

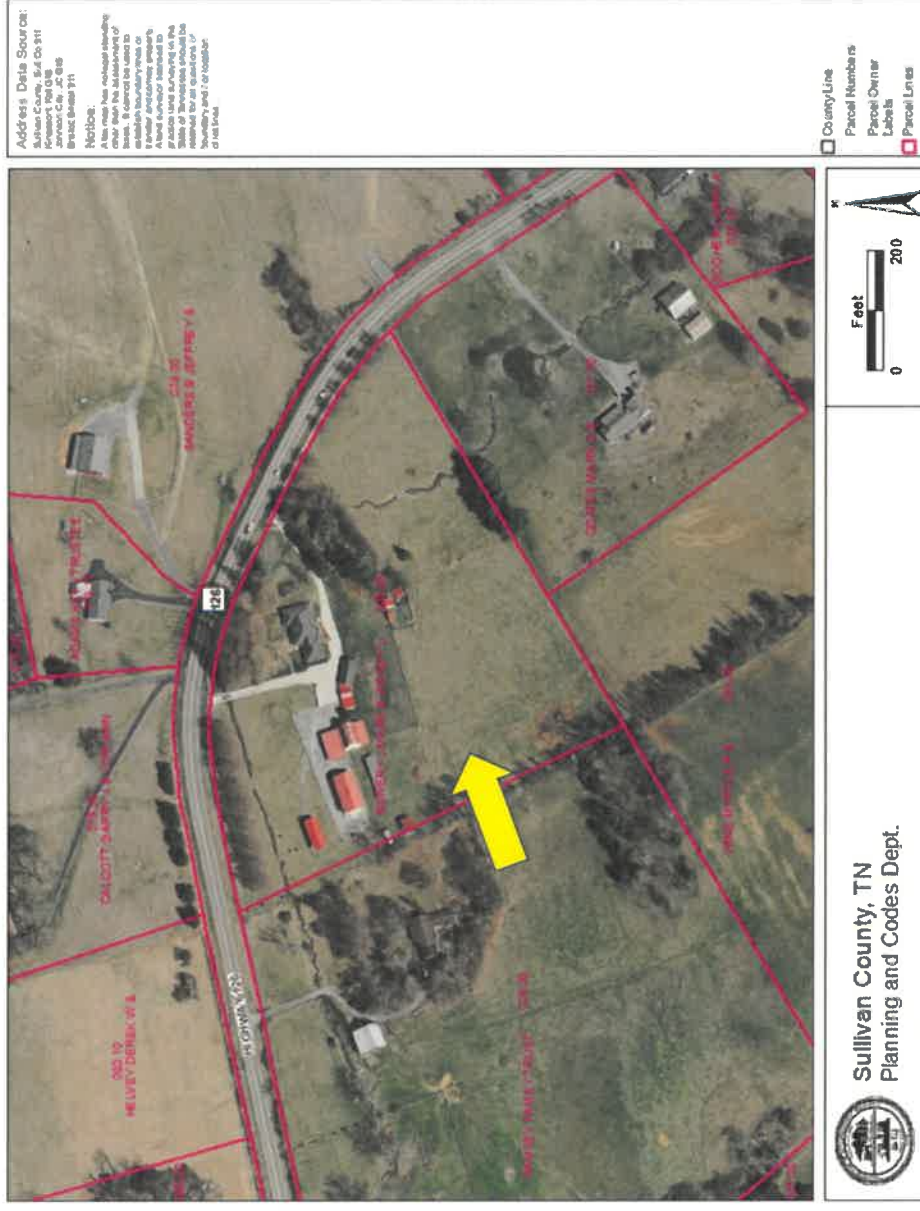
Zoning Plan: Rezoning Requests and/or Zoning Text Amendments

