

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

**January 9, 2025 - Work Session**

**RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.  
motion by: Calton 2nd by: Hayes**

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	10/24/2024	Boyle Rentals, LLC	none received prior to meetings	yes	yes, unanimous	Sullivan County PC	R-1/R-3A	R-2	9th	5th
2	10/31/2024	Hoyt Denton	none received prior to meetings	yes	yes, unanimous	Sullivan County PC	PMD-2	PBD/SC	18th	7th
3	9/16/2024	Anthony Vella	yes	no	no	Sullivan County PC	A-1	RRC	1st	1st
		Anthony Vella first filed as Coolie Browns Inc, then quitclaimed back to personal name, deferred case by request until December PC Agenda								
<b>Voting Summary:</b>										
<b>Name</b>	<b>Case Order</b>	<b>yes</b>	<b>no</b>	<b>pass / abstain</b>	<b>absent</b>	<b>Approved (yes or no)</b>				
Boyle	1	17			7	YES				
Denton	2	17			7	YES				
Vella	3	13	6		5	YES				

\* Completed Application is when all information is signed, fee has been paid and no outstanding documents needed. Date of Application is when the applicant initially files

**footnote:**

11/24/24 ✓  
mailed

**PETITION TO SULLIVAN COUNTY FOR REZONING**

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

Date: 10/24/24

Property Owner: Boyle Rentals, LLC

Address: 2154 Sawyers Pond RD Johnson City, TN 37604

Phone number: (423) 791-4273

Email: boylehomebuilder@aol.com

**Property Identification**

Tax Map: 135

Group:

Parcel: 018.10

Zoning Map: 26

Zoning District: R-1 / R-3A Proposed District: R-2

Civil District: 9th

Property Location: 5799 Bristol Highway Piney Flats, TN 37686

Commission District: 5

Purpose of Rezoning: Subdivide property

**Meetings**

Planning Commission: Sullivan County

Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN

Date: 12/17/24

Time: 6:00 PM

Approved:

Denied:

County Commission:

Place: Historic Courthouse 2<sup>nd</sup> Floor Commission Chambers 3411 Highway 126, Blountville TN

Date: 01/09/25

Time: 6:00 PM

Approved:

APPROVED 17 YES, 7 ABSENT

Denied:

**DEED RESTRICTIONS**

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

Owner's Signature: [Signature]

Date: 11-7-24

Notary Public: [Signature]



My Commission Expires: 12/28/26

F. REZONING REQUESTS: ZONING PLAN AMENDMENT: ZONING MAP CHANGE

THE CHAIR READ THE OPENING STATEMENT ON THE PROCESS FOR HEARING REZONING REQUESTS

F1. REZONING REQUEST FROM BOYLE RENTAL, LLC FROM R-1/R-3A TO R-2

FINDINGS OF FACT –

Landowner:	Boyle Rental, LLC
Applicants:	Brian Boyd
Representative:	same
Location:	5799 Bristol Hwy (Hwy 11E) Piney Flats
Mailing Address of Owners:	2154 Sawyers Pond Road, Johnson City
Civil district of rezoning:	5 <sup>th</sup>
Commission District of rezoning:	5 <sup>th</sup>
Parcel ID:	Tax Map 135, Parcel 018.10
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Johnson City Urban Growth Boundary
Existing Land Use:	Single Family Home
Utility District:	Johnson City Public Water
Public Sewer:	private on-site septic with approval from JC Public Sewer for new dwelling
Lot/Tract Acreage:	total acreage – .63
Flood Plain:	n/a
Existing Zoning:	R-1 and R-3A split
Surrounding Zoning:	R-1, R-3, R-2, R-3A, A-1
Proposed Zoning Request:	R-2
Surrounding Land Uses:	Single Family
2006 Land Use Plan:	High-Density Residential (due to public sewer along the highway)
Neighborhood Opposition:	none, inquiry from adjacent homeowner regarding property line issues

Staff Field Notes and Findings of Facts:

- The owner is requesting a rezoning of the .63-acre lot to R-2 (Medium Density Residential) in order to subdivide the lot to add another dwelling.
- R-2 zoning district allows for a minimum lot size down to 10,000 square feet per dwelling if public water and public sewer is available. Staff received confirmation of public utilities from the city to make this request possible. The existing lot being .63 of an acre is approximately 27,442 square feet, thus would meet the requirements of R-2 zoning.
- Staff recommends in favor of this request per the following Findings of Facts:
  - Conforms to Future Land Use Plan
  - Public Sewer confirmed by city for hooks up for proposed dwelling
  - Proposed subdivision will conform to R-2 zoning based upon lot size with public utilities
  - Right side of yard open and clear for future home site

Meeting Notes at Planning Commission:

- Applicant Brian Boyd present – 2154 Sawyers Pond Rd, Johnson City
- Boyd stated that he has owned the property for approximately 20 years and this zoning change would allow him to have another home to rent. He stated there is a shortage of housing and since he will be able to connect to public sewer, this right side yard, would make a good homesite.
- Mary Ann Hager made a motion to send a favorable recommendation on to County Commission. Laura McMillian seconded the motion. The motion passed unanimously.

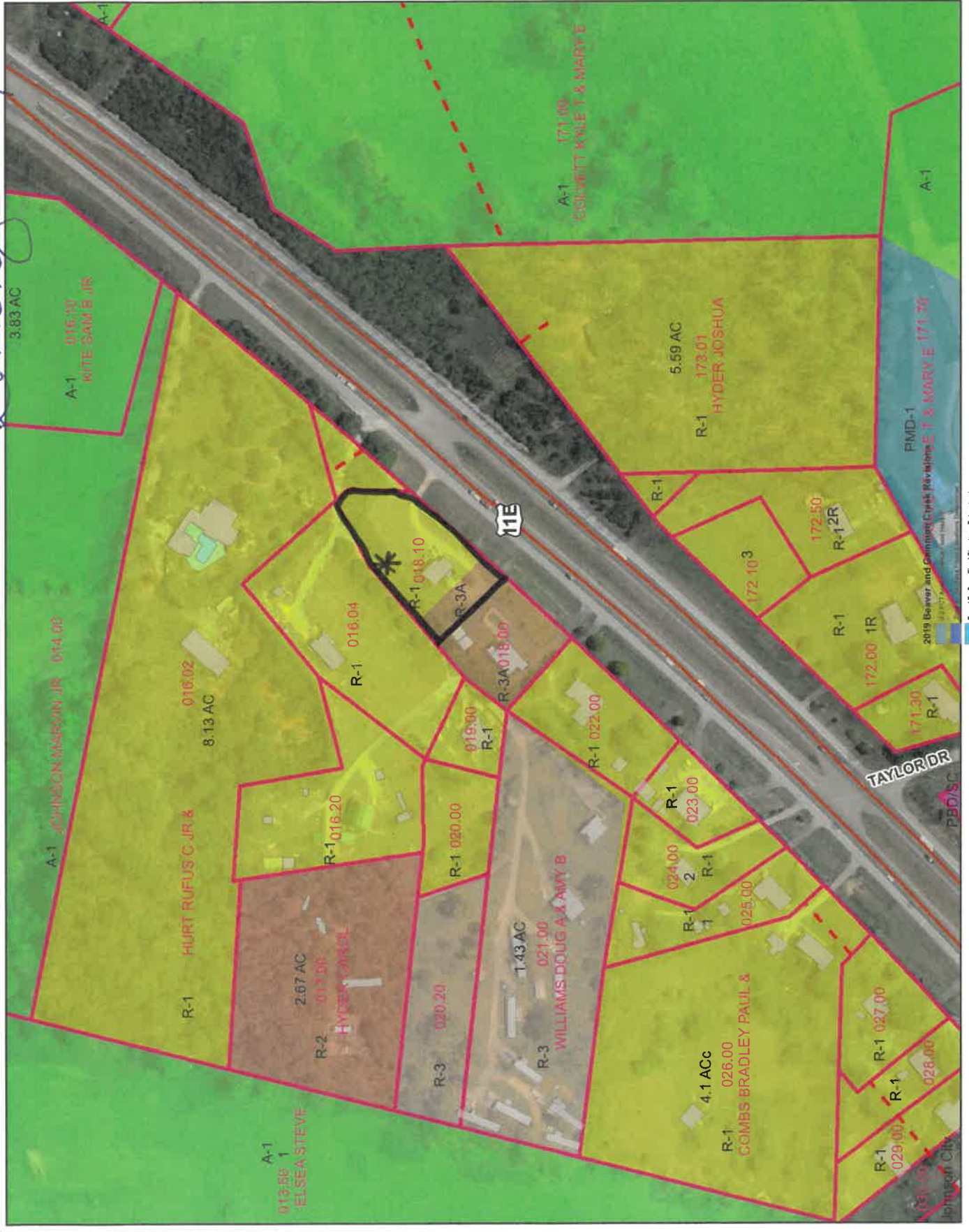
# Zoning Map

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

**Notice:**  
 A tax map has no legal standing; other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

- Buildings
- County Line
- Thoroughfares
- Arterial
- Lot Numbers
- Lot Lines / Parcel Hooks
- Parcel Acres
- Parcel Numbers Labels
- Parcel Lines
- Current Zoning**
  - A-1
  - PBD/SC
  - PMD-1
  - R-1
  - R-2
  - R-3
  - R-3A

**2015 - Aerial Image**  
**2018 - Aerial Image**



**Flood Insurance Rate Map (FIRM) 2024**  
 Flood Insurance Rate Map (FIRM) 2024  
 Zone A - No Base Flood Elevation Determined  
 Zone AE - Base Flood Elevation Determined  
 0.2 PCT Annual Chance Flood Hazard  
 Floodway Areas in Zone AE

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

**\*\*EXTERNAL\*\*Fwd: 5799 Bristol Hwy Rezone**

From Todd Johnson <tjohnsonrls@comcast.net>  
Date Thu 10/24/2024 11:08 AM  
To Luke Meade <landuse@sullivancountyttn.gov>

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

Please see the email from Johnson City Water and Sewer. Travis said that connection would be fine. He just needs a plat showing the subdivision. Let me know if you need anything else regarding this. Thank you.

Todd Johnson, RLS  
423-943-9223  
[tjohnsonrls@comcast.net](mailto:tjohnsonrls@comcast.net)

----- Original Message -----

From: "Olinger, Travis" <tolinger@johnsoncitytn.org>  
To: "tjohnsonrls@comcast.net" <tjohnsonrls@comcast.net>  
Date: 10/24/2024 10:49 AM EDT  
Subject: 5799 Bristol Hwy

Mr. Johnson,

Please be advised that public sewer service is available at this location. If you need further assistance please let me know.



**Travis Olinger**

W/S Development Coordinator

Water and Sewer Services Department

City of Johnson City, Tennessee









423.975.2620 o. / 423.262.7580 c.

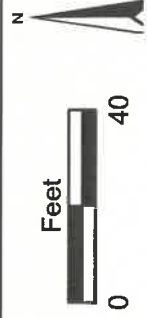
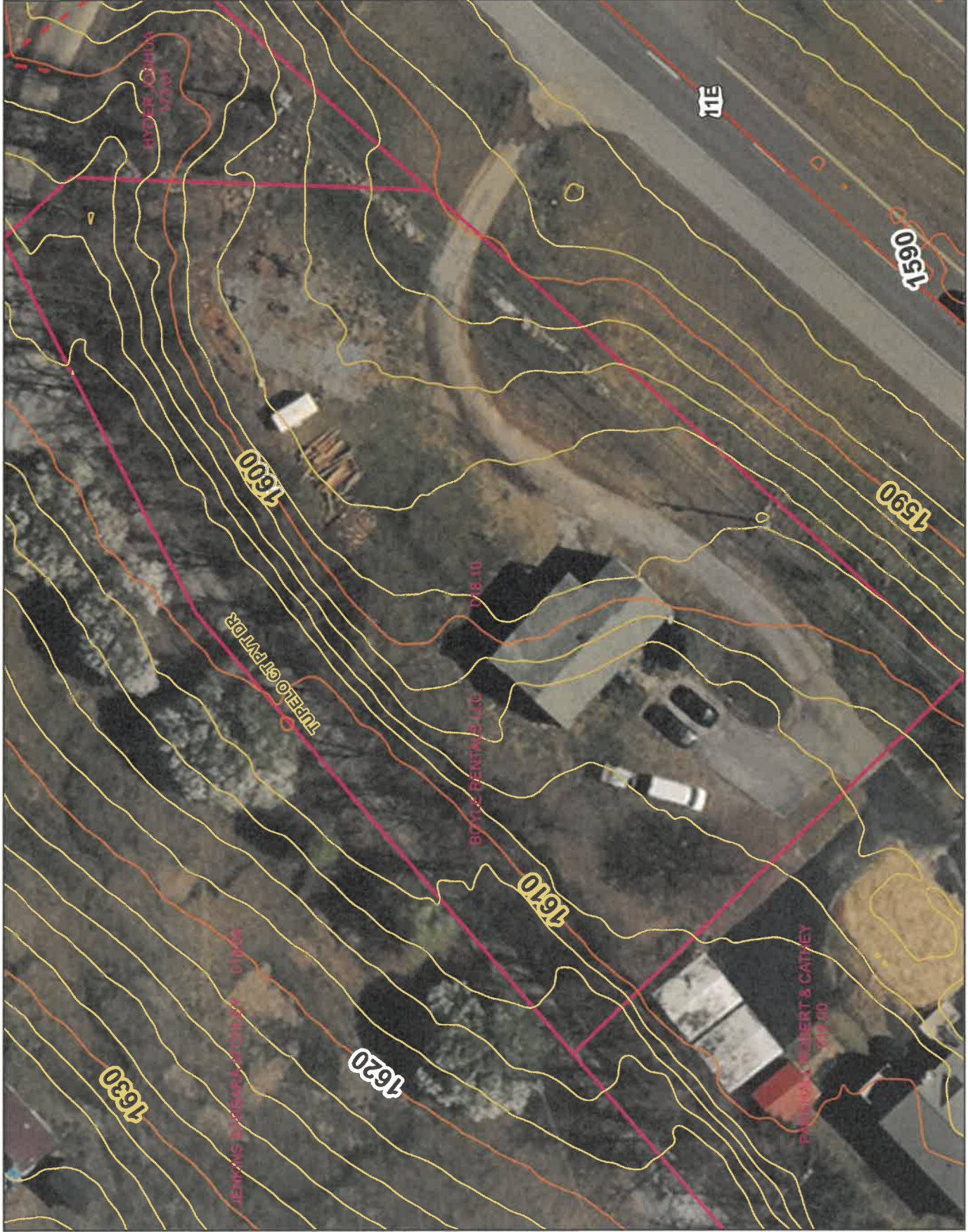
[www.johnsoncitytn.org](http://www.johnsoncitytn.org)

