

SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

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

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	7/17/2026	Sammy and Lilibeth Ford	No	Yes	Yes	Sullivan	A-2	PBD/SC	5	4
2	6/23/2026	Chester H. Trivette Jr.	No	Yes	Yes	Sullivan	R-1	A-1	21	4
Voting Summary:										
	Name	Case	Yes	No	Pass / Absain	Absent	Pass (Yes or No)			
	Sammy and Lilibeth Ford	1	23			1	YES			
	Chester H. Trivette Jr.	2	23			1	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			

-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

A-2 to PBD/SC

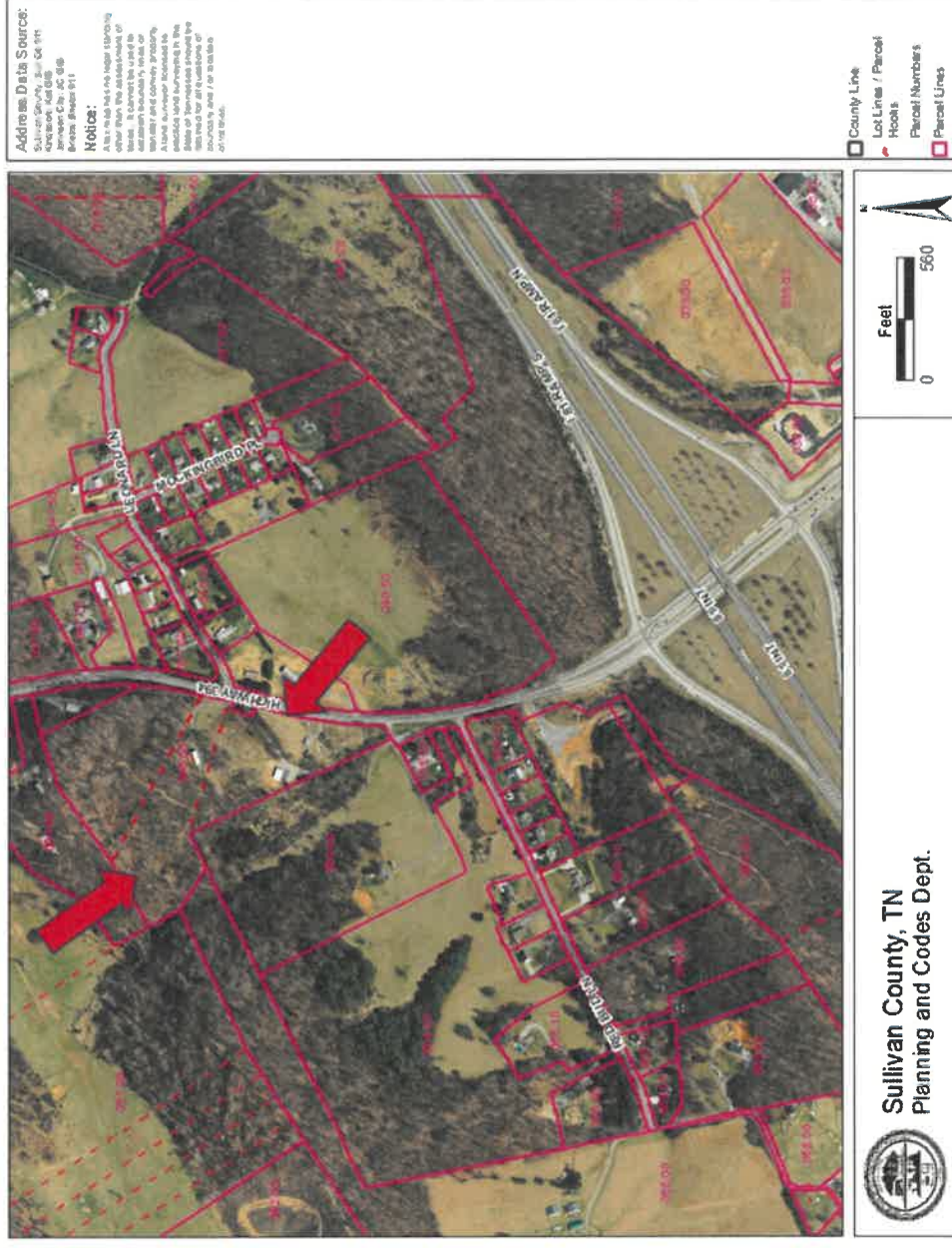
A-2 (Rural Agricultural and Open Space District) to PBD/SC (Planned Business and/or Shopping Center District) for the purpose of a single-family home.
Tax Map 050, Parcel 040.00

for Sammy and Lilibeth Ford

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

1038 HWY 394, Blountville

Civil District 5th
Commission District 4th
(Cole, Crosswhite, Leonard)



F2. Rezoning request from Sammy & Lilibeth Ford to rezone the property located at 1038 Highway 394, Blountville, TN 37617 from A-2 (Rural Agricultural and Open Space District) to PBD/SC (Planned Business and/or Shopping Center District).

FINDINGS OF FACT –

Landowner:	Sammy & Lilibeth Ford
Applicants:	Same
Representative:	Same
Location:	1038 Highway 394, Blountville, TN 37617
Mailing Address of Owners:	1038 Highway 394, Blountville, TN 37617
Civil district:	04
Parcel ID:	Tax Map 050, Parcel 040.00
Subdivision of Record:	Ketron Prop
PC1101 Growth Boundary:	Sullivan County Planned Growth
Airport Overlay Zone:	No
Existing Land Use of Lot:	Agricultural/Open Space
Utility District:	Blountville
Public Sewer:	No
Flood Plain:	None
Existing Zoning:	A-2
Surrounding Zoning:	A-2/R-1/R-2
Surrounding Land Uses:	Rural Agricultural/Open Space/ Low Density/Single Family Residential District/ Medium Density Residential District
2006 Land Use Plan:	PBD/SC
Lot/Tract Acreage:	17.74 Acres
Neighborhood Opposition:	No

Staff Field Notes and Findings of Facts:

- The applicant has requested to rezone approximately 2.50 acres of his property and have the property split zoned from A-2 to PBD/SC in the requested portion that you see for an HVAC business.
- Staff visited the site to inspect and take pictures.
- The property is currently vacant and fronts Highway 394, providing direct access to an existing state-maintained roadway.
- The submitted site plan identifies multiple proposed access points from Highway 394.
- The remaining acreage is family- owned property, and the owner is going to keep 15+ acres as A-2 zoning and to be utilized for agricultural purposes, preserving the rural character of the property and keeping Greenbelt status.
- The site plan includes a proposed 50 foot by 75-foot commercial building, with a parking area, and a fence outdoor laydown/storage yard intended for business operations.
- Future Land Use Plans show the property is designated within the Commercial Corridor future land use category.
- Adjacent properties include areas designated for Low Density Residential and Agricultural/Single-Family Residential Uses.
- The proposed rezoning represents a transition from a residential zoning district to a commercial zoning district.
- Staff recommends approval of the requested split rezoning. The proposed PBD/SC zoning is consistent with the adopted Future Land Use Plan, supports commercial development along Highway 394, and allows the remaining acreage to stay zoned A-2 for continued agricultural use and Greenbelt enrollment.

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 County Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date: 07-17-2026

Property Owner: Sammy and lillbeth ford

Address: 1038 HWY 394, Blountville, TN 37617

Phone number: 276-356-6878

Email: deachranjr@completecomfort.us

Property Identification

Tax Map: 050

Group:

Parcel: 040.00

Zoning Map: 8

Zoning District: A-2

Proposed District: PBD/SC Civil District: 05

Property Location: 1038 HWY 394, Blountville, TN 37617

Commission District: 4

Purpose of Rezoning: HVAC business

Meetings

Planning Commission: Sullivan County

Place: Historic Courthouse 2nd floor Commission chambers 3411 Hwy 126, Blountville

Date: Aug 18, 2026

Time: 6:00 pm

Approved: _____

Denied: _____

County Commission:

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

Date: Sept 10, 2026

Time: 6:00 PM

Approved: _____



APPROVED 23 YES 1 NO

Denied: _____

pd CC#353
#41908

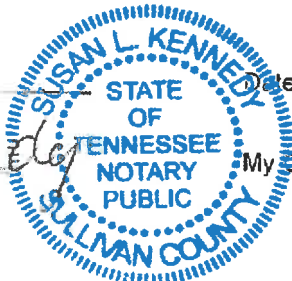
DEED RESTRICTIONS

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: _____

Date: 7/14/26

Notary Public: Susan L Kennedy



My Commission Expires: 02-21-29

Value Information			
Land Market Value:	\$196,500	Land Use Value:	\$49,800
Improvement Value:	\$388,000	Improvement Value:	\$388,000
Total Market Appraisal:	\$584,500	Total Use Appraisal:	\$437,800
		Assessment Percentage:	25%
		Assessment:	\$109,450
Subdivision Data			
Subdivision:			
KETRON PROP			
Plat Book:	Plat Page:	Block:	Lot:
57	97		
Additional Information			
General Information			
Class: 11 - Agricultural			
City #:		City:	
Special Service District 1: 000		Special Service District 2: 000	
District: 05		Neighborhood: A01	
Number of Buildings: 1		Number of Mobile Homes: 0	
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL		Utilities - Electricity: 01 - PUBLIC	
Utilities - Gas/Gas Type: 00 - NONE		Zoning: A-2	
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			

Residential Building #: 2

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
04 - SIDING AVERAGE
Heat and AC:
7 - HEAT AND COOLING SPLIT
Quality:
1+ - AVERAGE +
Square Feet of Living Area:
1568
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
07 - DRYWALL
Bath Tiles:
00 - NONE
Shape:
01 - RECTANGLE

Building Sketch



Stories:
1.00
Actual Year Built:
2020
Plumbing Fixtures:
7
Condition:
AV - AVERAGE
Floor System:
04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
13 - PREFIN METAL CRIMPED
Floor Finish:
11 - CARPET COMBINATION
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE

Building Areas	Square Feet
BAS - BASE	1,568
BMU - BASEMENT UNFINISHED	1,568
OPF - OPEN PORCH FINISHED	448

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	12X19	228
1	GUD - DETACHED GARAGE UNFINISHED	12X17	204
1	SHD - SHED	8X11	88
1	SHD - SHED	12X22	264
1	ASH - ATTACHED SHED	8X17	136