August 14, 2025 - Work Session

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	6/5/2025	Mark & Wendy Bowery	Yes	Yes	No	Kingsport	R-1	A-1	7th	6th
Voting Summary:										
	<u>Name</u>	<u>Case</u>	<u>Yes</u>	<u>No</u>	<u>Pass / Absain</u>	<u>Absent</u>	<u>Pass (Yes or No)</u>			
	Mark & Wendy Bowery	1	16			8	YES			
Footnote:	ZTA : Zoning Text Amendment									* 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



PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 06/05/2025

Property Owner: J MARK & WENDY L BOWERY

Address: 5562 HIGHWAY 126, BLOUNTVILLE, TN 37617

Phone number: 423-446-0227

Email: WENDY@BOWERYINS.COM

Property Identification

Tax Map: 049

Group:

Parcel: 029.00

Zoning Map: 7

Zoning District: R-1

Proposed District: A-1

Civil District: 7

Property Location: 5562 HIGHWAY 126, BLOUNTVILLE, TN 37617

Commission District:

Purpose of Rezoning: CORRECT ZONING TO AGRICULTURE IN LIEU OF R-1

Meetings

Planning Commission:

Place: Kingsport Planning 415 Broad St. 3rd Floor Board Room

Date: July 17, 2025

Time: 6:00 PM

Approved: _____

Denied: _____

County Commission:

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

Date: August 14, 2025

Time: 6:00 PM

Approved: X APPROVED 16 YES, 8 ABSENT

Denied: _____

DEED RESTRICTIONS

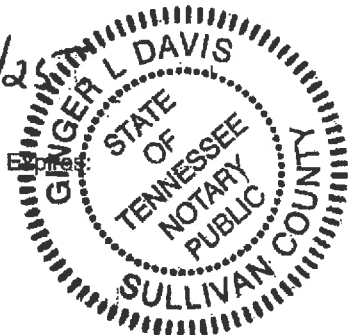
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Wendy Bowery

Notary Public: Ginger L. Davis

Date: 6/5/25

My Commission Expires: 11/25/2028



Building #	Type	Description	Area/Units
	PTO - PATIO	9X42	378
	PBN - POLE BARN	28X36	1,008
	ASH - ATTACHED SHED	14X36	504
	CUD - DETACHED CARPORT UNFINISHED	21X40	840
	PFO - OPEN PORCH FINISHED	10X21	210
	SHD - SHED	13X16	208
	WDK - WOOD DECK	IRR	436
	SHD - SHED	15X33	495
	OSH - OPEN SHED	15X32	480
	OSH - OPEN SHED	6X15	90
	OSH - OPEN SHED	16X16	256
	OSH - OPEN SHED	6X16	96
	OSH - OPEN SHED	30X48	1,440
	FST - FARM STORAGE BLDG	60X30	1,800

File Information

File Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/15/2013	\$417,000	3102	1159	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
3/30/2006	\$430,000	2419C	360	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
11/1/1987	\$0	556C	182		-	-
2/23/1974	\$0	0023C	00718		-	-

