

SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

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

Motion by: Calton Seconded by: Hayes

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	5/11/2026	Wade & Donna Hughes	No	Yes	Yes	Sullivan	R-1	B-4	9	5
Voting Summary:										
	Name		Case	Yes	No	Pass / Absain	Absent	Pass (Yes or No)		
	Wade & Donna Hughes		1	20			4	YES		
Footnote:	- ZTA : Zoning Text Amendment -Rec: Recommendation									
* Completed Application is when all information is signed, fee has been paid and no outstanding documents needed. Date of Application is when the applicant initially files										

Case #1

R-1 to B-4

R-1 (Low Density/Single-Family Residential District) to B-4 (Arterial Business Service District) for the purpose of operating a contractor's laydown yard.

Tax Map 134, Parcel 034.30

for Wade and Donna Hughes

Sullivan County Regional Planning Commission
voted to send a favorable recommendation
to the County Commission

4880 Bristol Highway, Piney Flats

Civil District 9th
Commission District 5th
(Glover, King)



F1. Rezoning Request from Wade and Donna Hughes for R-1 to B-4 – TBD Bristol Hwy, Bluff City, TN 37618

FINDINGS OF FACT –

Landowner:	Wade & Donna Hughes
Applicants:	Same
Representative:	Same
Location:	TBD Bristol Hwy, Piney Flats, TN 37618
Mailing Address of Owners:	1144 N. Austin Springs Drive, Piney Flats, TN 37618
Civil district:	09
Parcel ID:	Tax Map 134 Parcel 034.30
Subdivision of Record:	Lot 1 Hughes Property
PC1101 Growth Boundary:	Sullivan County Rural Area
Airport Overlay Zone:	No
Existing Land Use of Lot:	Residential / Vacant- Laydown Yard
Utility District:	Johnson City
Public Sewer:	No
Flood Plain:	None
Existing Zoning:	R-1
Surrounding Zoning:	R-1/A-1/PBD-3/R-3B/PBD/SC
Surrounding Land Uses:	Commercial/Manufacturing/Residential
2006 Land Use Plan:	Single-Family Residential
Lot/Tract Acreage:	5 Acres
Neighborhood Opposition:	

Staff Field Notes and Findings of Facts:

- The applicant has requested rezoning from R-1 to B-4 to conduct a construction laydown yard/storage
- Staff visited the site to inspect and take pictures.
- The applicant had a survey prepared to outline the area they are requesting to rezone for the commercial operation.
- Areas outside of the requested rezoning on the parcel would not be allowed to operate commercially.
- The portion of the property that is being requested for rezoning does fall within the Sullivan County planned growth area but was not designated as a future commercial area by the land use plan.
- The property is adjacent to a large agricultural tract, along with smaller tracts of residential.
- There is currently already being used as a construction laydown yard/ storage on portion of the parcel that is being requested for commercial rezoning.
- The laydown yard is going to be utilized for the storage and staging of equipment, vehicles, materials and supplies.
- The proposed parcel is located in proximity to an interchange/intersection ramp, providing direct access to the regional transportation network.
- Given the commercial nature of the highway corridor and the surrounding commercial properties, staff recommends in favor of the rezoning request.

Meeting Notes at Planning Commission:

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 5/11/26

Property Owner: Wade & Donna Hughes
Address: 1144 N. Austin Springs Drive Piney Flats, TN 37686
Phone number: 423-208-5352 Email: dustin@grassycreekconstruction.com

Property Identification

Tax Map: 134 Group: Parcel: 034.30
Zoning Map: .26 Zoning District: R-1 Proposed District: B-4 Civil District: 9th
Property Location: 4880 Bristol Hwy Piney Flats, TN 37686 Commission District: 5
Purpose of Rezoning: Storing our heavy equipment, trucks & to construct a metal shop building

Meetings

Planning Commission: Sullivan County Planning Commission
Place: Historic Courthouse 2nd Floor Commission 3411 Hwy 126 Blountville, TN
Date: June 16 2026 Time: 6:00 p.m.