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

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-  County Line
-  Thoroughfares
-  Arterial
-  Lot Numbers
-  Lot Lines / Parcel Hooks
-  Parcel Numbers
-  Parcel Owner Labels
-  Parcel Lines



**Flood Insurance Rate Map (FIRM) 2024**  
**Flood Insurance Rate Map (FIRM) 2024**  
 Zone A - No Base Flood Elevation Determined  
 Zone AE - Base Flood Elevation Determined  
 0.2 PCT Annual Chance Flood Hazard  
 Flooding Area in Zone AE

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

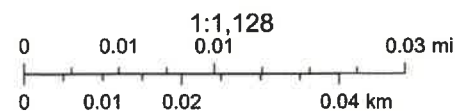


# Sullivan County - Parcel: 135 018.10



Date: December 31, 2024

County: SULLIVAN  
Owner: BOYLE RENTALS LLC  
Address: BRISTOL HWY 5799  
Parcel ID: 135 018.10  
Deeded Acreage: 0.63  
Calculated Acreage: 0  
Vexcel Imagery Date: 2023



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

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Sullivan County, TN

# NOTICE

THIS PROPERTY IS  
BEING CONSIDERED  
FOR RE-ZONING

423-323-6440





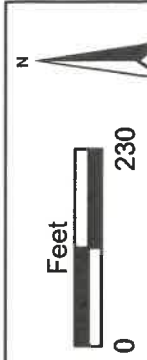
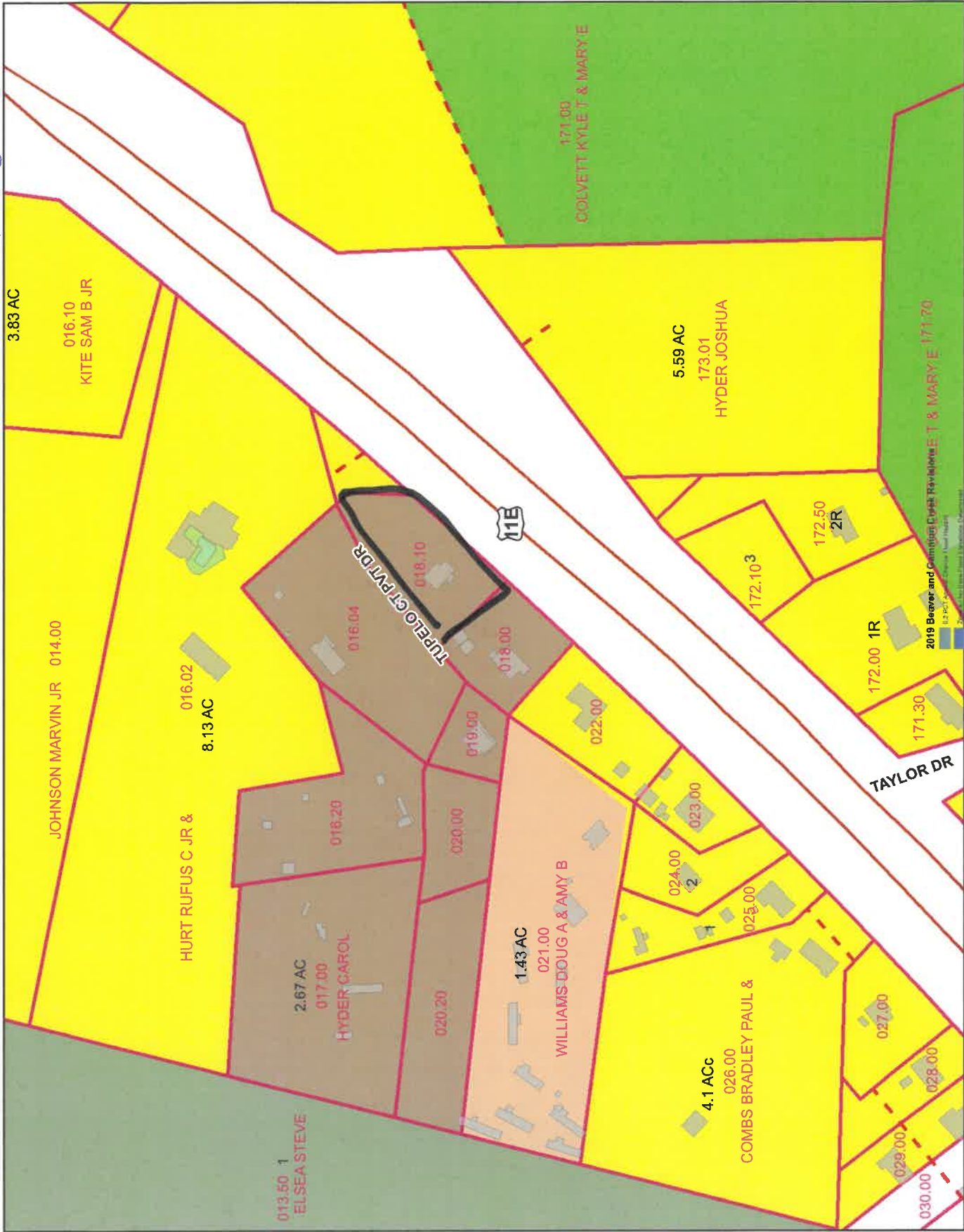


# Land Use Plan

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

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- Buildings
- County Line
- Thoroughfares
- Arterial
- Lot Numbers
- Lot Lines / Parcel Hooks
- Parcel Acres
- Parcel Numbers
- Parcel Owner Labels
- Parcel Lines
- Land Use Plan: 2006-2026
- Ag / Single Fam Res
- Ag / Open Space
- Low Density Res
- High Density Res
- Mobile Home Park



- Zone AE - 2% Annual Chance Flood Hazard
- Zone AE - 1% Annual Chance Flood Hazard
- Zone AE - Base Flood Elevation Determined
- Zone A - No Base Flood Elevation Determined
- Floodway Areas in Zone AE
- Flood Insurance Rate Map (FIRM) 2024
- Flood Insurance Rate Map (FIRM) 2024
- Zone AE - 2% Annual Chance Flood Hazard
- Zone AE - 1% Annual Chance Flood Hazard
- Zone AE - Base Flood Elevation Determined
- Zone A - No Base Flood Elevation Determined
- Floodway Areas in Zone AE

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

# SULLIVAN COUNTY

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



## NOTICE OF REZONING REQUEST

November 26, 2024

Dear Property Owner:

Please be advised that your adjacent landowner, Boyle Rentals, LLC, has requested his property located at 5799 Bristol Hwy, Piney Flats, be rezoned from **R-3A (Multifamily Residential)** and **R-1 (Single Family Residential)** to **R-2 (Medium Density Residential)** for the purpose of subdividing the property for another home site. The property tax ID is: Tax Map 135, Parcel 018.10. The property is currently split zoned. The following are the scheduled meeting dates for this request:

**Sullivan County Regional Planning Commission – Tuesday, December 17, 2024 at 6:00PM**  
*(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2<sup>nd</sup> Floor)*

**Sullivan County Commission's Work Session – Thursday, January 9, 2025 at 6:00 PM**  
*(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2<sup>nd</sup> Floor)*

Please let me know if you need any special assistance for these public meetings. The meetings are open to the general public and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office during normal business hours. My email address is [planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov) or you may call me directly at 423.279.2603.

Regards,

Ambre M. Torbett, AICP  
Director of Planning & Community Development  
Sullivan County Stormwater Coordinator

✓ 11/25/24 mader

**PETITION TO SULLIVAN COUNTY FOR REZONING**

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

Date: 10/31/24

Property Owner: HOYT DENZON  
Address: 204 ST. CHARLES PLACE, KINGSPORT TN 37660

Phone number: 423-384-3333 Email: hhdenton@aol.com

**Property Identification**

Tax Map: 079 Group: Parcel: 091.00 + 091.20  
Zoning Map: 16 Zoning District: PMD-2 Proposed District: PBD/SC Civil District: 18<sup>th</sup>  
Property Location: 2144 + 2132 HWY 75, BLOUNTVILLE, TN 37617 Commission District: 7  
Purpose of Rezoning: TO BUILD ADDITIONAL STORAGE UNITS

**Meetings**

**Planning Commission:**

Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN

Date: 12-17-2024 Time: 6:00 PM

Approved:  Denied:

**County Commission:**

Place: Historic Courthouse 2<sup>nd</sup> Floor Commission Chambers 3411 Highway 126, Blountville TN

Date: 1-9-2025 Time: 6:00 PM

Approved:  APPROVED 17 YES, 7 ABSENT  
Denied:

**DEED RESTRICTIONS**

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

Owner's Signature: Hoyt Denton

Date: 10/31/24

Notary Public: Martin [Signature]

My Commission Expires: 5-2-27



## 2. REZONING REQUEST FROM HOYT DENTON TO REZONE FROM PMD-2 TO PBD/SC

### FINDINGS OF FACT –

Landowner:	Hoyt Denton, who owns Gateway Storage
Applicants:	same
Representative:	same
Location:	2144 and 2132 Hwy 75, Blountville
Mailing Address of Owners:	204 St. Charles Place, Kingsport
Civil district of rezoning:	18 <sup>th</sup>
Commission District of rezoning:	7 <sup>th</sup>
Parcel ID:	Tax Map 079, Parcel 091.00 & 091.20
Subdivision of Record:	lots have recently been combined
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Existing Land Use:	Existing Self Storage Buildings previously approved by Planning Commission
Utility District:	Johnson City Public Water Utility District
Public Sewer:	Johnson City Public Sewer available if needed
Lot/Tract Acreage:	total acreage – 7.339 combined acreage
Flood Plain:	n/a
Existing Zoning:	PMD-2 – Planned Heavy Manufacturing District
Surrounding Zoning:	B-3, PMD-2, A-1, R-1 across the highway
Proposed Zoning Request:	PBD/SC – Planned Business
Surrounding Land Uses:	Commercial, Residential, Business Park
2006 Land Use Plan:	Planned Manufacturing – Heavy Industrial
Neighborhood Opposition:	none

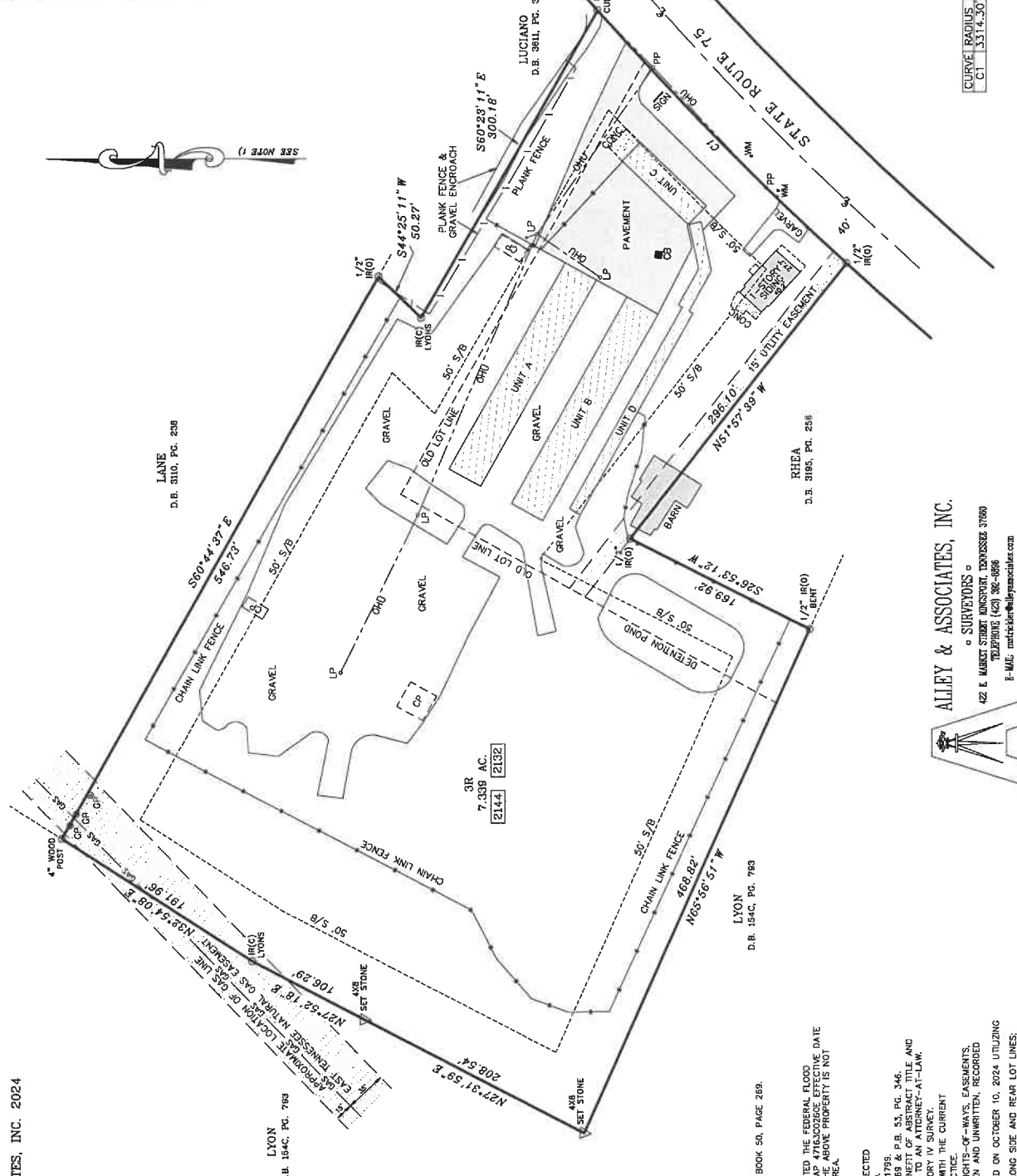
### Staff Field Notes and Findings of Facts:

- The owner is requesting a rezoning of both parcels, which have recently been platted and combined. The purpose of the rezoning request is to reduce the building setbacks. PMD-2 has building setbacks of 50 feet on all sides; whereas the Planned Business District allows for 25 feet on the sides and rear. The front yard setback would remain the same. This will help bring the site into current zoning conformance.
- The rear parcel has suitable building site locations to accommodate additional self-storage buildings rather than open air storage. The newly installed wooden privacy fence, which was installed by the previous neighbor prior to selling the lot, installed the fence on Mr. Denton's property. Staff found the survey stakes to verify.
- Staff recommends in favor of this rezoning request for the following Findings of Facts:
  - Conforms to the Future Land Use Plan for Future Commercial Growth Corridor.
  - Compatible with existing land use and surrounding mix of zoning districts, with PBD/SC considered a lesser or down zoning classification from PMD-2.
  - Would bring existing site improvements more into zoning compliance with current zoning setbacks.
  - Public utilities available to support commercial growth land uses as well as permit self-storage facilities.