Sale Information

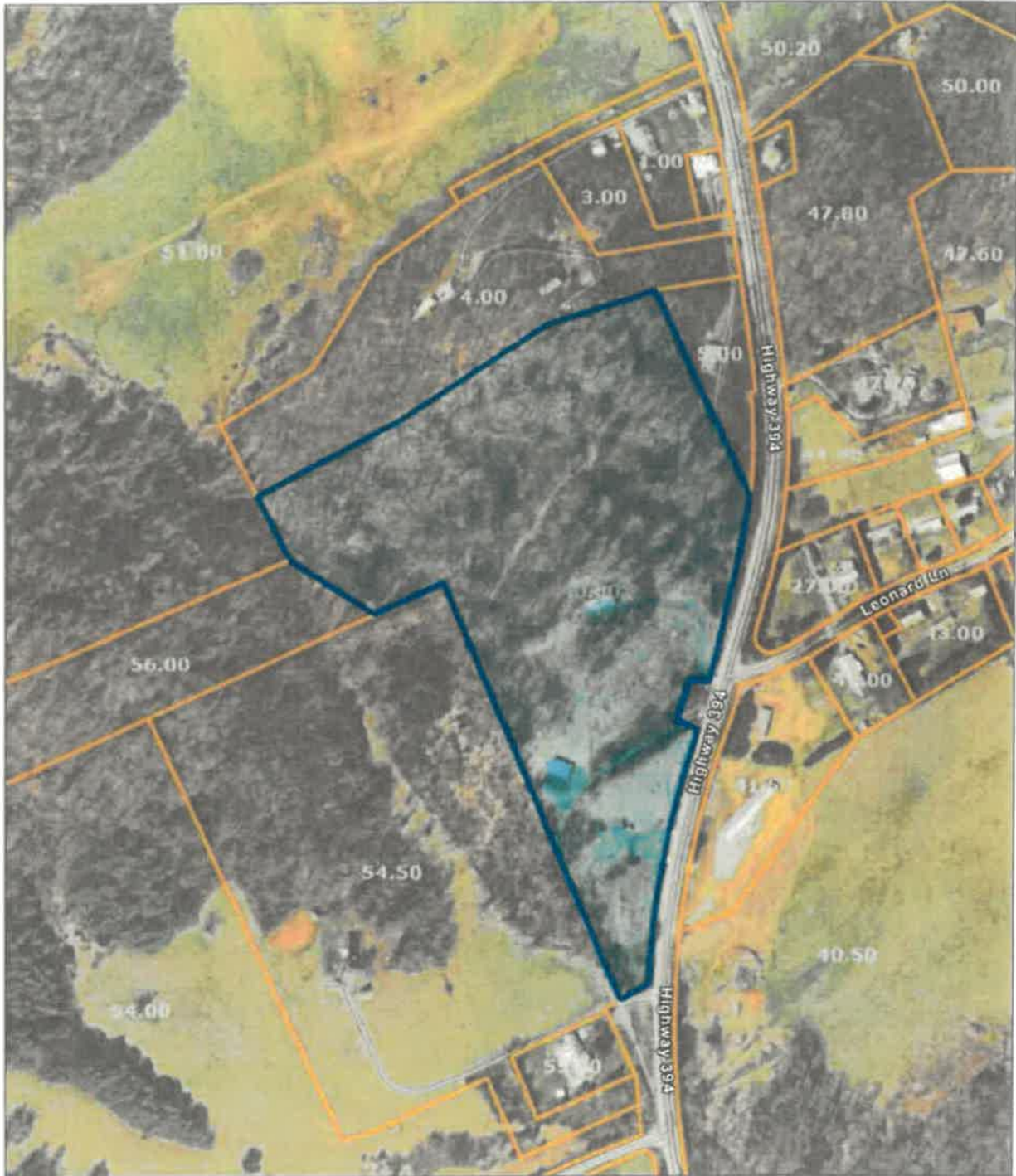
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/16/2020	\$0	3366	448		GB - GREENBELT APPLICATION	-
10/18/2019	\$170,000	3355	149	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/17/2019	\$0	3355	147		HR - AFFIDAVIT OF HEIRSHIP	-
1/12/2005	\$0	2208C	667		-	-
1/16/2004	\$0	2066C	592		-	-
1/16/2004	\$0	2066C	588		-	-
4/27/1934	\$0	20A	52		-	-

Land Information

Deed Acres: 17.74

Land Code	Calculated Acres:	Soil Class	Units
04 - IMP SITE			0.50
46 - ROTATION		G	3.24
54 - PASTURE		A	4.00
62 - WOODLAND 2		P	10.00
Total Land Units: 17.74			

