

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: 11/16/24

Property Owner: Tammy Reagan

Address: 289/281 Sharps Hollow Rd Bluff City TN 37618

Phone number: 423-340-0753

Email: TammyReagan57@gmail.com

Property Identification

Tax Map: 083

Group: -

Parcel: 09102

Zoning Map:

Zoning District: R-1

Proposed District: R-2

Civil District: 03

Property Location: 281 Sharps Hollow Rd Bluff City TN

Commission District: 4

Purpose of Rezoning: - R2 to place single mobile home

Meetings

Planning Commission: Sullivan County

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

Date: 01-21-2025

Time: 6:00 PM

Approved:

Denied:

County Commission:

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

Date: 02-13-2025

Time: 6:00 PM

Approved: APPROVED 22 YES, 2 ABSENT

Denied:

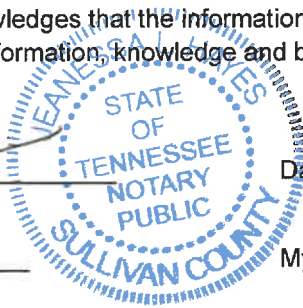
DEED RESTRICTIONS

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: 11/16/24

Notary Public: [Signature]



My Commission Expires: 12/28/26

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

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

F1. REZONING REQUEST FROM R-1 TO R-2

FINDINGS OF FACT –

Property Owners: Tammy Reagan
Applicants: same
Representative: same
Location: 281 and 289 Sharps Hollow Road, Bluff City
Civil district: 3rd
Commission District: 4th
Parcel ID: Tax Map 083, Parcel 091.02
Surveyor: Cross Land Surveying, Steven Cross RLS
Engineer: n/a
PC1101 Growth Boundary: Sullivan County Rural Area
Utility District: South Fork Utility District
Public Sewer: not available
Existing Zoning: R-1
Surrounding Zoning: R-1 and A-1
Proposed Zoning: R-2
Purpose of Rezoning: To be able to subdivide into ½ acre lots, which is not allowed in A-1
SC Long-Range Plan: 2006-2026 – Future Land Use Plan as Low Density Residential
Public Oppositions: none received prior to meeting

Staff Field Notes and General Comments:

- Ms. Reagan has requested her property to be rezoned to a district that allows a singlewide mobile home. The districts that allow for this type of housing are: A-1, R-2, and R-3. The current zoning of R-1 does not.
- She has submitted a subdivision plat of her property to divide her home and a new vacant lot for her daughter's singlewide manufactured home.
- The surrounding zoning districts are A-1 and R-1. Staff could not recommend the A-1 zoning district as an option as the agricultural district requires a minimum of one-acre lot sizes.
- Comparison:
 - A-1 allows for site-built homes, modular homes and manufactured housing (singlewides) with one dwelling per one acre lot
 - R-1 allows for site-built homes, modular homes but does not allow for manufactured housing (singlewides) with one dwelling per ½ acre lot
 - R-2 allows for site-built homes, modular homes and manufactured housing (singlewides) with one dwelling per ½ acre lot. R-2 also allows for duplexes but would require a one-acre lot size
- Staff recommends in favor of the R-2 rezoning classification for the following reasons:
 - The R-2 and A-1 zoning allow for the same single family dwelling types including a single wide home.
 - The R-2 and R-1 zoning require the same minimum lot size on septic
 - With the lack of public sewer to this neighborhood, these lots will remain low-density, single family
 - Conforms to the Land Use Plan of Low-Density Single Family
 - Not out of character with the neighborhood on housing types and varying lot sizes

Meeting Notes at Planning Commission:

- Applicant Tammy Reagan – 289 Sharps Hollow Rd, Bluff City TN 37618
 - Reagan stated that she is a patient in hospice and requires in-home care.
 - Regan stated that the proposed rezoning would allow Reagan's daughter and grandchild to place a singlewide mobile home and be close to Ms. Reagan at all times.
 - Reagan stated that her daughter is her primary caregiver.

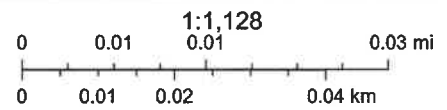
- Darlene Calton made a motion to forwards a favorable recommendation on to county commission. Laura McMillian seconded the motion made by Darlene Calton. Motion carried unanimously.