### Meeting Notes at Planning Commission:

- Applicant Hoyt Denton Present – 204 St. Charles Place
- Mary Rouse made a motion to send a favorable recommendation on to County Commission. Darlene Calton seconded the motion. The motion passed unanimously.

# Combination Survey



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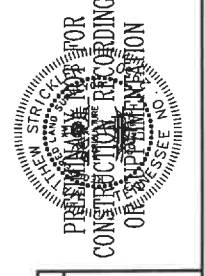
- LEGEND**
- IR(C) IRON ROD (OLD)
  - IR(C) IRON ROD (CAP)
  - OHU OVERHEAD UTILITY
  - PP POWER POLE
  - LP LIGHT POLE
  - WM WATER METER
  - WM WATER METER
  - M.T.S. NOT TO SCALE
  - D.B. DEED BOOK
  - P.C. PAGE
  - AC. ACRES
  - AC. ACRES BASIN
  - CP GAS TAP
  - S/B SETBACK
  - (723) 911 ADDRESS CENTERLINE

- NOTES:**
- 1) NORTH BASED ON S60°44'37"E PER PLAT BOOK 50, PAGE 289.
  - 2) PROPERTY IS ZONED: PMD-2.  
REAR 30'  
FRONT 30'  
SIDE 50'
  - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD HAZARD MAP (FIRM) FOR THE SUBJECT PROPERTY AND THE DATE OF THE FIRM IS 2024 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 4) JOB NO. 24-135597 DENTON, TN.
  - 5) FIELD INFORMATION ELECTRONICALLY COLLECTED
  - 6) TAX MAP 075, PARCELS 091.00 & 091.20.
  - 7) TAX MAP 075, PARCELS 091.00 & 091.20.
  - 8) PRIOR DEED REFERENCES: P.B. 30, PG. 269 & P.B. 53, PG. 346.
  - 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT STANDARDS OF PRACTICE.
  - 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
  - 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT STANDARDS OF PRACTICE.
  - 12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
  - 13) RIK GPS POSITIONAL DATA WAS OBSERVED ON OCTOBER 10, 2024 UTILIZING 7.3" UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 15' ALONG FRONT OF ALL LOTS.

**ALLEY & ASSOCIATES, INC.**  
 o SURVEYORS o  
 422 E. MARKET STREET, DENTON, TENNESSEE 37804  
 TELEPHONE (423) 382-4886  
 E-MAIL: matt@alleysurveyors.com

CURVE	RADIUS	LENGTH	CHORD
C1	3314.30	301.05'	S45°35'14" W 300.95'

COMBINATION OF LOT 1R, DESUBDIVISION OF 1 AND 2 DIVISION OF THE FRAZIER PROPERTY AND LOT 3 DIVISION OF THE FRAZIER PROPERTY			
SULLIVAN COUNTY REGIONAL PLANNING COMMISSION			
TOTAL ACRES	7.358	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	DENTON	CIVIL DISTRICT	18TH
SURVEOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	110.000
SCALE	1" = 60'	0	60
		0	120



**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN AND ALL INSTRUMENTS HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION RECORDING ACT AND ALL INSTRUMENTS AS REQUIRED IN THE INTERESTS OF THE PUBLIC. I HEREBY CERTIFY THAT I HAVE NOT OBSERVED ANY VIOLATIONS OF THE ACT OR ANY OTHER LAWS OR REGULATIONS. I HEREBY CERTIFY THAT I HAVE NOT OBSERVED ANY VIOLATIONS OF THE ACT OR ANY OTHER LAWS OR REGULATIONS. I HEREBY CERTIFY THAT I HAVE NOT OBSERVED ANY VIOLATIONS OF THE ACT OR ANY OTHER LAWS OR REGULATIONS.

DATE: \_\_\_\_\_

SECRETARY, SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

**CERTIFICATE OF THE APPROVAL FOR REASSESSMENT**

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN, ARE APPLICABLE AS SHOWN.

DATE: \_\_\_\_\_

SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN BOOK AND SURVEY TO THE ACCURACY REQUIRED BY THE TENNESSEE SURVEYING ACT HAVE BEEN REVIEWED AND THAT THE SURVEY HAS BEEN FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.

DATE: \_\_\_\_\_

TENNESSEE REGISTERED LAND SURVEYOR

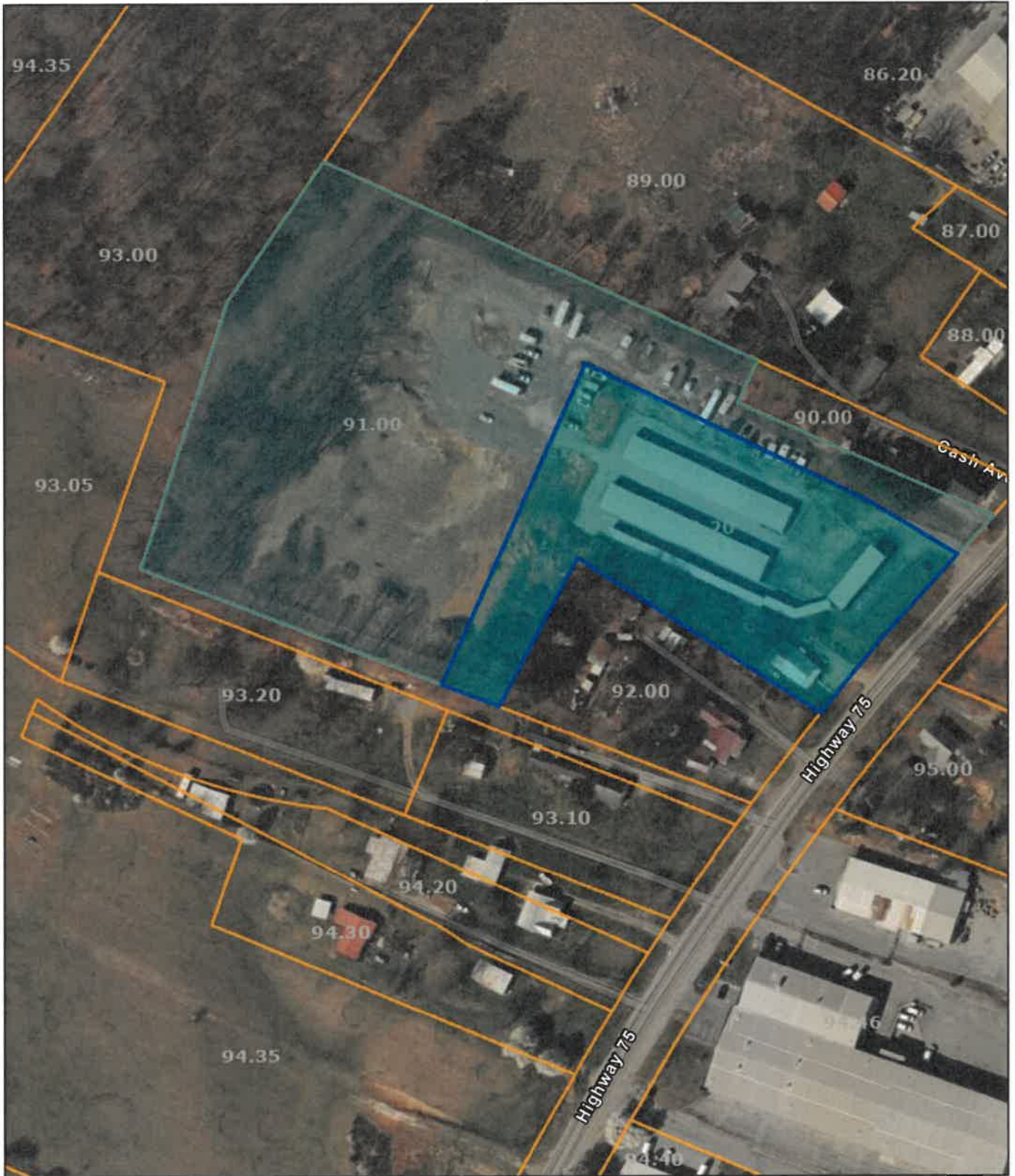
**CERTIFICATE OF OWNERSHIP AND REGISTRATION**

I HEREBY CERTIFY THAT I AM ONE AND THE DIMENSION OF THE PROPERTY AND THIS PLAN OF SUBDIVISION WITH MY CURD TREE PROPERTY AND ALL OTHER PROPERTY ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THAT THE PROPERTY HAS BEEN FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.

DATE: \_\_\_\_\_

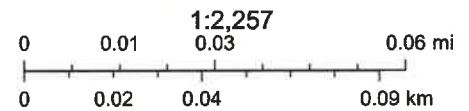
OWNER

# Sullivan County - Parcel: 079 091.20



Date: November 25, 2024

County: Sullivan  
Owner: DENTON HOYT H &  
Address: HWY 75 2144  
Parcel Number: 079 091.20  
Deeded Acreage: 2.1  
Calculated Acreage: 0  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2023



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

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Blountville

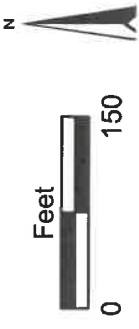
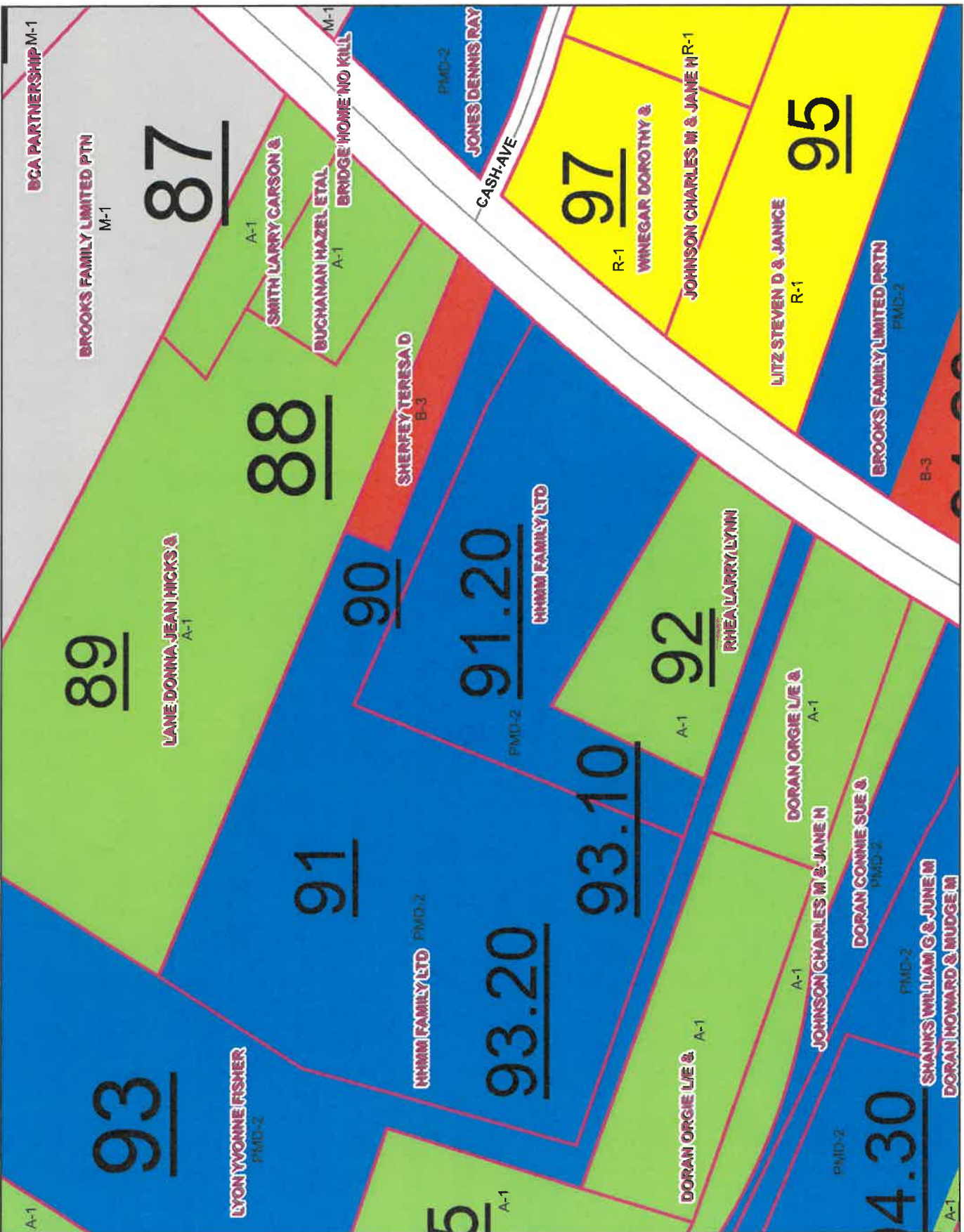
Generation

Address Data Source  
 Sullivan County, Tenn Co 911  
 Kingsport, TN  
 Kingsport City, TN GIS  
 Bristol: Bristol 911  
 Conservation  
 District 2

A tax map has no legal standing and should not be used to establish boundary lines or to transfer property. A land surveyor, licensed to practice in the State of Tennessee, should be retained for all questions of boundary and location of lines.

- District 6
- Historic - Current
- Historic - Original
- Blountville Historic District
- Piney Flats Historic Dist
- Parcel Lines (20220325)
- Bristol UGB
- Kingsport UGB
- Current Zoning**

- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



Flood Insurance Rate Map (FIRM) 2007  
 0.2 FCT Annual Chance Flood Hazard  
 Zone A - No Base Flood Elevations Determined  
 Zone AR - Base Flood Elevations Determined

Sullivan County, TN  
 Planning and Codes Dept.