Sullivan County - Parcel: 050 040.00



Date: July 13, 2026

County: SULLIVAN

Owner: FORD SAMMY J & LILLBETH CATURAN FORD

Address: HWY 394 1038

Parcel ID: 050 040.00

Deeded Acreage: 17.74

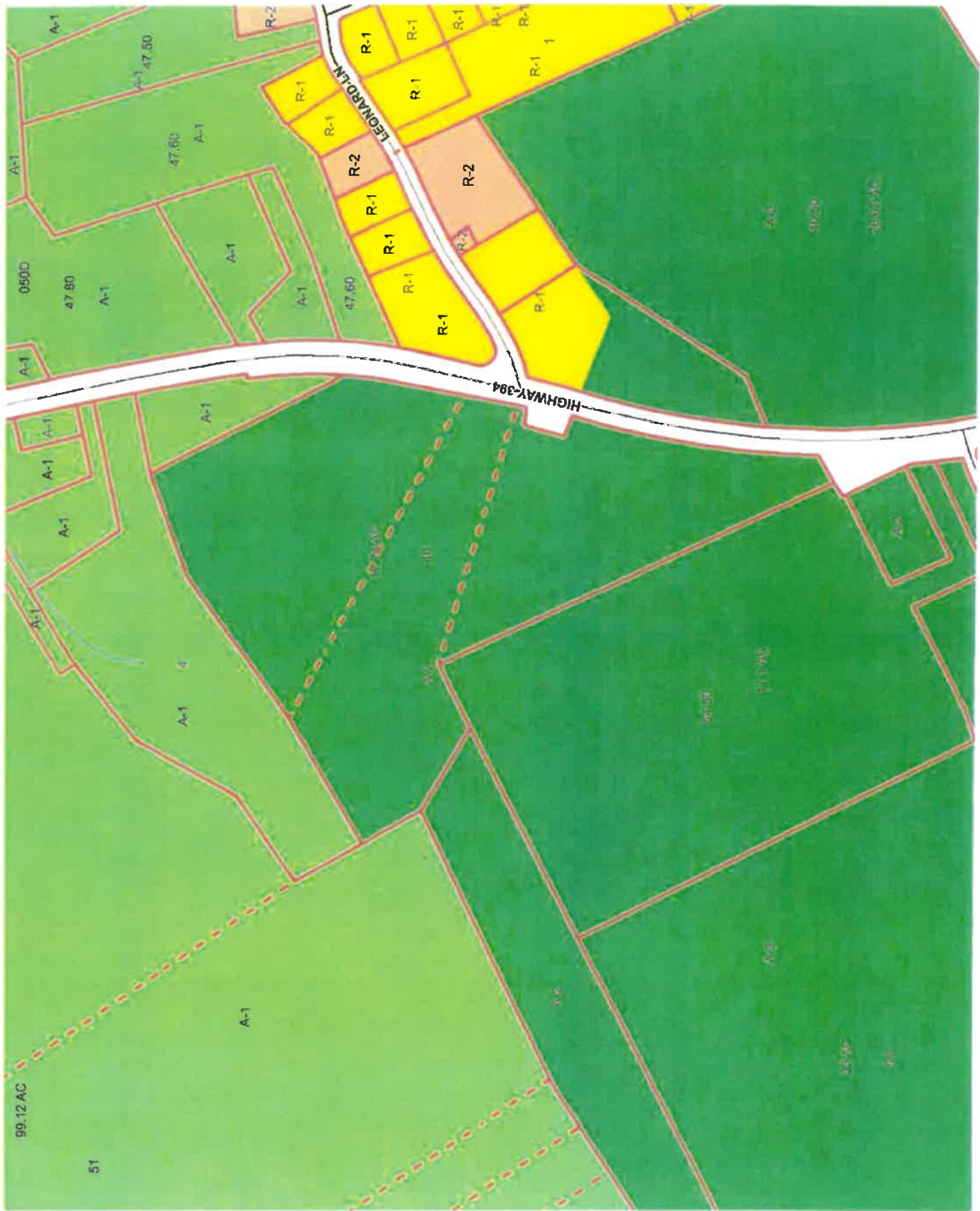
Calculated Acreage: 0

Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Map Contributors, Commonwealth of Kentucky, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/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: Sull Co 911
Kingsport: Kpt GIS
Johnson City: JC GIS
Bristol: Bristol 911

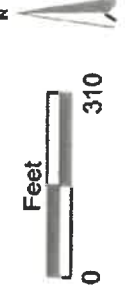
A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

 County Line
 Lot Lines / Parcel Hooks
 Parcel Numbers
 Parcel Lines
Land Use Plan: 2006-2026
 Ag / Single Fam Res
 Corridor Commercial
 Plan Corridor Comm
 Low Density Res



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

	Zone A - High Flood Elevation Determined
	Zone AE - Base Flood Elevation Determined
	0.2 PCT Annual Chance Flood Hazard
	Flashiness Area in Zone AE



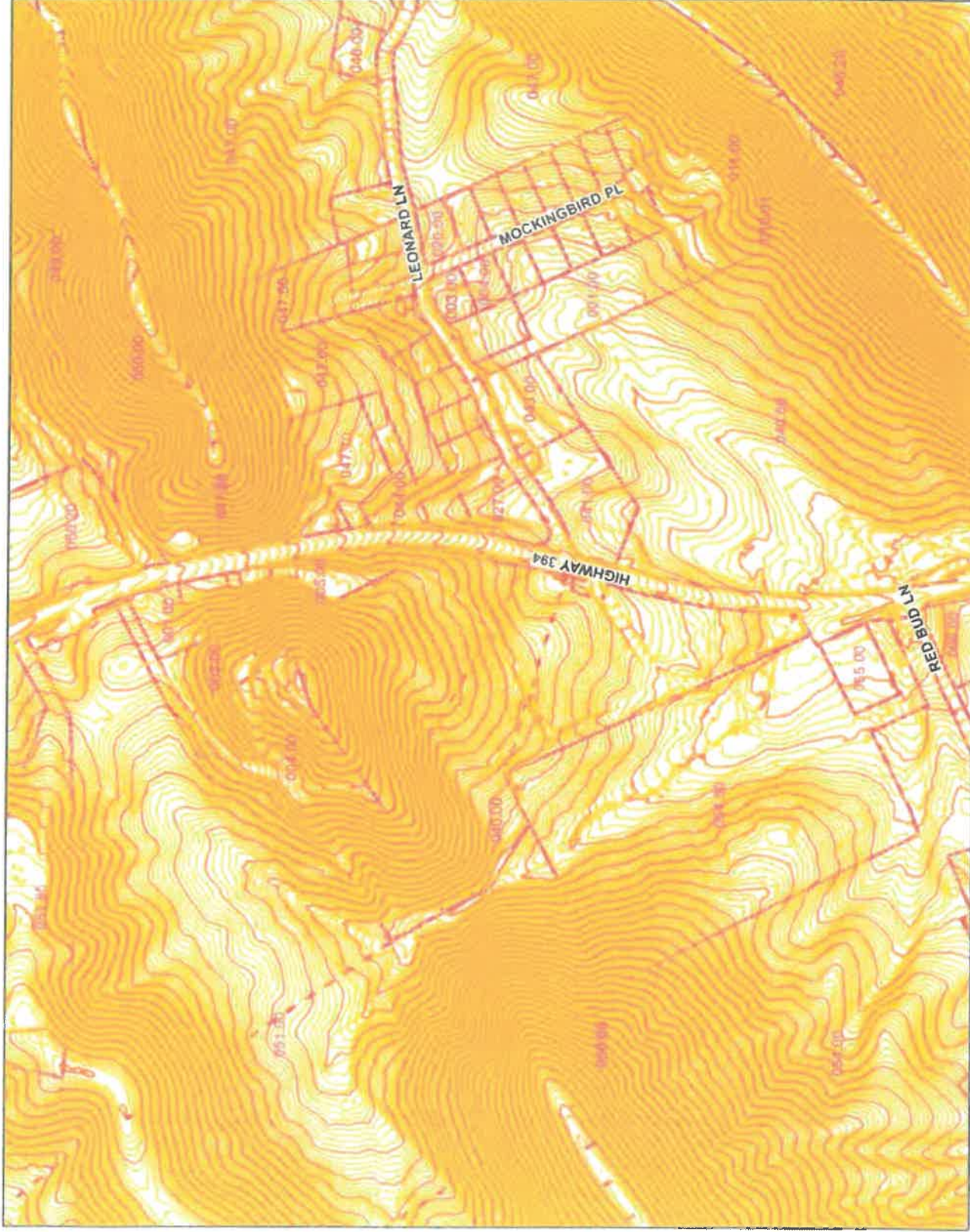
**Sullivan County, TN
Planning and Codes Dept.**

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

Notice:

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-  County Line
-  Lot Lines / Parcel Hooks
-  Parcel Numbers
-  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 (1/500)
 Boundary Areas in Zone AE



Sullivan County, TN
 Planning and Codes Dept.



Sullivan County, TN
NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
423-323-6440

07/29/2026 14:01



07/29/2026 14:03





07/29/2026 14:03

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

07/29/2026 14:06

Case #2

R-1 to A-1

R-1 (Low Density/Single-Family Residential District) to A-1 (General Agricultural/Estate Residential District) for the purpose of placing a single-wide on the property .

