

COUNTY COMMISSION- REGULAR SESSION

JULY 19, 2004

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS MONDAY MORNING, JULY 19, 2004, 9:00 A.M. IN BLOUNTVILLE, TENNESSEE . PRESENT AND PRESIDING WAS HONORABLE RICHARD S. VENABLE, COUNTY MAYOR, JANIS DILLOW, DEPUTY COUNTY CLERK AND WAYNE ANDERSON, SHERIFF OF SAID BOARD OF COMMISSIONERS,

TO WIT:

The Commission was called to order by County Mayor Richard S. Venable. Sheriff Wayne Anderson opened the commission and Commissioner Dennis Houser gave the invocation. Pledge to the flag was led by the Sheriff Wayne Anderson.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

| | |
|------------------------|---------------------|
| GARTH BLACKBURN | LINDA K. BRITTENHAM |
| JAMES "MOE" BROTHERTON | RAY CONKIN |
| JOHN CRAWFORD | O. W. FERGUSON |
| CLYDE GROS'ECLOSE, JR. | LARRY HALL |
| RALPH P. HARR | JOE HERRON |
| DENNIS HOUSER | MARVIN L. HYATT |
| SAMUEL C. JONES | ELLIOTT KILGORE |
| JAMES "BUDDY" KING | JAMES L. KING, JR. |
| R. WAYNE MCCONNELL | JOHN MCKAMEY |
| RANDY MORRELL | HOWARD PATRICK |
| JACK SITGREAVES | MICHAEL SURGENOR |
| MARK A. VANCE | EDDIE WILLIAMS |
| | |
| | |

24 PRESENT 0 ABSENT

The following pages indicates the action taken by the Commission on re-zoning requests, approval of notary applications and personal surety bonds, motions, resolutions and other matters subject to the approval of the Board of Commissioners.

Motion was made by Comm. Harr and seconded by Comm. Hyatt to approve the minutes of the June 21, 2004 Regular Session of County Commission. Said motion was approved by voice vote.

PUBLIC COMMENTS: JULY 19, 2004

**THOSE SPEAKING DURING THE PUBLIC COMMENT TIME WERE AS
FOLLOWS:**

THERE WERE NO SPEAKERS DURING PUBLIC COMMENTS.

STATE OF TENNESSEE
COUNTY OF SULLIVAN

JULY 19, 2004

APPOINTMENT -- SULLIVAN COUNTY BOARD OF ZONING APPEALS

MOTION WAS MADE BY COMMISSIONER HOWARD PATRICK AND
SECONDED BY COMMISSIONER O. W. FERGUSON TO NOMINATE DAVID
TIPTON AND JACK JONES TO THE SULLIVAN COUNTY BOARD OF ZONING
APPEALS. APPROVED BY ROLL CALL 24/AYE.

APPOINTMENT - SULLIVAN COUNTY HEALTH & SAFETY STANDARDS
BOARD

MOTION WAS MADE BY COMMISSIONER RANDY MORRELL AND
SECONDED BY COMMISSIONER RALPH HARR TO NOMINATE CAROL
HAYNES TO THE SULLIVAN COUNTY HEALTH & SAFETY STANDARDS
BOARD. APPROVED BY ROLL CALL 24/AYE.

STATE OF TENNESSEE
COUNTY OF SULLIVAN

ELECTION OF NOTARY'S

JUNE 21, 2004

| | | |
|-----------------------|------------------------|-------------------|
| Clay Austin | Melanie K. Harrell | Tara Nakoa Taylor |
| Kathy Diane Barker | Irene S. Harville | Carla L. Vaughn |
| Annis Faye Bass | Deborah L. Hemond | Karen Weaver |
| Jennifer A. Bays | Vicky L. Hickman | Kathy V. Wininger |
| Rebecca L. Branson | Carol A. Hicks | Victor Zager |
| Carolyn J. Cadle | Mary Houser | |
| Novella Caywood | Ellen S. Johnston | |
| Lisa K. Childress | Anita H. Jones | |
| Nannie R. Cox | Misty D. Jones | |
| Michael J. Cunningham | Christopher S. Kerley | |
| John E. Delaney | Vickie J. Monroe | |
| Laura L. Doughty | Edna M. Moore | |
| Rosemary Y. Droke | Mary Beth Morris | |
| Misty D. Evans | Lisa Musser | |
| Marsha N. Fandl | Patricia Phillippie | |
| Patricia L. Flanary | Phyllis F. Phillips | |
| Amanda K. Gardner | Vikki Poff | |
| Joy M. Glenn | Jennifer L. Richards | |
| Marye P. Greer | Angelina N. Rutherford | |
| Donna Hale | Darlene Shepard | |
| Diane C. Hall | Frances N. Sizemore | |
| Joy Hall | Robin S. Smith | |
| Janet L. Hammonds | Julie A. Stewart | |
| Ramona G. Harr | Pam Stewart | |

UPON MOTION MADE BY COMM.
HARR AND SECONDED BY COMM.
HYATT TO APPROVED THE NOTARY
APPLICATION HEREON, SAID
MOTION WAS APPROVED BY ROLL
CALL VOTE OF THE COMMISSION.
23/AYE, 1/ABSENT

STATE OF TENNESSEE
COUNTY OF SULLIVAN

APPROVAL OF NOTARY
PUBLIC SURETY BONDS

JULY 19, 2004

Dana R. Berry

W. Roscoe Bowman

Roy L. Brackett

Richard A. Clark

Theresa J. Compton

Donna M. Duncan

Rita F. Gayewski

Michael R. Holien

Ginger Litton

Nancy J. Moretz

Ida Jones Riley

UPON MOTION MADE BY COMM. HARR AND SECONDED BY COMM. HYATT TO APPROVE THE
NOTARY BONDS OF THE ABOVE NAMED INDIVIDUALS, SAID MOTION WAS APPROVED BY
ROLL CALL VOTE OF THE COMMISSION. 23/AYE, 1/ABSENT.

JULY 19, 2004

MOTION WAS MADE BY COMMISSIONER HYATT AND 2ND BY
COMMISSIONER MCKAMEY TO DEFER REZONING REQUEST #1. SAID
MOTION FAILED 4/AYE AND 20/NAY.

AGENDA

Sullivan County Board of County Commission

July 19, 2004

The Sullivan County Board of County Commissioners will hold a public hearing on Monday, July 19, 2004 at 9:00 A.M. in the Sullivan County Courthouse, Blountville, TN to consider the following requests:

- (1) File No. 05/04/01 Larry Stover
Reclassify 3.7698 ac. of R-1 located in the 6000 block Hwy-11E to P.B.D. (Planned Business District) for the purpose of future business. Property ID. No. Tax map 140-D, Group C, Parcel 1.00 located in the 9th Civil District. **Sullivan County Planning**
- (2) File No. 05/04/02 Robert Hart
Reclassify A-1 property located on Hwy 11-E 400 feet southwest of Taylor Road to P.B.D. (Planned Business District) for the purpose of future business. Property ID. No. Tax map 135, Parcel 41.00 located in the 9th Civil District. **Sullivan County Planning**
- (3) File No. 05/04/03 Shirley Honaker
Reclassify A-1 property located on the north side of Timber Ridge Road starting at the corner of Timber Ridge Road and Tate Road going southeast approximately 1,472 feet and being a total of 10.76 ac. to R-1 for the purpose of development of a residential sub-division. Property ID. No. Tax Map 111, Parcel part of 197.00 located in the 16th Civil District. **Sullivan County Planning**
- (4) File No. 05/04/04 Fred Amyx
Reclassify R-3 and P.B.D.-3 property located at 417 Lenoir Road to B-3 for the purpose of allowing for a vehicle storage yard. Property ID. NO. Tax map 31-J, Group A, Parcel 7.00 located in the 10th Civil District. **Sullivan County Planning**
- (5) File No. 04/04/01 Tommy Rose
Reclassify R-1 Property located 1500 feet east of Fall Creek Road in the 5400 block of Memorial Blvd. to B-1 for the purpose of future commercial development. Property ID No. Tax Map 48L, Group F, Parcel part of 7.00 located in the 7th Civil District. **Kingsport Planning (deferred from last month)**

PETITION TO SULLIVAN COUNTY FOR REZONING # 05/04/01

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

LAR Properties

Property Owner Larry Stover

Address 4503 Bristol Hwy

Johnson City TN 37601

Phone 822-5861 Date of Request 4-28-04

Property Located in 9th Civil District

[Signature]
Signature of Applicant

OFFICE USE ONLY

Meeting Date 6-15-04 Time 7:00 PM

Place 2nd Floor Courthouse
Blountville

Planning Commission Approved _____
Denied _____

County Commission Approved _____
Denied 7-19-2004

Other 8/Ayc 15/Nay 1/Pass

Final Action Date _____

PROPERTY IDENTIFICATION

Tax Map 140-D Group C Parcel 1.00

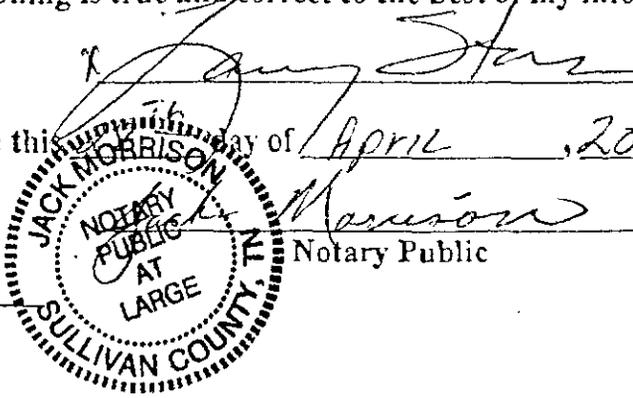
Zoning Map 31 Zoning District R-1 Proposed District PBD

Property Location HWY 11-E

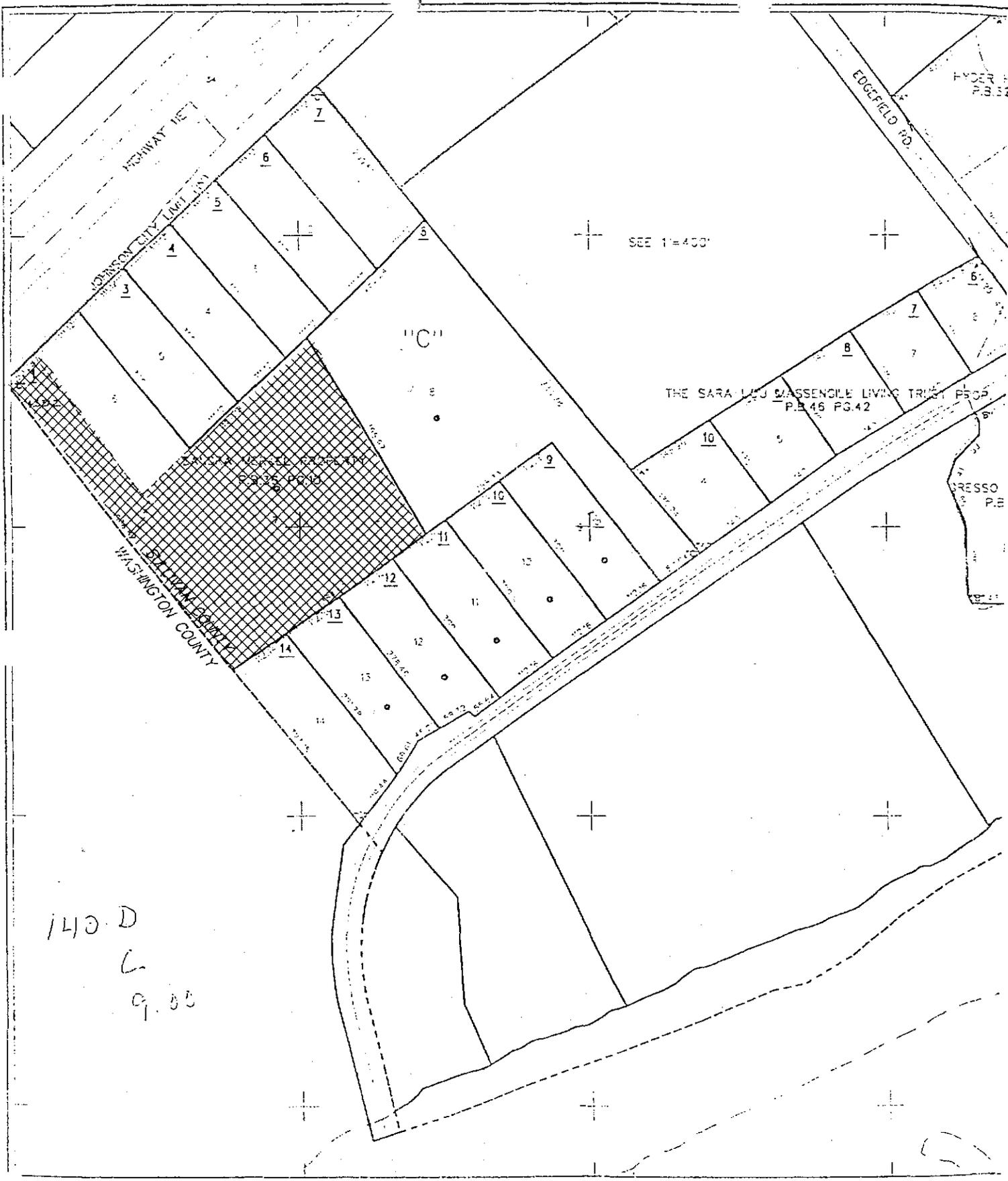
Purpose of Rezoning Future Business

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

Sworn to and subscribed before me this 15th day of April, 2004.



My Commission Expires: 1-16-08



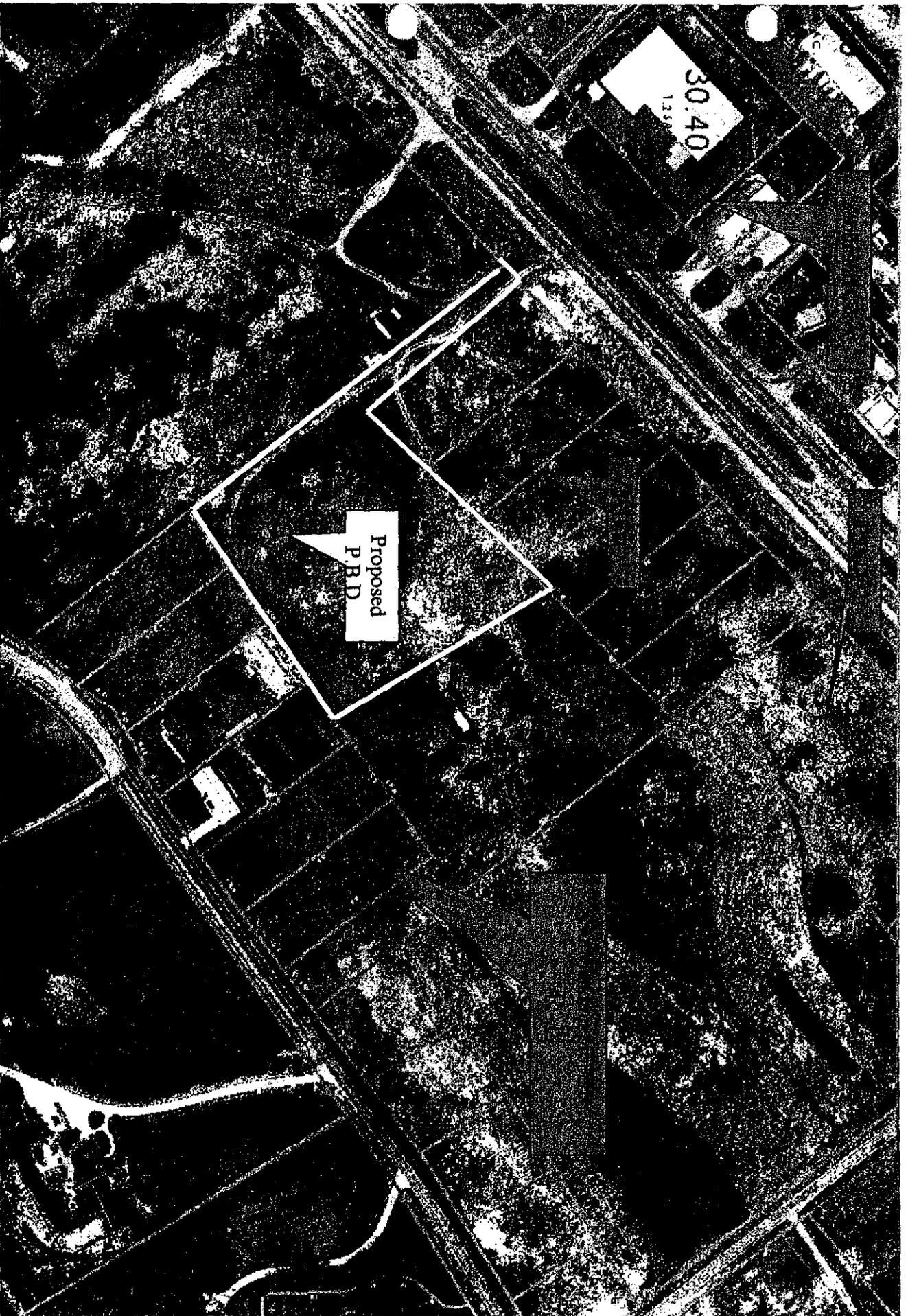
140 D
L
9.00



| Symbol | Description |
|-------------------------------|-----------------|
| (Solid line) | Original Survey |
| (Dashed line) | Proposed Survey |
| (Dotted line) | Proposed Survey |
| (Crosshair) | Survey Station |
| (Circle with dot) | Survey Station |
| (Square with dot) | Survey Station |
| (Triangle with dot) | Survey Station |
| (Circle with cross) | Survey Station |
| (Square with cross) | Survey Station |
| (Triangle with cross) | Survey Station |
| (Circle with dot and cross) | Survey Station |
| (Square with dot and cross) | Survey Station |
| (Triangle with dot and cross) | Survey Station |
| (Circle with cross and dot) | Survey Station |
| (Square with cross and dot) | Survey Station |
| (Triangle with cross and dot) | Survey Station |

Small text at the bottom left corner, likely a disclaimer or legal notice regarding the survey and its use.

Larry Stover



DELL AND ANDREA GATES
1260 AUSTIN SPRINGS ROAD
PINEY FLATS, TN 37686

JUNE 12, 2004

SULLIVAN COUNTY REGIONAL PLANNING COMMISSION
OFFICE OF LAND USE
3411 HWY 126 SUITE 30
BLOUNTVILLE, TN 37617

DEAR MEMBER OF THE PLANNING COMMISSION:

WE LIVE BEHIND AND TO THE NORTHEAST (THE LAST ADJACENT PROPERTY OWNER, MR. LUTHER TOLER, LIVES TWO HOUSES OVER) OF THE PROPERTY OWNED BY MR. LARRY STOVER IN THE 6000 BLOCK OF 11-E, WHICH IS SUBJECT TO A ZONING REVIEW BY YOUR BOARD ON JUNE 15, 2004.