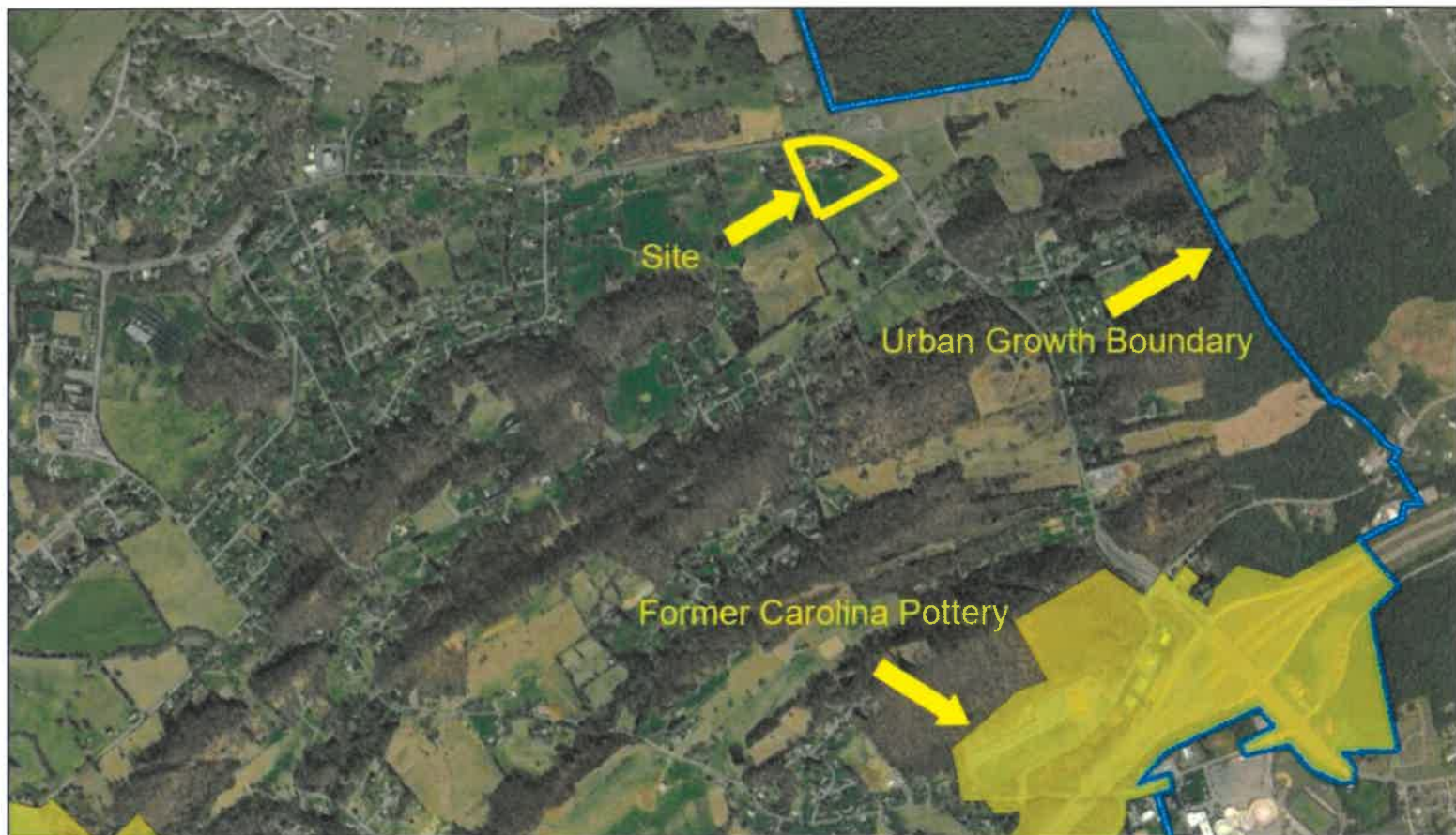
Property Information	5562 Highway 126 County Rezoning		
Address	5562 Highway 126 Kingsport, TN 37617		
Tax Map, Group, Parcel	Tax Map 049, Parcel 029.00		
Civil District	7 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family		
Acres	+/- 9.18		
Existing Use	Residential/Agriculture	Existing Zoning	County R-1
Proposed Use	Residential/Agriculture	Proposed Zoning	County A-1
Owner/ Applicant Information			
Name: J Mark & Wendy L. Bowery Address: 5562 Highway 126 City: Blountville State: TN Zip Code: 37617 Phone: (423)-446-0227		Intent: To rezone from county R-1 to A-1 for the purposes of matching the existing primary use of the property.	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • The zoning change is compatible with the surrounding zoning. • The zoning change will appropriately match the areas existing land use. <p>Staff Field Notes and General Comments:</p> <p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 5562 Highway 126 from county R-1 to A-1. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.</p>			
Planner: Samuel Cooper		Date: 7/17/2025	
Planning Commission Action		Meeting Date 7/17/2025	
Approval:			
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