Sullivan County - Parcel: 083 091.02



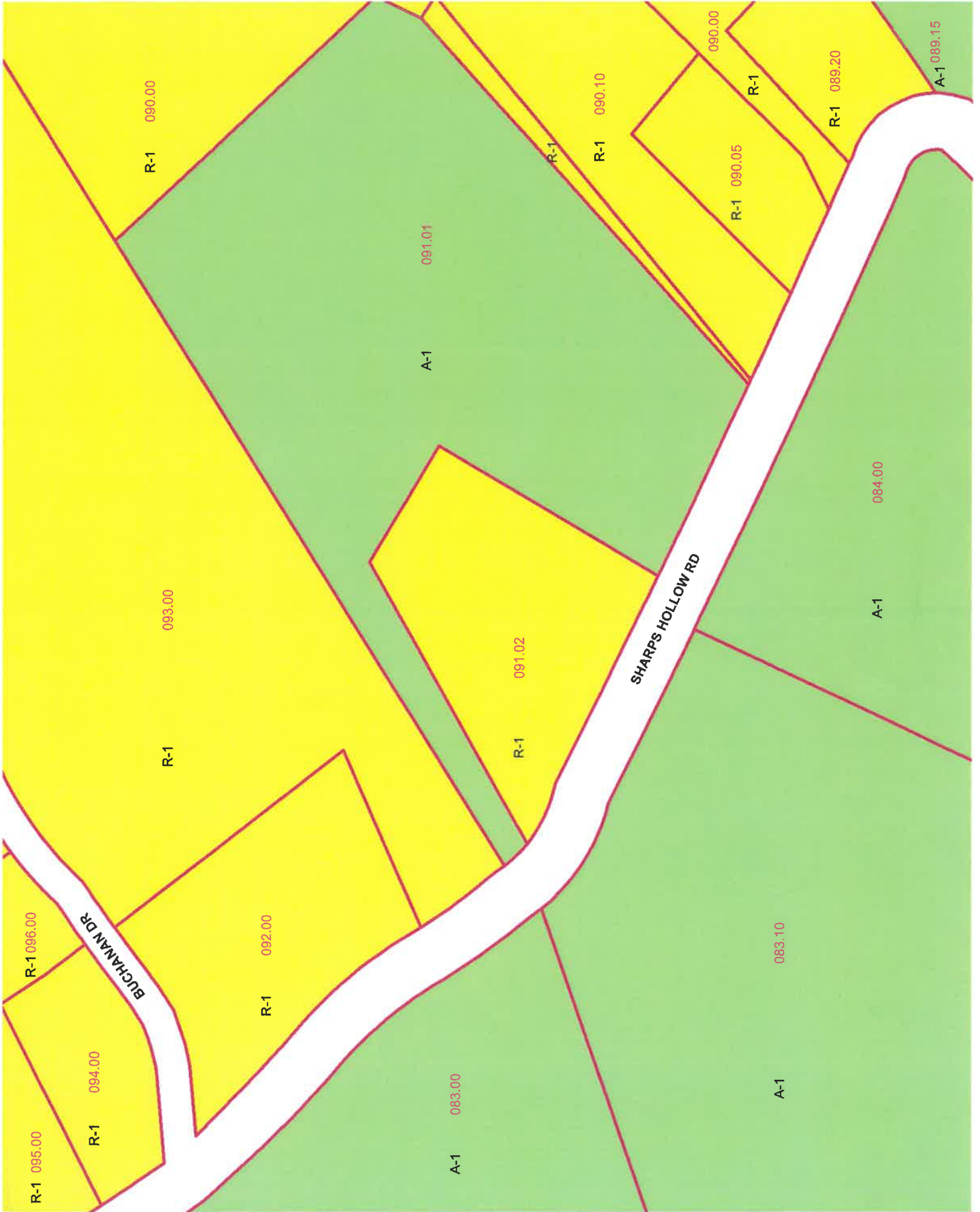
Date: December 12, 2024

County: SULLIVAN
Owner: REAGAN TAMMY M
Address: SHARPS HOLLOW RD 289
Parcel ID: 083 091.02
Deeded Acreage: 0
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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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

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



NOTICE OF REZONING REQUEST

January 2, 2025

Dear Property Owner:

Please be advised that your adjacent landowner, Tammy Reagan, has requested her property located at 281 and 289 Sharps Hollow Road, be rezoned from **R-1 (Single Family Residential) to R-2 (Medium Density Residential)** for the purpose of subdividing the property for another home site so her daughter can live next door. The R-1 zoning allows for modular homes and site-built homes, while the R-2 zoning district also allows for a singlewide mobile home. The property tax ID is: Tax Map 083, Parcel 091.02. The following are the scheduled meeting dates for this request:

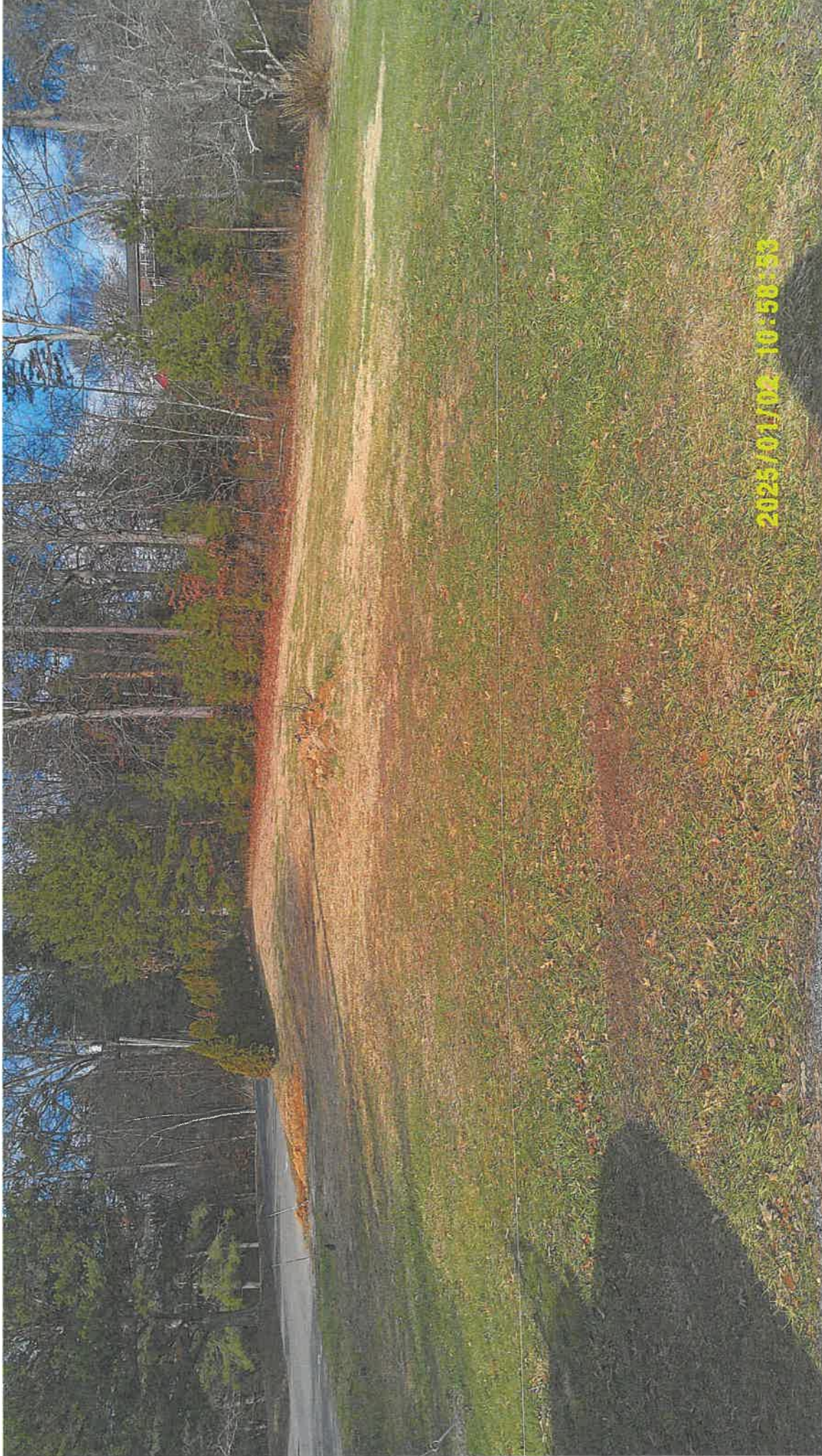
Sullivan County Regional Planning Commission – Tuesday, January 21, 2025 at 6:00PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd Floor)