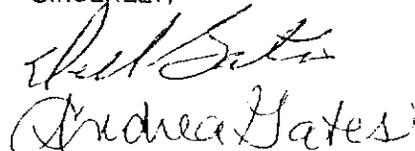
WHILE AN OUT-OF-TOWN CONFERENCE PREVENTS US FROM BEING IN ATTENDANCE, WE DO OBJECT TO RE-ZONING THE PROPERTY FROM THE CREST OF THE HILL BACK TOWARD AUSTIN SPRINGS RD, WHICH RUNS ROUGHLY PARALLEL TO HWY 11-E.

WHEN WE PURCHASED OUR PROPERTY, WE DID SO KNOWING THE TYPE OF HOMES WHICH WERE HERE AND THAT THE PROPERTY BESIDE AND BEHIND US WAS ZONED FOR SIMILAR RESIDENTIAL CONSTRUCTION. SOME TIME AGO, MR. MICHAEL BASHOR MADE A SIMILAR RE-ZONING REQUEST ON THE PROPERTY ADJACENT TO MR. STOVER'S PROPERTY. YOUR BOARD TURNED DOWN HIS REQUEST. NO DOUBT, A CHANGE IN CLASSIFICATION TO THIS PROPERTY WOULD OPEN THE DOOR FOR A RE-CLASSIFICATION OF HIS PROPERTY.

CONSEQUENTLY, WE BELIEVE THAT A CHANGE IN ZONING CLASSIFICATION WOULD BE DETRIMENTAL TO OUR HOME VALUE AND THE BEAUTY AND SERENITY OF THE NEIGHBORHOOD. WE REQUEST THAT THE COMMISSION DENY MR. STOVER'S REQUEST.

THANK YOU FOR YOUR CONSIDERATION.

SINCERELY,

Handwritten signature of Dell and Andrea Gates in cursive script.

DELL AND ANDREA GATES

Storer

Staff copy
Submitted
4/15/04

Dear, Planning and Rezoning Commission

We, John and Louise Curtis, would like to use this note to voice our opposition to the rezoning of property located in the 6000 block of Hwy 11E. We have a nice residential neighborhood and rezoning this property from R1 to PBD would be detrimental to our property value. The environmental impact on the abundant wildlife in this area would be effected by the drainage off this property onto other properties and then into Boone Lake.

We feel that this commission should consider all these agents before making a decision to change the present zoning.

Thank You,

John C. Curtis
Louise Curtis

Stover

6/15/04
Submitted

Regional Planning Commission,
Sullivan County,
Blountville,
Tennessee 37617.

June 2, 2004.

Dear Commissioner,

I wish to register my strong objection to the application before Sullivan County by Mr Larry Stover for re-zoning a parcel of land adjoining my home at 1280 Austin Springs Road in Piney Flats.

Unfortunately work commitments force me to be out of state during the hearing on the above application, so I respectfully ask your consideration of this letter in lieu of my presence.

It is not acceptable to me that this land be used for commercial purposes, particularly as it is currently zoned as R-1 and the application opens up a wide range of commercial potential uses unknown to me now or in the future.

I feel strongly that this parcel of land is an important asset to the area in terms of its ecological benefit and must be preserved in its current state. Its use as a commercial site or enterprise in any way would be disastrous to all the residents of the area. When I purchased my home on this street several years ago I did so for reasons of choice, namely the beauty and peacefulness of the area and lack of commercial development. Home values in the area are very likely to suffer if the application is approved.

Additionally, I believe that there are dangers of environmental impact from pollutants that may be associated with commercial development, both to the wildlife, which is in abundance, and to the residents and their property.

I strongly urge that sensible decisions prevail, and that the Commissioners take serious consideration of my objections, and deny said applicant the request for re-zoning.

Sincerely,

R. Conway

Captain Roger Conway.

Re: Larry Stover

DELL AND ANDREA GATES
1260 AUSTIN SPRINGS ROAD
PINEY FLATS, TN 37686

JUNE 12, 2004

SULLIVAN COUNTY REGIONAL PLANNING COMMISSION
OFFICE OF LAND USE
3411 Hwy 126 SUITE 30
BLOUNTVILLE, TN 37617

DEAR MEMBER OF THE PLANNING COMMISSION:

WE LIVE BEHIND AND TO THE NORTHEAST (THE LAST ADJACENT PROPERTY OWNER, MR. LUTHER TOLER, LIVES TWO HOUSES OVER) OF THE PROPERTY OWNED BY MR. LARRY STOVER IN THE 6000 BLOCK OF 11-E, WHICH IS SUBJECT TO A ZONING REVIEW BY YOUR BOARD ON JUNE 15, 2004.

WHILE AN OUT-OF-TOWN CONFERENCE PREVENTS US FROM BEING IN ATTENDANCE, WE DO OBJECT TO RE-ZONING THE PROPERTY FROM THE CREST OF THE HILL BACK TOWARD AUSTIN SPRINGS RD, WHICH RUNS ROUGHLY PARALLEL TO HWY 11-E.

WHEN WE PURCHASED OUR PROPERTY, WE DID SO KNOWING THE TYPE OF HOMES WHICH WERE HERE AND THAT THE PROPERTY BESIDE AND BEHIND US WAS ZONED FOR SIMILAR RESIDENTIAL CONSTRUCTION. SOME TIME AGO, MR. MICHAEL BASHOR MADE A SIMILAR RE-ZONING REQUEST ON THE PROPERTY ADJACENT TO MR. STOVER'S PROPERTY. YOUR BOARD TURNED DOWN HIS REQUEST. NO DOUBT, A CHANGE IN CLASSIFICATION TO THIS PROPERTY WOULD OPEN THE DOOR FOR A RE-CLASSIFICATION OF HIS PROPERTY.

CONSEQUENTLY, WE BELIEVE THAT A CHANGE IN ZONING CLASSIFICATION WOULD BE DETRIMENTAL TO OUR HOME VALUE AND THE BEAUTY AND SERENITY OF THE NEIGHBORHOOD. WE REQUEST THAT THE COMMISSION DENY MR. STOVER'S REQUEST.

THANK YOU FOR YOUR CONSIDERATION.

SINCERELY,

DeLL Gates
Andrea Gates

DELL AND ANDREA GATES

PETITION TO SULLIVAN COUNTY FOR REZONING #05/04/02

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

OFFICE USE ONLY

Property Owner Bob Hart

Address # Summerfield Circle

Pinetops, TN 37686

Phone 610-0861 Date of Request April 30th 2004

Property Located in 9th Civil District

Robert C. Hart
Signature of Applicant

Meeting Date 6-15-04 Time 7:00 PM

Place 2nd Floor
Courthouse

Planning Commission Approved
Denied

County Commission Approved 7-19-2004
Denied

Other 23/Ave 1/absent

Final Action Date

PROPERTY IDENTIFICATION

Tax Map 135 Group Parcel 41.00

Zoning Map 26 Zoning District A-1 Proposed District PBD

Property Location HWY 4-11-E & TAYLOR DR. for 5 1-acre Hwy 6
lots 1-5 (see proposed plat)

Purpose of Rezoning Future Business

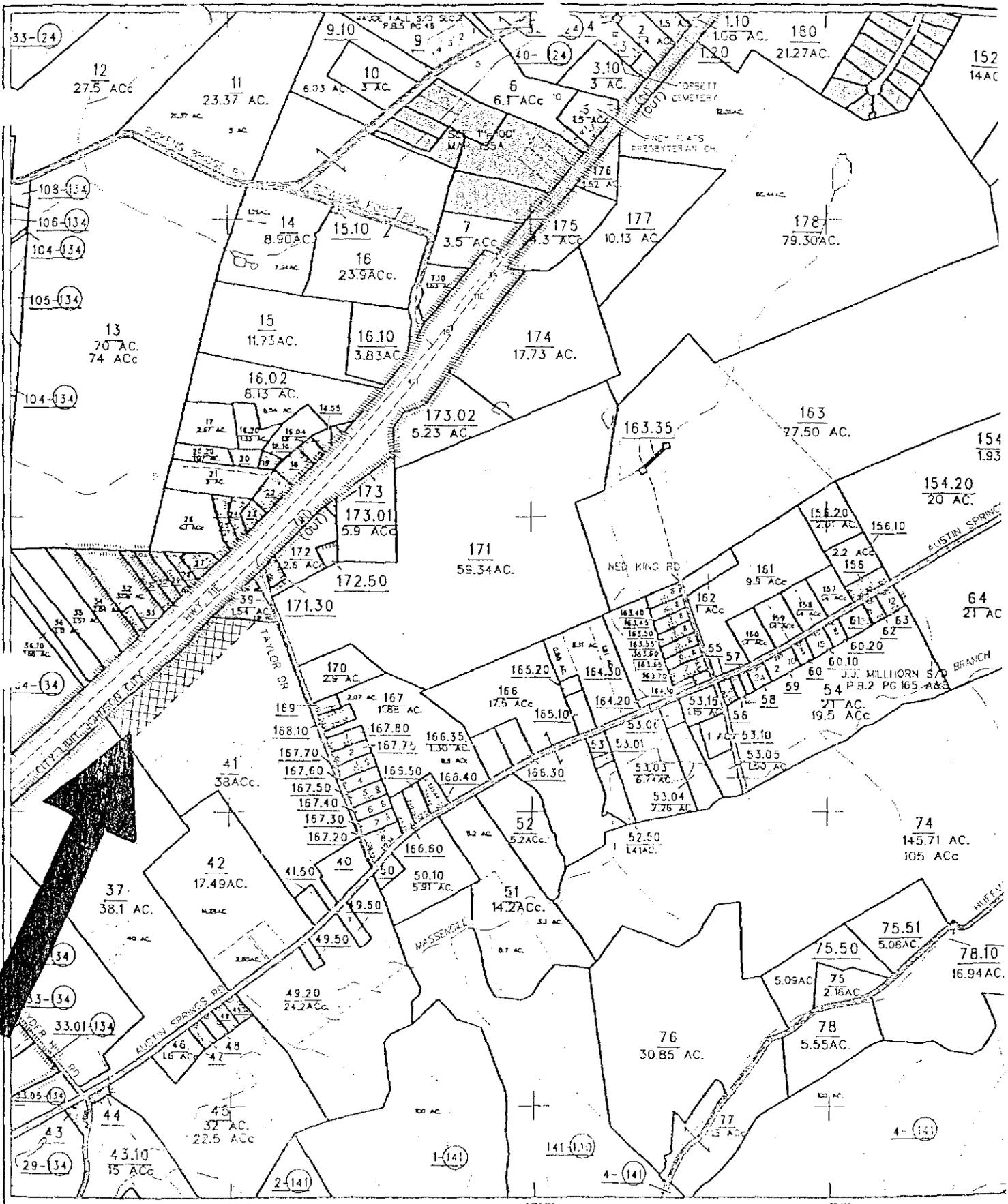
The undersigned, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Robert C. Hart

Sworn to and subscribed before me this 30 day of April, 2004.

Sandra A. Berry
Notary Public

My Commission Expires: 1-25-2005



PARCEL BOUNDARY

- 1. PARCEL NUMBER
- 2. AC. DEED ACRES
- 3. ADJ. CALCULATED ACRES
- 4. DEED OR AT DIMENSION
- 5. SCALED DIMENSION
- 6. SURVEYED DIMENSION
- 7. SUBD. LOT NO.
- 8. PARCEL HIGH
- 9. INTERIOR TRAIL LINE
- 10. EMBLEM LINE
- 11. PARCEL OUTLINE
- 12. SECTION CORNERS
- 13. CO. LINE
- 14. CORP. LINES

EXPLANATION: THIS MAP IS FOR PROPERTY IN E. AND W. 1/2 SEC. 10, T. 10 N., R. 10 E., S. 10 E., CO. 10, TEXAS. IT WAS CONDUCTED FOR THE PURPOSE OF RECORDING THE DEEDS OF THE WORKS OF THE STATE AND IS NOT TO BE USED AS A LOCATION OF PROPERTY OR AS A BASIS FOR ANY OTHER PURPOSE.

A-1

Robert Hart



Proposed
P.B.D.

4.5A.C.C.

166.69

June 6, 2004

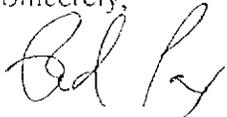
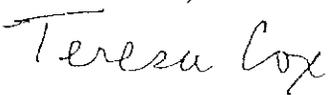
Robin & Teresa Cox
919 Waters Ave.
Fallston, 21047

To whom it may concern:

We are the owners of the property at 6492 Highway 11-E, Piney Flats, Tennessee. It has come to our attention that there is a petition being circulated in favor of the rezoning request for the Robert Hart property, directly across highway 11-E from our property. As we no longer reside in Tennessee we are unable to sign the petition, but would like this letter to serve as our indication of support for the rezoning of the Robert Hart property to planned business district.

Thank you for your consideration.

Sincerely,

Robin & Teresa Cox

PETITION TO SULLIVAN COUNTY FOR REZONING

05/04/03

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

OFFICE USE ONLY

Property Owner Shirley Hoxaker

Address PO Box 521

Russellville, In 37860
423-

Phone 327-4316 Date of Request 5-06-04
423-318-0446-Dexter

Property Located in 16th Civil District

Shirley M. Hoxaker
Signature of Applicant

Meeting Date 6-15-04 Time 7:00 p.m

Place 2nd Floor Courthouse

Planning Commission Approved _____
Denied _____

County Commission Approved 7-19-2004
Denied _____

Other 22/Aye 2/absent

Final Action Date _____

PROPERTY IDENTIFICATION

Tax Map 111 Group _____ Parcel 19702 *part of*

Zoning Map _____ Zoning District A-1 Proposed District R-1

Property Location Timber Ridge Rd

Purpose of Rezoning For the development of a residential subdivision

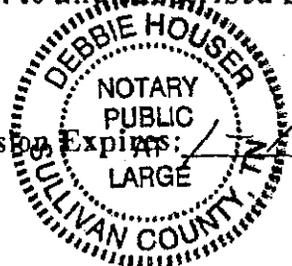
The undersigned, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Shirley M. Hoxaker

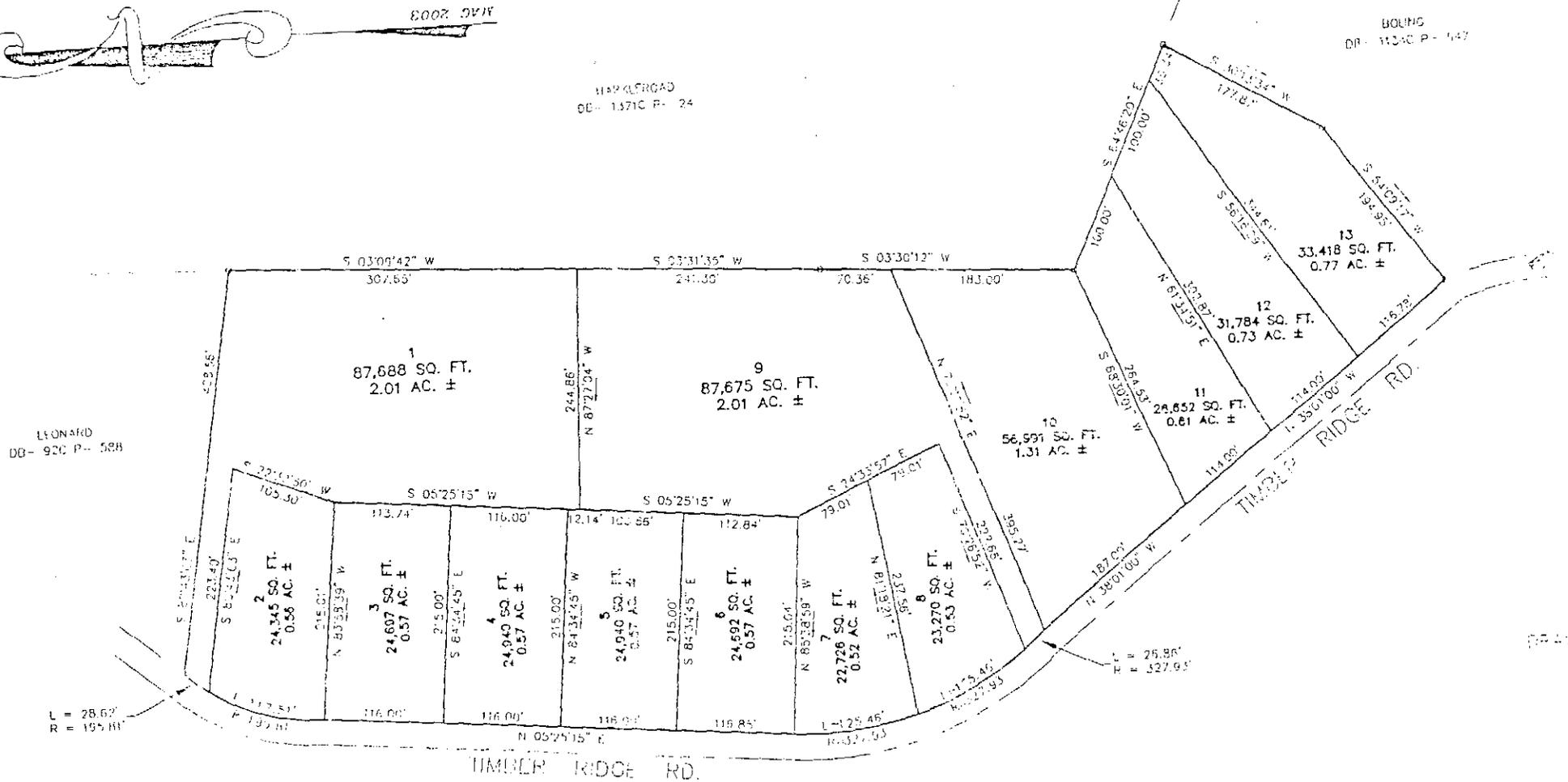
Sworn to and subscribed before me this 6th day of May, 2004.

Debbie Houser
Notary Public

My Commission Expires: 1-26-08



7. UTILITIES AND UNDERGROUND FEATURES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY AND NO CERTIFICATION IS MADE OR IMPLIED TO THE EXISTENCE OR NON-EXISTENCE THEREOF.
8. SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO ANY LEGAL DOCUMENTATION THAT WOULD AFFECT THE PROPERTY AS SHOWN.



