" OR FLOOD INSURANCE RATE MAPS 47163C0110 AND 47163C0110 - EFFECTIVE DATE SEPTEMBER 29, 2006.

TAX MAP 54 PART OF PARCEL 18 10
ZONE : R-1
5.4 ACRES

TAX MAP 54. PARCEL 30.10
ZONE : R-1
252 10

TAX MAP 54. PARCEL 30,10
ZONE : B-1

IRON PIN (OLD) N 19° 94. + 30.00

PROPOSED ZONE : B-3
BUILDING SETBACKS : FRONT - 30
REAR - 30
SIDE - 30
CORNER SIDE - 30

TAX MAP 54, PARCEL 18.10

**PROPOSED AREA FOR REZONING:
ANDREW J. AND DEBORAH A. STUHL PROPERTY**

DAVIES LAND SURVEYING
P. O. BOX 152
BLUFF CITY, TN 37618
423-538-8855

21ST CIVIL DISTRICT - SULLIVAN COUNTY: TENNESSEE

NEW BUSINESS:

A. Rezoning Request – Weaver Pike/Portion of Tax map 54, Parcel 18.10

Tim Beavers introduced the subject of consideration as a rezoning request within the Urban Growth Boundary from R-1 (*Low Density/Single-Family Residential District*) to B-3 (*General Business Services District*).

Cherith Young addressed the Planning Commission regarding the rezoning request at the location of Weaver Pike and Cant Hook Hill Road. The applicant was Andrew J. & Delores Still; Mr. Still was present via teleconference.

Mrs. Young presented a brief overview of the process for rezoning a property in the Urban Growth Boundary. Due to this property being located within the Urban Growth Boundary, the Planning Commission makes recommendations to the Sullivan County Commission. Sullivan County is not bound by the recommendation and will vote to either approve or disapprove the rezoning.

Mrs. Young explained that the surrounding zoning and land use is Sullivan County, R-1 (*Low Density/Single-Family Residential District*) to the north, south, and west. Located to the east is Sullivan County, R-1, A-1 (*General Agriculture/Estate Residential District*), and R-1A (City of Bristol, *Single-Family Residential*). A majority of the area is vacant/agricultural or developed single-family residential.

Some of the differences in the permitted uses between R-1 and B-3 in Sullivan County are B-3 allows for self-storage, retail, lodging, automotive sales, and restaurants. Many of the other uses in the B-3 zone are the same as the R-1 zone.

Mrs. Young displayed the Land Use Map and stated that staff analysis of the requested rezoning of the subject property to B-3 does not agree with the Future Land Use Plan and Policy.

Mrs. Young stated that one telephone call was received from a nearby property owner in opposition to the request.

Staff recommended the Bristol Tennessee Municipal Regional Planning Commission send an unfavorable recommendation to the Sullivan County Commission for this request for the following reasons:

- Rezoning the subject site to B-3 does not align with the zoning or use of surrounding properties.
- B-3 zoning disagrees with the City of Bristol Future Land Use Plan, which projects low density residential use for much of the area.
- Rezoning the property would be a spot zoning.

Chairman Kelly Graham asked if there were any questions for staff, and directed the public to call in with questions for staff.

Mahlon Luttrell asked if the direction of an unfavorable recommendation was consistent with former rezoning requests of this type. Mrs. Young stated that if the request does not align with

the Future Land Use Plan and there is no similar zoning in the surrounding location, staff would send an unfavorable recommendation.

Mr. Andrew Still, who resides at 559 Blanches View Drive, Bluff City was on the telephone line to address this request. He commented that a few years ago he spoke with Planning staff and recalled seeing a map that projected commercial use in the area. Mrs. Young stated that the Land Use Map has been updated since that time and there is some land designated as Neighborhood Commercial further south on Weaver Pike and there is an area at the intersection of Weaver Pike and Highway 394 designated as commercial. However, the current Land Use Map reflects residential in the surrounding areas of this rezoning request.

Mr. James Baggett, who resides at 4973 Weaver Pike, Bluff City was in attendance (via Zoom) to address this request. He is a prospective buyer of the subject property and stated that he wishes to store his forty foot motor home on the subject property, and feels there is a marketable interest for a storage business in this area.

As there were no remaining concerns or questions, Chairman Kelly Graham asked that a motion be made. Margaret Feierabend made motion to accept staff recommendation to send an unfavorable recommendation to Sullivan County Commission to rezone the subject property from R-1 to B-3. Joel Staton seconded the motion and the motion passed unanimously by roll call vote.

B. Concept Plan Review – Feathers Chapel Apartments (2279, 2283, 2295 Feathers Chapel)
Tim Beavers announced that up for consideration was a Conceptual Site Plan approval for Multifamily Residences. This property was previously before the Planning Commission for a Special Use Permit for a multifamily project.

Cherith Young presented the concept plan for the property located at 2279, 2283, and 2295 Feathers Chapel Road. The property owner is Mr. Garry Smith, and the Tax ID is Tax map 066, Parcel 92.10. The property is 5.25 acres and the zoning present is B-3 (*General Business*).

Mrs. Young stated that the subject property did receive approval of a Special Use Permit by the Planning Commission with one condition; the installation of a Type A landscape buffer was required. The project requires approval of a concept plan by the Planning Commission as it is located in the Highway 394 Planned Development Overlay. The applicant has submitted an application for full site plan review in accordance with Chapter 10 of the Zoning Ordinance *Site Plan and Erosion Control Requirements*.

Cherith Young presented the Special Use Permit Site Plan that was approved in September 2020. The subject property consists of thirty-two (32) residential units separated into four clusters containing eight units with a total square footage of 19,968. The submitted concept plan shows an additional building labeled “Future Building” which was not included on the Special Use Site Plan. This project will be required to comply with the Design Standards included in Chapter 4A.

Mrs. Young announced the criteria for discussion by the Planning Committee.

1. Ingress/Egress – Proposal of two access points