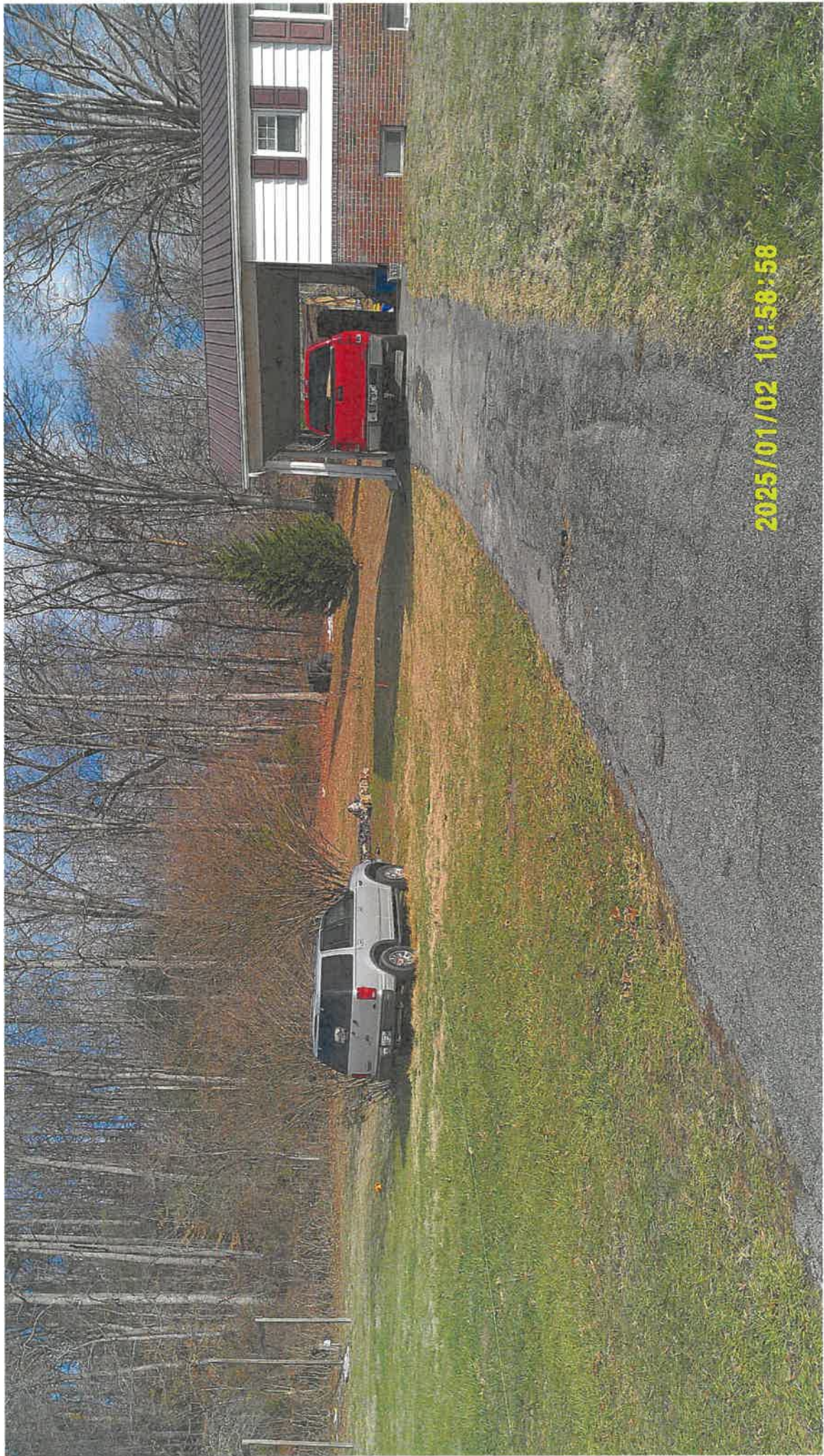
Sullivan County Commission's Work Session – Thursday, February 13, 2025 at 6:00 PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd Floor)

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 or you may call me directly at 423.279.2603.