CERTIFICATION OF THE APPROVAL OF
WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED
DISPOSED ON PURPOSE FOR INSTALLATION FULLY MEETS THE
REQUIREMENTS OF THE
TOWNSHIP HEALTH WATER UTILITY SYSTEM AND IS FIT FOR USE

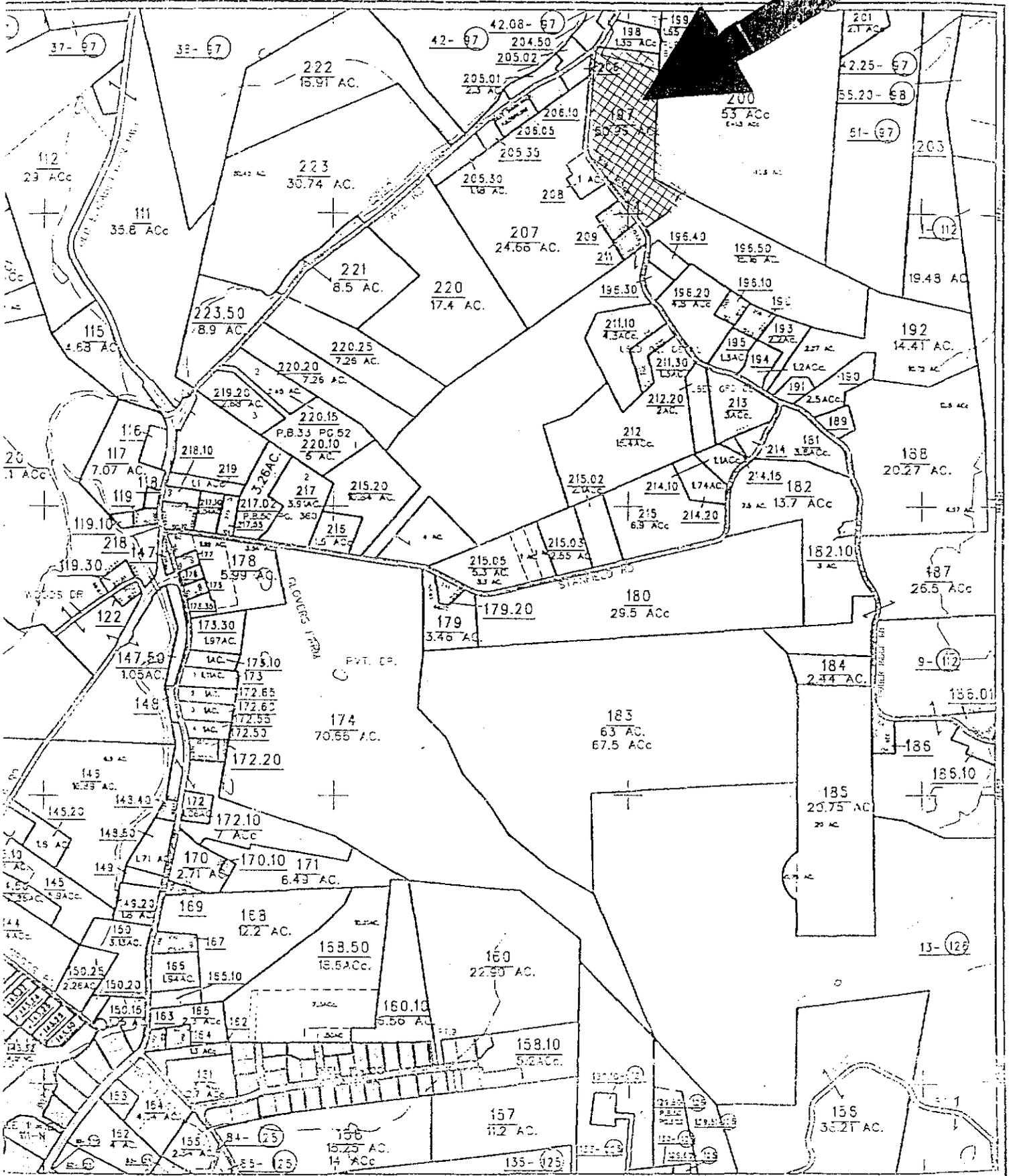
CERTIFICATION OF THE APPROVAL OF
SHEET ASSIGNMENT

BOLING
DB - 11240 P - 1447

MAPLE ROAD
DB - 13710 P - 24

LEONARD
DB - 920 P - 588

DB 47

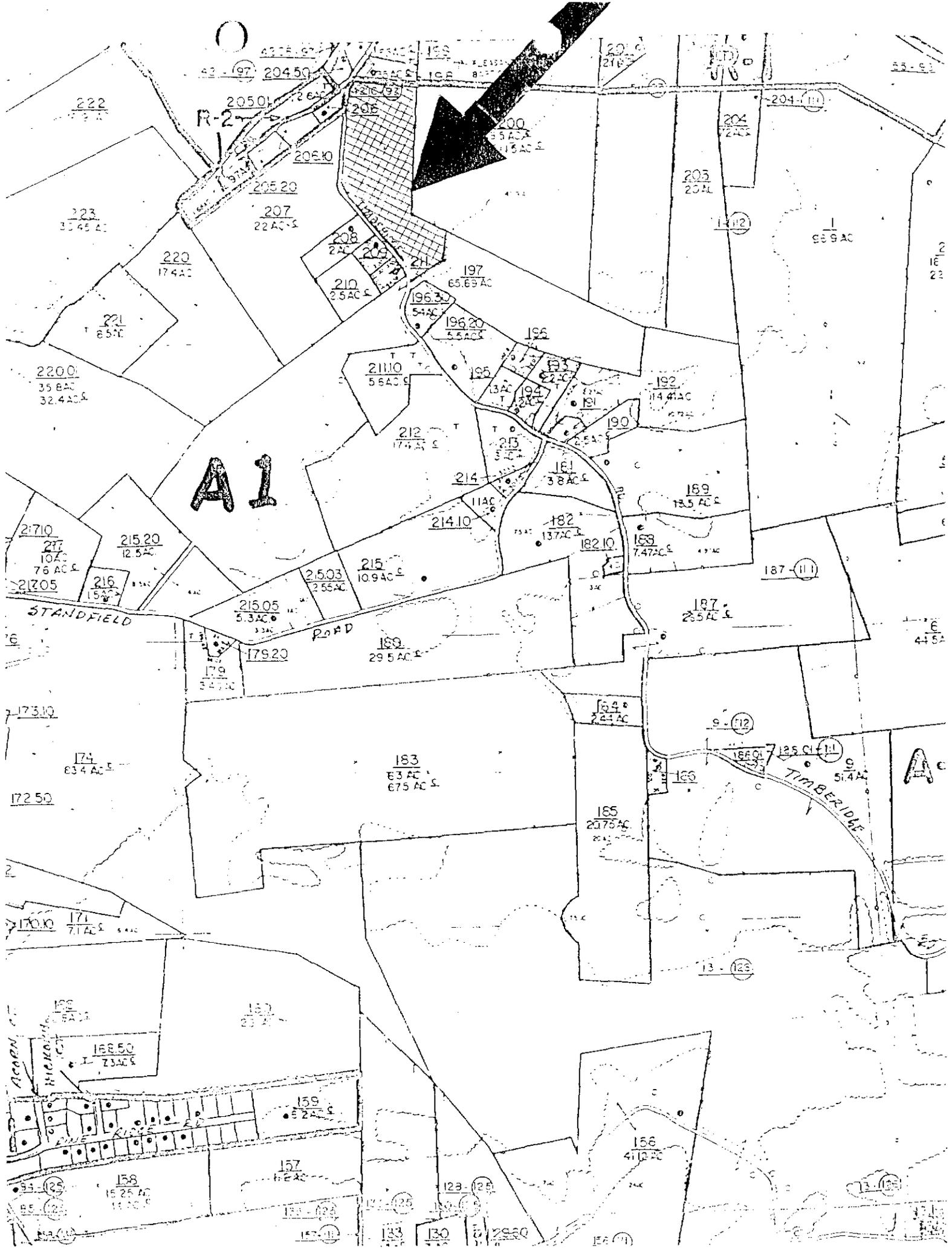


PLAT METRIC MAP

1. Survey
 2. Easement
 3. Right of Way
 4. Other
 5. Unimproved
 6. Improved
 7. Water
 8. Other

| | | |
|-----|-----|-----|
| 006 | 007 | 013 |
| 110 | 111 | 112 |
| 124 | 125 | 125 |

GULLMAN COUNTY, TN
 SCALE 1" = 400'
 PHOTO DATE: February 2000
 COMPILED: JUNE 2001
 LAST REVISION: APR 1999
 DISTRICT 6, 25
 TN STATE PLANS (100)
 NAD 83 (01) N 375 03
 CITY OF SUITE CITY

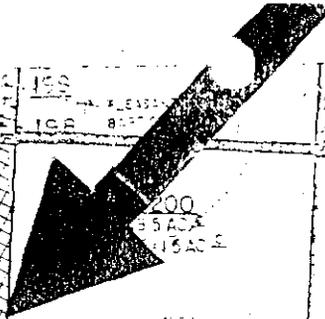


A1

R-2

STANDFIELD ROAD

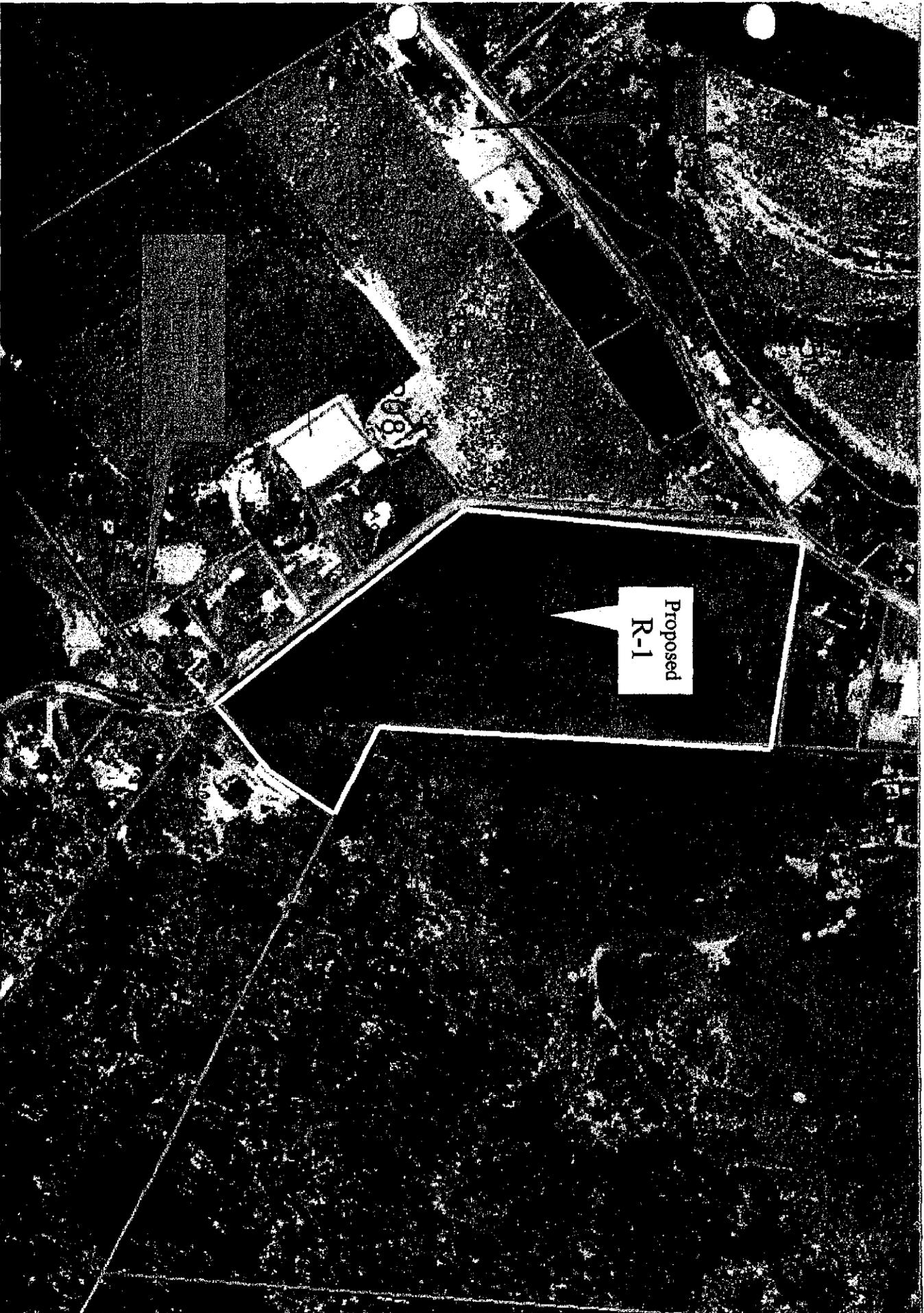
TIMBERIDGE



Map showing various land parcels with the following details:

- Parcel 200:** 6.5 AC, 11.6 AC
- Parcel 203:** 20.4 AC
- Parcel 204:** 24.4 AC
- Parcel 205:** 20.1 AC
- Parcel 206:** 2.6 AC
- Parcel 207:** 22 AC
- Parcel 208:** 2.2 AC
- Parcel 209:** 2.1 AC
- Parcel 210:** 2.5 AC
- Parcel 211:** 5.6 AC
- Parcel 212:** 17.4 AC
- Parcel 213:** 5.7 AC
- Parcel 214:** 11.1 AC
- Parcel 215:** 10.9 AC
- Parcel 216:** 15.4 AC
- Parcel 217:** 10.4 AC
- Parcel 218:** 7.6 AC
- Parcel 219:** 5.4 AC
- Parcel 220:** 17.4 AC
- Parcel 221:** 8.5 AC
- Parcel 222:** 19.9 AC
- Parcel 223:** 35.45 AC
- Parcel 224:** 32.4 AC
- Parcel 225:** 35.8 AC
- Parcel 226:** 32.4 AC
- Parcel 227:** 35.8 AC
- Parcel 228:** 32.4 AC
- Parcel 229:** 35.8 AC
- Parcel 230:** 32.4 AC
- Parcel 231:** 35.8 AC
- Parcel 232:** 32.4 AC
- Parcel 233:** 35.8 AC
- Parcel 234:** 32.4 AC
- Parcel 235:** 35.8 AC
- Parcel 236:** 32.4 AC
- Parcel 237:** 35.8 AC
- Parcel 238:** 32.4 AC
- Parcel 239:** 35.8 AC
- Parcel 240:** 32.4 AC
- Parcel 197:** 65.69 AC
- Parcel 196.3:** 5.4 AC
- Parcel 196.20:** 5.5 AC
- Parcel 195:** 2.2 AC
- Parcel 194:** 2.1 AC
- Parcel 193:** 2.0 AC
- Parcel 192:** 14.41 AC
- Parcel 191:** 2.1 AC
- Parcel 190:** 2.5 AC
- Parcel 189:** 13.5 AC
- Parcel 188:** 7.47 AC
- Parcel 187:** 2.5 AC
- Parcel 186:** 2.4 AC
- Parcel 185:** 20.75 AC
- Parcel 184:** 2.4 AC
- Parcel 183:** 63 AC, 67.5 AC
- Parcel 182:** 13.7 AC
- Parcel 181:** 3.8 AC
- Parcel 180:** 29.5 AC
- Parcel 179:** 5.3 AC
- Parcel 178:** 5.4 AC
- Parcel 177:** 5.4 AC
- Parcel 176:** 5.4 AC
- Parcel 175:** 5.4 AC
- Parcel 174:** 63.4 AC
- Parcel 173:** 7.1 AC
- Parcel 172:** 7.1 AC
- Parcel 171:** 7.1 AC
- Parcel 170:** 7.1 AC
- Parcel 169:** 7.1 AC
- Parcel 168:** 7.1 AC
- Parcel 167:** 7.1 AC
- Parcel 166:** 7.1 AC
- Parcel 165:** 7.1 AC
- Parcel 164:** 7.1 AC
- Parcel 163:** 7.1 AC
- Parcel 162:** 7.1 AC
- Parcel 161:** 7.1 AC
- Parcel 160:** 7.1 AC
- Parcel 159:** 5.2 AC
- Parcel 158:** 15.25 AC, 14.7 AC
- Parcel 157:** 14.2 AC
- Parcel 156:** 41.12 AC
- Parcel 155:** 41.12 AC
- Parcel 154:** 41.12 AC
- Parcel 153:** 41.12 AC
- Parcel 152:** 41.12 AC
- Parcel 151:** 41.12 AC
- Parcel 150:** 41.12 AC
- Parcel 149:** 41.12 AC
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- Parcel 9:** 41.12 AC
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- Parcel 6:** 41.12 AC
- Parcel 5:** 41.12 AC
- Parcel 4:** 41.12 AC
- Parcel 3:** 41.12 AC
- Parcel 2:** 41.12 AC
- Parcel 1:** 41.12 AC

Shirley Honaker



Submitted by Joe Smith

Submitted

10/14/04
CPC

We the undersigned oppose the rezoning of the property located on the north side of Timber Ridge Road starting at the corner of Timber Ridge Road & Tate Road going southeast approximately 1,472 feet and being a total of 10.76 acres from A-1 to R-1 for the purpose of allowing for a residential subdivision.

We cite the following reasons for our objection:

1. The water supply for Timber Ridge Road is inadequate to handle the load of a subdivision.
2. The land surrounding the land in question is all zoned A-1.
3. A subdivision would create a tremendous amount of water runoff onto property surrounding the land in question.
4. There is no sewer system on Timber Ridge Road.
5. At the time Ms. Honaker purchased the land, the seller stated a restriction allowing only one house per parcel (there are two parcels). The seller also stated there could be no trailers or doublewides.
6. Timber Ridge Road is too narrow and curvy to handle the increased traffic of a subdivision.
7. The lifestyle of the people living in the community would be drastically changed.

| Name(printed) | Address | Phone | Signature |
|------------------|-----------------------|-------------------------------|--------------------------|
| Bill Sons Jr | 481 TATE RD | Bluff City 538-9936 | Bill Sons Jr |
| Diane Sons | 481 Tate Rd | Bluff City TN 538-9936 | Diane Sons |
| John Leonard | 473 Tate Rd | Bluff City TN 538-8184 | John Leonard |
| Arlene Leonard | 473 Tate Rd. | Bluff City TN 538-8184 | Arlene Leonard |
| Joe Smith | 488 Tate Rd | Bluff City TN 538-4979 | Joe Smith |
| Phyllis Smith | 488 Tate Rd | Bluff City TN 538-4979 | Phyllis Smith |
| TERESA MORRELL | 482 Tate Rd | Bluff City TN 967-2990 | Teresa Morrell |
| Troy Morrell | 482 Tate Rd | Bluff City TN 967-4877 | Troy Morrell |
| Benny Leonard | 1161 Timber Ridge Rd. | Bluff City, TN 538-8349 | Benny Leonard |
| Tara Reswell | 114 Roscommon Drive | Bristol, TN 37620 764-8525 | Tara Reswell |
| Lon Gene Leonard | 509 cedar st. | Bluff City, TN 37618 538-4592 | Lon Gene Leonard |
| Greg Leonard | 280 Wooded | Bluff City, TN | Greg Leonard |
| Douglas Leonard | Hum 126, | Bristol, TN | 989-9609 Douglas Leonard |

Honaker

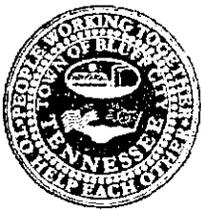
We the undersigned oppose the rezoning of the property located on the north side of Timber Ridge Road starting at the corner of Timber Ridge Road & Tate Road going southeast approximately 1,472 feet and being a total of 10.76 acres from A-1 to R-1 for the purpose of allowing for a residential subdivision.