Approved: _____ Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN
Date: July 9 2026 Time: 6:00 PM

Approved: ☒ **APPROVED 20 YES, 4 ABSENT** Denied: _____

pd cc \$2032
#41701

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: Donna Hughes

Date: 5/11/26

Notary Public: Swan A. Kennedy

My Commission Expires: 02-21-29



Value Information		Commercial Building #: 1	
Land Market Value:	\$345,900	Land Use Value:	\$138,700
Improvement Value:	\$890,000	Improvement Type:	24 - REC/BOWLING
Total Market Appraisal:	\$1,235,900	Quality:	1 - AVERAGE
		Assessment Percentage:	25%
		Assessment:	\$257,175
Additional Information		Foundation:	02 - CONTINUOUS FOOTING
General Information		Roof Framing:	02 - GABLE/HIP
Class: 11 - Agricultural		Cabined/Milwork:	03 - AVERAGE
City #:		Interior Finish:	07 - DRYWALL
Special Service District 1: 000		Bath Tiles:	00 - NONE
District: 09		Shape:	02 - L-SHAPED
Number of Buildings: 2		Heat and AC:	07 - HVAC SPLIT
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL		Building Sketch	
Utilities - Gas/Gas Type: 00 - NONE			
Outbuildings & Yard Items			
Long OutBuilding & Yard Items list on subsequent pages			
Sale Information			
Long Sale Information list on subsequent pages			
Land Information			
Long Land Information list on subsequent pages			

Type		Square Feet	Exterior Wall
24 -	REC/BOWLING	6,000	04 - SIDING AVERAGE
24 -	REC/BOWLING	2,600	04 - SIDING AVERAGE

Commercial Features		Units
UTU - UTILITY UNFINISHED		3361 X 1
CAW - CANOPY		1200 X 1
OPF - OPEN PORCH FINISHED		400 X 1
CAN - CANOPY		60 X 1
CAN - CANOPY		20 X 1
HAC - HEATING AND COOLING		8600 X 1
CAN - CANOPY		20 X 1

Residential Building #: 2

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
04 - SIDING AVERAGE
Heat and AC:
3 - RADIANT HEAT
Quality:
1 - AVERAGE
Square Feet of Living Area:
1248
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
02 - BELOW AVG
Interior Finish:
07 - DRYWALL
Bath Tiles:
00 - NONE
Shape:
01 - RECTANGLE



Stories:
1.00
Actual Year Built:
1981
Plumbing Fixtures:
6
Condition:
AV - AVERAGE
Floor System:
04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
03 - COMPOSITION SHINGLE
Floor Finish:
11 - CARPET COMBINATION
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE

Building Areas	
Areas	Square Feet
BAS - BASE	1,248
OPF - OPEN PORCH FINISHED	30
OPF - OPEN PORCH FINISHED	128

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	SHD - SHED	12X64	768
1	OHS - OLD HOUSE	30X36	1,080
1	CNC - CONCRETE PAVING	IRR	6,605

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/3/2025	\$0	3666	29		GB - GREENBELT APPLICATION	-
2/28/2025	\$0	3641	315		QC - QUITCLAIM DEED	-
12/3/2019	\$0	3360	2030		GB - GREENBELT APPLICATION	-
9/30/2019	\$820,000	3362	1163	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/21/2016	\$0	3187	725		-	-

Land Information

Deed Acres: 25.64	Calculated Acres:	Soil Class	Units
Land Code			
46 - ROTATION		A	23.56
62 - WOODLAND 2		A	1.08
04 - IMP SITE			0.50
04 - IMP SITE			0.50