Regards,

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





2025/01/02 10:58:58



2025/01/02 10:59:48



2025/01/02 10:59:53



NOTICE
ALL WORK SHALL BE
COMPLETED BY
12:00 PM

2025/01/02 11:00:33

PETITION TO SULLIVAN COUNTY FOR REZONING

Bristol
Sullivan County

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

Date: 12/4/2024

Property Owner: Timothy and Nancy Arnold Floyd and Frances Arnold

Address: ³⁹⁶ 384 and 392 Sinking Springs Rd

Phone number: 423-707-1442

Email: bowhtr12@aol.com

Property Identification

Tax Map: 055b

Group: *B*

Parcel: 4101 and 4201

Zoning Map:

Zoning District: A-1

Proposed District: R-1

Civil District: 1

Property Location: Sinking Springs Rd Bristol TN

Commission District: 1

Purpose of Rezoning: Subdivide each home on individual lots and bring into zoning compliance

Meetings

Planning Commission: *Bristol Regional*

Place: ~~Slater Center, 325 McDowell Street Bristol TN 37620~~ *Easley Annex Bldg.*

Date: 1/27/2024

Time: 5:00

Approved: _____

Denied: _____

County Commission:

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

Date: 2/13/2024

Time: 6:00 PM

Approved: APPROVED 22 YES, 2 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: *Timothy & Nancy Arnold*

Notary Public: *Christina Matney Blew*

Date: 12/4/24



My Commission Expires MAY 28, 2025

Expires: *May 28, 2025*

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

January 2, 2025

Dear Property Owner:

Please be advised that your adjacent landowners, Timothy & Nancy Arnold Floyd and Frances Arnold, have requested their property located at 384, 392 and 396 Sinking Springs Road, Bristol, be rezoned from **A-1 (General Agricultural) to R-1 (Low-Density Single-Family Residential)** for the purpose of replatting the property to allow for one dwelling per lot. The A-1 Zoning District requires a minimum of 1-acre lot size and the R-1 zoning district allows for ½ acre lot size. The property tax ID is: Tax Map 055B, Group B, Parcels 041.01 and 042.01. The following are the scheduled meeting dates for this request:

Bristol Regional Planning Commission – Monday, January 27, 2025 at 5:00PM
(to be held in the Easley Annex Building, Conference Room located at 104 8th Street, Bristol, TN)

Sullivan County Commission's Work Session – Thursday, February 13, 2025 at 6:00 PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd 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@sullivancountytn.gov or you may call me directly at 423.279.2603.

Regards,

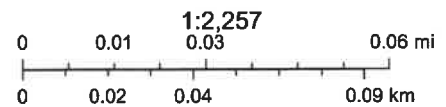
Ambre M. Torbett, AICP
Director of Planning & Community Development
Sullivan County Stormwater Administrator

Sullivan County - Parcel: 055B B 042.01



Date: December 11, 2024

County: SULLIVAN
Owner: ARNOLD FLOYD E & FRANCES E
Address: SINKING SPRINGS RD 392
Parcel ID: 055B B 042.01
Deeded Acreage: 0
Calculated Acreage: 2
Vexcel Imagery Date: 2023



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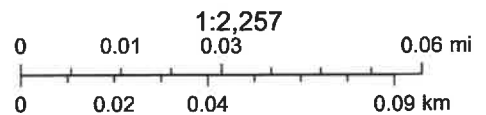
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Sullivan County - Parcel: 055B B 041.01