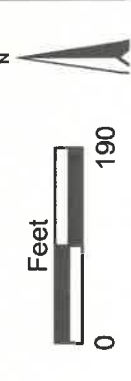
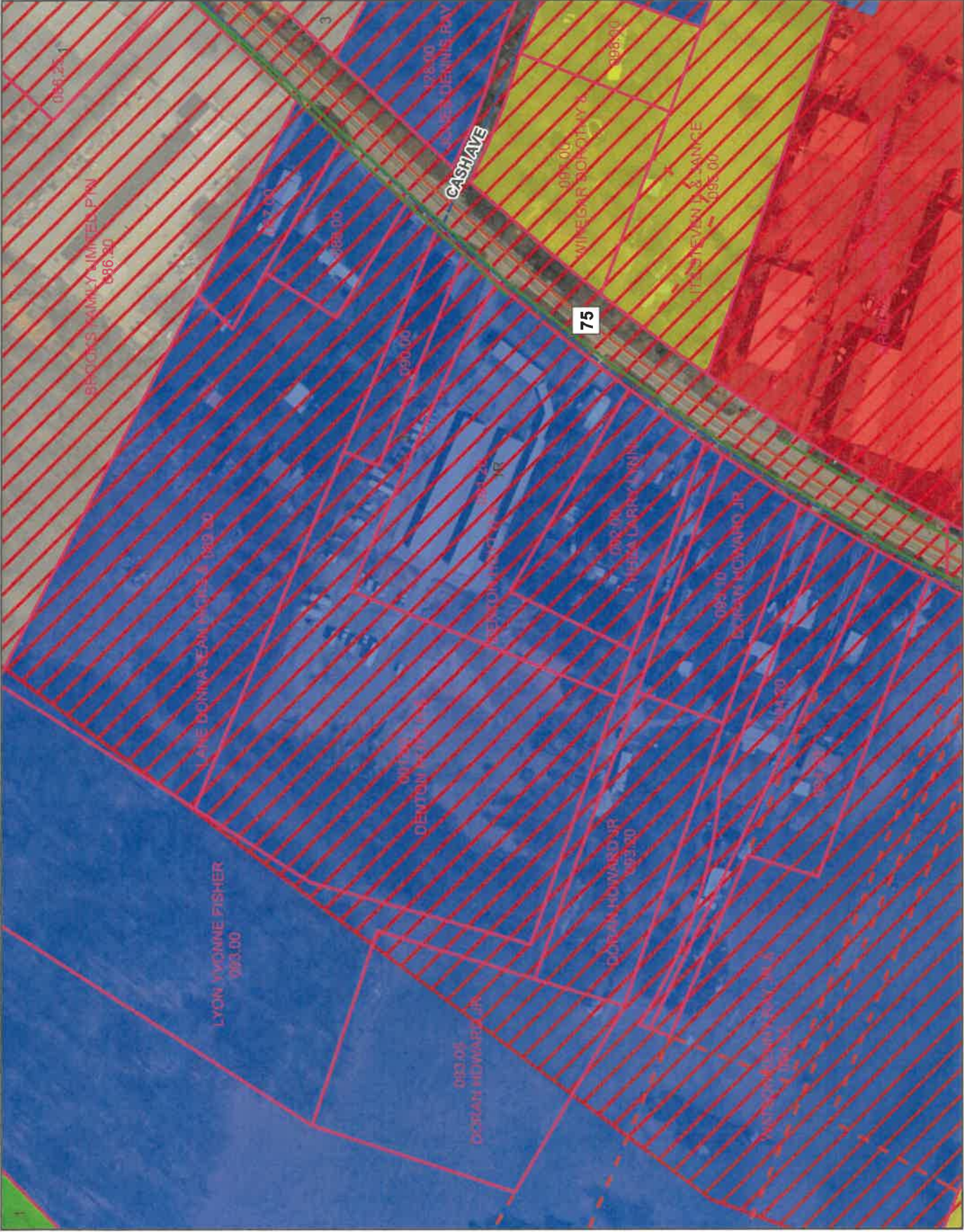


# Land Use Plan

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

**Notice:**  
 A tax map has no legal standing; other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

- County Line
- JC Sewer Lines
- JC Water Lines
- Thoroughfares**
- Arterial
- Lot Numbers
- Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Owner Labels
- Parcel Lines
- Future Growth Areas**
- Commercial
- Land Use Plan: 2006-2026**
- Ag / Single Fam
- Res
- General
- Commercial
- Manufact-Light Ind
- Plan Manufac-Hvy
- Ind
- Intw Density Res



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

- Zone A - No Base Flood Elevation Determined
- Zone AE - Base Flood Elevation Determined
- 0.2 PCT Annual Chance Flood Hazard
- Floodway Areas in Zone AE

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



# SULLIVAN COUNTY

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



## NOTICE OF REZONING REQUEST

November 25, 2024

Dear Property Owner:

Please be advised that your adjacent landowner, Hoyt Denton, has requested his property located at 2144 and 2132 Hwy 75, Blountville, to be rezoned from **PMD-2 (Planned Manufacturing District -2) to PBD/SC (Planned Business/Shopping Center)** for the purpose of reducing setbacks and to bring existing storage buildings into conformance. The property tax ID is: Tax Map 079 Parcels 091.00 and 091.20. The following are the scheduled meeting dates for this request:

**Sullivan County Regional Planning Commission – Tuesday, December 17, 2024 at 6:00PM**  
*(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2<sup>nd</sup> Floor)*

**Sullivan County Commission's Work Session – Thursday, January 9, 2025 at 6:00 PM**  
*(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2<sup>nd</sup> Floor)*

Please let me know if you need any special assistance for these public meetings. The meetings are open to the general public and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office during normal business hours. My email address is [planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov) or you may call me directly at 423.279.2603.

Regards,

**Ambre M. Torbett, AICP**  
Director of Planning & Community Development  
Sullivan County Stormwater Coordinator



2132 HIGHWAY 73  
Gateway SELF  
STORAGE  
AIRPORT LOCATION  
423-378-7867

THANKS  
FOR BEING  
A CUSTOMER!

NOTICE  
FOR THE  
REMOVAL OF  
PROPERTY  
FROM THE  
FACILITY





**PETITION TO SULLIVAN COUNTY FOR REZONING**

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

Date: September 16, 2024

Property Owner: ~~Coote Brown's Inc.~~ Quitclaimed back to Anthony Vella on 12/30/2024

Address: 2715 North Roan St., Johnson City, TN 37601

Phone number: 423-378-8856

Email: cwyvill@hdsdlaw.com

**Property Identification**

Tax Map: 069

Group:

Parcel: 147.05; 147.00 + 150.08

Zoning Map: 19

Zoning District: A-1

Proposed District: RRC

Civil District: 1

Property Location: 510 Sand Bar Rd. Bristol, TN 37620

Commission District: 1

Purpose of Rezoning: Use of property as a commercial lodge

**Meetings**

**Planning Commission:**

Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN

Date:

Time: 6:00 PM

12/17/2024

Approved: \_\_\_\_\_

Denied:  \_\_\_\_\_

**County Commission:**

Place: Historic Courthouse 2<sup>nd</sup> Floor Commission Chambers 3411 Highway 126, Blountville TN

Date:

Time: 6:00 PM

1/9/2025

Approved:  APPROVED 13 YES, 6 NO, 5 ABSENT

Denied: \_\_\_\_\_

**DEED RESTRICTIONS**

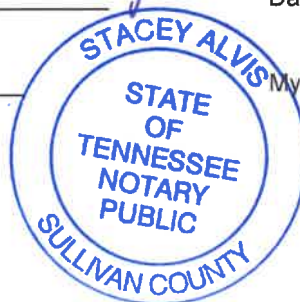
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: \_\_\_\_\_

Colin Wyvill Attorney for Coote Brown's Inc.  
Date: 9-16-2024

Notary Public: \_\_\_\_\_

Stacey Alvis



My Commission Expires: 5/2/27

### F3. REZONING REQUEST FROM COOTIE BROWN'S INC FROM A-1 TO RRC DISTRICT

#### FINDINGS OF FACT –

Landowner:	Cootie Brown's Inc.
Applicants:	Anthony Vella, owner of Cootie Brown's Inc restaurants and rezoning request
Representative:	Colin Wyvill, Hunter Smith Davis Attorney at Law
Location:	510 Sand Bar Road, Bristol
Mailing Address of Owners:	2715 N. Roan Street, Johnson City (main Cootie Brown's restaurant)
Civil district of rezoning:	1 <sup>st</sup>
Commission District of rezoning:	1 <sup>st</sup>
Parcel ID:	Tax Map 069, Parcels 147.00, 147.10 & 150.08
Subdivision of Record:	n/a – if rezoned, lots will be combined
PC1101 Growth Boundary:	Sullivan County Rural Area
Existing Land Use:	Single Family home, river lot and separate lot with new River Retreat Lodge
Utility District:	South Fork Utility District
Public Sewer:	none – private on-site septic
Lot/Tract Acreage:	total acreage – 3.54 if combined
Flood Plain:	n/a
Existing Zoning:	R-1
Surrounding Zoning:	R-1,B-3, R-3
Proposed Zoning Request:	RRC – Rural Retreat Cabin Development
Surrounding Land Uses:	Single Family Residential, horse farm, agricultural
2006 Land Use Plan:	Agricultural/Open Space
Neighborhood Opposition:	yes, several emails and calls from adjacent neighbors

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

- The owner is requesting a rezoning of the three parcels from A-1, General Agricultural/Single Family Residential to RRC, Rural Retreat Cabin Development in order to bring the new Riverlife Lodge into zoning conformance.
- The applicant pulled a single-family residential building permit under his name and has recently quitclaimed the property into his business.
- The lodge has 7 guest rooms, 1 owner room, commercial kitchen and such. The adjacent lot has an existing single-family home that he owns also. The river lot will serve as access to the river for his guests.
- The RRC District requires a minimum lot size of 3 acres and allows for a such uses as a Use on Review by the Planning Commission.
- If the properties obtain rezoning approval, the site will need to be brought into conformance with buffering, screening, site plan approval by the Planning Commission, inspection by the State Fire Marshal and proof the septic system is sized properly for the change in use and occupancy.
- If the properties do not obtain rezoning approval, the property can be used for single family occupancy only. Short-term rental accommodations could also be permitted, so long as the lodge is rented for one family only at a time and not rented by the room.
- Staff inspected the site and installed the rezoning request signs at each parcel.
- Staff recommends against this rezoning request for the following Findings of Facts:
  - Does not conform with the Future Land Use Plan
  - Site is limited for guest parking based upon newly constructed pond, septic system area and existing dwelling
  - The river lot cannot be used for guest parking as it is split by a public road.

#### Meeting Notes at Planning Commission:

- Calvin Clifton asked staff if the home located on the proposed rezoning lot was already built out and if the proposed rezoning would be changing the use.
  - Staff responded that yes, the building on the proposed rezoning was already built out.
- Calvin Clifton asked staff if the building on the property was permitted as a single-family home.
  - Staff responded yes, the home was permitted as a single-family home when the building permit was issued.
- Steven Hobbs asked staff if the septic tank serving the home fit the lot.



- Staff responded that yes, according to the engineering the septic is suitable for the size of the home; however, TDEC permitted it as a single family residence and not a commercial lodge.
- Colin Wyvill (Legal Representation for Applicant) – 200 Rose Court, Kingsport
  - Wyvill stated that the property was initially built for friends and family use.
  - Wyvill stated that staff was invited to tour the interior of the home but were unable to attend due to short notice.
  - Wyvill stated that Vella had been contacted by state government officials and business executives to come and stay at the property as a lodge experience.
  - Wyvill stated that there are multiple short-term rentals in the area surrounding and on Sand Bar Rd as well as an AR zoning on Sand Bar Rd.
  - Wyvill stated that Vella's hope is to show people from all around the country what the South Holston River has to offer.
  - Wyvill stated that Vella wants to staff the professional kitchen and have a fully staffed bar when people are staying at the proposed lodge.
  - Wyvill stated that Vella wishes to contract with local fishing guides to take those staying at the proposed lodge down the river by shuttling from the proposed lodge to other river access locations.
  - Wyvill stated that Vella has no plans for a public road crossing to access the section of his property that fronts the river.
  - Wyvill stated that Vella is looking to rent the property out weekly at approximately \$18,000.
  - Wyvill stated that if the property is not rezoned, it will simply become a single family home rental and that Vella will not have the same level of control.
  - Wyvill stated that the property has 10 parking spaces on the front side and another 5 on the side.
  - Wyvill stated that there are 6 bedrooms and 1 bunkhouse that are all individually locking.
- Mary Rouse asked Wyvill that if when building, is it common practice to have a commercial kitchen placed in a single-family home?
  - Wyvill responded that when built, this home was intended to host large extended family, thus justifying the need for such a kitchen.
- Linda Brittenham asked Wyvill when the property was purchased.
  - Wyvill responded that the all the properties on Sand Bar Rd that Vella owns were purchased in 2007 from the Flick family as one purchase.
- Laura McMillan asked Wyvill if the proposed lodge rentals would be rented room by room or if the entire lodge would be rented at once.
  - Wyvill responded that the entire proposed lodge would be rented all at once.
- Laura McMillan asked staff to explain what prevents a regular short-term rental from being staffed?
  - Staff explained that according to state law that a single-family rental must be occupied only by on singular family and that once staffing occurs commercial operations being taking place on the property.
- Calvin Clifton asked of staff how many bedrooms are located in the home that is being proposed to be added to the proposed lodge property and what would prevent both homes from being rented as single-family rentals?
  - Staff responded that both structures may be rented out as single-family rentals.
- Anthony Vella (Applicant) – 494 Sand Bar Rd
  - Vella stated that he wanted it to be known that he is the only person in the area that mows and landscapes his own property and that he is a hard worker.
  - Vella stated that he designed and laid out the plans for the proposed lodge during covid.
  - Vella stated that he designed the kitchen to be a professional kitchen because he is a professional chef and he likes to cook as such.
  - Vella stated that the septic system installed has a grease trap and is "the most advanced" septic system in Sullivan County.
  - Vella stated that a company based out of Nashville would like to handle all bookings to professionals (executive style retreats) to fish, shop, and visit the casino in the area.
  - Vella stated that he recently had hosted a reunion at the proposed lodge with over 35 people and there were no parking issues.
  - Vella stated that there was so much opposition present because the proposed lodge is "so nice" and cannot understand why anyone would oppose progress.
  - Vella stated that he had put over 3 million dollars into the proposed lodge.