Total Land Units: 25.64

Sullivan County - Parcel: 134 034.20



Date: May 14, 2026

County: SULLIVAN

Owner: HUGHES CHRISTOPHER WADE & DONNA MARIE TRUSTEES

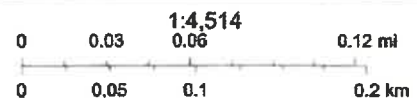
Address: BRISTOL HWY 4638

Parcel ID: 134 034.20

Deeded Acreage: 25.64

Calculated Acreage: 0

Vexcel Imagery Date: 2023



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

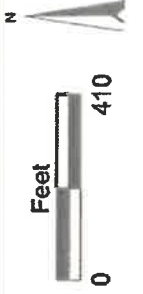
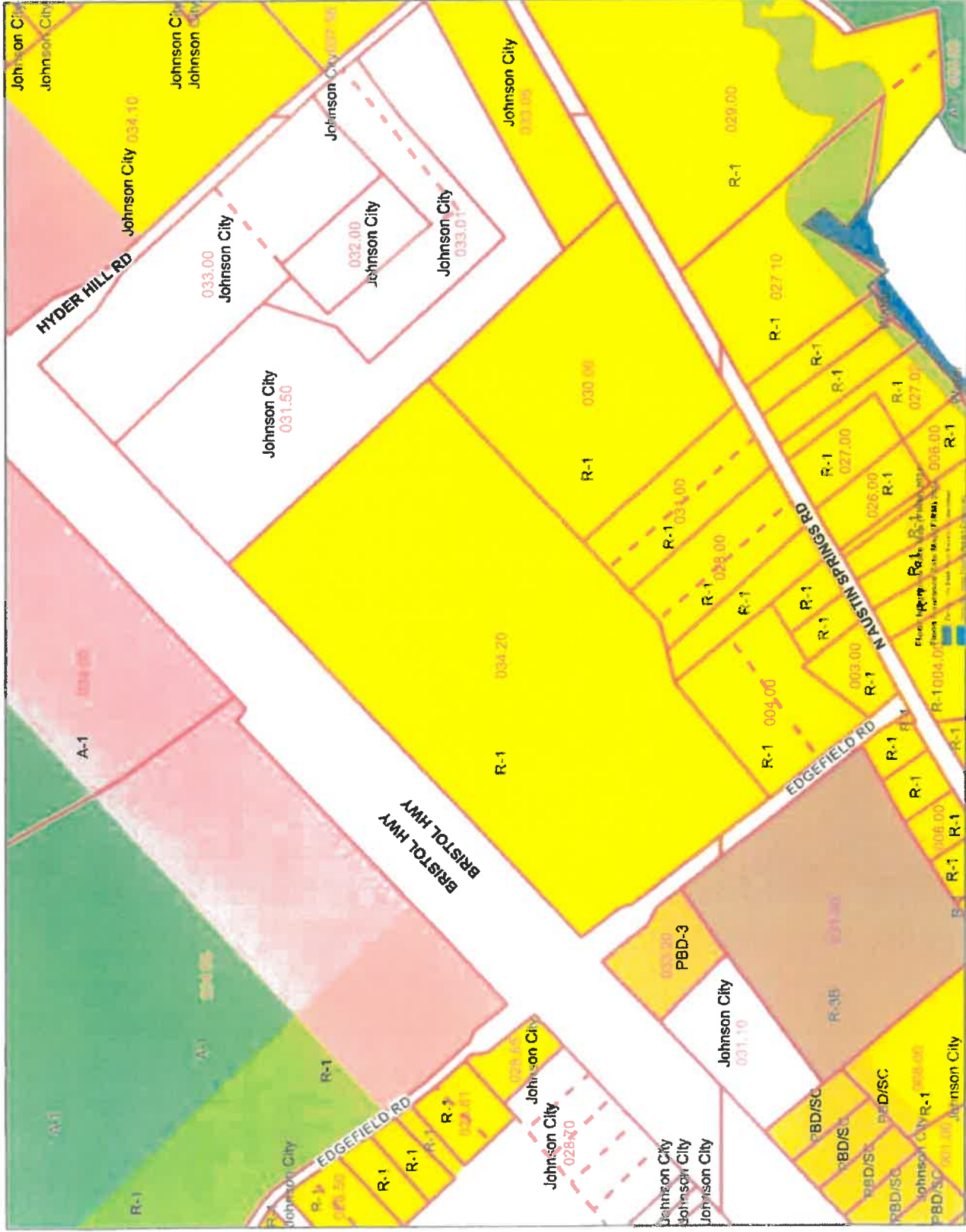
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Address Data Source:
Sullivan County: SUT Co 911
Kingsport: KGT 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
- ☐ Lot Lines / Parcel Hooks
- ☐ Parcel Numbers
- ☐ Parcel Lines
- Land Use Plan: 2006-2026**
 - Ag / Open Space
 - Plan Corridor Comm
 - Low Density Res
 - High Density Res
 - Current Zoning**
 - A-1
 - PBD-3
 - PBD/SC
 - R-1
 - R-3B
 - Water



Flood Insurance Rate Map (FIRM) 2024 (Changes)
Flood Insurance Rate Map (FIRM) Changes 2024
Zone A-1 - High Water Level Extension
Zone A-1 - Base Flood Elevation Uncertainty
9.9 FCM Area of Critical Flood Hazard
Floodway Areas in Zone A-1

Sullivan County, TN
Planning and Codes Dept.