Sullivan County Zoning Code

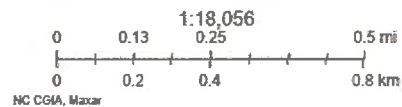
5. **R-1, Low Density/Single-Family Residential District** - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

3. **A-1, General Agricultural/Estate Residential District** - These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings and such other structures as are customary and accessory, thereto. The intensity of development permitted within these districts is directly related to the availability of public water service. These districts also include community facilities, public utilities, and open uses, which serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. These districts provide for large tracts and open space on the fringe of higher densities of residential development and may transition into other districts as development evolves. These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix) and singlewide mobile homes on individual parcels.

5562 Highway 126 Vicinity Map



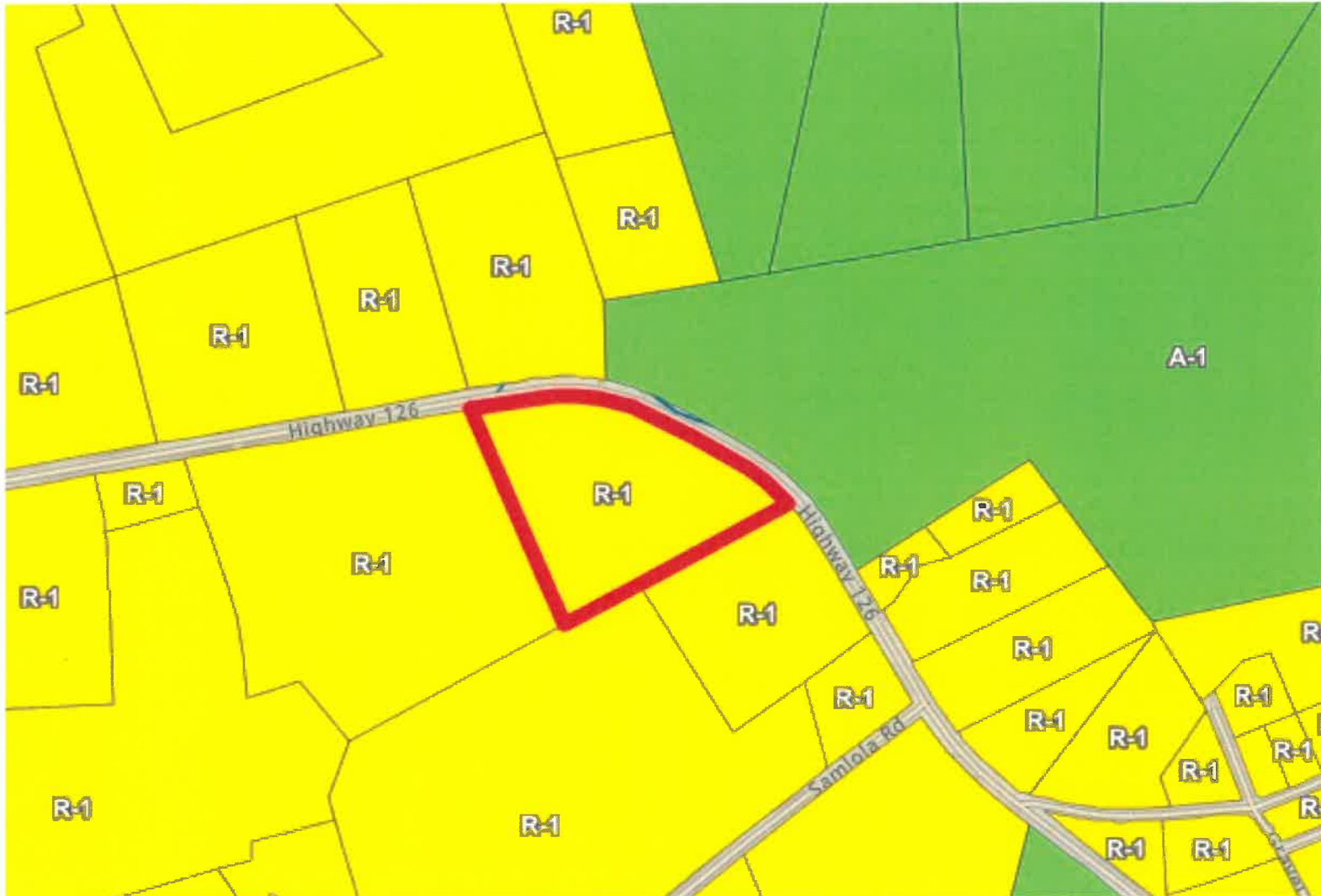
6/20/2025, 2:26:09 PM



Web AppBuilder for ArcGIS

Web AppBuilder for ArcGIS

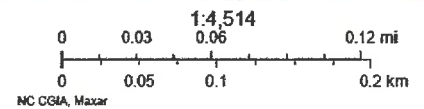
5562 Highway 126 Sullivan County Zoning Map



5562 Highway 126 Future Land Use



6/20/2025, 2:42:44 PM











Web AppBuilder for ArcGIS

Sullivan County Future Land Use



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
-  Parcel Numbers
-  Parcel Lines
-  Kingsport UGB
-  Land Use Plan: 2006-2026
-  Ag / Single Fam
-  Res
-  Low Density Res



Sullivan County, TN
Planning and Codes Dept.

Feet
0 110



Northern Property View



Eastern Property View



Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a use suitable to the area due to the property's proximity to other county A-1 zoning areas and the property's compatibility with the other county R-1 zones.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal will not have any adverse effect on the existing use or usability of the adjacent or nearby properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Both the City and County land use plans permit the rezoning to take place.

Proposed use: County, A-1 (General Agriculture/Estate Residential District)

The Future Land Use Plan recommends: County: Low-density Residential City: Single-family

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, as the property aligns with other county A-1 zoning areas within close proximity to the property.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed A-1 zone will exist in harmony with existing A-1 zones adjacent to the property.