We cite the following reasons for our objection:

1. The water supply for Timber Ridge Road is inadequate to handle the load of a subdivision.
2. The land surrounding the land in question is all zoned A-1.
3. A subdivision would create a tremendous amount of water runoff onto property surrounding the land in question.
4. There is no sewer system on Timber Ridge Road.
5. At the time Ms. Honaker purchased the land, the seller stated a restriction allowing only one house per parcel (there are two parcels). The seller also stated there could be no trailers or doublewides.
6. Timber Ridge Road is too narrow and curvy to handle the increased traffic of a subdivision.
7. The lifestyle of the people living in the community would be drastically changed.

| Name(printed) | Address | Phone | Signature |
|----------------|-----------------------|----------|----------------|
| JAMES AKARD | 1317 Timber Ridge Rd | 538-4254 | James Akard |
| Ethel Akard | 11 11 11 | 11 11 | Ethel Akard |
| LARRY BOWERS | 1295 Timber Ridge Rd | 538-7402 | Larry Bowers |
| Clara Bowers | 1295 Timber Ridge Rd | 538-7402 | Clara Bowers |
| SARGENT BOWERS | 1311 Timber Ridge Rd | 538-0751 | Sargent Bowers |
| Caron & Boling | 1144 Timber Ridge Rd | 538-6327 | LA Boling |
| Sara Boling | 1144 Timber Ridge Rd | 538-6327 | Sara Boling |
| Robert J. Roy | 1289 Timber Ridge Rd. | 538-4330 | Robert J. Roy |
| Phyllis J. Roy | 1289 Timber Ridge Rd. | 538-4330 | Phyllis J. Roy |

Honaker



ALDERMEN

Tom Jarrell, Vice Mayor
LonGene Leonard
Betty O'Dell
Terry Jones
Jim Embree

City of Bluff City

226 Main Street • Bluff City, Tennessee 37618
Telephone: (423) 538-7144 • Fax: (423) 538-7138

Robert M. Thomas, Mayor

Mailing Address:
P.O. Box 70
Bluff City, Tennessee 37618



June 14, 2004

Chairperson
Sullivan County Planning Commission
Blountville, TN

The City of Bluff City has been advised that someone is planning to develop land on Timber Ridge Road in Sullivan County into possibly twenty (20) or more lots.

At this point the city cannot guarantee availability of additional water to that area until a water study can be performed by the city engineer. The city is by no means discouraging new development but wants to make sure that enough water is available for this development.

If you have further questions regarding this matter please feel free to contact me at (423) 538-7144.

Sincerely,

Robert M. Thomas
Mayor

Homaker

PETITION TO SULLIVAN COUNTY FOR REZONE #05/04/04

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

Property Owner Fred Amyk
Address 401 Morelock St.
Kingsport TN 37660
Phone 288-8839 Date of Request 5-10-04
Property Located in 10th Civil District

Harold W. Stepley
Signature of Applicant

OFFICE USE ONLY

Meeting Date 6-15-04 Time 7:00 P.M.
Place Blountville Courthouse
2nd Floor
.....
Planning Commission Approved _____
Denied _____
County Commission Approved 7-19-2004
Denied _____
Other 17/Ate 5/May 2/Pass
Final Action Date _____

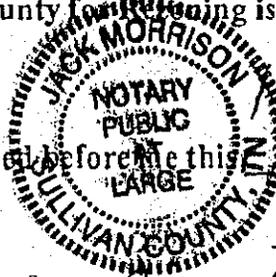
PROPERTY IDENTIFICATION

Tax Map 31-J Group A Parcel 7.00
Zoning Map 6 Zoning District PBD-3 Proposed District B-3
Property Location 417 Lenoir RD.

Purpose of Rezoning for Vehicle Storage

The undersigned, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for rezoning is true and correct to the best of my information, knowledge and belief.

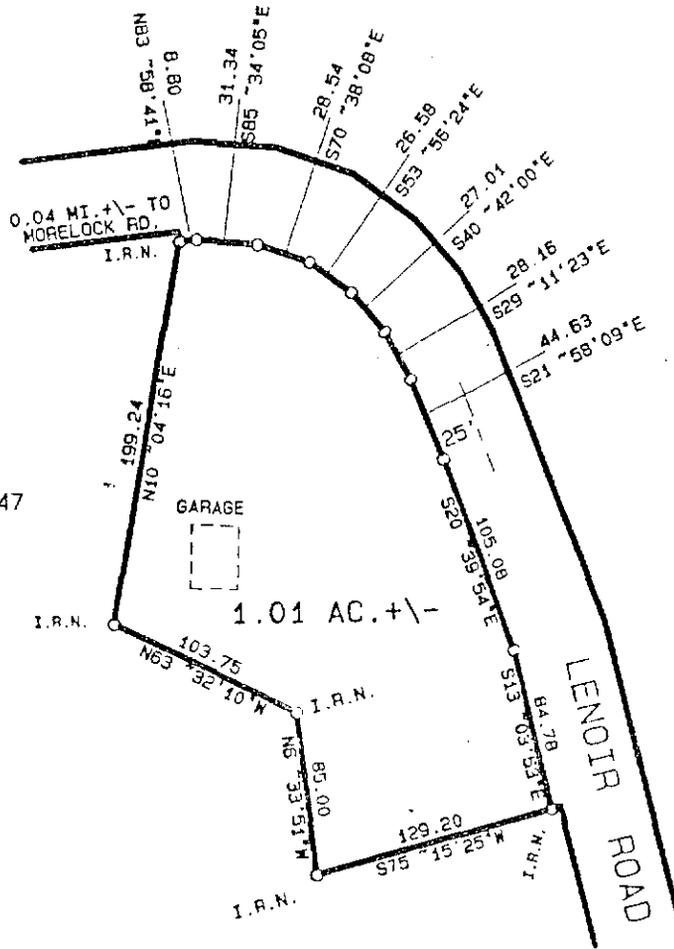
Sworn to and subscribed before me this 10th day of MAY, 2004.



Harold W. Stepley
Jack Morrison
Notary Public

My Commission Expires: 7-16-08

FRED AMYX
D.B. 1003C - P. 647



FRED AMYX
D.B. 1003C - P. 647

Fred Amyx



By signing this petition, we the undersigned protest the re-zoning of the property at 417 Lenoir Road, for the purpose of allowing for a vehicle storage yard. Not only would this reduce the value of the homeowner's property in the area, it would also cause environmental hazards.

| | |
|------------------|-----------------|
| Brandi Neal | Allen Taylor |
| Jason Neal | Kay Taylor |
| Tommy Shetter | Mike White |
| Anber Shetter | Clara Forbes |
| Al Jew | Jecki Daughtry |
| Toni Jew | H. Horne |
| Aaron Neal | H. Horne |
| Travis Cradie | Irene Conkin |
| Amy Cradie | Jessie Conkin |
| Rick Raymond | Viola Adams |
| Cindy Raymond | Irish Porter |
| Shelly Neal | Mybela Porter |
| Whitney Williams | Eddie Patz |
| Tim Shaffer | Evelyn Jackson |
| Sherry Shaffer | Judy Alamy |
| A. Wayne Larkins | Margaret Bishop |
| Ronell Melonell | Ruth Miller |
| Helen Alley | Lester Miller |
| Jonathan Alley | Wanda Malone |
| Brooklyn Taylor | Henry S. Malone |

| | |
|-------------------|----------------|
| Diane Mays | Jennifer Grubb |
| Henrietta Martin | David Grubb |
| Matt Malone | Jacob Grubb |
| David Malone | Brianna Grubb |
| Goddie Harris | Kristi Vaughn |
| James Harris | Alan Vaughn |
| Sandy Hambrick | Rebekah Vaughn |
| Bob [unclear] | Judy Larkins |
| Mark [unclear] | Betty Henley |
| Joseph H. Adkins | Karen Henley |
| Jack K. Forbes | Donald Lawson |
| Angela T. Jackson | John Shaboo |
| Lisa Thomas | Leah Johnson |
| Charlotte Wallace | Joe Conkin |
| Matthew Thomas | Glenda Figgins |
| Mary Jones | Judy Rodger |
| Jack Jones | Louise Harless |
| Daniel Jones | Mary Shipley |
| Bina Jones | Sandra Collins |
| Jaslyn Jones | Jerry Eampton |
| William Jones | Joann Conpta |
| Brian Grubb | Pearl Fisher |

David Livesay
 Shirley Jackson
 Junie Quillen

Pat Jackson
 Joan Adkins
 Willie Hill
 Joe Hill

RECORDED
 JUN 15 2004
 SULLYVAAN COUNTY, TN
 LAND USE OFFICE

Submitted
to PC
@ 1/14/04

Total 158

By signing this petition, we the undersigned protest the re-zoning of the property at 417 Lenoir Road, for the purpose of allowing for a vehicle storage yard. Not only would this reduce the value of the homeowner's property in the area, it would also cause environmental hazards.

| | |
|---------------------|-------------------|
| Kenneth M. Jennings | Nella Phillips |
| Ronald W. DeLand | Janet Palmer |
| Daryl E. Lillen | Bon H. Niles |
| Cynthia Harting | Robert Olin |
| James Harting | Bobby Hamilton |
| Van Cook | John B. Snodgrass |
| Dayton Brown | Shelton Meade |
| James R. Bishop | James Tipton |
| Ron Kestner | Bill Napier |
| Tom Zolman | Fred Crabtree |
| Spencer Pederson | N. B. McConnell |
| Larry Reynolds | Ed B. Vetter |
| Paul Chapman | Barbara K. Co. |
| Otis Vickers | Samuel R. King |
| Jim Mays | Theola Click |
| William D. Phillips | David Click |
| Janet Confin | Allen D. Mays |
| Faye Brown | Lomara D. Mays |
| Ella Phillips | John H. Hester |
| Charlette Keane | Ronnie Starnes |

By signing this petition, we the undersigned protest the re-zoning of the property at 417 Lenoir Road, for the purpose of allowing for a vehicle storage yard. Not only would this reduce the value of the homeowner's property in the area, it would also cause environmental hazards.

| | |
|-------------------|----------------------|
| Wesley Lott | Risa Kendrick |
| Onell Morelock | Dot Miller |
| Jack Ragland | Bobby & Sara Hawkins |
| Sam Morelock | Jessie Lott |
| Larry L. Morelock | CELIA HAYES |
| Master Lane | Leah H. Saly- |
| Matthew Williams | Debra Rosenbaum |
| Adam Albert | Herald Hourel |
| Siffany Williams | Mary Trapp |
| Ruth Williams | Roy Knapp |
| R.J. Lantry | Chad Gantle |
| Mark Lantry | Sarah Gantle |
| Eddie Hicks | Jayme Hance |
| Juanita Wells | Shelcia Barber |
| Amie Wells | Rachel Sanders |
| Jameson Lunday | Pamela Ball |
| Glenn Lunday | Mike D. Ball |
| Zev Lunday | |
| Aaron Haysen | |
| Jared Haysen | |

| | |
|---------------------------|-------------------|
| Angie Baker | Jim Singleton |
| Carol Williams | Marjorie Cates |
| Jan K | Mark Parker |
| Alinda Baker | Danny Bailey |
| Anna Adams | Bill Frost |
| Yvonne Gray | Scottie Christian |
| Jack Winton | Tom Reese |
| Angie Bentley | Margene Reese |
| Nigger Taylor | Don Morelock |
| Pop Walker | Vera Morelock |
| Tom Colton | Ed Nelson |
| Lenny Lacey | |
| Tom Lacey | |
| Wanda Susson | |
| Don Hicks | |
| Lois Walker | |
| Bernice Allie | |
| David Jones | |
| Barbara Jones | |
| Dorothy Hill | |
| Myra Adams | |
| Carolyn Singleton | |

| | |
|---------------------|---------------------|
| Sharon Hardy | Cathy Huddly |
| May Hines | Patricia S. Huddle. |
| Janice Gibson | |
| Crystal Jensen | |
| Gestwa Jensen | |
| Margaret Darnell | |
| Jeffery Darnell | |
| Jessica Darnell | |
| Jeffery Darnell Jr. | |
| Fred Miller SR. | |
| Karen Roberts | |
| Ronnie Roberts | |
| Rachel Wade | |
| Annis Wade | |
| Sue Hughes | |
| Brenda Hughes | |
| Melissa Lane | |
| Alva Jennings | |
| Michael Lane | |
| Dice Roberts | |
| A Jay Hopkins | |
| Janita Butler | |

REAL ESTATE PURCHASE CONTRACT (Commercial)

STATE OF TENNESSEE
COUNTY OF SULLIVAN

1. PARTIES: FRED & WANDA AMYX (Seller)
ALLAN JEAN
agrees to sell and convey to HAROLD WAYNE SHIPLEY
(Purchaser), and Purchaser agrees to buy from Seller the Property described below.

2. PROPERTY: (a) Land: Address: 417 LENOIR ROAD KINGSPORT, TN. 37660
[insert full address] or more specifically described as: (ON APPROVAL OF B-3)

or as described in the attached exhibit. (b) Improvements: The garage and all other fixtures and improvements attached to the above-described real property, including without limitation, the following permanently installed and built-in items, if any: all equipment and appliances, heating and air-conditioning units, wiring, plumbing and lighting fixtures, owned by Seller and attached to the above described real property. The land is collectively referred to as the "Property".

3. PURCHASE PRICE: The Total Price shall be \$ 34,000.⁰⁰/₁₀₀ payable as follows:

Binder amount: (Receipt of which is hereby acknowledged) \$ 500.⁰⁰/₁₀₀
Cash or certified funds due at closing: \$ 33,500.⁰⁰/₁₀₀

4. CONVEYANCE: Seller agrees to convey a good merchantable title and General Warranty Deed of said property insuring that property is free of all encumbrances, except as hereinabove set out and Seller and Purchaser agree that any encumbrances shall be paid in full at the time of closing from sales proceeds.

6. DISCLOSURES: _____

PURCHASER:

May 10/2004 Harold Wayne Shipley
Date [purchaser's signature above/printed name below]
HAROLD WAYNE SHIPLEY

[purchaser's signature above/printed name below]

SELLER:

Fred A Amyx
Date [seller's signature above/printed name below]
Fred A. Amyx
Wanda J Amyx
[seller's signature above/printed name below]
WANDA J. Amyx

WITNESS:

Tennille W Haynes
Tennille W. Haynes

State of TENNESSEE
My Commission Expires 9/30/2006

The Above personally appeared before me on this 7th Day of MAY 2004.

James T. Lockard
Notary At Large.

PETITION TO SULLIVAN COUNTY FOR REZONING # 04/04/01

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

Property Owner Yanny Rose
Address 745 Bluff Rd
Kpt. In 37664
Phone 279-0208 Date of Request 4-12-04
Property Located in 071 Civil District

Christina J. Rose
Signature of Applicant

OFFICE USE ONLY

Meeting Date 5-20-04 Time 7:00 pm
Place City Hall - 2nd Floor
.....
Planning Commission Approved _____
Denied _____
County Commission Approved 7-19-2004
Denied _____
Other 16/Aye 6/Nay 1/Pass
1/absent
Final Action Date _____

PROPERTY IDENTIFICATION Part 9

Tax Map 48L Group F Parcel 7-08
Zoning Map 7 Zoning District R-1 Proposed District B-3
Property Location Memorial Blvd

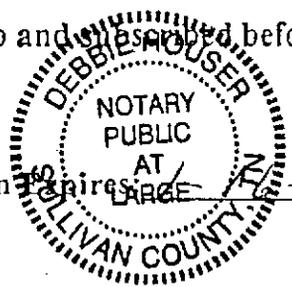
Purpose of Rezoning Future commercial development

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

Christina J. Rose

Sworn to and subscribed before me this 12th day of April, 2004.

Debbie Houser
Notary Public



My Commission Expires 7-6-08

Memorial BLVD.

(State Route #126)

S68°57'50"E

30'

S78°47'00"E

C1

10.00'

265.34'

10.00'

452.78'

IPF

10.00' Waterline Easement to City of Kingsport as per Unrecorded Deed of Easement.



Shed



Barn

Concrete Marker

10.00' Waterline Easement as per Deed Book 475C Page 195

5.287 ACRES

Ned Cross: Db. 46C Pg. 1

20.00' Sanitary Sewer Line Easement as Per Ded Book 1065C Pg. 47

Fall Creek

321.69'

S23°49'49"W

Point in Creek

N15°07'00"E 169.50'

N14°33'06"E 148.47'

Post

IPF

Emory Harr Private Drive (30.00' R/W)

481.58'

N65°07'57"W

IPF

159.37'

N87°40'03"W

Shirley Shaffer Db. 1872C Pg. 556

Audley Byrd Db. 630C Pg. 481

Shirley Shaffer Db. 1872C Pg. 556

Buyer-Tommy and Christina Rose
Seller Audley and Gladys Byrd

SCALE: 1"=80'

DATE: 2/20/2004

APPROVED BY:

Glass Land Surveying

Category I survey
the unadjusted
in hereon.