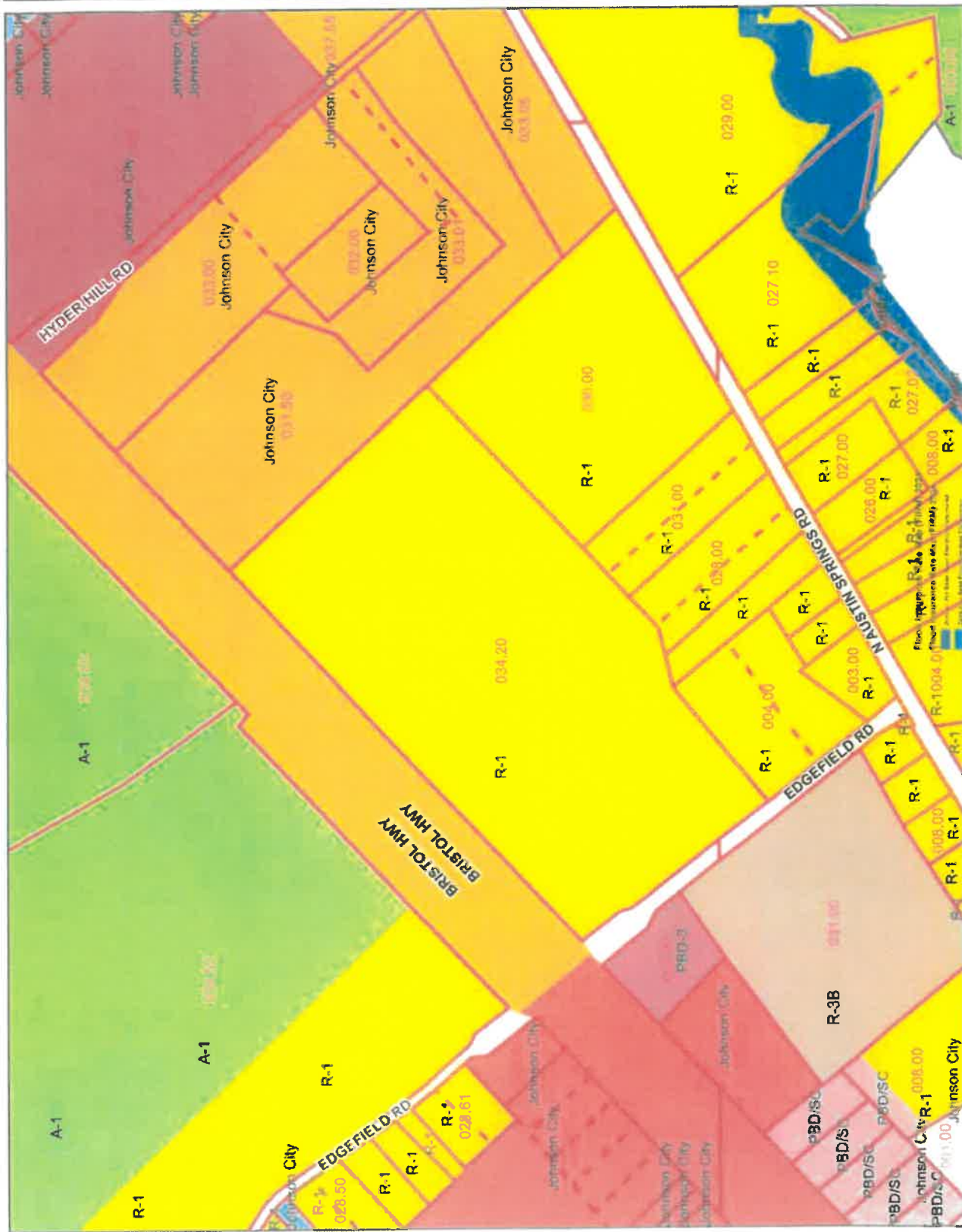


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County Line
 Lot Lines / Parcel Hooks
 Parcel Numbers
 Parcel Lines
 Johnson City Zoning
 B-4
 PB
 R-2
 RP-2
 RP-3
 Current Zoning
 A-1
 PBD-3
 PBD/SC
 R-1
 R-3B
 Water



Flood Insurance Rate Map (FIRM) 2025 (Changes)
Flood Insurance Rate Map (FIRM) 2024



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

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

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County Line
Lot Lines / Parcel
Hooks
Parcel Number
Parcel Lines