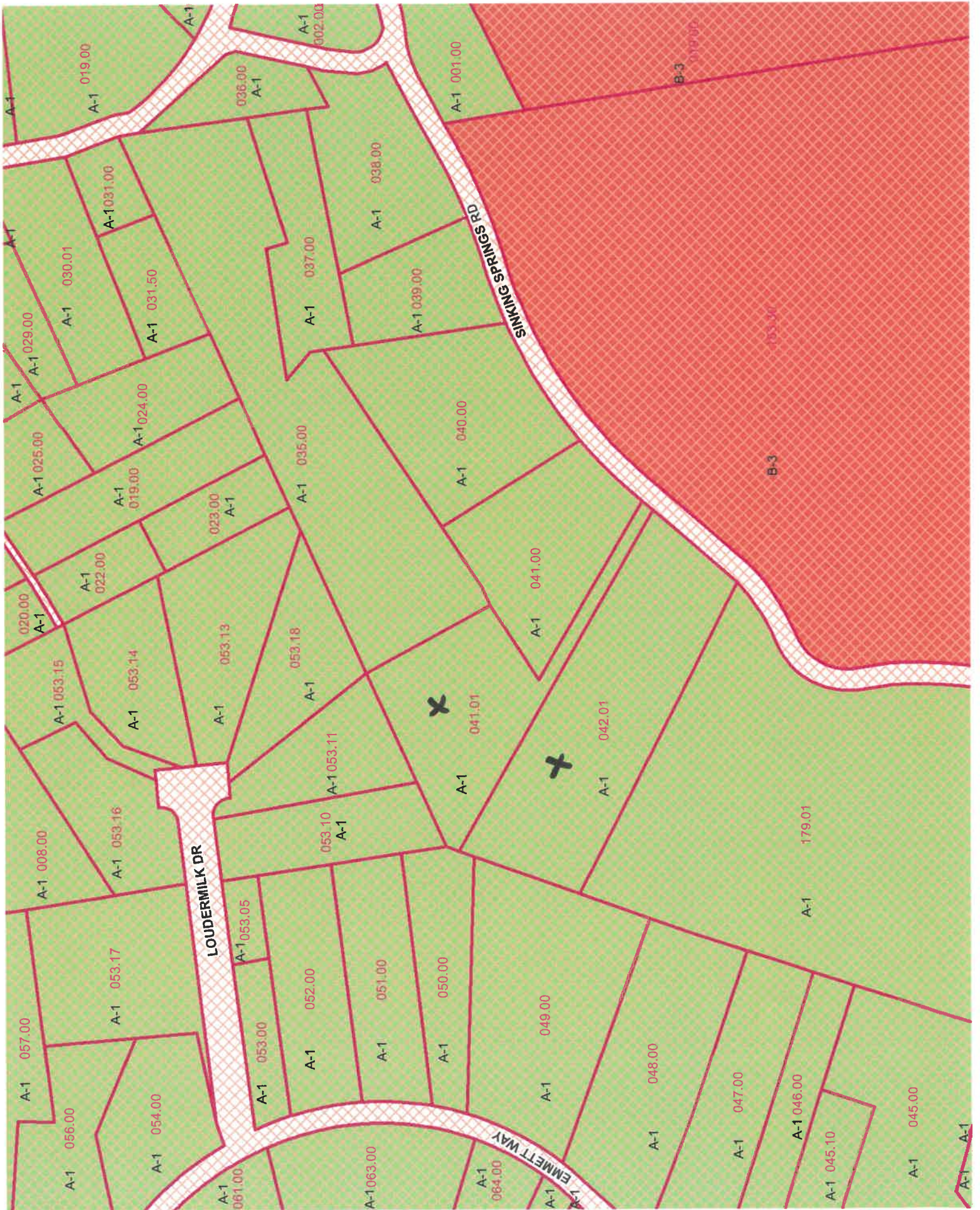
Date: December 11, 2024

County: SULLIVAN
Owner: ARNOLD TIMOTHY E & NANCY A
Address: SINKING SPRINGS RD 384
Parcel ID: 055B B 041.01
Deeded Acreage: 1
Calculated Acreage: 0



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The property lines are compiled from information maintained by your local



Sullivan County Rezoning Request



SUMMARY

Owners/Applicants:
Timothy & Nancy Arnold
Floyd
And Frances Arnold

Location:
384, 396, & 392 Sinking
Spring Road

Tax Map (TM):
Sullivan County TM 55B,
Group B, Parcel 41.01 and
42.01

Acreage: Approximately
1.45 acres

Zoning: A-1

Request:
Rezone (within UGB) from
A-1 to R-1

Recent Land Use:
Residential

Future Land Use:
Residential

Water Service:
City of Bristol

Sanitary Sewer Service:
Private

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

Public Comments:
One call from adjacent
property owner, seeking
information

Planner:
Heather Moore

BACKGROUND

The property owners, Timothy & Nancy Arnold Floyd and Frances Arnold, requested that that the adjacent properties, 392, 396, and 384 Sinking Spring Road, be rezoned from Sullivan County, A-1 (General Agricultural/Estate Residential District) to Sullivan County R-1 (Low Density/Single Family Residential District). The addresses of 392 and 396 Sinking Spring Road are included in Sullivan County Tax Map 55B, Group B, Parcels 42.01; 384 Sinking Springs Road is identified as Sullivan County Tax Map 55B, Group B, Parcel 41.01. The following chart shows the 3 addresses on 2 parcels -

Address	Parcel #
392 Sinking Springs Rd	42.01
396 Sinking Springs Rd	42.01
384 Sinking Springs Rd	41.01

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



392 and 396 Sinking Springs Rd, Parcel 42.01



384 Sinking Springs Rd, Parcel 41.01

SPECIFICATIONS

General

The properties are in the eastern portion of Bristol's Urban Growth Boundary. It has a rolling topography. The map below includes contour lines at 20-foot intervals.