Partial, 100' (approx) distance, 100' (approx) distance, 100' (approx) distance, 100' (approx) distance, 100' (approx) distance



PLANIMETRIC MAP

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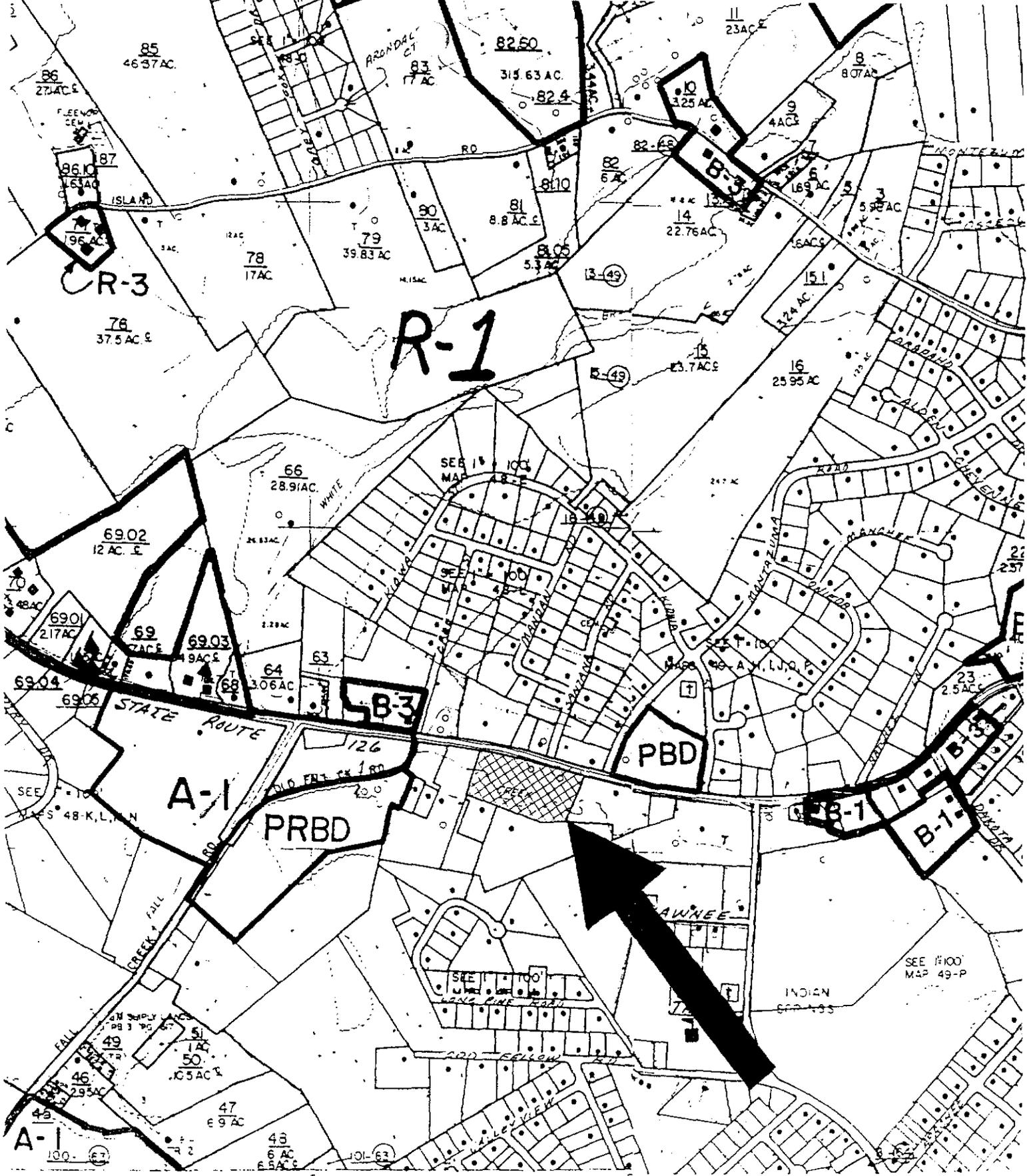
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 0 1 2 3 4 5

| | | |
|------|------|------|
| 043F | 043E | 043H |
| 042K | 043L | 043I |
| 045N | 048M | 045P |

| | |
|--------------------------|----------------------|
| SULLIVAN COUNTY, TN | |
| SCALE 1" = 100' | DISTRICT 7 |
| PHOTO DATE: MARCH 1957 | TN STATE PLANS 47001 |
| COMPILED: SEPTEMBER 1958 | MAD BAXSON MAD 08 |
| LAST REVISION: JUNE 1959 | |

SEE 1" = 400'

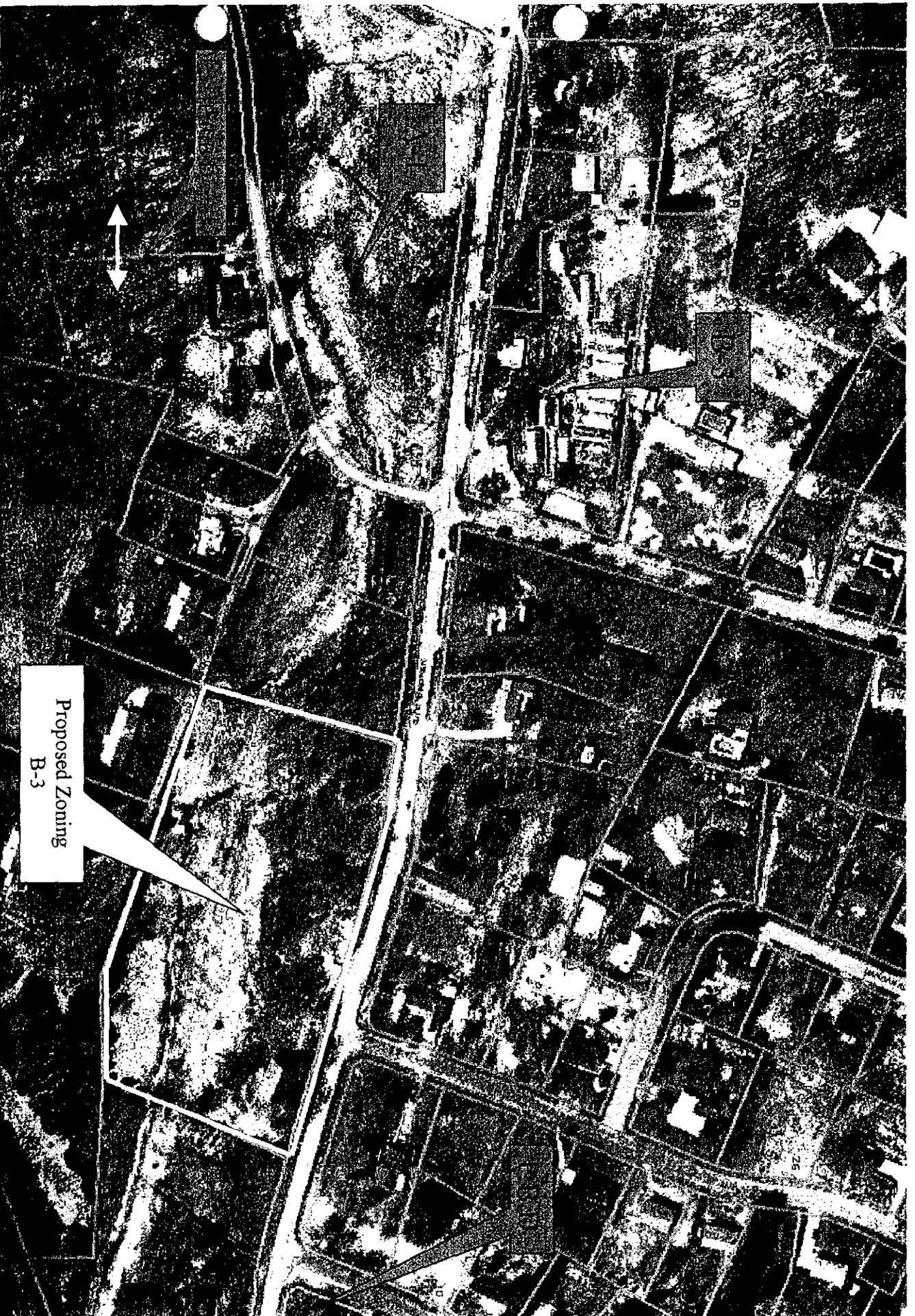
042L



1987

| | | |
|---------------------------|---------------|-------|
| SULLIVAN CO., TENN | | MAP # |
| SCALE 1"=400' | DISTRICT 1087 | 48 |
| DATE OF PLANNING MAP 1986 | | |
| DATE COMPLETED 1987 | | |

Tommy Rose





CITY OF KINGSPORT, TENNESSEE

June 18, 2004

Mrs. Ambre Torbett
Planning Director
P.O. Box 590
Suite 30
Blountville, TN 37617

Dear Mrs. Torbett:

Enclosed, please find a copy of the agenda from the Kingsport Regional Planning Commission Meeting held on June 17, 2004. Also included is the case report for the county rezoning of property located along the 5400 block of Highway 126. The Commission voted to recommend the approval of the rezoning 4-2, with one abstention.

If you have any questions, please feel free to contact me at (423) 229-9368.

Sincerely,

Angela L. Charles
Planner

Tri-Cities
TN/VA



1999

City Hall 225 West Center Street Kingsport, TN 37660-4237 (423) 229-9400

Kingsport — *The Best Place To Be*

Tri-Cities
TN/VA



1999

AGENDA FOR THE KINGSPORT REGIONAL PLANNING COMMISSION

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

June 17, 2004

7:00 P.M.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON MAY 20, 2004.

IV. CONSENT AGENDA – Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions not requiring any variances.

06-01 Miller Property Subdivision (04-201-00013) – The Commission is asked to consider granting preliminary and final approval for the Miller Property Subdivision located adjacent to Bloomingdale Pike inside the City, in the 11th Civil District of Sullivan County. (Nemeth)

06-02 Surgenor Property Subdivision (04-201-00024) – The Commission is asked to consider granting preliminary and final approval for the Surgenor Property Subdivision located adjacent to Arcadia Drive near its intersection with Nottingham Road outside the City in Sullivan County, but within our Urban Growth Boundary. (Nemeth)

06-03 Bailey Ranch, Section 3 Subdivision Bond – The Commission is asked to approve a bond reduction of \$5,000 from the bond the City is currently holding for Bailey Ranch, Section 3 Subdivision. (Charles)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

06-04 Brickridge Senior Development Rezoning (04-101-00004) &

06-05 Brickridge Senior Development Preliminary Zoning Development Plan (04-102-00003) – The Commission is asked to consider rezoning the former General Shale Brick Property from R-1B, Single-family Residential, to R-3, Multifamily Residential District. The property is located north of the Bowater Drive cul-de-sac, south of the Landfill Access Road, and east of Panay Road. The property is located inside the Kingsport City limits in the 11th Civil District. The proposed use is for a senior citizen development (141-condominium units). (Nemeth)

06-06 Memorial Blvd. County Rezoning (04-101-00002) – The Commission is asked to consider rezoning an approximate 5-acre lot from R-1, (Low-Density) Residential District, to B-1, (Convenience Neighborhood) Business District. The property is located along the 5400 Block of Highway 126, Memorial Blvd, in the County. (Charles)

06-07 **Variance Request for Kingsport Business & Technology Park** – The Commission is requested to grant a variance to two sections of the City of Kingsport's Subdivision Regulations. (Koder)

VII. ANNEXATION

Approve the Ft. Henry Drive Annexation Study and establish a date for a public meeting. (Koder)

VIII. OTHER BUSINESS

Select a Nominating Committee to report at the July meeting. (Webb)

Receive minutes of the Board of Zoning Appeals regular meeting held June 3, 2004 and the minutes of the called meeting held June 10, 2004. (Nemeth)

Receive minor subdivision letter and map for the Deerfield Estates, Lot 1, Block B Subdivision. (Webb)

Receive minor subdivision letter and map for the Replat-Bracken Properties Subdivision. (Webb)

Receive minor subdivision letter and map for the Subdivision of Donald McAmis Property. (Webb)

Receive minor subdivision letter and map for the Replat of Lots 8 & 9, Park Ridge Estates, Section 2. (Webb)

Receive minor subdivision letter and map for Lots 17 & 18, Section 15, Indian Hills Estates Subdivision. (Webb)

Receive report concerning items of interest. (Webb)

IX. ADJOURNMENT

REZONING REPORT
File No.: 04-101-00002

TO: KINGSFORT REGIONAL PLANNING COMMISSION

FROM: ANGELA L. CHARLES, PLANNER 

DATE: June 1, 2004

APPLICANT: Tommy Rose, Property Owner

REQUESTED ACTION: County rezoning of an approximate 5-acre lot from R-1, (Low-Density) Residential District, to B-1, (Convenience Neighborhood) Business District.

LOCATION: This property is located along the 5400 Block of Highway 126, Memorial Blvd.

EXISTING LAND USE: The property is currently being used as farm land.

PROPOSED USE: The owner proposes to utilize the property for future commercial use. More specifically, the owner would like to open a craft / antique store.

SURROUNDING ZONING AND LAND USE:

North: R-1, (Low-Density) Residential District - Single-family residences fronting along Highway 126.
PBD, Planned Business District - Vacant and undeveloped.
B-3, (General) Business District - Plant Nursery.

South: R-1, (Low-Density) Residential District - Several single-family residences.

East: R-1, (Low-Density) Residential District - Single-family residences.
B-1, (Convenience Neighborhood) Business District - Sewing store, gas station, auto sales, pet grooming, hair stylist, and jewelry shop.

West: R-1, (Low-Density) Residential District - Single-family residences.
PRBD, Planned Residential Business District.

LAND USE PLAN(S): This area was not addressed in the 2010 Conceptual Land Use Plan

UTILITIES: Water and sewer are available and adequate for commercial use.

TRANSPORTATION: The property fronts Memorial Blvd which is a two lane road, and is designated as a Principal Arterial in the *Major Street and Road Plan*.

PHYSICAL CHARACTERISTICS: The property is approximately five (5)-acres and its topography is varied, but portions of it are lower than Memorial Blvd. It has approximately 788 feet of road frontage on Memorial Blvd. In addition, there is a barn on the property. From photographs provided by a neighbor, standing water has occurred on site.

OPTIONS: The Planning Commission's options are as follows:

1. Approve the rezoning.
2. Disapprove the rezoning and state the reasons for denial in writing.
3. Postpone action pending receipt of additional information.

STAFF

RECOMMENDATION: Staff recommends Option 1 based on the following rationale:

1. The property fronting along Highway 126 has been evolving into commercial land uses. Therefore, the change is not contrary to the established land-use pattern.
2. The immediate surrounding area appears to be able to support the proposed B-1 district.
3. The County zoning states that this district "may occur along and at the intersection of arterial and community collector streets".

REZONING INQUIRY SHEET

| | |
|--------------|--------------------------|
| LOCATION | Highway 126 (5400 Block) |
| APPLICANT | Tommy Rose |
| REZONED FROM | R-1 TO B-1 |
| PROPOSED USE | Commercial use |
| DATE | 5-10-04 |

| NAME | FAVOR | OPPOSE | DATE | REMARKS |
|------------------------|-------|--------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ms. Shirley Shaffer | X | | May 10 | Presently, property has flooding problems. If any new grading, flooding problems for site + surrounding area will increase. - 7 springs on site - Also has traffic concerns. |
| 248 Emory Harr Pk. Dr. | | | | |
| | | | | |

| NAME | FAVOR | OPPOSE | DATE | REMARKS |
|----------------------|-------|--------|--------|--------------------------------------------------------------------------------------|
| Ms. Cecile Testerman | X | | June 9 | Stated that she had a petition of people opposed; will submit in the next day or so. |
| | | | | |
| | | | | |

| NAME | FAVOR | OPPOSE | DATE | REMARKS |
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| NAME | FAVOR | OPPOSE | DATE | REMARKS |
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| NAME | FAVOR | OPPOSE | DATE | REMARKS |
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| NAME | FAVOR | OPPOSE | DATE | REMARKS |
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We the undersigned residents of the Indian Springs Community of Sullivan County feel that the rezoning of the property owned by Mr. Tommy Rose in the 5400 Block of Memorial Blvd. would have a negative impact on:

1. Our property value
2. Traffic congestion
3. AEsthetics

| Print | Signature | Address/Zip | Phone |
|------------------------------------------|------------------------------|-----------------------------------------|---------------------------|
| 1 John F. Testerman III | <i>John F. Testerman III</i> | 101 Satanta Rd. Kingsport, TN 37664 | 323-5074 |
| 2 CARLA S. TESTERMAN | <i>Carla S. Testerman</i> | 101 SATANTA RD. Kpt., TENN. 37664 | 323-5074 |
| 3 TYRONE J. KERRIE | <i>Tyrone J. Kerrie</i> | 112 SATANTA RD. Kpt. TN. 37664 | 323-5074 |
| 4 Bonnie Rogers | <i>Bonnie Rogers</i> | 128 Satanta Rd. Kpt TN 37664 | 323-5838 |
| 5 Jaime Pippin | <i>Jaimie Pippin</i> | 3821 Bonita St Kpt, TN 37664 | 378-6882 |
| 6 Angie Rogers Franklin | <i>Angie Rogers</i> | 318 Roger Rd Bristol TN | 878- 3019 2619 |
| 7 SANDRA L. HODGSON | <i>Sandra L. Hodgson</i> | 137 Satanta Road Kingsport, TN 37664 | 323-2804 |
| 8 Debbie Gilliam | <i>Debbie Gilliam</i> | 139 Satanta Rd Kingsport, TN 37664 | 279-0440 |
| 9 Thomas L. Lisset | <i>Thomas L. Lisset</i> | 127 Satanta Rd Kingsport, TN 37664 | 323-0622 |
| 10 Tammie Burrell | <i>Tammie Burrell</i> | 127 Satanta Road Kingsport, TN 37664 | 323-0622 |

| | PRINT | SIGNATURE | ADDRESS | PHONE |
|-----|----------------------------|----------------------|------------------------------------------|-------------------|
| 11. | Robert Reed | rt Reed | 204 Mt Airy Ave RD KAT 37664 | 423 342-1543 |
| 12. | CARL B. BARGER | Carl Barger | 113 Satanta Rd 37664 | 323-3733 |
| 13. | Clara D Bridwell | Clara D. Bridwell | 132 Satanta Rd 37664 | 323-7701 |
| 14. | Betty Gillis | Betty Gillis | 720 Cree St KPT 37664 | 323-35844 |
| 15. | LINDA C. FORD | Linda C. Ford | 136 Satanta Rd Kingsport, In 37664 | 423- 323-2476 |
| 16. | Barbara A. Pope | Barbara A. Pope | 5513 Kiowa St Kingsport TN 37664 | 423- 323-8483 |
| 17. | Thelma Burke | Thelma Burke | 5585 Kiowa St Kpt, In 37664 | 323- 250 |
| 18. | WILLIAMS DOT Dorothy | William Dorothy | 5501 Kiowa St 37664 | 423 - 323-8698 |
| 19. | Mike Kern | Mike Kern | 5425 Kiowa St 37664 | 323 8974 |

| | PRINT | S ^r NATURE | ADDRESS | PHONE |
|----|--------------------------------|-----------------------|---------------------------------------|---------------|
| 20 | CHARLES K. BEMBER | Charles K Bember | 5416 Kiowa St. Kingsport, TN 37664 | (23) 323-4088 |
| 21 | PARRIS A BEMBER | Parris Bember | 5416 Kiowa St KINGSBART, TN 37664 | 423 323 4088 |
| 22 | Robert Michael Day Mike Day | Robert Michael Day | KSP, TN 37664 5413 Kiowest | 423-323-11 |
| 23 | Tamara Day | Tamara Day | 5413 Kiowa St. 37664 | 323-1105 |
| 24 | Linda Hyatt | Linda Hyatt | 5405 Kiowa St. 37664 | 323-4056 |
| 25 | Sherry Fender | Sherry Fender | 5401 Kiowa St. 37664 | 323-4049 |
| 26 | Johnny L. Kilgore | Johnny L. Kilgore | 5349 Kiowa St. 37664 | 323-3082 |
| 27 | Thelma C. Kilgore | Thelma Kilgore | 5349 Kiowa St. 37664 | 323 3082 |
| 28 | Froedie Phipps | Froedie Phipps | 5325 Kiowa St. 37664 | 3223 8425 |

| | Print | Signature ^{PS4} | ADDRESS/ZIP | PHONE |
|----|------------------------------------|----------------------------------------|----------------------------------|----------|
| 29 | Shirley Hawkins | Shirley Hawkins | 305 Mandan Rd. 37664 | 323-8909 |
| 30 | Ross Hawkins | Ross Hawkins | 205 Mandan Rd 37664 | 323 8909 |
| 31 | Gail Hunt | Linda Hunt | 209 Mandan Rd 37664 | 323-7022 |
| 32 | James Hunt | James Hunt | 209 Mandan Rd 37664 | 323-7022 |
| 33 | Joyce MASON | Joyce Mason | 221 Mandan Rd 37664 | 323-0725 |
| 34 | Christy Moore | Christy Moore Christophe | 220 Mandan Rd. 37664 | 323-1779 |
| 35 | Melanie John Melanie Johnson | Melanie John | 224 Mandan Rd 37664 | 323-3683 |
| 36 | Patricia Bowers | PATRICIA BOWERS | 228 Mandan 37664 Hpt, Jenn | 323-1538 |
| 37 | Billy D. G. Ineath | Billy D. G. Ineath | 301 Mandan Rd Kpt. Tr. 37664 | 323-4160 |