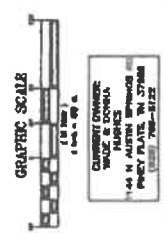
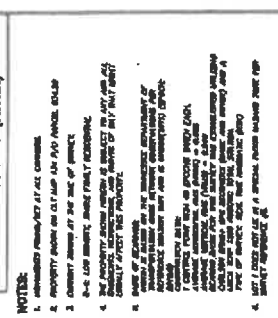
Flood Insurance Rate Map (FIRM) 2024 (Changes)
Flood Insurance Rate Map (FIRM) Changes 2024

Zone A - High Flood Hazard (Uninsured)
 Zone AE - Special Flood Hazard (Uninsured)
 Zone A99 - Special Flood Hazard (Uninsured)
 Zone A99 - Special Flood Hazard (Uninsured)
 Zone A99 - Special Flood Hazard (Uninsured)

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



03430
134

[illegible]

**LANDMARK
ENGINEERS &
SURVEYORS, LLC**

CIVIL ENGINEERING

LAND SURVEYING

13000 Cypress Green Lane - Memphis, TN 37922
Phone: (901) 778-6204 Email: info@landmark-engineers.com
www: www.landmark-engineers.com

NOTE: THIS REPORT MAY BE LOANED TO THE
SUSPECT AND OTHER CREDITORS AND MAY
EXCEEDS NOT APPEAR IN THE FIELD
MAY OR MAY NOT EXIST AND MAY BE
REMOVED BY A BEE SEARCH BY A TELL
ATTORNEY.

REAL PLAT OF:
LOT 2 HUGHES PROPERTY

County		RETURN
Sublot	9TH	104
Percent	275.13	104.9
Owner by Title	Orla	5/25/2003
Produced by	2nd	Ann. Date

1. PLAT 258 "TRAIL OF LOTS 1-2 DIVE ALER FORM" BY SAM BAKER, DATED MAY 11, 1940 AND ADAMS RECORDED IN PLAT BOOK 23 SOUTHERN COMPANY DEEDS.
2. PLAT 258 "BURNER AHEAD" BY MORTON LAW, DATED SEPTEMBER 10, 1940 AND ADAMS RECORDED IN PLAT BOOK 23 SOUTHERN COMPANY DEEDS.
3. PLAT 258 "SUB-SURFACE OF BURNER-ALER FORM" BY SAM BAKER, DATED MAY 11, 1940 AND ADAMS RECORDED IN PLAT BOOK 23 SOUTHERN COMPANY DEEDS.
4. DEED BOOK 2002 PAGE 1743 (SOUTHERN DEEDS)
5. FORM 1940 MAP 4744-10-20-20 EFFECTIVE SEPTEMBER 20, 1940.

[illegible]

COULDN'T PLAY OUTSIDE

I CHERISH THAT THE PLAY GATHERED UNDER THE AWING OFS OF SEVERAL 13-14' (10) OF THE THERMOS COOK. ANALYZED FOR THE SERVING OF A "THERMOS" AND DOES NOT REQUIRE REMOVAL BY THE JURY COURT AND ON JORDAN CITY PLANNING COMMISSIONS.

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Done 05/28/2026

LEWIS JAMIE B &
JONATHAN LEWIS
4605 BRISTOL HWY
PINEY FLATS TN 37686

BACHMAN JOHN MICHAEL ETAL
% JOHN BACHMAN INC
P.O. BOX 7214
BOULDER CO 80306

TENN STATE OF
505 DEADRICK STREET
NASHVILLE TN 37219

HODGE THOMAS R
818 HERB HODGE RD
PINEY FLATS TN 37686

CALDWELL MYRA JOAN MILLHORN &
JOSEPH M CALDWELL
1180 N AUSTIN SPRINGS RD
PINEY FLATS TN 37686

PEOPLES SUSAN MIRANDA &
EMILY PATRICIA PEOPLES
609 DOUGLAS DR
JOHNSON CITY TN 37604

STITT JOSEPH I & DEBORAH S
110 EDGEFIELD RD
PINEY FLATS TN 37686

FABBRI KENNETH & SHARON
145 EDGEFIELD RD
PINEY FLATS TN 37686-460

CHALKVILLE PROPERTIES LLC
2146 ROSWELL RD STE 108
MARIETTA GA 30062

S & S LLC
4545 BRISTOL HWY
PINEY FLATS TN 37686



Sullivan County, TN

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

05/28/2026 13:14