- Vella stated that some of the neighbors that were in opposition had asked to rent out the proposed lodge.
- Vella stated that he “could have taken the money and bought a place in Italy.”
- Vella stated that he invited “anyone to come visit the property.”
- Calvin Clifton asked Vella if he was understanding of the concerns that the Planning Commission had related to the spot zoning and the commercial activities.
  - Vella responded “No.”
  - Vella stated that he placed the property in a 2-generation trust where it cannot be sold.
  - Vella further stated that he had a pond placed in the rear by local contractors.
  - Vella stated that he was drawn to the area after visiting many years ago and that he is “not originally from here, from Memphis.”
- Opposition: Fred Leonard – 561 Sand Bar Rd
  - Leonard stated that his property is 50ft away from the proposed rezoning.
  - Leonard stated that he is a 5<sup>th</sup> generation owner of his property and that the proposed rezoning property was also in his family for generations before it was sold off.
    - Leonard stated that he lives here 3-6 months out of the year.
  - Leonard stated that 455ft of his riverfront property has waterfalls across the river and that he has concerns about adults and children trespassing to see the river or the horses that are around his property.
    - Lack of security/privacy fencing and liability were concerns of Leonard.
  - Leonard stated that Vella has two sides of his personality and that he aims to get what he wants.
  - Leonard stated that there is no room for commercial and lodging traffic.
  - Leonard stated that Vella supposedly told neighbors that he “will” purchase Leonard’s property either from Leonard or from his heirs.
- Opposition: Carolyn Ferrell – 256 Steelescreek Park Rd
  - Owner of 388 Sand Bar Rd property
  - Ferrell stated that Sand Bar Rd is narrow and in unsafe driving condition.
    - Furthermore, Ferrell wanted to know that if this rezoning is approved, are there going to be more funds appropriated to improve the road conditions and safety.
  - Ferrell stated that the proposed rezoning would negatively impact those living in the community.
  - Ferrell stated that protection on the river is a necessity and that the study that was conducted by the Planning and Codes department needs to be revisited.
- Opposition: Patrick Fulkrod – 1084 Aberlea Valley Rd, Piney Flats
  - Owner of 290 Sand Bar Rd.
    - Zoned AR and paid 2 million dollars for the property to “play by the rules.”
  - Fulkrod stated that he is a fishing guide on the South Holston River and as such feels he is qualified to comment on the state of the river. Fulkrod stated that more fishermen on the river isn’t sustainable for the health of the river or the fish populations that reside in the river. More growth and pressure from a lodge isn’t a good thing.
- Opposition: Marcia Bays – 378 Sand Bar Rd
  - Bays stated that her property on Sand Bar Rd has been in the family for many years.
  - Bays stated that she had concerns about traffic on the dead-end road, noise coming from the proposed lodge, trespassing fishermen, and the increase of traffic possibly having an impact on the church.
  - Bays stated that there are already utility issues, including electrical outages and that the increased water and electrical usage would not be supported by the current state of provided utilities.
- Opposition: Regina Kilgore – 382 Sand Bar Rd
  - Kilgore stated that she had concerns about the narrowness of Sand Bar Rd that has children and small animals present.
  - Kilgore stated that she had concerns about the consumption of liquor and potential for over-consumption.
  - Kilgore stated that during the construction of Vella’s proposed lodge that the road was “torn up.”
  - Kilgore stated that she has concerns about the ability of the infrastructure to support the increase in traffic.
  - Kilgore stated that “All neighbors are in agreement and I speak on their behalf in opposing.”
- Opposition: Melinda Upchurch – 331 East Park Rd, North Carolina
  - Upchurch stated that her daughter lives at 400 Sand Bar Rd with small children.
  - Upchurch stated that if the road were to get any wider to accommodate the increase in traffic and improve safety that it would require taking what is already limited property on Sand Bar Rd.

- Upchurch stated that Sand Bar Rd is very curvy and that the consumption of liquor makes it even more unsafe.
- Upchurch stated that she doesn't want to have increased noise by commercial activity in a residential/agricultural area.
  - Upchurch stated that "If we continue to develop farm land, there will be none left."
- Anthony Vella returned to address the Planning Commission in response to the opposition.
- Vella stated that with companies like VRBO or Air BnB, people will bring their own liquor, saying "They can bring 10 piles of Jack Daniels."
  - Vella stated he wishes to have bartenders staffed to prevent over-consumption.
- Vella stated that more utility services were provided when he was constructing the proposed lodge.
- Vella stated that there is a trucking company that operates on Sand Bar Rd and that most of the traffic concerns are caused by their operations. Vella stated his property is not to blame because it is at a dead end.
- Vella stated that his application for a liquor license is pending and that he will not be serving to the public or having an open restaurant.
- Vella again invited everyone to come and view the property.
- Linda Brittenham stated that her major concern was spot zoning.
- Calvin Clifton asked what is Vella talking about with a trucking company being located on Sand Bar Rd.
  - Staff responded to Clifton that they were unaware and that they will look into it, but the zoning map does not have any commercial property on Sand Bar Rd.
- Linda Brittenham urged the Planning Commission to warnings from the Sullivan County attorney about the legal ramifications of approving a spot zoning.
  - Calvin Clifton seconded the statement made by Linda Brittenham.
- The Planning Commission asked Anthony Vella if he built the proposed lodge with the intention of it being a lodge or if the decision to try and rezone to open a lodge was made in hindsight after construction.
  - Vella responded that he saw the opportunity to open a lodge when he built it, not in hindsight.
- Mary Rouse made a motion to forward an *unfavorable recommendation* on to Sullivan County Commission on the basis of this being considered a spot zoning. Mary Ann Hager seconded the motion by Mary Rouse. The motion carried unanimously.

**SULLIVAN COUNTY REGIONAL PLANNING COMMISSION**

Subdivision Name: VELLA PROPERTY - SAND BAR ROAD - RECOMBINATION  
 Owner: COTTIE BROWNS, INC.  
 Surveyor: RICK A. DAVIES Civil District: 1  
 Total Acres: 3.57 Total Lots: 1 Closure Error: .1716.000  
 Scale: 1" = 60' Zoned: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I, Rick A. Davies, Surveyor, do hereby certify that I am the owner of the property shown and described on the attached plat, and that the same has been lawfully acquired, and that the same is being dedicated to public use as shown on the plat and that the same is being dedicated to public use as shown on the plat.

DATE: \_\_\_\_\_ 30  
 OWNER: \_\_\_\_\_

**CERTIFICATE OF ACCURACY**  
 I hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Tennessee, and that the same is true and correct in every particular and that the same has been prepared in accordance with the provisions of the definition regulations.

DATE: \_\_\_\_\_ 30  
 TENSSEE REGISTERED LAND SURVEYOR: \_\_\_\_\_

**CERTIFICATE OF THE APPROVAL OF STREETS**  
 I hereby certify that the streets have been located in an acceptable manner and according to the provisions of the definition regulations.

DATE: \_\_\_\_\_ 30

**CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS**  
 I hereby certify that the public water supply systems or systems installed, or proposed for installation, fully meet the requirements of the local utility district, and are approved as shown.

DATE: \_\_\_\_\_ 30  
 LOCAL UTILITY PROVIDER OR HIS AUTHORIZED REPRESENTATIVE: \_\_\_\_\_

**CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS**  
 I hereby certify that the private or public sewerage disposal system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, and are approved as shown.

DATE: \_\_\_\_\_ 30  
 CITY ENGINEER OR THE STATE ENVIRONMENTAL SPECIALIST: \_\_\_\_\_

**CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT**  
 I hereby certify that the addresses, as noted on this final plat, are approved as assigned.

DATE: \_\_\_\_\_ 30  
 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR REPRESENTATIVE: \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I hereby certify that the subdivision plat shown herein has been read and approved by me, and that the same is true and correct in every particular and that the same has been prepared in accordance with the provisions of the definition regulations.

DATE: \_\_\_\_\_ 30  
 SULLIVAN COUNTY PLANNING COMMISSION STAFF COMBINATION: \_\_\_\_\_

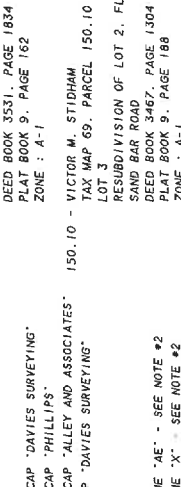
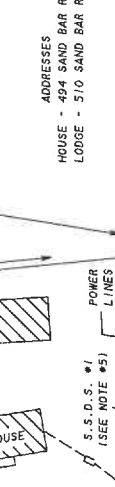
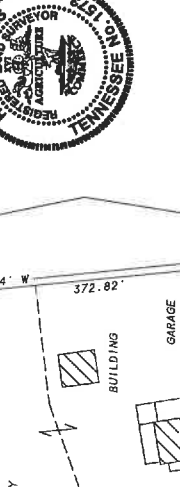
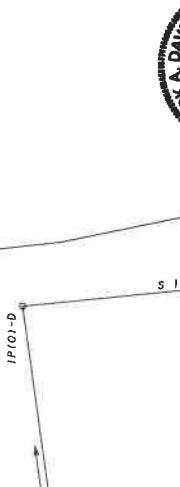
**SECRETARY OF THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION**  
 I-R - A - TAX MAP 69, PARCEL 147.00  
 LOT ANTHONY AND CHRISTINA VELLA PROPERTY  
 SAND BAR ROAD  
 DEED BOOK 3622, PAGE 922  
 PLAT BOOK 9, PAGE 202  
 B - TAX MAP 69, PARCEL 147.05  
 LOT 2-R VELLA PROPERTY - SAND BAR ROAD - COMBINATION  
 DEED BOOK 3622, PAGE 922  
 PLAT BOOK 57, PAGE 417  
 C - TAX MAP 69, PARCEL 150.08  
 SAND BAR ROAD  
 DEED BOOK 3160, PAGE 935  
 PLAT BOOK 9, PAGE 188

- NOTE #6: THE HOUSE AND LODGE AS SHOWN ARE ALREADY SUPPLIED WITH PUBLIC UTILITIES, INCLUDING ELECTRIC POWER AND WATER.
- NOTE #7: A MINIMUM TWENTY-FIVE (25) FOOT PERMANENT UNDISTURBED BUFFER SHALL BE PROVIDED FROM THE TOP OF BANK ALONG BOTH SIDES OF STREAMS OR WATER OF THE STATE EXCEPT AS NECESSARY FOR THE CROSSING OF THE STREAM FOR INSTALLATION OF UTILITIES, DEVELOPMENT OF ROADS, OR DRAINAGE IMPROVEMENTS AND FOR REMOVAL OF INVASIVE SPECIES TO ENHANCE THE EXISTING BUFFER. THESE UTILITY, ROAD, AND STORMWATER OUTFALL DISTURBANCES SHALL BE DESIGNED TO MINIMIZE DISTURBANCE AND IMPACT THE STREAM AND ITS BUFFERS.
- NOTE #8: ANY DISTURBANCE TO A RIVER OR STREAM REQUIRES AN ADJACENT RESOURCE AREA (RRA) BUFFER. THE RRA BUFFER SHALL BE A MINIMUM OF 100 FEET WIDE AND SHALL BE A 30 FOOT AVERAGE 1/3 FOOT MINIMUM UNDISTURBED BUFFER OR EQUIVALENT MEASURES. SHALL BE PROVIDED FROM THE TOP OF THE STREAM BANK. IF THE STREAM IS SILTATION OR STREAMSIDE HABITAT IMPAIRED OR AN EXCEPTIONAL WATER OF THE STATE, THE UNDISTURBED BUFFER DURING CONSTRUCTION IS REQUIRED TO A 60 FOOT AVERAGE 1/3 FOOT MINIMUM, OR EQUIVALENT MEASURES.
- REFERENCE ARTICLE VIII, SECTION 103, SUBSECTION 8-103.9 OF THE SULLIVAN COUNTY ZONING RESOLUTION.

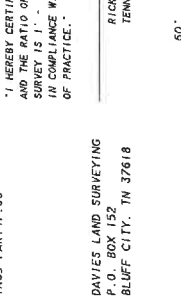
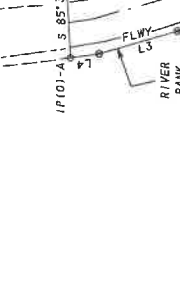
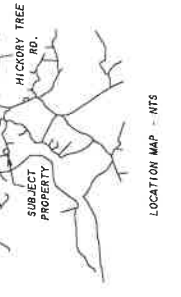
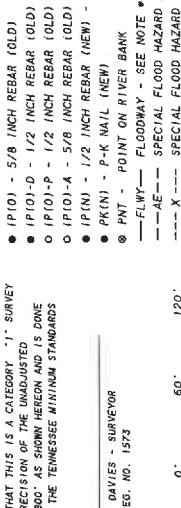
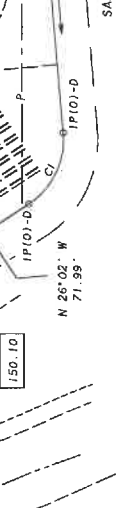
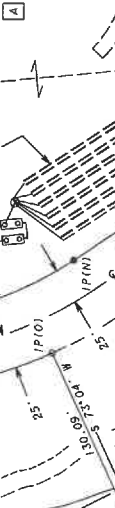
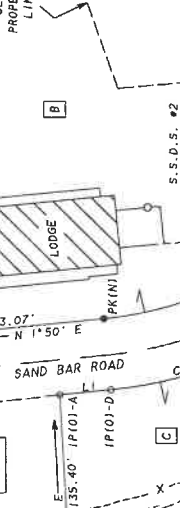
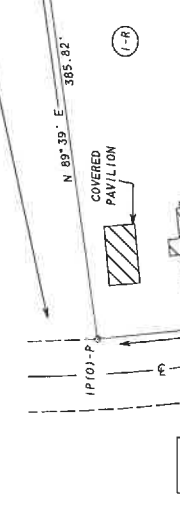
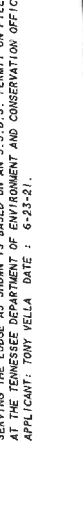
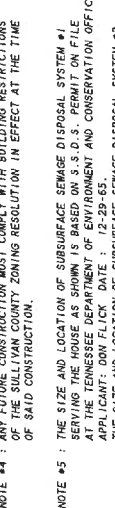
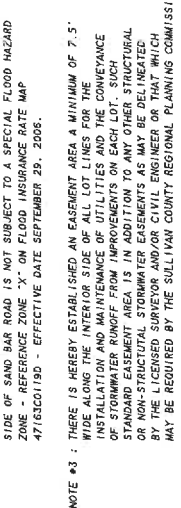
CURVE	ARC LENGTH	RADIUS	CHORD
C 1	59.03'	54.37'	S 56°47' W 56.83'
C 2	124.02'	235.00'	N 12°05' W 122.80'
C 3	99.37'	305.00'	S 7°37' E 98.93'

LINE	BEARING	DISTANCE
L 1	S 1°41' W	35.89'
L 2	N 1°49' W	40.46'
L 3	N 8°49' W	57.04'
L 4	N 0°37' W	20.25'