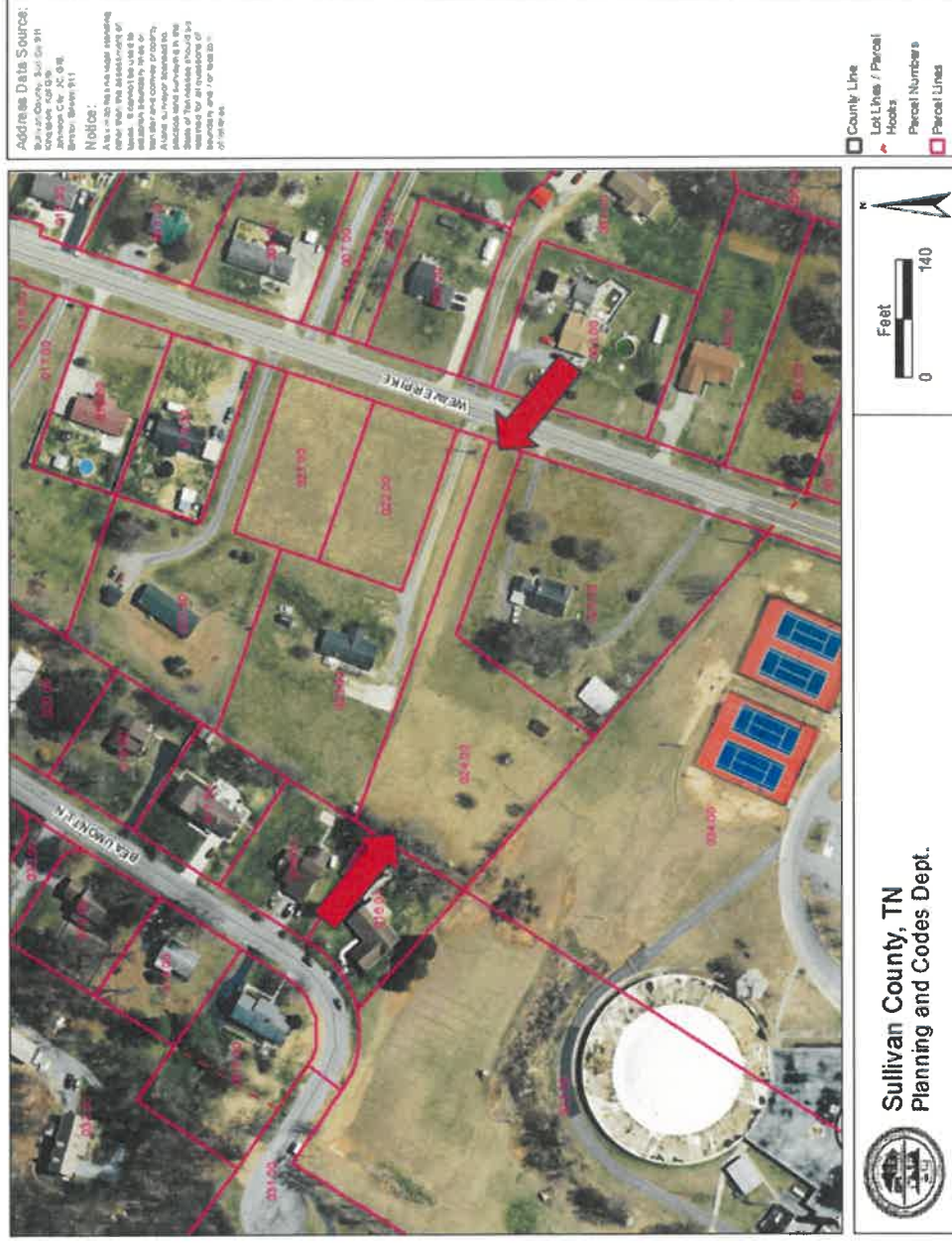
Tax Map 083C, Group A, Parcel 024.00

for Chester Trivette Jr.

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

4118 Weaver Pike, Bristol

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



F1. Rezoning request from Chester H. Trivette Jr. to rezone their property located at 4118 Weaver Pike, Bristol, TN 37620 from R-1 (Low Density/Single-Family Residential District) to A-1 (General Agricultural/Estate Residential District).

FINDINGS OF FACT—

Landowner:	Chester H. Trivette Jr.
Applicants:	Same
Representative:	Same
Location:	4118 Weaver Pike, Bristol, TN 37620
Mailing Address of Owners:	2323 Hickory Tree Road, Bluff City, TN 37618
Civil district:	04
Parcel ID:	Tax Map 083C, Group A, Parcel 024.00
Subdivision of Record:	William & Vivan Rader Est.
PC1101 Growth Boundary:	Sullivan County Rural Area
Airport Overlay Zone:	No
Existing Land Use of Lot:	Residential
Utility District:	South Fork
Public Sewer:	No
Flood Plain:	None
Existing Zoning:	R-1
Surrounding Zoning:	R-1/ A-1
Surrounding Land Uses:	Residential/Agricultural
2006 Land Use Plan:	R-1
Lot/Tract Acreage:	1.32 Acres
Neighborhood Opposition:	No

Staff Field Notes and Findings of Facts:

- The applicant has requested to rezone his property from R-1 to A-1.
- Staff visited the site to inspect and take pictures.
- The purpose of the rezoning request is to permit the placement of a single-wide manufactured home as a permanent residence on the property.
- The site is currently vacant.
- The surrounding area consists primarily of a mix of agricultural, residential, and rural land uses.
- The proposed rezoning does not appear to adversely affect adjacent properties or alter the overall character of the surrounding area.
- The request is compatible with the existing pattern of development and believes that the proposed A-1 zoning is appropriate for the property.
- Staff recommends approval of the request to rezone the property from R-1 to A-1, as the proposed zoning classification is compatible with surrounding land uses and will allow reasonable residential use of the property while maintaining the rural character of the area.