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

1. Water is available from City of Bristol.
2. Sanitary sewer is not available.

Zoning and Land Use

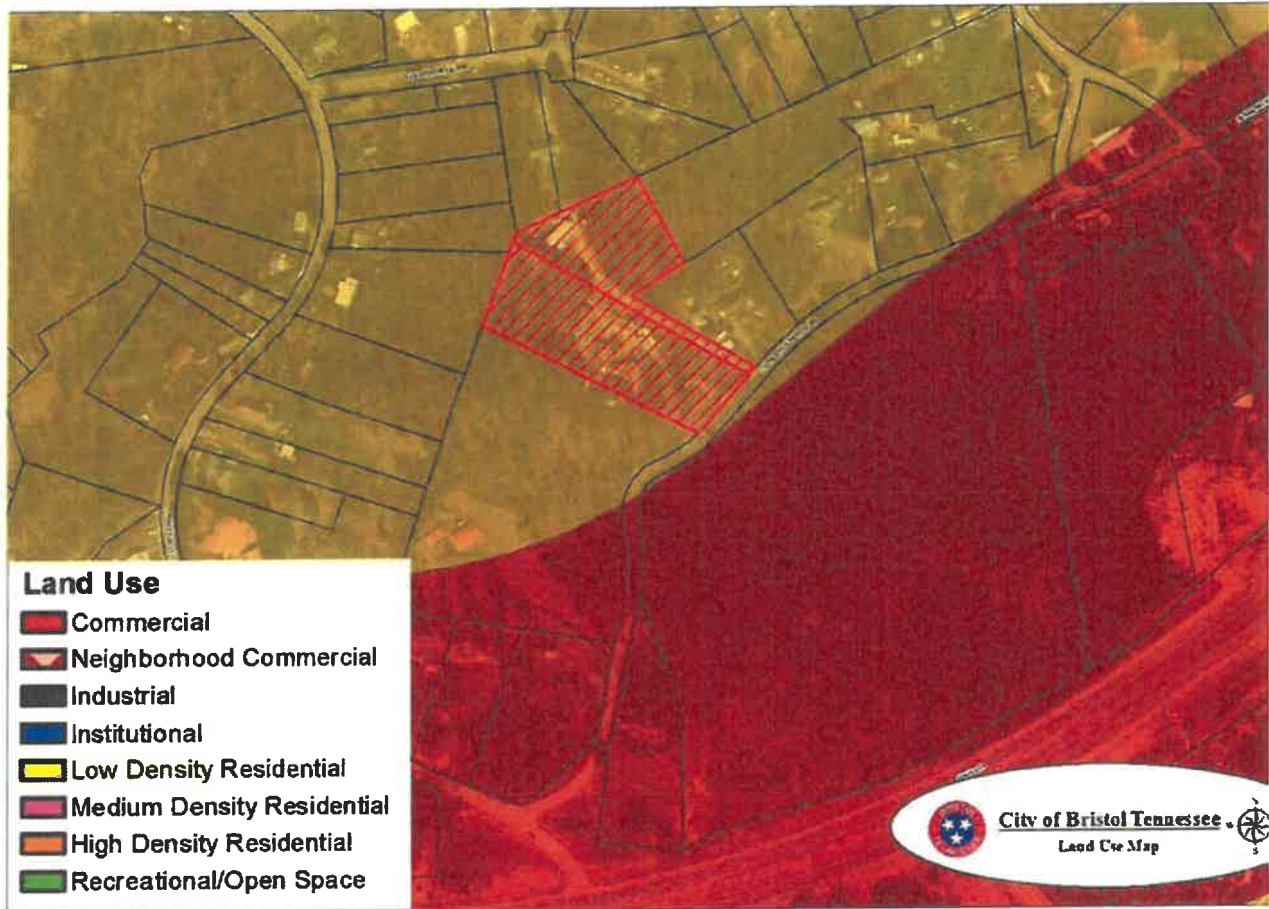
The zoning of the subject property, surrounding parcels, and existing land uses are listed next.



	Existing Zoning	Existing Land Use
Subject Properties	Sullivan County A-1 (General Agricultural/Estate Residential)	Residential - Single-family
North	Sullivan County A-1 (General Agricultural/Estate Residential)	Residential - Single-family
South	Sullivan County B-3 (General Business Services District)	Across Singing Springs Rd, Farmland with no building
East	Sullivan County A-1 (General Agricultural/Estate Residential)	Residential - Single-family
West	Sullivan County A-1 (General Agricultural/Estate Residential)	Residential - Single-family

Land Use Plan and Policy

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



REVIEW/APPROVAL PROCESS - NEXT STEPS

Staff will communicate the Bristol Municipal Regional Planning Commission's recommendation to the Sullivan County Commission. The Sullivan County Commission is scheduled to hear this request on February 13, 2024.