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| | PRINTED NAME | SIGNATURE | ADDRESS/ZIP | PHONE |
|-----|---------------------|-------------------|------------------------------------------|----------|
| 38. | Donna M. Gilreath | Donna M. Gilreath | 301 Mandan Rd Kingsport In 37664 | 323-4100 |
| 39. | ANNE CANNIZZARO | Anne Cannizzaro | 225 Mandan Rd Kingsport TN - 37664 | 279-0559 |
| 40. | Debbie Pridemore | Debbie Pridemore | 217 Mandan Rd 37664 | 323-2918 |
| 41. | JAVIE REED | JAVIE REED | 304 MANDAN RD KPT 37664 | 323-0767 |
| 42. | Wilma HENRY | Wilma Henry | 5420 Chippewa In KPT TN 37664 | 323-2810 |
| 43. | STEVEN F. COX | Steven F. Cox | 5405 Chippewa Kpt. 37664 | 323-8451 |
| 44. | Kathy Foerster | Kathy Foerster | 5404 Chippewa Lane 37664 | 323-1242 |
| 45. | WILLIAM S. FOERSTER | William Foerster | 5404 CHIPPENAW LANE KPT 37664 | 323-1242 |
| 46. | Marlene Cox | Marlene Cox | 5405 Chippewa Kpt. TN 37664 | 323-8451 |

Name (Print)

Signature

Address

Phone #

Name to
match Voter
Registration Card

| | Name (Print) | Signature | Address | Phone # |
|-----|-----------------------|-----------------------|----------------------------------------|----------|
| 47. | Naithen Henry | Naithen Henry | 37664 5420 Chippewa Ln | 323-2870 |
| 48. | Rachel Howitz | Rachel Howitz | 37664 5421 Chippewa Ln | 323-2042 |
| 49. | Shawn Howsewitz | Shawn Howsewitz | 5424 Chippewa Ln 37664 | 323-3970 |
| 50. | Emily K Rogers | Emily K Rogers | 212 Menden Rd 37664 | 323-4535 |
| 51. | Ronald S. Yeatts | Ronald S. Yeatts | 5416 Chippewa Ln 37664 | 323-2627 |
| 52. | Jo Ann Yeatts | Jo Ann Yeatts | 37664 5416 Chippewa Ln | 323-2627 |
| 53. | Fayette Swinney | Fayette Swinney | 37664 Kingsport, TN 131 Cree St. | 323-4550 |
| 54. | Joy E. Thomas | Joy E. Thomas | 37664 169 Cree St. Kingsport, TN | 323-7353 |
| 55. | ALFRED DAVID HORNE | Alfred David Horne | 105 Cree St. Kingsport, TN 37664 | 323-2349 |

We the undersigned residents of the Indian Springs Community of Sullivan County feel that the rezoning of the property owned by Mr. Tommy Rose in the 5400 Block of Memorial Blvd. would have a negative impact on:

1. Our property value
2. Traffic congestion
3. Esthetics

| Print | Signature | Address/Zip | Phone |
|-----------------------|-------------------------|--------------------------|----------|
| 1 CLAUDE E. TAYLOR | <i>Claude E. Taylor</i> | 5402 MEMORIAL BL. | 323-3151 |
| 2 PAULINE TAYLOR | <i>Pauline Taylor</i> | 5404 " " " | 323-7180 |
| 3 BILLY E. GUILLEN | <i>Billy E. Guillen</i> | 105 SATANA ROAD. KPT. TN | 323-2495 |
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We the undersigned residents of the Indian Springs Community of Sullivan County feel that the rezoning of the property owned by Mr. Tommy Rose in the 5400 Block of Memorial Blvd. would have a negative impact on:

1. Our property value
2. Traffic congestion
3. Esthetics

| Print | Signature | Address/Zip | Phone |
|---------------------|-----------------------|------------------------------------------|-------|
| 1 MARGARET CROSS | <i>Margaret Cross</i> | 5509 Mem. Blvd. Kingsport Tenn. 37664 | |
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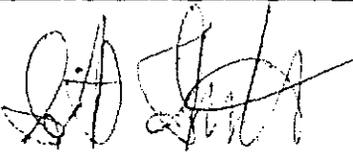
*Indian Springs
Planning Commission*

We the undersigned residents of the Indian Springs Community of Sullivan County feel that the rezoning of the property owned by Mr. Tommy Rose in the 5400 Block of Memorial Blvd. would have a negative impact on:

1. Our property value
2. Traffic congestion
3. Esthetics
4. Flood Plane ~~of~~

| Print | Signature | Address/Zip | Phone |
|-----------------------------|----------------------------|-------------------------------------------------|----------|
| 1 Shirley A. Shaffer | <i>Shirley A. Shaffer</i> | 248 Emory Harr Pt. Dr. Blountville, TN 37617 | 323-7796 |
| 2 SHANNON EUGENE HOOD | <i>Shannon Eugene Hood</i> | 210 EMORY HARR PT. DR BLOUNTVILLE TN 37617 | 323-5423 |
| 3 Robert A. Maddox | <i>Robert A. Maddox</i> | 226 Emory Harr, P.D. Blountville, TN 37617 | 323-3637 |
| 4 Jack F. Woodard Jr | <i>Jack F. Woodard Jr</i> | 218 Emory Harr Pt. Dr. Blountville TN 37617 | 323-5993 |
| 5 Eduardo E. Svelter | <i>Eduardo Svelter</i> | 5808 Pocahontas Pr Kingsport TN 37664 | 323-7579 |
| 6 Dorothea Porter | <i>Dorothea E. Porter</i> | 328 Montgomery Road Kingsport, TN 37664 | 323-3212 |
| 7 Stanley Cebb | <i>Stanley Cebb</i> | 5308 Lonesome Pine | 323-3457 |
| 8 Deborah Cebb | <i>Deborah A. Cebb</i> | 5304 Lonesome Pine Rd Kingsport, TN 37664 | 323-3457 |
| 9 Nancy Barger | <i>Nancy Barger</i> | 113 SATANTA Rd. | 323-3733 |
| 10 Fredda Aguilera | <i>Fredda Aguilera</i> | 504 Montgomery Rd Kingsport TN 37664 | 323-0817 |

Shirley Shaffer

| PRINTED NAME | SIGNATURE | ADDRESS/ZIP | PHONE |
|----------------------|-------------------------------------------------------------------------------------|--------------------------------------------|-------------------|
| ⑪ Virginia Hann | Virginia Hann | 661 Old Island Rd Kpt TN 37664 | (423) 323-4570 |
| ⑫ Diane Wine | Diane Wine | 136 Samblola Rd Blount Co. Ne, TN | (423) 323-7201 |
| ⑬ FAYE NOTTINGHAM | Faye Nottingham | 5097 Killenny Kingsport, TN | (423) 323-5307 |
| ⑭ MARY ANNE TILGHMAN | Mary Anne Tilghman | 5428 Lonesome Pine | 423- 323-7608 |
| ⑮ RALPH T. TILGHMAN | Ralph J. Tilghman | 5428 Lonesome Pine Kpt, TN | 423- 323-7608 |
| ⑯ Melissa M. Shelton | Melissa M Shelton | 5437 Lonesome Pine Rd. Kingsport, TN | 423 323-6913 |
| ⑰ Scott Shelton |  | 5437 Lonesome Pine Rd Kingsport, TN | 423-323-6913 |
| ⑱ Tim Buckner |  | 5500 SHAWNEE Kingsport TN | 423-323-644 |
| ⑲ Max A. Weaver | Max A. Weaver | 125 Hill Rd. Kingsport, TN | 423-323-7187 |
| ⑳ Helen G. Weaver | Helen G. Weaver | 125 Hill Rd Kingsport, TN 37664 | 423-323-7187 |

H. Buckner

Kempson II Commission

We the undersigned residents of the Indian Springs Community of Sullivan County feel that the rezoning of the property owned by Mr. Tommy Rose in the 5400 Block of Memorial Blvd. would have a negative impact on:

- 1. Our property value
- 2. Traffic congestion
- 3. Esthetics
- 4. Flood Plane *925*

| | Print | Signature | Address/Zip | Phone |
|--------|-------------|--------------------|--------------------------------|----------|
| (21) 1 | IAN Nichols | <i>Ian Nichols</i> | 37664 5308 LONESOME PINE RD | 323-2943 |
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Kirk Huff

Traffic

800 Feet Dip from Fall Creek Road
only 100 Feet clearance once you clear the up side to the site of entrance
4 or 5 cars can be hidden in the up side dip
In the dip there are 3 driveways, Nursery driveway, and 2 roads,
Old Fall Creek and Cree St.
Avg. Speed in this area is 50 miles an hour
It takes about 130 feet to stop going this fast.
In another 75 feet is Santana Road
Wrecks report by TDOT
Fall Creek Road 18
Old Fall Creek Rd and Cree St 8
Santana 4
1 in up side dip
1 in downside of dip
This is 32 wrecks in less than 1200 feet from 1991-2001
Montezuma Rd. is about 300 from Santana add
Another 8
This does not count all the fender benders that are not reported

Land conditions

There are 7 known spring on the area
2 put out a stream of water the size of man head
3 are smaller and other 2 are wet weather
At times there are area that a farm tracter has buried most of its large wheel
The land is a flood plane with some wet lands
This area is a natural drain of water from almost to I81
Along Island Road, along Hwy 126, thru most of all Indian Spring Area.
Area where a building might be build is a dump
From the gate back about 40 ft and about 75 ft long
If filled it could cause the Emory Harr Pvt. Drive to flood
Don't forget there is a cave also on the land
Because of all of the problems that this land has it's
Not good for any thing but to run a few cattle or a horse or two and grow a garden.

And we all know that in a few years the road will be widen and will take in this land. Why would anyone want to build there knowing this??????????

Need of Business

They come and go. We have empty stores now if you want to put in one.
We have lost service stations, 2 or more hobby shop grocery store, drug store, electric store, sign store, doctor office, even a dentist office and they are empty.
Only Greenwood market has bee here over 10 years. This community will not support business.
This is a community of homes , churches and schools; we don't want trailers, trailer parks



MINUTES

Sullivan County Regional Planning Commission

June 15, 2004 – 7:00 PM

A. **Call to Order, led by chairman:** The chairman called the meeting to order at 7:00 PM and the Planning Director took roll and introduced the members and staff. Eight of the nine members were present.

Ken Bronner, Roy Settle, Gordon Peterson - Secretary, Archie Pierce, Jack Dutton – Vice-Chair, Harry Boggs - Chair, Cathy Mullins, James “Buddy” King - Commissioner, and Mike McIntire (staff – Ambre Torbett, Tim Earles, Ronda Sawyers, ~~Jim Montgomery~~, Dan Street).

B. **Approval of the Minutes:** *May 18, 2004 Meeting- King motioned to approve and seconded by Bronner. The minutes stood approved as mailed.*

C. **Unscheduled Public Comments:** *none scheduled.*

{The chairman requested the Planning Commission take Agenda Item F-2 out of order as the county and applicants attorneys are present and have subsequent appointments – members agreed to take this out of order}

D. **Rezoning Requests:**

AGENDA ITEM D-1

DRAFT

| | |
|----------------------|------------------------------------------------------------------------------------|
| Property Owner: | Larry Stover – LAR Properties, Inc. |
| File #: | 05/04/01 |
| Parcel ID: | Tax Map 140D, Group C, Parcel 1.00 |
| Zoning: | Currently R-1 |
| Rezoning Request: | Planned Business District (PBD) |
| Civil District: | 9 th |
| Location: | Hwy 11-E, Piney Flats at the Sullivan County/Washington County Line |
| PC 1101 Growth Plan: | Johnson City Urban Growth Boundary |
| Water District: | City of Johnson City |
| Sewer District: | City of Johnson City (available at Tractor Supply so far on this side of the road) |

Discussion at the PC meeting:

- Larry Stover was present to speak on his request for a new RV sales and service center. He explained his proposals and commented on how he planned to buffer the rear property line with a berm, leave the existing old maple trees and meet the zoning code buffering requirements.
- Richard Thompson from 1284 Austin Springs Road, spoke in opposition to this request stating that the proposed development would destroy his view, integrity of neighborhood on Austin Springs Road, take away his privacy, increase noise, lighting, exhaust, water run-off and pollution. He submitted three letters of neighborhood opposition; one of which was already submitted to staff on day of meeting. The letters were from Dell and Andrea Gates, John and Louise Curtis and Roger Conway. Letters were distributed to Planning Commission members and will be included in the packet for the County Commissioners as a matter of record.
- Ten citizens were in attendance in opposition to this case.
- Jerry Davis also spoke in opposition to this request as he lives across the road on Austin Springs Road. He stated his opposition due to site line/visibility of project site and his concern for lighting.
- Larry Stover responded to several of these concerns as a matter of careful site plan approval processes and suggested he could request annexation if this were not approved. He also stated he would add a fifty-foot buffer to the rear if so desired.

Staff Field Notes/findings of facts:

- This request is so that the existing A&L RV Sales Center can expand its operation across the highway to these lots on the highway.
- Mr. Stover recently purchased these lots (parcel 1 and 2). Parcel 2 is already zoned PBD. However parcel 1 is a flag-lot and has remained R-1 since the original subdivision of the Sandra Merkel Property (approved October 20, 1992).
- Parcel 1 only has access from the highway.
- The Planning Commission and County Commission approved a similar request across the street with the same flag-lot scenario.
- Staff recommends in favor of this request for the following reasons:
 1. The property has direct access and road frontage onto the arterial road (Hwy 11-E);
 2. The property is contiguous with an existing (undeveloped) Planned Business District;
 3. The property has city services and infrastructure needed to develop this into a commercial center for RV sales and service;
 4. Any development, including grading shall require site plan approval from the Planning Commission where upon suitable landscaping and buffering requirements to the rear property owners may be considered in addition to the zoning code;
 5. And development shall be required to have a Notice of Coverage with TDEC regarding the erosion and sediment control/stormwater management plan in place prior to any grading activity.
 6. This site does not appear to be a marketable location for a new house site or future subdivision based upon the recent trend of development along the highway;
 7. This site shall be combined with parcel 2, making the total site more visible to motorist; and
 8. This property is located within the Johnson City Urban Growth Boundary and not within a rural area.
- Staff is concerned about the visual and noise protection of the established single-family homes to the rear of this site. Staff would recommend additional screening and buffering upon development plan approval.

| | |
|------------------------------------------------------------------------------------------|---------------------------|
| Sullivan County Regional Planning Commission Action – 8 of the 9 members present | |
| Approval: Dutton, King/Peterson - motion to approve passed with Settle voting no. | |
| Denial: | Reason for denial: |
| Defer: | Reason for denial: |

AGENDA ITEM D2

DRAFT

Property Owner: Bob Hart
 File #: 05/04/02
 Parcel ID: Tax Map 135, Parcel 41.00 (part)
 Zoning: Currently A-1
 Rezoning Request: Planned Business District (PBD)
 Civil District: 9th
 Location: Hwy 11-E, Piney Flats at the corner of Taylor Drive
 PC 1101 Growth Plan: Johnson City Urban Growth Boundary
 Water District: City of Johnson City
 Sewer District: City of Johnson City (available at Tractor Supply so far on this side of the road)

Discussion at the PC meeting:

- As one of the property owners, Mr. Bob Hart was present to speak on this request. He stated this property has been in their family for over 70 years; however they are all of retirement age and can no long farm the property. Therefore they plan to sell the highway lots off if approved. He submitted a petition from neighboring property owners who are in favor of his request. Such petition in favor was distributed to Planning Commission members and will be copied to the County Commission as a matter of public record.

Staff Field Notes/findings of facts:

- This request is to rezone five 1-acre (proposed) lots fronting on Hwy 11-E for future planned business development.
- A similar request was approved up the highway in Piney Flats.
- Staff recommends in favor of this request for the following reasons:
 - i. This request is in keeping with the development recommendations as outlined in the Rocky Mount Corridor Plan – calling for mixed use of retail and office planned development along the highway with planned residential development along the residential roads and back-half of the farm.
 - ii. This site is located within the Urban Growth Boundary of Johnson City and therefore not subject to rural planning;
 - iii. This site is along an arterial road with proposed lots meeting the lot size standard for commercial development;
 - iv. Any future grading or development shall require Planning Commission site plan approval as well as TDEC approval of the erosion, sediment and stormwater management plan; and
 - v. Previous attempts at rezoning and development of this property was prior the Rocky Mount Historic Corridor Master Plan and therefore faced varying opposition.

| | |
|-----------------------------------------------------------------------------------------|---------------------------|
| Sullivan County Regional Planning Commission Action – 8 of the 9 members present | |
| Approval: Pierce, McIntire – motion to recommend approval passed unanimously | |
| Denial: | Reason for denial: |

AGENDA ITEM D3

DRAFT

Property Owner: Shirley Honaker
File #: 05/04/03
Parcel ID: Tax Map 111, Parcel 197.00
Zoning: Currently A-1
Rezoning Request: R-1
Civil District: 16th
Location: Timber Ridge Road near Tate Road intersection, Bluff City Area
PC 1101 Growth Plan: Rural Area
Water District: Bluff City
Sewer District: n/a – shall be served by septic if approved

Discussion at the PC meeting:

- Ms. Honaker was present to speak on her request. She stated her reasons to request the rezoning was to ensure that more restrictive zoning regulations would be enforced on the site should she decide to sell it or subdivide the land. This would help in the marketability of the lots. She was not interested in selling lots for the purpose of allowing singlewides. She also stated this property was purchased at auction and was her "retirement plan."
- Several neighbors and area residents were in attendance expressing opposition to any future subdivision of this property.
- Joe Smith, 488 Tate Road, submitted thirteen pictures of the area illustrating the rural road, access, site and topography. Such pictures shall be maintained by staff as a matter of record, distributed at County Commission meeting next month with copies included in the Commissioners' packets. Mr. Smith stated his concerns regarding stormwater run-off, site visibility at the intersection of these two rural roads; and inadequate public water supply.
- There were seventeen citizens in attendance in opposition to any future subdivision of land.
- Ms. Torbett reassured those in attendance, that the Planning Commission, regardless of this rezoning request; could approve any future subdivision so long as all water and sewer permits were obtained. However, the request was for a rezoning not a subdivision at this time.
- James Akard spoke in opposition.
- Ron Leonard, Bluff City Alderman, spoke on behalf of the Bluff City water department, stating that the city could not approve a large subdivision under their current water shortage problems. He submitted a letter.
- Sarah Bowling, 1144 Timber Ridge Road spoke in opposition to any subdivision.
- A lady from the audience (did not give name or address, nor came to the podium) stated she has been collecting the hay off of the land for years.
- Phyllis Smith stated opposition to the subdivision.