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 County Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date: 6-23-26

Property Owner: Chester H Trivette Jr

Address: 2323 Hickory Tree RD Bluff City TN 37618

Phone number: 423 367-2254 Email: CBluffcity@aol.com

Property Identification

Tax Map: 083C

Group: A

Parcel: 024.00

Zoning Map: 18

Zoning District: R-1

Proposed District: A-1

Civil District: 21

Property Location: 4118 Weaver Pike Bristol TN 37620

Commission District: 4

Purpose of Rezoning: For single wide

Meetings

Planning Commission: Sullivan County Planning Commission

Place: Historic Courthouse 2nd Floor Commission Chambers

Date: Aug 18 2026

Time: 6:00 PM

Approved: _____

Denied: _____

County Commission:

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

Date: Sept 10 2026

Time: 6:00 PM

Approved: ☒

APPROVED 23 YES 1 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.

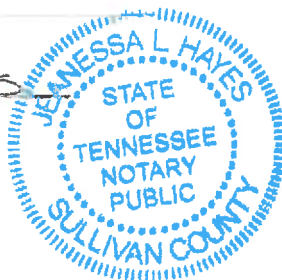
pd ck 1570 #41826
\$203⁰⁰

Owner's Signature: _____

Date: 6-23-26

Notary Public: _____

My Commission Expires: 12/28/2026

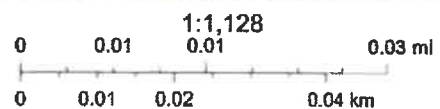


Sullivan County - Parcel: 083C A 024.00



Date: June 23, 2026

County: SULLIVAN
Owner: TRIVETTE CHESTER H JR
Address: WEAVER PIKE 4118
Parcel ID: 083C A 024.00
Deeded Acreage: 1.32
Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, © 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

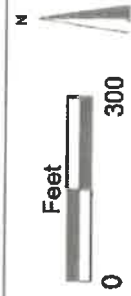
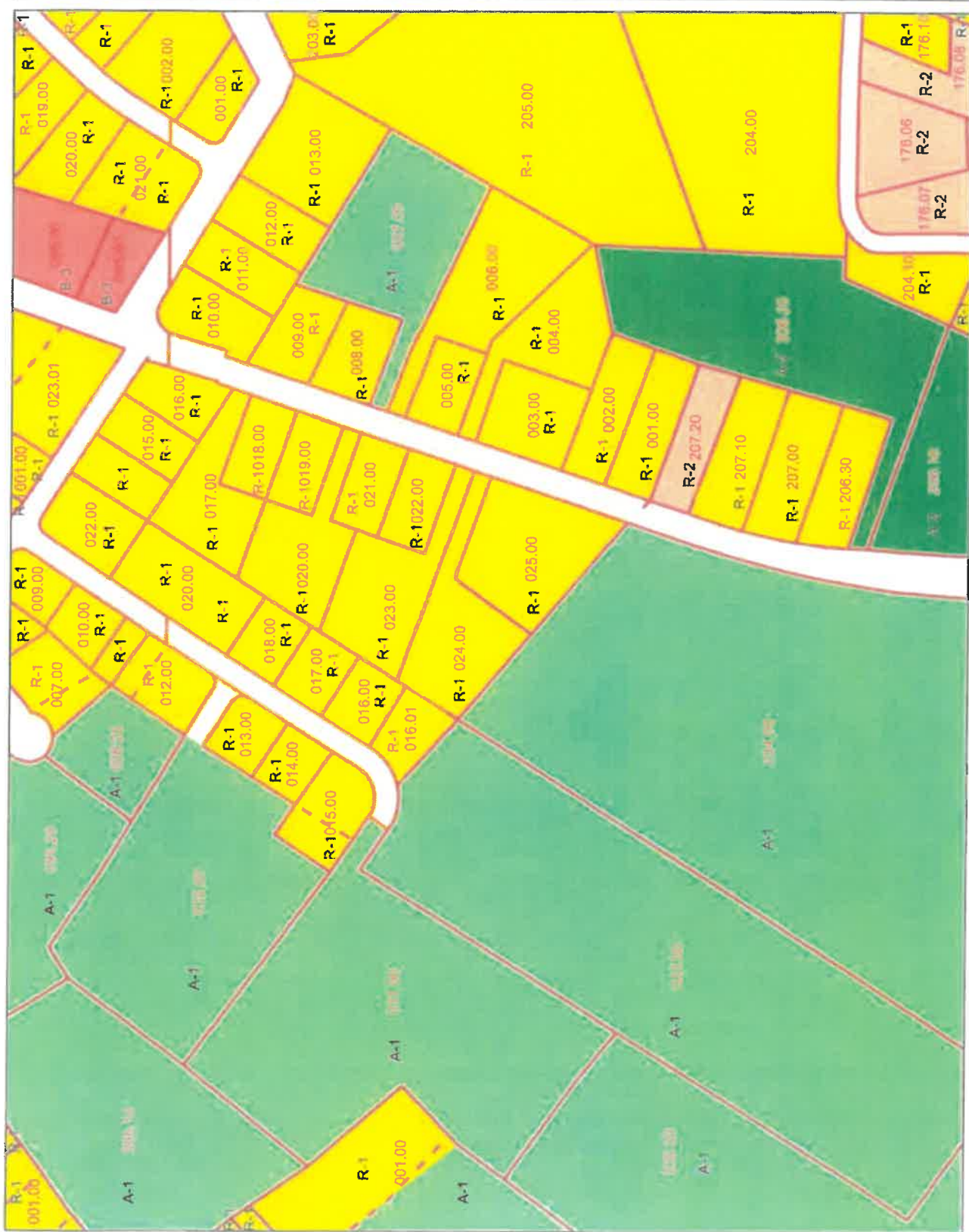
Address Data Source
 Sullivan County: Sul Co 911
 Kingsport: Kox GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

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 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
-  Current Zoning

-  A-1
-  A-2
-  B-3
-  R-1



Sullivan County, TN
 Planning and Codes Dept.