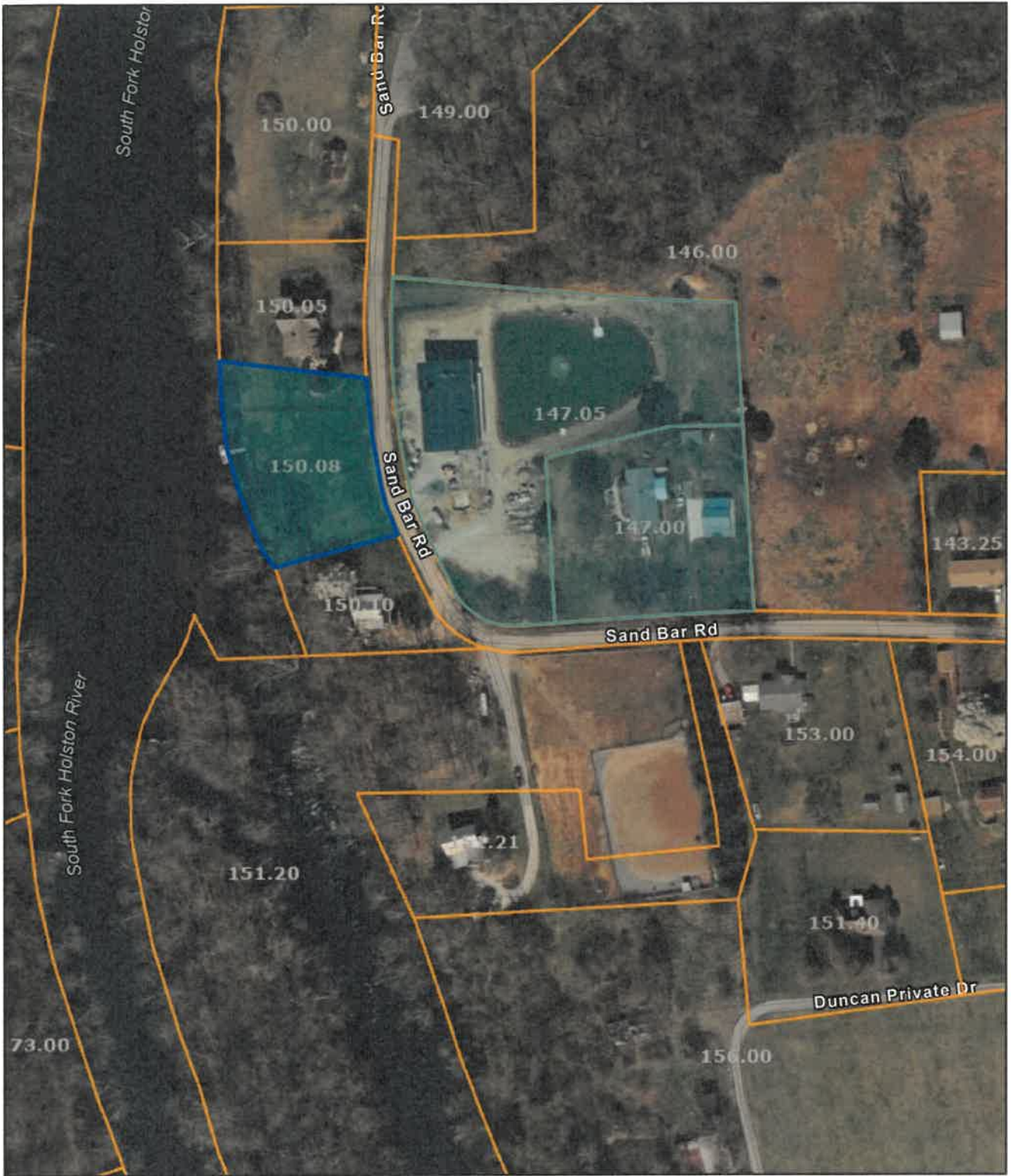
BRENDA SUE LEONARD  
 TAX MAP 69, PARCEL 146.00  
 WILL BOOK 144, PAGE 231  
 ZONE: A-1



- NOTE #1: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, MAY NOT INCLUDE ALL EASEMENTS, SERVITUDES AND COVENANTS THAT SUCH A REPORT MIGHT REVEAL.
- NOTE #2: THE PORTION OF THE COMBINED PARCEL AS SHOWN ON THE WESTERLY SIDE OF SAND BAR ROAD IS SUBJECT TO FLOODWAY, SPECIAL FLOOD HAZARD ZONES "AE" AND "X" - REFERENCE FLOOD INSURANCE RATE MAP 47163001190 - EFFECTIVE DATE SEPTEMBER 29, 2006.
- NOTE #3: THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE MAINTENANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.
- NOTE #4: ANY FUTURE CONSTRUCTION MUST COMPLY WITH BUILDING RESTRICTIONS AS SHOWN ON THE SPECIAL FLOOD HAZARD ZONING RESOLUTION IN EFFECT AT THE TIME OF SAID CONSTRUCTION.
- NOTE #5: THE SIZE AND LOCATION OF SURFACE SEWAGE DISPOSAL SYSTEM #1 SERVING THE HOUSE AS SHOWN IS BASED ON S.D.S. PERMIT ON FILE AT THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OFFICE. APPLICANT: DON FLICK. DATE: 12-29-85.
- NOTE #6: THE SIZE AND LOCATION OF SURFACE SEWAGE DISPOSAL SYSTEM #2 SERVING THE LODGE AS SHOWN IS BASED ON S.D.S. PERMIT ON FILE AT THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OFFICE. APPLICANT: TONY VELLA. DATE: 6-23-81.

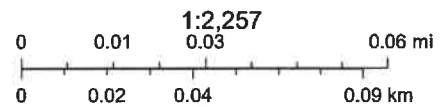


# Sullivan County - Parcel: 069 150.08



Date: November 21, 2024

County: Sullivan  
Owner: COOTIE BROWN'S INC  
Address: SAND BAR RD 525  
Parcel Number: 069 150.08  
Deeded Acreage: 0.47  
Calculated Acreage: 0  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2023



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

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

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

**Notice:**

A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

- Buildings
- County Line
- Thoroughfares
- Collector
- Lot Numbers
- Lot Lines / Parcel Hooks
- Parcel Acres
- Parcel Numbers
- Parcel Owner Labels
- Parcel Lines
- Current Zoning
- A-1
- AR
- B-3
- Water

2015 - Aerial Image

2018 - Aerial Image



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



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

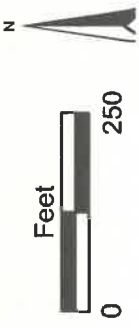
**Notice:**

A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

- County Line
- 1 Lot Numbers
- 1 Lot Lines / Parcel Hooks
- 1 Parcel Numbers
- 1 Parcel Owner Labels
- Parcel Lines

**Land Use Plan: 2006-2026**

- Ag / Single Fam
- Res
- Ag / Open Space
- Water



**Flood Insurance Rate Map (FIRM) 2024**  
**Flood Insurance Rate Map (FIRM) 2024**  
 Zone A - No Base Flood Elevation Determined  
 Zone AE - Base Flood Elevation Determined  
 0.2 PCT Annual Chance Flood Hazard  
 Floodway Areas in Zone AE

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



## Ambre Torbett

---

**From:** Carolyn Ferrell <csferrell1@gmail.com>  
**Sent:** Tuesday, December 17, 2024 2:10 PM  
**To:** Ambre Torbett  
**Subject:** \*\*EXTERNAL\*\* December 17, 2024 Zoning Meeting  
**Attachments:** Sullivan County Planning and Codes Department 12 17 24.docx

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

Ms. Torbett,

Attached please find my letter regarding this evening's rezoning efforts of 510 and 525 Sand Bar Road.

I appreciate your and the Committee's consideration on this matter.

Thank you,

Carolyn Ferrell



Carolyn S. Ferrell  
256 Steele Creek Park Road  
Bristol, TN 37620  
Telephone: (423) 612-4326  
E-Mail: [csferrell1@gmail.com](mailto:csferrell1@gmail.com)

Ms. Ambre Torbett  
**SULLIVAN COUNTY PLANNING AND CODES DEPARTMENT**  
3425 Highway 126  
Blountville, TN 37617

RE: Rezoning of property 510 and 525 Sand Bar Road, Bristol, TN 37620 to RC Zoning

Dear Ms. Torbett and Planning Commissioners:

Although I did not receive a letter from Sullivan County, I own property at 388 Sand Bar Road, and I have been given a copy of the above referenced rezoning request by other property owners. I have serious concerns about this rezoning effort which I will outline below:

1. Sand Bar Road is a narrow, dead-end road which barely accommodates the traffic that is currently using it. There is already a trucking company that has been established on this road within the last two years or so that has already made the road dangerous for other traffic as well as pedestrians and children. Adding additional traffic to this already dangerous situation is a recipe for disaster.
2. The road is currently NOT in good repair. Extra traffic on this road will make this situation even worse. Will there be funds laid aside to widen and repave/repair this road? Will the cliff, located at the top of a steep hill, be protected by guard rails?
3. There is a concern that the current infrastructure will not support additional water and electricity usage. The current demand with the growing population of this small community and its aging infrastructure will be an issue to be dealt with sooner than later.
4. Hunters and fishermen already encroach on the current landowner's personal property. This area is a small community, and the proposed RC Zoning will not help this matter.

In short, this proposed rezoning on Sand Bar Road will negatively impact the hardworking citizens who either they, or their heirs, have enjoyed peace and tranquility for decades.

It was discussed in a recent Sullivan County Commission meeting, and I agree, that our Sullivan County Planning and Codes Department and our Sullivan County Commissioners should consider placing a moratorium on any future rezoning of property around the South Holston River, and they should conduct a conservation focus study regarding the land around the South Holston River.

Thank you very much for your time and attention to this matter.

Kind Regards,

Carolyn S. Ferrell

## Ambre Torbett

---

**From:** Gary Davies <gary@capeam.com>  
**Sent:** Tuesday, December 17, 2024 1:22 PM  
**To:** Ambre Torbett  
**Cc:** Fred Leonard; William S. Nunnally; G. Kirkland Hardyman; Natalie Kutcher  
**Subject:** \*\*EXTERNAL\*\*Proposed Rezoning on Sand Bar Road

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

Dear Ms. Torbett:

Thank you for the notice of rezoning of our neighbor's property, directly behind and adjacent to our home on Sand Bar Road. Please accept this email as written notification of our objection to the requested rezoning application filed by Cootie Browns, Inc. We strongly oppose the rezoning and respectfully request the opportunity to find an alternative solution to the applicant's current request. Neighborhoods and communities are like beautiful tapestries, tightly woven thread by thread. A simple rezoning, adverse and detrimental to that fragile fabric can cause it to unravel in ways unforeseen. There is no going back, much like toothpaste, once it's out of the tube it can never be put back. We respectfully ask the commission to protect what we all cherish in this great community and preserve what we can never recreate.

Respectfully yours,  
The Davies Family  
531 Sand Bar Road

**Gary J. Davies**  
**CAPE Asset Management, LLC**  
3735 Beam Road, Suite B  
Charlotte, NC 28217  
gary@capeam.com  
704-496-7120 Direct | 704-831-5972 Fax  
www.capeam.com

December 16, 2024

Ambre Torbett  
Sullivan County Planning and Codes Department  
3425 Highway 126  
Blountville, TN 37617

Re: Rezoning of property 510 and 525 Sand Bar Rd, Bristol, TN 37620

We would like to address concerns regarding the rezoning of the above referenced property on Sand Bar Rd. from A-1 (General Agricultural/Single Family Residential) to R-RC (Rural Retreat Cabin Development) for the purpose of bringing the newly constructed commercial guest lodge into zoning conformance.

Our concerns are as follows:

1. When the Sullivan County Planning and Codes Department was asked why a lodge was allowed to be constructed in a residential area, Luke Meade advised that the owner had told them it was an employee retreat (not a commercial lodge).
2. Sand Bar Road is a narrow road and there is already a traffic issue. It is also a dead end road. Alcoholic beverages served on the premises could result in a guest causing a traffic accident. There is a rock quarry at the top of the hill on Sand Bar Road with only a few feet from the road to a fatal drop off. There are no guard rails.
3. Noise from parties could impede on our right to peaceful enjoyment in a rural residential area.
4. In the past, hunters and fishermen have trespassed on neighboring properties. The concern is that some guests may attempt to trespass and prevent us from safely enjoying our property.
5. Infrastructure other than road concerns are water and electricity. Has a study been conducted to assess whether the existing infrastructure can support a commercial lodge (retreat) without affecting the residents of Sand Bar Road?

Thank you for taking these concerns under consideration. We look forward to hearing how you can help in resolving these issues.

Sincerely yours,

Randy and Marcia Bays



378 Sand Bar Rd. Bristol, TN 37620

## Ambre Torbett

---

**From:** Fred Leonard <fwleonard@gmail.com>  
**Sent:** Tuesday, December 17, 2024 4:48 PM  
**To:** Ambre Torbett  
**Subject:** \*\*EXTERNAL\*\*Re: \*\*EXTERNAL\*\*Property setbacks for proposed rezoning of 510 and 525 Sand Bar Rd

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

On Tue, Dec 17, 2024 at 4:20 PM Ambre Torbett <[planning@sullivancountytn.gov](mailto:planning@sullivancountytn.gov)> wrote:

Mr. Leonard,

All good questions. The 7 bedroom single family home met the zoning requirements for setbacks for A-1 zoning, being 30 feet from front and rear property line and 12 feet from sides.

Should the rezoning get approved by the County Commission, the site plan details will need to be addressed to conform with the RRC district. I have no building permit on file for the pavilion.

**Ambre M. Torbett, AICP**

*Director of Planning & Community Development*

*Stormwater Administrator*

Sullivan County, Tennessee

Planning & Codes Department

3425 Hwy 126 | Historic Snow House

Blountville, TN 37617

Desk: 423.279.2603 | Main: 423.323.6440

---

**From:** Fred Leonard <[fwleonard@gmail.com](mailto:fwleonard@gmail.com)>  
**Sent:** Tuesday, December 17, 2024 3:38 PM  
**To:** Ambre Torbett <[planning@sullivancountytn.gov](mailto:planning@sullivancountytn.gov)>  
**Subject:** \*\*EXTERNAL\*\*Property setbacks for proposed rezoning of 510 and 525 Sand Bar Rd

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

Dear Ms Torbett,

In reviewing the surveyor's plat/report on the subject properties and the outline of structures on them, the drawn boundaries, and the unidentified/shown neighbors' boundary lines has raised some concerns that I hope you can address.

Specifically:

Please clarify what the required offsets from Sand Bar Rd and from neighbors property for the pavilion, the paved parking lot and the septic field are for the existing and proposed zoning requirements.

Please confirm that the required property offsets for the existing and the proposed zoning regulations shown on the surveyor's plat are in compliance with requirements

Shouldn't Cootie Browns' wooden fences and the lawn areas cultivated by CB that may cross adjoining neighbors' property be shown on the plat so that neighbors can be informed of boundary line conflicts?

Thanks for your assistance with these concerns and requests.