Staff Field Notes/findings of facts:

- This request is so that the property owner can have more restrictions on the property for a future single-family subdivision rather than relying solely upon private deed restrictions.
- This request for R-1 zoning would be compatible with the surrounding single-family land uses. This request would be more restrictive than the surrounding A-1 zoning, as no singlewide mobile homes would be permitted if the change were granted.
- Staff recommends in favor of this request.
- Any future development of such property would require conformance with the Subdivision Regulations.

| | |
|-----------------------------------------------------------------------------------------|-----------------------------|
| Sullivan County Regional Planning Commission Action – 8 of the 9 members present | |
| Approval: King, Peterson – motion to recommend approval, passed unanimously | |
| Denial: | Reason for denial: |
| Defer: | Reason for deferral: |

AGENDA ITEM D4

Property Owner: Fred Amyx (under conditional contract with Harold Shipley)
 File #: 05/04/04
 Parcel ID: Tax Map 31J, Group A, Parcel 007.00
 Zoning: Currently PBD-3 (as approved on 3/20/95) and remaining parcel zoned R-3 for grandfathered in mobile home park.
 Rezoning Request: B-3
 Civil District: 10th
 Location: 417 Lenoir Road, Kingsport area
 PC 1101 Growth Plan: Sullivan County Planned Growth Area
 Water District: Bloomingdale Utility District
 Sewer District: n/a, no record of septic approval either

Discussion at the PC meeting:

- No one was present to represent the request.
- There were approximately 15 citizens in attendance in opposition to this request.
- Mr. Jennings, 424 Lenoir Road, submitted a long petition in opposition to this request. This petition, along with the one submitted on the day of the meetings (dropped off to the department) was distributed to the Planning Commission members and will be submitted to the County Commissioners as a matter of public record.
- Floyd Loveday, 439 Lenoir Road, spoke in opposition to this request stating his concerns over the intended use and the appearance of a junked storage yard. He also explained the problems this side of the road has with stormwater run-off.

Staff Field Notes/findings of facts:

- This request is so that the current owner can sell the proposed 1-acre lot to Mr. Shipley for the purpose of turning the detached garage into an automotive storage lot.
- The surrounding land uses are: an existing mobile home park zoned R-3; single-family detached dwellings zoned R-1 and an existing paving company (existed prior to zoning). The M-2 zoning is across a ridge on John B. Dennis Highway. Morelock and Lenoir Roads are primarily single-family and singlewides.
- Staff recommends against this rezoning request for the following reasons:
 1. The Planning Commission previously limited this site to planned business for protection of the surrounding established neighborhood;
 2. This site has been filled, sewer is not available and according to the local TDEC office, the only way a septic system would be allowed is if the Nashville TDEC main office grants a variance with limiting conditions;
 3. There is not enough separation between the existing mobile homes and garage on the proposed lot to meet any kind of setbacks (therefore the plat would not be approved unless the BZA grants a special exception);
 4. An automotive storage yard would not be a compatible land use;

| | |
|-----------------------------------------------------------------------------------------------------------------|-----------------------------|
| Sullivan County Regional Planning Commission Action – 8 of the 9 members present | |
| Approval: | |
| Denial: Peterson, Settle – motion to recommend denial passed unanimously Reason for denial: staff report | |
| Defer: | Reason for deferral: |

E. Subdivision Plats:

AGENDA ITEM E1

Property Owner: Mary Richards Et Al.
 Preliminary/Final Plat: Mary Richards Et Al Lots on Walnut Grove Road
 Parcel ID: Tax Map 126, Part of Parcels 19, 19.10, 20.10 and 20
 Zoning: Currently A-1
 Civil District: 16th
 Location: 865, 881, and 921 Walnut Grove Road, Bluff City
 Surveyor: Rick A. Davies, RLS
 PC 1101 Growth Plan: Rural Area
 Water District: Chinquapin Grove Utility District
 Sewer District: n/a – served by septic systems

DRAFT

Discussion at the PC meeting

- Rick Davies, surveyor, was present to speak on behalf of this request for final plat approval.

Staff Field Notes/findings of facts:

- This plat consists of three lots/tracts on Walnut Grove Road.
- There do exist homes and structures.
- This plat is to clean up old deeds and property lines to bring parcels into conformance and to settle and estate.
- Staff recommends approval of this minor 3-lot final plat as all signatures certify code compliance.

| | |
|-----------------------------------------------------------------------------------------|---------------------------|
| Sullivan County Regional Planning Commission Action – 8 of the 9 members present | |
| Approval: Bronner, King, motion to approve final plat passed unanimously | |
| Denial: | Reason for denial: |
| Defer: | Reason for denial: |

AGENDA ITEM E2

CONFIRMATION OF MINOR SUBDIVISION PLATS FOR THE MONTH OF May 2004

Pursuant T.C.A. 13-3-402 – Regional Planning Commission Platting Authority – Standardizing Lots:

“..provided, that if the plat of subdivision divides the tract into no more than two (2) lots, the approval may be endorsed in writing on the plat by the secretary of the commission without the approval of the regional planning commission, upon certification by the planning staff of the regional planning commission that the subdivision complies with such regulations governing a subdivision of land as have been adopted by the regional planning commission pursuant to 13-3-403; provided further, that no request for variance from such subdivision regulations has been requested.

See following Excel list (plats are being entered into a database instead of a monthly report). This database can be queried by month, date, name and any other field in the list. It can also be linked to a GIS parcel map in the future. For any further information or questions, please contact the planner or zoning clerk.

| |
|----------------------------------------------------------------------------------------------|
| Sullivan County Regional Planning Commission Action – 8 of the 9 members were present |
| Confirmation: Bronner, Settle – motion passed unanimously. |

- Jack Dutton recommended to staff on formatting the Excel spreadsheet with the header rows included in the monthly printout. Staff agreed for next meeting.

AGENDA ITEM F-1

| | |
|----------------------------------------|----------------------------------------|
| Property Owner: | Dr. Dian Gantt |
| Comprehensive Development Plan: | Gantt Office Building (Phase I) |
| Parcel ID: | Tax Map 18, Parcel 64.00 |
| Zoning: | Currently PRBD (now called PUD) |
| Civil District: | 6th |
| Location: | Hwy 11-W and Deck Valley Road |
| Surveyor: | Lyons Surveying |
| Engineer: | Stephen Ellis, PE |
| PC 1101 Growth Plan: | Bristol Urban Growth Boundary |
| Water District: | City of Bristol |
| Sewer District: | n/a – served by septic systems |

DRAFT

Discussion at the PC meeting:

- Dr. Gantt was present to speak on her request.

Staff Field Notes/findings of facts:

- This development plan is for an office building of approximately 4,480 square feet.
- The site is zoned mixed use as was rezoned in September of 2002.

- The grading plan illustrates a small detention pond to the left of the proposed parking lot and therefore needs to be identified as part of this first phase of development.
- This use and size building would require 15 parking spaces, one of which shall be designated as handicapped. The layout exceeds such requirement.
- A copy of the drainage calculations has been submitted to staff along with the erosion and sediment control plan included in the site plan.
- A copy of the SWPPP shall be submitted to the planning department for record keeping as well as a copy of the Notice of Coverage from TDEC.
- The applicant forwarded a copy of the large septic system tank approval letter from TDEC (Class V Underground Injection Well).

| | |
|-----------------------------------------------------------------------------------------------------------------|---------------------------|
| Sullivan County Regional Planning Commission Action – 8 of the 9 members present | |
| Approval: Peterson, Settle – motion to approve revised site plan, passed unanimously subject to TDEC NOC | |
| Denial: | Reason for denial: |
| Defer: | Reason for denial: |

DRAFT

AGENDA ITEM F-2

Property Owner: Chris Birdwell
Applicant: Tim Adrien with Lamar Advertising – Tri-Cities
Site Plan: Expansion of a Non-conforming Use and Non-Conforming Structure
Parcel ID: Tax Map 42, Parcel 3.00
Zoning: B-4
Location: Fort Henry Drive and VFW Road (McMeans Auto)
Surveyor: none
PC 1101 Growth Plan: Kingsport Urban Growth Boundary
Water District: Kingsport
Sewer District: n/a – served by septic systems

Discussion at the PC meeting:

- Attorney, Tom Jessee, was present to speak on behalf of the request for an expansion of a non-conforming billboard. He stated the property owner would prefer the billboard be more away from his business and not interfere with the McMeans Auto Sales signage.
- Mr. Jessee further explained the details of the proposed new billboard and that they would be willing to narrow the “V” of the sign faces to help in sideyard setbacks. Discussion followed.
- Dan Street, county attorney, spoke regarding the State law on the expansion of non-conforming commercial facilities, the recent Johnson City court ruling regarding such billboards as commercial facilities, and this request. He cautioned the members to take this matter as one of precedence, as there are several legal but non-conforming billboards in the county. He further explained the role of the planning commission to seek and require information about each individual request to ensure a nuisance is not being created or increased. In his opinion, a setback violation is a nuisance and the crux of this matter. One of the main purposes of zoning is to deter nuisances on the surrounding property owners and community. Sullivan County accepts the court’s ruling that such billboards, in the State of Tennessee, are considered commercial enterprises and therefore subject to the TCA 13-7-206 so long as the local government can be assured against creating a nuisance. He posed the question as to why the setbacks for the B-4 district cannot be met.
- Staff asked if the company considered their structures (billboards) signs or commercial facilities.
- Mr. Jessee stated they were both. He also stated, TDOT requires a billboard to be 500 feet away from any residence. This request would help in that regard.
- Staff stated this is confusing, as the sign ordinance required setbacks are very different than the B-4 setbacks.
- The chairman requested from the applicant, an updated survey detailing the existing and proposed structures on the property, the relation to the sign to existing residential sites, and all other typical site plan requirements, specified in the zoning code.
- Members agreed to this request for further information.

Staff Field Notes:

- This request is to demolish the existing legal but non-conforming billboard (grandfathered in as a commercial facility) and to replace it with a new billboard in a V-shape.
- The request is to replace it to make it steel and visible from both traffic directions.
- This request appeared before the Planning Commission last March and was denied. Nothing in the application appears to be different.

- According to the State Law CA 13-7-208, commercial facilities shall be allowed to expand provide there is sufficient room for expansion and/or replacement. The Tennessee courts have also determined that billboards are to be considered a commercial facility. Therefore the sign ordinance does not apply; rather the commercial code requirements apply for this district.
- Attached is a memo on this subject prepared by the State Planning Office, as well as information provided in the packet last year.
- The County Attorney may provide more information at the meeting.

| | | |
|-----------------------------------------------------------------------------------------|-----------------------------|--------------------------------|
| Sullivan County Regional Planning Commission Action – 8 of the 9 members present | | |
| Approval: | | |
| Denial: | Reason for denial: | |
| Defer: Boggs, Peterson – passed unanimously | Reason for deferral: | request for detailed site plan |

G. **Old Business:** *none scheduled.*

H. **New Business:** *none scheduled.*

- The chairman and vice-chair distributed copies of a printout of the State law regarding the Open Meetings Act. Discussion followed regarding practice of such. Staff reminded members of a memo prepared by the County Attorney and distributed to members of this planning commission detailing the Act and opinion from the State's Attorney General. Discussion followed.

I. **Adjournment:** The next regularly scheduled Planning Commission meeting will be held on July 20th at 7PM within the Old Historic Courthouse, Blountville, Tennessee.

MINUTES SHALL BE DISTRIBUTED TO ALL MEMBERS AND CONFIRMED AT THE NEXT REGULARLY SCHEDULED PUBLIC MEETING OF THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.

Executive Secretary for the Sullivan County Regional Planning Commission

Date

Ambre M. Torbett, AICP
 Planning & Zoning Director
 Prepared by: Recording Secretary

DRAFT

| BERS | RESOLUTION | ACTION |
|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| 1. | <p><i>Reopening Requests</i></p> <p>File # 05/04/01 Larry Stover Request R-1 to P.B.D.</p> | <p>Motion by:</p> <p>2nd:</p> |
| <p>Denied</p> <p>8/Aye 15/Nay</p> <p>1/Pass</p> | | |
| 2. | <p>File # 05/04/02 Robert Hart Request A-1 to P.B.D.</p> | <p>Motion by:</p> <p>2nd:</p> |
| <p>Approved</p> <p>23/Aye</p> <p>1/Absent</p> | | |
| 3. | <p>File # 05/04/03 Shirley Henaker Request A-1 to R-1</p> | <p>Motion by:</p> <p>2nd:</p> |
| <p>Approved</p> <p>22/Aye</p> <p>2/Absent</p> | | |
| 4. | <p>File # 05/04/04 Fred Amyx Request R-3 & P.B.D.3 to B-3</p> | <p>Motion by:</p> <p>2nd:</p> |
| <p>Approved</p> <p>17/Aye 5/Nay</p> <p>2/Pass</p> | | |
| 5. | <p>File # 04/04/01 Tommy Rose Request R-1 to B-1</p> | <p>Motion by:</p> <p>2nd:</p> |
| <p>Approved</p> <p>16/Aye 6/Nay</p> <p>1/Pass</p> <p>1/Absent</p> | | |
| | <p>Motion by Hyatt & 2nd by McKamey to Refer Reopening request.</p> | <p>Motion by: Hyatt</p> <p>2nd: McKamey</p> |
| <p>Failed</p> <p>4/Aye 20/Nay</p> | | |
| | | <p>Motion by:</p> <p>2nd:</p> |
| | | |
| y/Ros. | <p>1. Amendments to the Sullivan Co. Zoning Resolution</p> | <p>Motion by: Buddy King</p> <p>2nd: Ferguson</p> <p>Motion: Harv Hyatt</p> |
| <p>Approved</p> <p>Vote - Vote</p> | | |

FOR THE COMMN.

Reasoning Requests No. 1 2 3 4 5

Resolutions No. No. No.

Motion to Repeal 169 No. Reasoning #1

| COMMISSIONERS | Aye | Nay |
|-------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Blackburn | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | | | | | | | | ✓ |
| Brittenham | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | | | | | | | | ✓ |
| Brotherton | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | | | | | | | | ✓ |
| Conkin | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | | | | | | | | ✓ |
| Crawford | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | | | | | | | | ✓ |
| Ferguson | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | | | | | | | | ✓ |
| Groseclose | ✓ | | ✓ | | ✓ | | ✓ | | P | | P | | | | | | | ✓ |
| Hall | | ✓ | ✓ | | ✓ | | P | | | ✓ | | | | | | | | ✓ |
| Harr | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | | | | | | | | ✓ |
| Herron | | ✓ | ✓ | | ✓ | | ✓ | | ✓ | | | | | | | | | ✓ |
| Houser | | ✓ | ✓ | | ✓ | | ✓ | | ✓ | | | | | | | | | ✓ |
| Hytt | | ✓ | ✓ | | ✓ | | | ✓ | ✓ | | | | | | | | ✓ | ✓ |
| Jones | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | | | | | | | | ✓ |
| Kilgore | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | | | | | | | | ✓ |
| Buddy King | ✓ | | ✓ | | ✓ | | | ✓ | ✓ | | | | | | | | | ✓ |
| James G. King Jr. | | ✓ | ✓ | | ✓ | | ✓ | | ✓ | | | | | | | | | ✓ |
| McConnell | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | | | | | | | | ✓ |
| McKamey | | ✓ | ✓ | | ✓ | | | ✓ | ✓ | | | | | | | | | ✓ |
| Morell | P | | ✓ | | ✓ | | | ✓ | ✓ | | | | | | | | | ✓ |
| Patrick | | ✓ | ✓ | | ✓ | | | ✓ | ✓ | | | | | | | | | ✓ |
| Sitgreaves | | ✓ | ✓ | | ✓ | | ✓ | | ✓ | | | | | | | | | ✓ |
| Surgeon | | ✓ | ✓ | | ✓ | | P | | | ✓ | | | | | | | | ✓ |
| Vance | ✓ | | | | | | ✓ | | ✓ | | | | | | | | | ✓ |
| Williams | ✓ | | ✓ | | | | ✓ | | ✓ | | | | | | | | | ✓ |

8/15/14 23/14 23/14 22/14 17/14 3/14 16/14 6/14
 1 Pass 1 absent 2 absent 2 Pass 1 Pass 1 absent

4/14 20/14

| NO. | RESOLUTION | ACTION BY | ACTION |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------|
| 2. | Authorize Appointments & Reappointments to the Sullivan County & Watauga Regional Library Boards | Motion by Housee Jones | Approved 2/AYe 1/Nay 2/Absent |
| 3. | Authorize Traffic Sign Changes in the 11 th C.D. | Motion by Kilgore 2 nd Crawford | Approved 2/AYe 1/Nay 2/Absent |
| 4. | Authorize Traffic Sign Changes in the 16 th C.D. 2 nd C.D. corrected by unanimous consent. | Motion by Morrell 2 nd Hyatt | Approved 2/AYe 1/Nay 2/Absent |
| 5. | Authorize the Acceptance of FEMA Homeland Security Grant | Motion by Williams 2 nd Hyatt/McConnell | Approved 2/AYe 1/Nay 2/Absent |
| 6. | Accept Edward Byrne Memorial Grant Award for the Sullivan County Public Defenders Office | Motion by Conlin 2 nd Vance | Approved 2/AYe 1/Nay 2/Absent |
| 7. | Authorize Approval of Statutory Bonds for Elected Official (Ken Arwood - Dir. of Schools) | Motion by Hall 2 nd Brotherton | Approved 2/AYe 1/Nay 2/Absent |
| 8. | Authorize the re-negotiation of the North Home Lease w/ Frontier Health | Motion by McConnell 2 nd Brittenham, Brotherton, Freedman, McKenney | 1 st Reading |
| 9. | Affirming delegation of Powers to Administrative Committee consisting of exclusive franchise to Sullivan County Emergency Medical Services Corporation, regulation of Pre-Hospital Care in Sullivan County + Ambulance regulation | Motion by Crawford 2 nd Palkick | 1 st Reading |

Voted on together
 except for #3-4
 lifted from table

BEFORE THE COMMN.