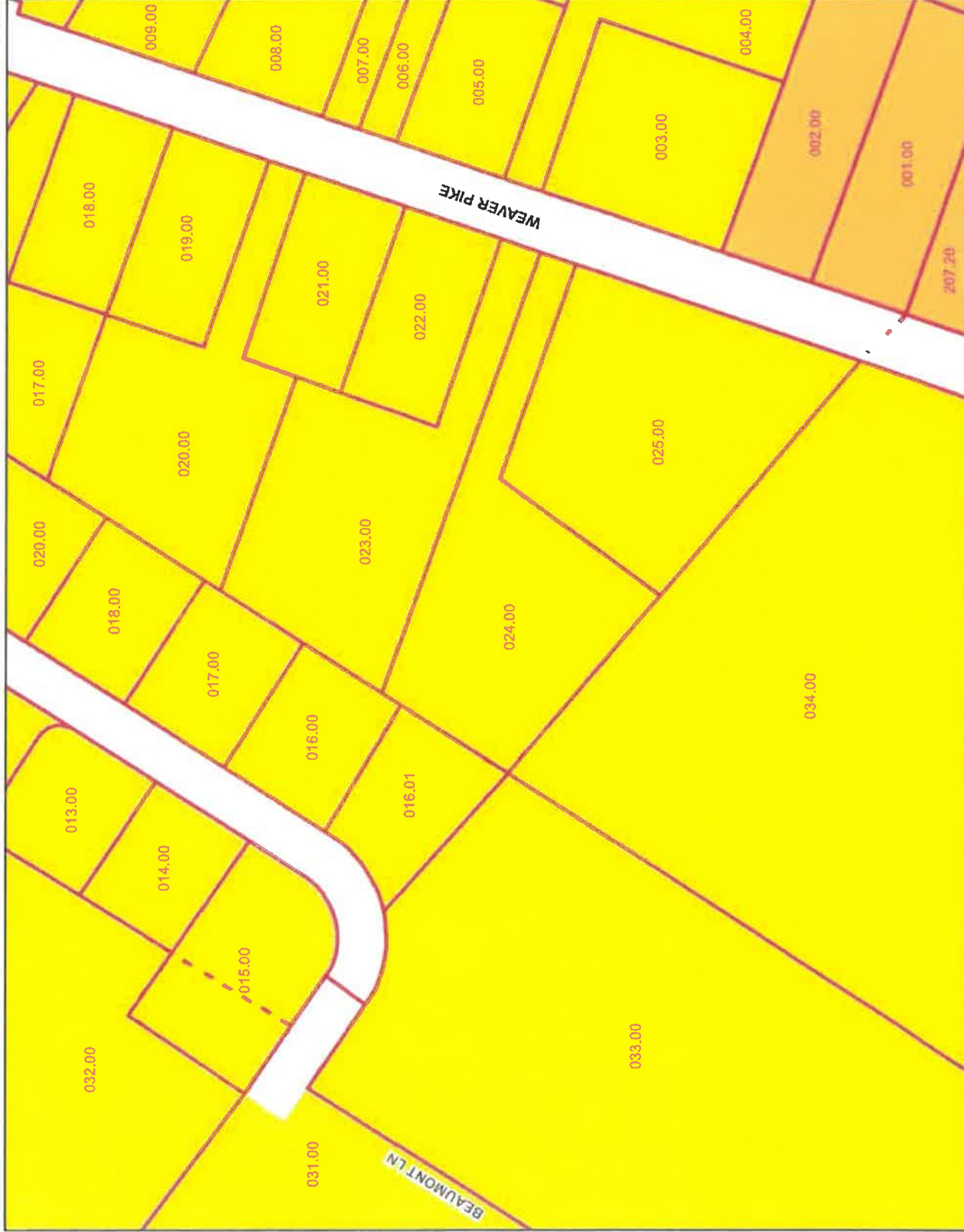
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-  County Line
-  Lot Lines / Parcel
-  Hooks
-  Parcel Numbers
-  Parcel Lines
- Land Use Plan: 2006-2026**
-  Low Density Res
-  Medium Density
-  Res

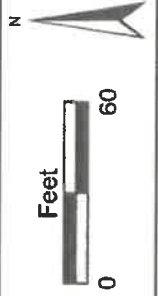
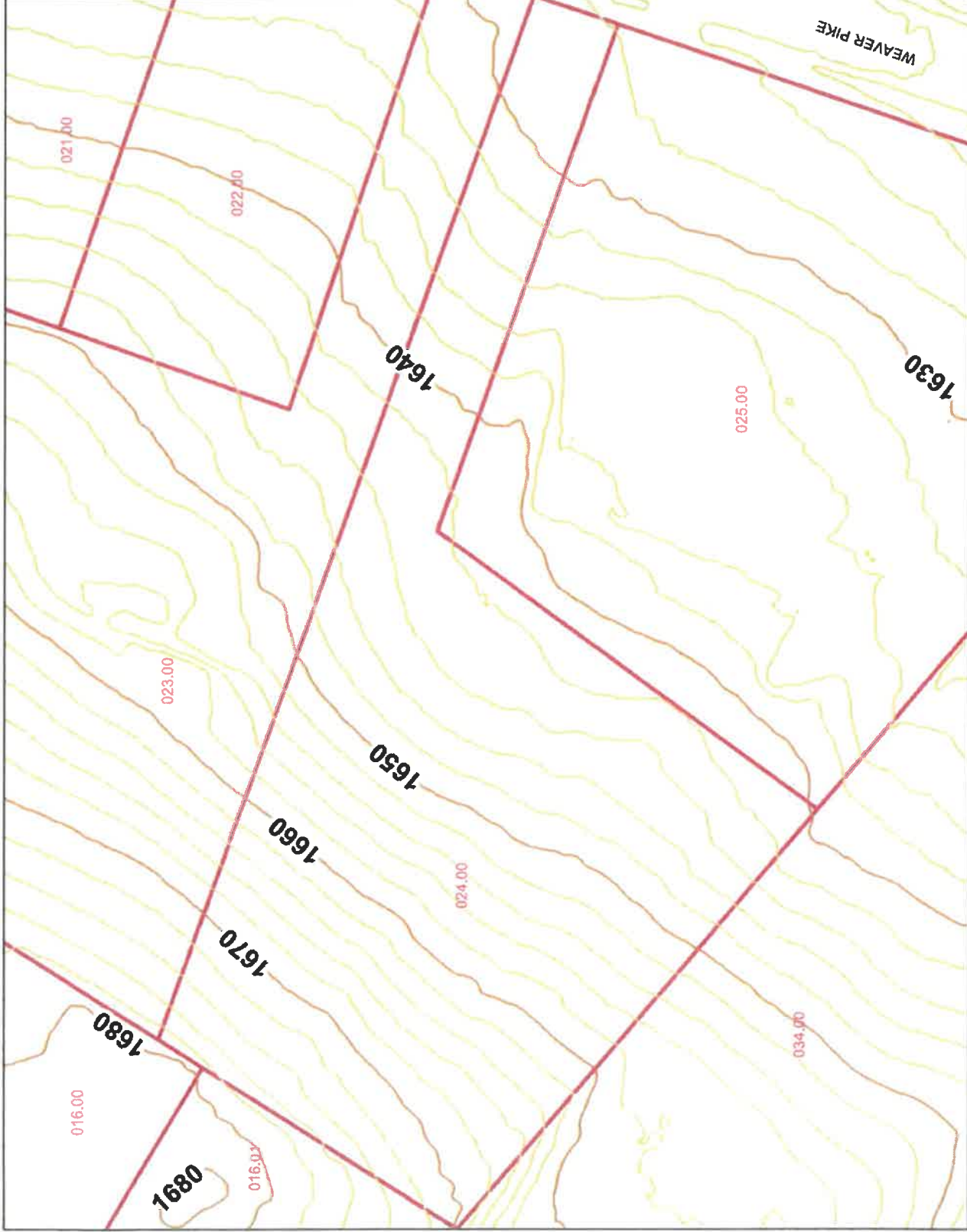