Frederick W. Leonard

561 Sand Bar Rd

Bristol, TN 37620

410.371.9647

fwleonard@gmail.com

## Ambre Torbett

---

**From:** Fred Leonard <fwleonard@gmail.com>  
**Sent:** Monday, December 16, 2024 11:45 AM  
**To:** Ambre Torbett  
**Subject:** \*\*EXTERNAL\*\*Request for Rezoning of property at 510 and 525 Sand Bar Road

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

Good morning Ms Torbett,

Thanks for your fast response to my earlier email, and on a weekend yet.

Please excuse my earlier informality in using your first name only. I understand that these communications are public documents and more formality is warranted.

Recognizing that timing is short and that you have a lot of demands on your time I will briefly summarize my hopes and concerns that are also shared by my neighbors (land owners of Sand Bar Road properties), some of which border the subject parcels. I will follow each with relevant background information.

But first we want you to understand about bit about the nature and character istics of this community - we are more than abstract parcels on a map. I want to let you know where I understand many in the Sand Bar Road community are coming from and to tell you our concerns and opposition to the subject proposed rezoning.

My property at 561 Sand Bar Road (located 50' from the subject property) is my childhood home, and now my retirement home. My land has been my maternal family's home since the mid-1880s, possibly the even earlier . I am the 5th generation of my family and I hope there might be a 6th or 7th generation of my bloodline to live here among these good people, my neighbors, who might be distant cousins.

Many of my neighbors on Sand Bar Road also live on their ancestral property, some of us were schoolmates over 70 years ago, and some are the children and grandchildren and grandchildren of my former classmates. We live here now because we are drawn to be here by love of this place with its natural beauty, its river valley views, its ambiance of tranquility, and the sense of being at home. I want my ashes to be spread on this land and in the river so that my remains may become one with this place and some part of me may make its way to the great sea.

There are more recent neighbors here who are not from around here, but who sought and bought a place here because it is the way that this place it is. Then, I have a neighbor who came here with a different aim, not for the ambiance, but to "develop" the land, which he quickly began doing. Unfortunately, my front door and front porch now face the developer's recently completed 2 story lodge (about 145 yards away).

Historically I enjoyed sitting out front to watch the summer sunset over the ridge across the river, and listening to the sounds of silence (the waterfall on across the river, spring peepers, katydids. But now, all year the lodge's outdoor lighting always dims the stars of the night sky, and now he seeks to

attract and host outdoor diners whose voices will compete with the sounds of the waterfall and the spring peepers. I do not want this. Who would? Would you?

I request your and the relevant agencies consideration of the following requests:

1. A delay in the Planning Commission's consideration of the subject rezoning request until we and the public receives and has time to review your department's report to the Planning Commission. We request one month after we receive the information to review and respond to your background information.

I cannot adequately prepare and responsibly provide comments to the December 17 Planning Commission Meeting until sufficient information is provided to us by your office and we have time to process it.

2. A direct mailing of relevant information on the subject rezoning to each residence on Sand Bar Rd at least three weeks prior to a Planning Commission Meeting on the subject.

I feel that the public and private notification of Sand Bar Rd residents regarding the request for rezoning has been inadequate, and there appears to be little knowledge of and about the meeting by our neighbors.

An open and transparent process for all parties concerned and we feel that the process thus far has not met that requirement.

4. The proposed rezoning of the subject parcels to be discussed in the context of the century old residential neighborhood in which it is located; public awareness of the developers stated aim of developing additional neighboring parcels; such business zoning could be the beginning of Gatlinburg on the SOHO; and the existing lodge alone on the subject rezoned parcel would radically destroy the ambiance of the neighborhood.

The information on the subject rezoning request that we have been given appears to focus on the three subject parcels in the request for rezoning (which we have not seen), as if it were plans for a green field on Sand Bar Rd. In fact it is for a completed lodge with 8 bedrooms, a commercial kitchen, a completely furnished bar room and completed parking lot, apparently ready of operation. It is also a proposed business in the midst of a century old residential neighborhood.

Reportedly, the developer requested a liquor license from the state before requesting either a building permit for a lodge or a business zoning from Sullivan County. I doubt that a lodge would ever have been approved to be constructed if he had followed the permitting process.

Is it easier to get forgiveness than permission from Sullivan County Planning and Zoning?  
Is this a process and example Sullivan County wants to approve and encourage?

5. To be informed of the overall governmental processes for acting upon such a request, such as links to relevant Sullivan County's websites.

6. That it be explicitly stated to us which agencies will participate in the rezoning decision-making process, and how the various processes work together. No doubt your department plays a key role in pulling the available information together for everyone, but we neighborhood residents will not have opportunity to review and respond to your data/information prior to next Tuesday's Planning Commission meeting.

7. That the Sullivan County officials involved in decision-making in regards to the subject rezoning request come out and visit the site, request a tour of it, and get a feel of the community before making and rendering a decision about it.

I want our comments on the subject rezoning request to address the values and objectives of the government agencies receiving them. And I want to better understand the processes used in their deliberations so that in my comments on the subject rezoning request I can specifically address their interests and concerns as well as express my own.

Unfortunately, my neighbors and I are having difficulty finding such information about the relevant review agencies on any of the county's websites. Can you help us with this?

We think that all interested and relevant county departments and Sand Bar Rd residents involved in to this matter want a transparent and open process in these deliberations. Sadly, based on the history of the last 2-3 years it appears to me that the business developer requesting the rezoning has shown little valuing of openness and transparency with neighbors and Sullivan County officials.

Your and the relevant agencies consideration of this request for a pause in proceedings will be appreciated.

Sincerely,

Frederick W. Leonard  
561 Sand Bar Rd  
410.371.9647  
[Fwleonard@gmail.com](mailto:Fwleonard@gmail.com)



This Instrument Was Prepared By:  
**HUNTER, SMITH & DAVIS, LLP**  
Attorneys At Law, P. O. Box 3740, Kingsport, Tennessee 37664

**QUITCLAIM DEED**

THIS QUITCLAIM DEED made and entered into as of this 30<sup>th</sup> day of December, 2024, by and between **Cootie Brown's Inc.**, Party of the First Part, and, **Anthony F. Vella**, Party of the Second Part:

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part by these presents does grant, transfer, quitclaim and convey unto the Party of the Second Part, its successors and assigns, all of his right, title and interest in and to the following described property:

SITUATE, lying and being in the First (1<sup>st</sup>) Civil District of SULLIVAN County, Tennessee, and more particularly described as follows, to wit:

**PARCEL 1:**

BEGINNING at an iron pin on the easterly side of Sand Bar Road, common corner to property now or formerly owned by Susan Flick and James Wesley Buckles; thence with the line of Flick & Buckles, N 80 deg. 07' E 245.02 feet to an iron pin; thence N 4 deg. 12' E 156.31 feet to an iron pin in the line of property being retained by Flick; thence N 89 deg. 39' E 133.83 feet to an iron pin in the line of property now or formerly owned by Fred M. Leonard; thence with the line of Leonard, S 1 deg. 53' W 372.92 feet to an iron pin in the northerly sideline of Sand Bar Road; thence with the said Sand Bar Road, N 87 deg. 34' W 273.96 feet to a point; thence on a curve to the right, having a radius of 54.86 feet and an arc distance of 58.97 feet to a point; thence N 25 deg. 58' W 73.43 feet to a point; thence on a curve to the right having a radius of 254.86 feet and an arc distance of 69.21 feet to an iron pin; the point of BEGINNING, shown as Tract Two and containing 2.07 acres, more or less, on survey of Rick A. Davies, RLS 1573, dated May 24, 2005, of record in the Register's Office for Sullivan County at Bristol, Tennessee, in Plat Book 8, page 131.

**TAX PARCEL ID: Map 069, Parcel 147.00**

**PARCEL 2:**

BEGINNING at an iron rod at the east line of Sand Bar Road, which point of beginning is S 1 deg. 43' 32" W 40.00 feet and N 89 deg. 39' 23" E 10.00 feet from a corner with the Grant and Mary Leonard property; thence from the point of beginning a new line, N 89 deg. 39' 23" E 252.17 feet to an iron rod; thence a new line, S 4 deg. 14' 43" W 156.15 feet to an iron rod; thence a new line, S 80 deg. 03' 34" W 245.00 feet to an iron rod at the east line of Sand Bar Road; thence with the east line of Sand Bar Road, N. 4 deg. 20' 11" W 49.26 feet to an iron rod and N. 1 deg. 43' 32" E 147.45 feet to the point of BEGINNING, as shown by survey of Billy Jay Phillips, RLS 677, dated May 21, 2002, to which reference is here made.

**TAX PARCEL ID: Map 069, Parcel 147.05**

BEING the same property conveyed to Anthony F. Vella by Quitclaim deed from Christina Vella dated May 31, 2013, of record in the Register's Office for Sullivan County at Bristol, Tennessee, in Book 3081, page 1599.

**PARCEL 3:**

SITUATE, lying and being in the First (1<sup>st</sup>) Civil District of SULLIVAN County, Tennessee, and more particularly described as follows, to wit:

BEING all of Lot 2, containing 0.47 acres, of the "Re-subdivision of Lot 2, Flick Lots-Sand Bar Road" as shown on a plat of record in the Register of Deeds Office for Sullivan County, at Blountville (previously Bristol), Tennessee in Plat Book 9, at page 188.

**TAX PARCEL ID: Map 069, Parcel 150.08**

BEING the same property conveyed to Cootie Brown's, Inc., a Delaware Corporation by Warranty Deed from Jonathan W. Burress dated June 2, 2015, of record in the Register's Office for Sullivan County at Bristol, Tennessee, in Book 3160, at page 935.

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE PARTY OF THE FIRST PART OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE CLERK'S OFFICE COULD JEOPARDIZE THE PARTY OF THE SECOND PART'S RIGHTS IN AND TO THIS REAL ESTATE.

WITNESS the following signature, this date and day first above written.

Cootie Brown's Inc.

By: Anthony F Vella  
Name: Anthony F Vella  
Title: President

STATE OF Tennessee :  
COUNTY OF Sullivan :

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Anthony F. Vella**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Cootie Brown's Inc., a Delaware Company, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand this 30th day of December, 2024.

Colin W. Vell  
Notary Public

My commission expires:  
9/26



STATE OF Tennessee :  
COUNTY OF Sevier :

The undersigned affiant being first duly sworn, makes oath that the actual consideration for the foregoing transfer, or the value of the property hereinbefore described, whichever is greater, is \$0.

Anthony F Vella  
AFFIANT

SWORN TO AND SUBSCRIBED before me, this the 30<sup>th</sup> day of December, 2024.

  
NOTARY PUBLIC

My commission expires:  
9/26

THE NAME AND ADDRESS OF PROPERTY OWNER OR THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:

Tony Vella  
494 Sand Bar Rd.  
Bristol, TN 37620



Sheena Tinsley, Registrar  
Sullivan County  
Rec #: 368638      Instrument #: 24022240  
Rec'd: 20.00      Recorded  
State: 0.00      12/30/2024 at 1:23 PM  
Clerk: 0.00      in Record Book  
Other: 2.00      3634  
Total: 22.00      PGS 2152-2155

**TABLE 3-103A  
MINIMUM LOT SIZES FOR  
AGRICULTURAL AND RESIDENTIAL DISTRICTS**

ZONE DISTRICT	MINIMUM LOT SIZE
<b>I. A-5 &amp; A-2, Rural Agricultural/Residential</b>	
A. A-5 (1 dwelling unit per 5 acres) <i>(Added 02/20/2020)</i>	5 acres
B. A-2 (1 dwelling unit per 2 acres)	2 acres
<b>II. A-1, General Agricultural – Estate Residential Districts</b>	
A. All Lots Served by Public Water Supply (1 dwelling unit per acre)	1 acre
B. All Lots Served by Private Water Supply – min. per dwelling	1 acre
<b>III. AR/A-RV/ RRC – Agricultural/Residential/Light Recreation Districts – Amended 09/17/07 &amp; 10/20/2022</b>	
A. Rural Residential/Recreational Lots Served by Public Water (1 dwelling unit/20,000)	20,000 sq. ft.
B. Residential Lots on Private Water Supply (well or spring)	1 acre
<b>IV. R-1, Low Density Residential District (1 dwelling unit per lot size)</b>	
A. Lots Served by Public Water Supply and Public Sewer	15,000 sq. ft.
B. Lots Served by Public Water Supply and Private Sewer (SSDS/septic)	20,000 sq. ft.
C. Lots Served by Private Water Supply and Private Sewer (SSDS/septic system)	1 acre per unit
<b>V. R-2/R-2A, Medium Density Residential (1 dwelling unit per lot size)</b>	
A. Lots Served by Public Water / Public Sewer (minimum size for first unit on sewer)	10,000 sq. ft.
B. Lots Served by Public Water Supply / Private Sewer (SSDS/septic) / (per unit)	20,000 sq. ft.
C. Lots Served by Private Water Supply/Private Sewer (SSDS/Septic (min. for each unit)	1 acre per unit
D. Additional Required Area for Multi-Family Served by Public Water Supply and Public Sewer (2 <sup>nd</sup> and each additional unit)	7,500 sq. ft. per unit
<b>VI. R-3A and R-3B Residential Districts</b>	
A. Lots Served by Public Water /Public Sewer (minimum size for first unit)	7,500 sq. ft.
B. Lots Served by Public Water Supply and Private Sewer (SSDS/septic)/ (per unit)	20,000 sq. ft.
C. Lots Served by Private Water Supply and Private Sewer/Septic (min for each unit)	1 acre per unit
D. Additional Required Area for Multi-family or Planned Development Served by Public Water Supply and Public Sewer (2 <sup>nd</sup> and each additional unit)	5,000 sq. ft per unit
<b>VII. R-3, Manufactured Home Park - requires public water and public sewer</b>	
A. All Lots (minimum park gross area)	3 acres
B. Individual Manufactured Dwelling Site (Mobile Home Pad)	See Article 3-104.2

**NOTES:**

- (1) In all residential and agricultural districts, the property owner has the right to utilize the Open Space Residential Development (OSRD) provisions as provided herein subject to a minimum acreage size of entire development.
  - (2) The sizes of lots may be increased due to soil percolation/type regarding subsurface sewage disposal systems (SSDS also known as septic tank systems), by the Tennessee Department of Environment & Conservation, Division of Ground Water Protection – County Field Office.
  - (3) Lots size requirements may vary for religious facilities and other non-residential uses, see Appendix B.
- \*\*\* AR/A-RV/RRC Lots approved for Recreational Developments per Appendix D, shall be a minimum of three (3) acres**