2-3-4-5-6-7 8 9

| COMMISSIONERS | Aye | | Nay | | Aye | | Nay | |
|---------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|
| | Aye | Nay | | |
| Blackburn ✓ | | | | | | | | | | | | | | | | | | | | |
| Brittenham ✓ | | | | | | | | | | | | | | | | | | | | |
| Brotherton ✓ | | | | | | | | | | | | | | | | | | | | |
| Conkin ✓ | | | | | | | | | | | | | | | | | | | | |
| Crawford ✓ | | | | | | | | | | | | | | | | | | | | |
| Ferguson ✓ | | | | | | | | | | | | | | | | | | | | |
| Moseley ✓ | | | | | | | | | | | | | | | | | | | | |
| Hall ✓ | | | | | | | | | | | | | | | | | | | | |
| Harr ✓ | | | | | | | | | | | | | | | | | | | | |
| Herron ✓ | | | | | | | | | | | | | | | | | | | | |
| Houser ✓ | | | | | | | | | | | | | | | | | | | | |
| Hytt ✓ | | | | | | | | | | | | | | | | | | | | |
| Jones ✓ | | | | | | | | | | | | | | | | | | | | |
| Kelgore ✓ | | | | | | | | | | | | | | | | | | | | |
| Buddy King ✓ | | | | | | | | | | | | | | | | | | | | |
| James O. King Jr. ✓ | | | | | | | | | | | | | | | | | | | | |
| McConnell ✓ | | | | | | | | | | | | | | | | | | | | |
| McKamey ✓ | | | | | | | | | | | | | | | | | | | | |
| Marrell ✓ | | | | | | | | | | | | | | | | | | | | |
| Patrick ✓ | | | | | | | | | | | | | | | | | | | | |
| Sitgreaves ✓ | | | | | | | | | | | | | | | | | | | | |
| Surejener ✓ | | | | | | | | | | | | | | | | | | | | |
| Wamee ✓ | | | | | | | | | | | | | | | | | | | | |
| Williams ✓ | | | | | | | | | | | | | | | | | | | | |

2/Aye/Nay
 2/absent

Sullivan County, Tennessee
Board of County Commissioners

Item 1
No. 2004-07-00

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of July 2004.

RESOLUTION To Consider Amendments to the Sullivan County Zoning Resolution

WHEREAS, the attached rezoning petitions have been duly initiated; have been before the Planning Commission (recommendations enclosed); and have received a public hearing as required; and,

WHEREAS, such rezoning petitions will require an amendment to the Sullivan County Zoning Resolution.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby consider the attached rezoning petitions and vote upon the proposed amendments, individually or otherwise at the discretion of the Commission, by roll call vote and that the vote be valid and binding and that any necessary amendments to the official zoning map be made so.

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

Duly passed and approved this 19th day of July 2004.

Attested: *Jeanie F. Gammon, By*
Janis Dillow, D.C.
Jeanie Gammon, County Clerk

Approved: *Richard S. Venable*
Richard S. Venable, County Mayor

Introduced By: Commissioner: King (Buddy)
Seconded By: Commissioner(s): Ferguson

| | |
|------------|----------------------------------|
| 2004-07-00 | County Commission |
| ACTION | Approved by voice vote 7-19-2004 |

Comments:

Sullivan County, Tennessee
Board of County Commissioners

2
Item 14
Administrative
No. 2006-06-068
ATTACHMENTS

To the Honorable Richard S. Venable, Mayor of Sullivan County and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of June 2004.

1 **RESOLUTION To Authorize Appointments and Reappointments to the Sullivan County**
2 **and Watauga Regional Library Boards**

3
4 WHEREAS, Mr. Shannon Elder of 584 County Home Road, Blountville Tennessee currently
5 serves on the Sullivan County Library Board and his term will expire as of September 2004, and
6 he has agreed to serve an additional three year term; and,
7

8 WHEREAS, Ms. Marlene Larsen of 473 Egypt Road, Bluff City, Tennessee has agreed to
9 replace Carrie Schwartz as of September 2004 on the Sullivan County Library Board; and,
10

11 WHEREAS, Ms. Carrie Schwartz of 110 Point Shore Drive, Piney Flats, Tennessee has agreed
12 to replace Judith Barrett as of September 2004 on the Watauga Regional Library Board.
13

14
15 **NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners**
16 **hereby make the following appointments and reappointments:**
17

18 Sullivan County Library Board

19 Shannon Elder – Term September 2004 to September 2007
20 Marlene Larsen – Term September 2004 to September 2007
21

22 Watauga Regional Library Board

23 Carrie Schwartz – Term September 2004 to September 2007

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

Duly passed and approved this 19 day of July 2004.

Attested: Jeanie F. Gammon, County Clerk Date: 7/19/04
Jeanie F. Gammon, County Clerk Approved: Richard S. Venable, Mayor Date: 7/19/04

Introduced By Commissioner: Houser
Seconded By Commissioner(s): Jones

| | | | | |
|-------------|----------------|-----------------|-----------|-------------------|
| 2004-06-068 | Administrative | Budget | Executive | County Commission |
| ACTION | | Approve 6-10-04 | | Approved 7-19-04 |

Comments: 1st Reading 06-21-04; 21/Aye 1/Nay 2/Absent

James Shannon Elder

| | | | |
|--------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------|-------------------------|
| Work experience | 1996 – Current | Continuity Press | Blountville, Tennessee |
| | Owner | | |
| | ■ Publisher and seller of regional Genealogy and History books. | | |
| | 1995 – 2000 | Snelling Personnel | Johnson City, Tennessee |
| | Professional Employment Counselor | | |
| ■ Professional Recruiter for Technical and Sales fields. | | | |
| Education | 1980 – 1984 | TN Instrumentation Company | Kingsport, Tennessee |
| | Sales Engineer | | |
| | ■ In-person design and sales of industrial controls and process equipment. | | |
| | 1977 – 1980 | Moffatt Bearings Company | Kingsport, Tennessee |
| | Sales Engineer | | |
| ■ In-person sales of Power Transmission equipment in local market. | | | |
| Community activities | 1973 – 1977 | Abernathy – Thomas Engr. | Kingsport, Tennessee |
| | Sales Engineer | | |
| | ■ In-person design and sales of industrial controls and process equipment. | | |
| | ■ Opened office in Raleigh, North Carolina for company. | | |
| | University of Tennessee | | Knoxville, Tennessee |
| Electrical Engineering | | | |
| East Tennessee State University | | Johnson City, Tennessee | |
| BS Psychology | | | |
| East Tennessee State University | | Johnson City, Tennessee | |
| BA Philosophy | | | |
| 1997- 2001 | Board of Trustees, Tipton – Haynes State Historic Site | | |
| | Second Blountville Civil War Reenactment Committee | | |
| 1996 | Tennessee 200 Bicentennial Celebration, Tennessee Treasures Volunteer | | |
| 1992 | Blountville Bicentennial Committee | | |

ATTACHMENT

Resolution 2006-06-068

Page(s) 1 of 3

Marlene Larsen
473 Egypt Road
Bluff City, TN 37618
423-612-4591

I have resided in Tennessee since September, 2003. Previously I resided in Connecticut for 26 years and have also lived in Illinois, Oklahoma, Indiana and Wisconsin. I retired in 1998.

While in Connecticut I worked for 21 years for a small manufacturing company in Bridgeport, CT. My position was Data Processing Manager.

I have two grown sons living in Connecticut and two grandchildren.

Previously in Connecticut I joined the Ecumenical Food Bank as my church's representative and became President in 1995 for five years. During those five years I set up a computer system for the food bank, acquired a grant to purchase our own building and started a spaghetti dinner as a money making project the representatives held once a year. It was a very successful money making project.

While a member of the Naugatuck United Methodist Church I started the seniors program for the church. I coordinated weekly soup and sandwich lunches for the seniors and also many outside trips. As a member of the Bluff City United Methodist Church I have been a volunteer tutoring fourth graders in math every Thursday after school. This is a church sponsored project.

Most of my life I have been an avid reader. Since arriving in Tennessee I have joined the Friends of the Library in Bluff City.

ATTACHMENT

Resolution 2006-06-068

Page(s) 2 of 3

Carrie M. Schwartz
110 Point Shore Drive
Piney Flats, TN 37686
282-1147

Experience:

I am a retired Memphis City Elementary School teacher with thirty years experience. I now live on Boone Lake and am a Friend of the Thomas Memorial Branch Library, where I am currently serving as the Secretary/Treasurer. Reading is an important part of my life.

I am a Methodist and do short term mission work. Recently I returned from a "Volunteer in Mission" trip to Bethlehem. Previous "Volunteer in Mission" trips have been to Estonia, Mexico and Haiti. In late summer I'll be going to Africa University in Zimbabwe.

I like to travel. In 1990-1993 I spent three years in Slovakia as a Peace Corps volunteer teaching reading. I worked one year with VISTA in Kentucky in adult literacy. Volunteering takes up most of my retired life.

| | | |
|-------------------|-------------------------------------------|-------------------------|
| Education: | Northwestern State University | Natchitoches, Louisiana |
| | B.S. in Elementary Education | |
| | University of Memphis | Memphis, TN |
| | M.A. in Curriculum and Instruction | |
| | University of Memphis | Memphis, TN |
| | Minor in Library Science | |

References: Available upon request.

Served two terms on the Sullivan County Library Board:
1998 - 2001
2001 - 2004

Chairman of the Library Board during 2003 - 2004

ATTACHMENT

Resolution 2006-06-068

Page(s) 3 of 3

**SULLIVAN COUNTY, TENNESSEE
BOARD OF COUNTY COMMISSIONERS**

Item 3
Executive
No. 2004-06-069
ATTACHMENT

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of June 2004.

RESOLUTION To Authorize Traffic Sign Changes in the 11th Civil District

WHEREAS, the Sullivan County Highway Department has recommended the following traffic sign changes be made in the 11th Civil District (10th Commission District).

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the following changes to traffic signs in Sullivan County:

11th Civil District (10th Commission District)

To place a 25 MPH Speed Limit sign on Sunny Lane.

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

Duly passed this 19th day of July 2004.

Attested:

Jeanie F. Gammon, County Clerk
Jeanie F. Gammon, County Clerk

Approved:

Richard S. Venable, County Mayor
Richard S. Venable, County Mayor

Introduced by Commissioner: Kilgore

Seconded by Commissioner(s): Crawford

at

| | | | | |
|-------------|----------------|----------------|----------------|-------------------|
| 2004-06-069 | Administrative | Budget | Executive | County Commission |
| ACTION | Approve 7-6-04 | Approve 7-8-04 | Approve 7-7-04 | Approved 7-19-04 |

Comments: 1st Reading 6-21-04; Motion made by Crawford, 2nd by Kilgore to amend #3: No Parking on pavement on Northcote Circle said motion was reconsidered & passed as amended. 21/Aye 1/Nay 2/Absent

**SULLIVAN COUNTY
HIGHWAY DEPARTMENT**

P.O. BOX 590
BLOUNTVILLE, TENNESSEE 37617

John R. LeSueur, Jr.
Commissioner of Highways

(423) 279-2820
FAX (423) 279-2876

June 16, 2004

COMMISSIONERS: Elliott Kilgore
John Crawford

Dear Commissioners:

I would like to request that you consider passing the following resolution:

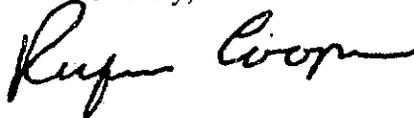
To place a 25 MPH SPEED LIMIT sign on Sunny Lane.

Request made by Commissioner Elliott Kilgore.

This is in the 11th Civil District and 10th Commissioner District.

If you have any questions, please feel free to contact me.

Sincerely,



Rufus Cooper
Traffic Coordinator

RC/jb

c: 

ATTACHMENT

Resolution 2004-06-069

Page(s) 1

SULLIVAN COUNTY, TENNESSEE
BOARD OF COUNTY COMMISSIONERS

Item 4
Executive
No. 2004-07-072
ATTACHMENT

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of July 2004.

1 **RESOLUTION To Authorize Traffic Sign Changes in the ^{22nd} 16th Civil District**

2
3 WHEREAS, the Sullivan County Highway Department has recommended the following traffic
4 sign changes be made in the ^{22nd} 16th Civil District (1st Commission District).

5
6 **NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of
7 Sullivan County, Tennessee, assembled in Regular Session hereby approves the following
8 changes to traffic signs in Sullivan County:

9 ^{22nd}
10 **16th Civil District (1st Commission District)**

11 **To place a 15 MPH Speed Limit sign on Richards Lane.**

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

Duly passed this 19th day of JULY 2004.

Attested: _____
Jeanie F. Gammon, County Clerk

Approved: Richard S. Venable
Richard S. Venable, County Mayor

Introduced by Commissioner: Morrell

Seconded by Commissioner(s): Hyatt

| | | | | |
|-------------|----------------|--------|----------------|-------------------|
| 2004-07-072 | Administrative | Budget | Executive | County Commission |
| ACTION | No Action | --- | Approve 7-7-04 | Approved 7-19-04 |

21/Aye 1/Nay 2/Absent

Comments: Civil District corrected by unanimous consent from 16CD to 22CD.

**SULLIVAN COUNTY
HIGHWAY DEPARTMENT**

P.O. BOX 590
BLOUNTVILLE, TENNESSEE 37617

John R. LeSueur, Jr.
Commissioner of Highways

(423) 279-2820
FAX (423) 279-2876

June 29, 2004

COMMISSIONER: Randy Morrell

Dear Commissioner:

I would like to request that you consider passing the following resolution:

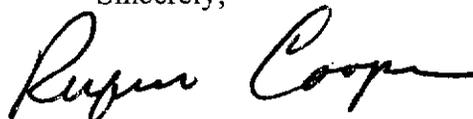
To place a 15 MPH SPEED LIMIT on Richards Lane.

Request made by Commissioner Randy Morrell.

This is in the ²²~~16~~th Civil District and 1st Commissioner District.

If you have any questions, please feel free to contact me.

Sincerely,



Rufus Cooper
Traffic Coordinator

RC/jb

c: 

ATTACHMENT

Resolution 2004-07-072

Page(s) 1

**SULLIVAN COUNTY, TENNESSEE
BOARD OF COUNTY COMMISSIONERS**

Item 5
Budget
No. 2004-07-073

To the Honorable Richard S. Venable, Mayor of Sullivan County and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of July 2004.

RESOLUTION To Authorize the Acceptance of TEMA Homeland Security Grant

WHEREAS, the Sullivan County Emergency Management Office wishes to submit a grant application for approximately \$815,000 through the State of Tennessee, Tennessee Emergency Management Agency; and,

WHEREAS, this grant will help cover costs related to the purchase of equipment to enhance homeland security and provide support for current programs that are enhancing capabilities to prevent, protect against, and respond to terrorist attacks; and,

WHEREAS, the funding for this grant is 100% federal monies provided through the state and there is no local match.

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorize the Sullivan County Emergency Management Office to submit a grant application and accept funds in an amount up to \$815,000 from the State of Tennessee, Tennessee Emergency Management Agency.

BE IT FURTHER RESOLVED that these funds shall be expended as needed and required by the terms and conditions of this grant and that any personnel positions created by this grant shall cease upon the termination of this grant. Account Codes to be assigned by the Director of Accounts and Budgets.

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

Duly passed this 19th day of July, 2004.
Attested: Jeanie F. Gammon, County Clerk
Approved: Richard S. Venable, County Mayor

Introduced by Commissioner: Williams
Seconded by Commissioner(s): Hyatt, McConnell

at

| | | | | |
|-------------|----------------|----------------|----------------|-------------------|
| 2004-07-073 | Administrative | Budget | Executive | County Commission |
| ACTION | Approve 7-6-04 | Approve 7-8-04 | Approve 7-7-04 | Approved 7-19-04 |

Comments:

21/Aye 1/Nay
2/Absent

**SULLIVAN COUNTY, TENNESSEE
BOARD OF COUNTY COMMISSIONERS**

Item 6
Budget
No. 2004-07-074

To the Honorable Richard S. Venable, Mayor of Sullivan County and the Board of Sullivan County Commissioners meeting in Regular Session this 19th of July 2004.

RESOLUTION To Accept Edward Byrne Memorial Grant Award for the Sullivan County Public Defender's Office

WHEREAS, the Office of Criminal Justice Programs of the State of Tennessee on June 2, 2004, awarded a four year Edward Byrne Memorial Grant to the Sullivan County Public Defender's Office in the total amount of \$199,177 in federal funds for the purpose of creating an assistant public defender position to represent indigent children accused of delinquency in the Juvenile Courts of Sullivan County;

WHEREAS, the Sullivan County Commission in August 2003, enacted the provisions of T.C.A. § 40-14-210 authorizing a \$12.50 court cost for the purpose of providing representation to indigent defendants in criminal prosecutions, and the costs collected pursuant to T.C.A. § 40-14-210 will provide the matching funds required for the grant (\$15,491 in 04-05; \$16,240 in 05-06; \$16,951 in 06-07; \$17,710 in 07-08),

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee assembled in Regular Session hereby authorizes the disbursement of court costs collected pursuant to T.C.A. § 40-14-210 to the State of Tennessee for the purpose of providing matching funds necessary to implement the Edward Byrne Memorial Grant Award establishing an assistant public defender position to represent indigent children in the Juvenile Courts of Sullivan County.

WAIVER OF THE RULES REQUESTED

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

Duly passed this 19th day of July, 2004.
Attested: Jeanie F. Gammon, County Clerk By Richard S. Venable, County Mayor

**Introduced by Commissioner: Conkin
Seconded by Commissioner(s): Vance**

at

| | | | | |
|-------------|----------------|----------------|----------------|-------------------|
| 2004-07-074 | Administrative | Budget | Executive | County Commission |
| ACTION | Approve 7-6-04 | Approve 7-8-04 | Approve 7-7-04 | Approved 7-19-04 |

Comments: Waiver of the Rules Requested
21/aye 1/nay
2 absent

**SULLIVAN COUNTY, TENNESSEE
BOARD OF COUNTY COMMISSIONERS**

Item 7
Budget
No. 2004-07-075

To the Honorable Richard S. Venable, Mayor of Sullivan County and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of July 2004.

RESOLUTION To Authorize Approval of Statutory Bonds for Elected Official

WHEREAS, Tennessee Code Annotated authorizes counties to approve the statutory bonds for elected and appointed officials; and,

WHEREAS, certain elected officials are required to have statutory bonds and the County Commission must approve such bonds;

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the Statutory Bond for Glen Arwood as Director of Sullivan County Schools.

WAIVER OF THE RULES REQUESTED

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

Duly passed this 19th day of July 2004
Attested: Jeanie F. Gammon, County Clerk Approved: Richard S. Venable, County Mayor

**Introduced by Commissioner: Hall
Seconded by Commissioner(s): Brotherton**

at

| | | | | |
|-------------|----------------|--------|-----------|----------------------------------------------|
| 2004-07-075 | Administrative | Budget | Executive | County Commission |
| ACTION | | | | Approved 7-19-04 21/Aye 1/Nay 2/Absent |

Comments: Waiver of the Rules Requested.

AND THEREUPON COUNTY COMMISSION ADJOURNED UPON
MOTION MADE BY COMM. HARR TO MEET AGAIN IN REGULAR
SESSION AUGUST 16, 2004.

A handwritten signature in black ink, reading "Richard Venable", written in a cursive style. The signature is positioned above a horizontal line.

RICHARD VENABLE

COMMISSION CHAIRMAN