Heather Moore
Planner

Ambre Torbett

From: Heather Moore <hmoore@bristoltn.org>
Sent: Tuesday, January 28, 2025 10:44 AM
To: Ambre Torbett
Cc: Cherith Young
Subject: **EXTERNAL**1/27/25 Bristol PC positive recommendation on 384, 392, and 396 Sinking Springs Road to R-1
Attachments: RZZ24-619 Sinking Springs Rezoning January 27, 2025 Bristol PC packet.pdf

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

Ambre, good morning. The Bristol Municipal Regional Planning Commission reviewed the Sullivan County rezoning request for 384, 392, and 396 Sinking Springs Road to R-1 at the January 27, 2025, monthly meeting. After a brief discussion, the vote was unanimous (8 in attendance) to send a positive recommendation to Sullivan County Commission. Mr. Tim Arnold was in attendance.

Please let me know if I can answer any questions. The packet reviewed by Bristol Planning Commission is attached. Thank you!

Regards,
Heather Moore

Heather Moore, AICP
Land Use Planner, City of Bristol, Tennessee
104 8th Street, Bristol, TN 37620
hmoore@bristoltn.org <<mailto:hmoore@bristoltn.org>>
Office: 423-989-5549
Fax: 423-989-5717

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Heather Moore

From: Ambre Torbett <planning@sullivancountyttn.gov>
Sent: Monday, December 30, 2024 8:27 AM
To: Heather Moore
Cc: Cherith Young
Subject: RE: **EXTERNAL**RE: **EXTERNAL**Sinking Springs Road rezoning - January 27 Bristol PC Meeting

I would be in favor of this as it will bring the lots into conformance and allow for the family to divide out each double wide on its own lot. Homes are currently legal but non-conforming.

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: Heather Moore <hmoore@bristoltn.org>
Sent: Monday, December 30, 2024 8:20 AM
To: Ambre Torbett <planning@sullivancountyttn.gov>
Cc: Cherith Young <cyoung@bristoltn.gov>
Subject: **EXTERNAL**RE: **EXTERNAL**Sinking Springs Road rezoning - January 27 Bristol PC Meeting

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It sounds like Sullivan County staff doesn't plan to recommend against the rezoning request. Is this correct?

From: Ambre Torbett <planning@sullivancountyttn.gov>
Sent: Monday, December 30, 2024 8:15 AM
To: Heather Moore <hmoore@bristoltn.org>
Cc: Cherith Young <cyoung@bristoltn.gov>
Subject: RE: **EXTERNAL**Sinking Springs Road rezoning - January 27 Bristol PC Meeting

Thank you so much. Should be straight forward.

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



RE: ****EXTERNAL****Re: ****EXTERNAL****January PC Meeting

From Ambre Torbett <planning@sullivancountytn.gov>
Date Tue 12/17/2024 9:39 AM
To Cherith Young <cyoung@bristoltn.gov>
Cc Ross Peters <rpeters@bristoltn.org>; Steve Blankenship <sblankenship@bristoltn.org>

 1 attachment (530 KB)
384 Sinking Springs Rd- Arnold.pdf;

Thank you so much! On that note, here is the rezoning application for Mr. Arnold's rezoning. This request is to rezone from A-1 to R-1 as he, his sister and his dad each have a double wide – with two on one parcel. They want to replat and get each home on an individual lot, but are short about ½ acre for A-1 zoning (1-acre minimum lot size). R-1 allows ½ acre minimum lot size. So the rezoning will allow for them to divide one home per lot and be in zoning conformance. Steve should be aware of this plat which has been on hold. Steven Cross did the survey work. If rezoned, the plat will need to be amended to fit the R-1 zoning. Lots will still be larger than ½ acre each. Thank you,

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: Cherith Young <cyoung@bristoltn.gov>
Sent: Tuesday, December 17, 2024 9:32 AM
To: Ambre Torbett <planning@sullivancountytn.gov>
Cc: Ross Peters <rpeters@bristoltn.org>; Steve Blankenship <sblankenship@bristoltn.org>
Subject: ****EXTERNAL****Re: ****EXTERNAL****January PC Meeting

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Hi Ambre,

The PC meeting will be on January 27th.

Thanks,
Cherith

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