2. Lot Width - The minimum lot width (measured at the building line) shall not be less than indicated in TABLE 3-103B, or, otherwise, specified in this resolution.
3. Lot Frontage - All lots shall conform to Article VIII, Section 8-101.4 of the General Operational Performance Standards.
4. Maximum Permitted Lot Coverage - The maximum zone lot coverage by all buildings, principal and accessory in these residential districts, shall not, except OSRD planned developments as provided in Subsection 3-104.3, exceed the percentage of the total area of the zone lot indicated in TABLE 3-103B. *(Amended August 15, 2005 – no lot coverage required for principal dwelling structures).*

**TABLE 3-103B  
BULK REGULATIONS FOR AGRICULTURAL AND RESIDENTIAL DISTRICTS**

DISTRICT							
	A-5 or A-2	A-1	AR / A-RV / RRC ***	R-1	R-2/R-2A & for single-family detached in R-3A/R-3B#	R-3A/R-3B For multi-family or single-family attached#	R-3 For Mobile Home Parks or Multi-Family
II. Minimum Lot Width in Feet (Measured at the Building Setback Line)	200	100	100	80	60	60	80
III. Maximum Lot Coverage by the Principal Structure / Building (As a Percent of Lot Area)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
IV. Maximum Lot Coverage by the Accessory Structure*(%)	10%	10%	10%	10%	10%	10%	10%
V. Maximum Height for Residential Structures* (unless approved by the local fire department to be higher)	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet
VI. Minimum Yard Setbacks (In Feet)							
1. Front (08/10/2023)	30	30	30	30	30	30**	30**
2. Side	30	12	12	12	10	20**	30**
3. Rear	30	30	30	30	20	30**	30**
4. Corner Side (additional road frontage)	30	30	30	30	20	30**	30**
<b>NOTES:</b>							
*Setbacks Not Applicable to Agricultural Buildings and Structures				Under the Open Space Residential Development alternative plan, the overall lot coverage of the principal building may be greater, the side and rear setbacks can be reduced and the lot size can be reduced, as long as the overall yield density of the entire master plan is no greater than that allowed under conventional densities for the applicable zoning district. Most other bulk requirements shall apply.			
**See Section 3-104, for Provisions Applicable to Multi-Family Dwellings and/or Planned Developments and Manufactured Home Parks. Other setbacks may be required per Supplemental Provisions on non-residential uses (see appendix)				#Amendment to setbacks in high-density zones made on August 15, 2005 to differentiate between detached single-family lots and attached single or multi-family dwellings within a planned development. Greater setbacks required for attached dwellings, such as townhouses and apartment complexes. Single family detached on individual lots in R-3, R-3A, or R-3B Districts shall use R-2/R-2A Setbacks. Multifamily and Mobile home parks shall have a perimeter setback of 30' on all sides.			
*** A-RV and RRC have the same setbacks as the R-3 Zoning District per Appendix D (amended 10/20/2022)							

30' / 30' / 30'

**3-103.5 Height Regulations**

- Basic Requirements** - The maximum permitted height for buildings shall not, except as provided in Subpart 2, of this section, exceed that set forth for the various districts in TABLE 3-103B.
- General Exception to Height Regulations** - The height limitation contained in the district regulations does not apply to spires, belfries, cupolas, radio towers, telecommunication towers, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. Nor does this provision apply to barns, or other buildings and structures utilized for agricultural purposes and not intended for human occupancy.

**3-103.6 Yard Regulations**

- Minimum Width or Depth** - Yards having the minimum width or depth set forth for the various districts in TABLE 3-103B, shall be provided on all lots
- Permitted Structures in Yards and Customary Residential Accessory Structures** - In all agricultural and residential districts, the following shall not be considered obstructions when located within any yard except that these items shall comply with Subpart 3, of this section, (Obstructions Prohibited at Street Intersections).
  - In Any Yard:**
    - Arbors and trellises not attached to the principal structure or accessory structure.
    - Driveways subject to other specific provisions of this resolution related directly thereto.
    - Flagpoles having only one structural ground member.

**APPENDIX D: SULLIVAN COUNTY ZONING RESOLUTION – REGULATIONS GOVERNING THE VARIOUS TYPES OF RECREATIONAL FACILITIES (amended 10/20/2022 by CC)**

Types of Campgrounds by Zoning Requirements	Temporary Campground   Special Event   Day-Parking (permitted in any zoning district)	Community Recreational Facilities operated by a non-profit agency, such as Federal, State, Local governments, church/religious (permitted in any zoning district)	Seasonal Commercial Campgrounds (permitted in the AR Agricultural / Recreational District only)	Seasonal RV Park Model Campground (permitted in the A-RV Agricultural / RV Park Model District only)	Rural Retreat & Cabin Developments (permitted in the RRC Districts only)
Purpose and Needs	To provide for the safe and temporary housing accommodations to tourists and guests during a Sullivan County special event open to the public. To provide a designated area for guests to stay near the event. Campground designed for temporary use only not to exceed a 10-day period for any public special event and limited to a maximum of 4 events per calendar year.	To provide safe and enjoyable recreational facilities and accommodations for tourists, youth campers and others for a temporary, recreational basis, not to exceed 14-days at a time, unless part of an organized religious or cultural event or camp program.	To provide temporary seasonal accommodations for tourists and citizens, not designed for long-term lease or stay. Accessory activities, such as playground facilities, picnic shelters, boating facilities and special events may be permitted throughout the year. Seasonal Use: April through November only.	To provide temporary living accommodations for tourists and owners for recreational purposes and not designed for long-term permanent housing nor principal residence. Seasonal RV Park Model developments are exclusive by design and structure for owners or renters of Park Model Recreational Vehicles only. Seasonal Use: April through November only and not designed for permanent occupancy.	To provide for temporary accommodations for anglers, boaters, and outdoor enthusiasts while seeking access to the public lakes, rivers, and trails in rural Sullivan County. This district allows development of cabins, lodges, and other permanent structures for the use and enjoyment of guests during their short-term stay. Not designed for long term occupancy
Permitted By Specific Zoning Districts	Yes. Temporary Event Campgrounds shall obtain temporary use permits for each event. No site plan required for day-parking only. Site plan is required if there will be grading, bathhouses and other permanent site improvements made. Approved by staff. Yes, if grading over an acre and/or part of a larger common development plan	Not in manufacturing districts Site Plan approval by staff only	Limited to AR only Site Plan Approval by Planning Commission	Permitted in A-RV District Only. Site Plan Approval by Planning Commission	Permitted in RRC Districts only
Site Plan Approval by Planning Commission or staff required	Yes, if grading over an acre and/or part of a larger common development plan	Yes, if grading over an acre and/or part of a larger common development plan	Yes, if grading over an acre and/or part of larger common development plan.	Yes, if grading over an acre and/or part of a larger common development plan.	Yes, if grading over an acre and/or part of a larger common development plan
Stormwater Pollution Prevention Plan and TDEC Permit Required	Types of camping accommodations permitted	Designated tent areas, all types of RVs, Campers, Motor Homes, cabins, lodges, and park manager's dwelling only, excluding any type of RV park model, or singlewide manufactured housing.	A type of camping unit defined as a seasonal and recreational camping facility such as a tent, RV, motor home, camper, pop-up camper along, 5th wheel, etc. but does not include permanent housing or manufactured housing defined by TCA and zoning definitions. Does not permit RV Park Models.	RV Park Models only, designed for recreational and seasonal use only, excluding condominiums, single-family dwellings, or any other type of manufactured housing defined by TCA and zoning definitions.	Site-Built Cabins and lodges only. Permanent dwelling for owner or site manager permitted.
Types of Amenities and Facilities Permitted	Per site plan approval, the owner may construct and maintain any needed restroom facilities, both houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, both houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, both houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, both houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, both houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.
Full-time Residence permitted for Owner, Manager, Dock Master,	One residence only permitted to manage temporary campground	Permitted if needed	It is recommended that the owner and/or park manager live on site.	It is recommended that the owner and/or park manager live on site	It is recommended that the owner and/or park manager live on site
Permanent Free-Standing Signage Permitted	No – temporary signs only	Yes – depending on zoning district	Yes – depending on zoning district	Yes – depending on zoning district	Yes
Open Burning Permitted	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit
Safe Drinking Water and Frost Proof Spigots shall be required per local Utilities Agency	Yes, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility, provider or TDEC, if well	Yes, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility, provider or TDEC, if well	YES, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well water.	YES, Safe Drinking Water with frost-proof spigots required for Park Model Site, as approved by the local utility provider or TDEC if well water.	Permanent plumbing shall be required per the Building Code. Frost-proof spigots also required near fire pits and common areas

Sanitary Sewer or other on-site Sewerage Disposal System Required	At a minimum one port-a-let sanitary portable bathroom facility shall be provided when 5 or more sites are permitted. All permanent restroom and bathroom facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment.	At a minimum one port-a-let sanitary portable bathroom facility shall be provided when 5 or more sites are permitted. All permanent restroom and bathroom facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment.	All permanent restroom and bathroom facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment. Underground sewage holding tanks and clean-out stations shall also be installed per State regulations and shown on the site plan. Individual septic systems shall be required for owner/manager permanent dwelling.	All permanent restroom and bathroom facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment. Underground sewage holding tanks and clean-out stations shall be provided per state regulations and shown on the site plan. Individual septic systems shall also be required for the owner/manager dwelling.	Each cabin shall have an approved individual septic system as approved by the State. Individual septic system shall also be required for the owner/manager dwelling.
Individual Mail Receptacle Permitted	Only for owner/manager	Only for owner/manager	Only for owner/manager	Only for owner/manager	Only for owner/manager
Electrical Service Hook-Ups/Connections	Not required for individual sites	Not required for individual camping sites	Electric and water hook-ups required for each camping site. Shared septic, bathrooms or dump stations must be provided for guests per TDEC regulations.	Electric and water hook-ups required for each camping site. Shared septic, bathrooms or dump stations must be provided for guests per TDEC regulations.	Cabin developments must meet all building code requirements and State Electrical Code
Paving and Parking Requirements	A paved or graveled entrance is required to connect to any access point off a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved or graveled. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit site.	Pavement is required to connect to any access point off a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved or graveled. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit.	Pavement is required to connect to any access point off a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved or graveled. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit.	All access points and primary internal roads leading to any permanent facility (shelter, picnic pavilion, bathroom, or other common facility) shall be paved. Individual driveways and other internal roads may be paved or graveled. No dirt roads shall be allowed at any time due to dust and erosion. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit site. All lodges or places of assembly shall be paved and meet ADA Code	All access points and primary internal roads leading to any permanent facility (shelter, picnic pavilion, bathroom, or other common facility) shall be paved. Individual driveways and other internal roads may be paved or graveled. No dirt roads shall be allowed at any time due to dust and erosion. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit site. All lodges or places of assembly shall be paved and meet ADA Code
Central Garbage Designated Areas	Yes, as needed	Yes	Yes	Yes	Yes
Permanent Accessory Structures Permitted by Fee per Fee Schedule in Article XII of this Resolution Inspection and Updated Site Plan Required <i>(free-standing decks, covered decks, screened-in covered decks, patios, or storage buildings only)</i>	No	YES – No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to campers, shall be reviewed, and approved by the Planning & Codes Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Existing structures shall be allowed to remain, may be replaced, or removed. Article XI shall govern the legal status of non-complying structures.	YES – No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to campers, shall be reviewed, and approved by the Planning & Codes Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Owner of property and/or manager may have accessory structures per the Zoning Standard per Table 3-103C	YES – No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to Park Models, shall be reviewed, and approved by the Planning & Codes Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Owner of property and/or manager may have accessory structures per the Zoning Standard per Table 3-103C	Cabin developments may have decks and meet IRC building code requirements. Owner / manager of property may have accessory structures per the Zoning Standard per Table 3-103C
Separation of Camping Sites	Twenty-foot separation between all vehicles/campers and removed after event.	Regulated by TDEC and State Fire Marshal as applicable.	Yes, a twenty-foot separation between all accessory structures and the next adjacent camper/RV/travel trailer shall be required. Each camping site shall be a minimum of fifty (50) feet wide. All campers and RVs shall be "road-ready" and not permanently set-up. All sites shall be located above the designated floodplain.	Yes, a twenty-five-foot separation between all park models including any freestanding decks shall be required. Each site shall be a minimum of fifty (50) feet wide. All structures shall be located above the designated floodplain.	Cabins Developments shall have a minimum of a twenty-five-foot separation measured from any roof overhang or deck – same as any permanent dwelling code
Buffering/Screening/Landscaping	Not required	Yes, per Section 8-107	Yes, per Section 8-107	Yes, per Section 8-107	Yes, per Section 8-107



Storage Facility for Outdoor Recreational Equipment: boat trailers, boats, kayaks, ski-dos, canoes, and the like	Prohibited unless in a commercial zone with site plan approval	One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.	One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.	One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.	One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.
All other bulk regulations apply per zoning district and site plan requirements	Yes	Yes	Yes	Yes	Yes
Building Permits Required	If applicable	Yes, unless governmental entity	Yes	Yes	Yes
Customary Residential Uses (home-occupations)	No	No	No	No	No
Open long-term storage of vehicles, and other personal effects	No	No	No	No	Only for property owner
Galley, Snack Shops, Food Trucks, etc.	No	Yes	Yes – Per Planning Commission approval	Yes – Per Planning Commission Approval	Food Service for guests only in Lodge per Planning Commission approval
Marinas, Boat Houses, and other Boating Services	No	No unless government-owned	Per TVA permitting	Per TVA permitting	Per TVA permitting
Other outdoor recreational facilities Permitted	No	Yes – limited by zoning district	Yes – limited by zoning district	Yes – limited by zoning district	No, only services for on-site cabin guests only and not the general public
Maximum Number of Camping Units per Gross Acre (may be further limited by soil suitability and septic system approval)	N/a	10 per acre for seasonal camping sites, two per acre for cabin and lodge developments if on septic systems.	Ten (10) camp sites per acre maximum and further restricted per TDEC & TVA.	Five (5) Park Model Sites per acre maximum and further restricted per septic system guidelines per TDEC & TVA.	Two (2) cabins and owner/manager per acre maximum and further restricted per septic system guidelines per TDEC and TVA
Building Setback Requirements	All permanent structures shall comply with the district in which they are located	The perimeter setbacks shall be 30' front, 12' sides and 30' rear. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.	The perimeter setbacks shall be the same as the zoning district. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.	The perimeter setbacks shall be the same as the R-3 zoning district of 30 on all sides. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.	The perimeter setbacks shall be the same as the R-3 zoning district of 30 on all sides. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.



ESTD  2023

# RIVERLIFE LODGE



REFINED FISHING



















NOTICE  
THIS PROPERTY IS  
BEING CONSIDERED  
FOR REZONING  
43-23-AM