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Sullivan County: Sull Co 911
Kingsport: Kpt GIS
Johnson Cty: JC GIS
Bristol: Bristol 911

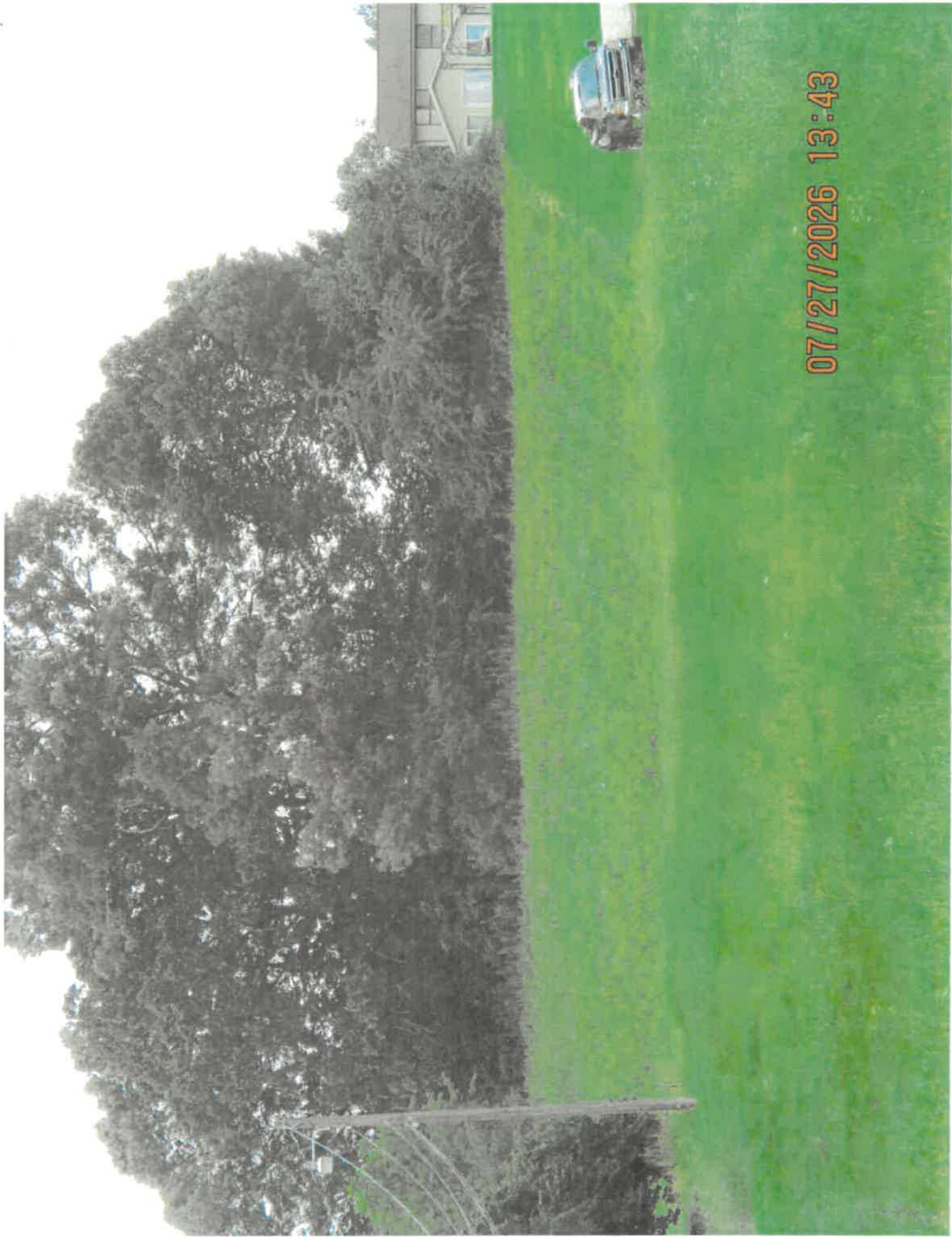
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- ☒ County Line
- ☒ Lot Lines / Parcel Hooks
- ☒ Parcel Numbers
- ☒ Parcel Lines



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



07/27/2026 13:43



07/27/2026 13:43



07/27/2026 13:43