Recommendation

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 5562 Highway 126 from county R-1 to A-1. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.

Received 08/06/2025 from Garry Calcott
in office

Petition to Oppose Property Subdivision at 5562 Highway 126, Blountville, TN

To the Kingsport Regional Planning Commission,

We, the undersigned residents of the Indian Springs neighborhood in Kingsport and Blountville, TN, respectfully petition the Kingsport Regional Planning Commission to deny the proposed subdivision of the property located at 5562 Highway 126 Blountville, TN for the purpose of installing a singlewide trailer.

Statement of Concern: The Indian Springs neighborhood is a cohesive community spanning Kingsport and Blountville, characterized by well-maintained large estates of 5 acres or more with single-family homes valued at \$500,000 and above. The proposed subdivision to place a singlewide trailer on the property directly across from residences in Blountville and within Kingsport city limits threatens the aesthetic integrity, property values, and quality of life in our neighborhood. This development is inconsistent with the established character of Indian Springs and could set a precedent for incompatible land use.

Reasons for Opposition:

1. **Impact on Property Values:** Real estate research demonstrates that introducing lower-value housing, such as singlewide trailers, in high-value residential areas can reduce property values by up to 10-15%. For Indian Springs homeowners, this could translate to significant financial losses, undermining the investments made in our homes.
2. **Preservation of Community Aesthetics:** The Indian Springs neighborhood is defined by its consistent architectural style, well-maintained landscaping, and cohesive visual appeal. A singlewide trailer, typically associated with different design and maintenance standards, would disrupt the neighborhood's aesthetic harmony, which is a key factor in its desirability and market value.
3. **Potential Infrastructure and Traffic Concerns:** Subdividing the property could increase traffic and strain local infrastructure, such as water, sewer, and road systems, which are not designed for higher-density development in this area. This could negatively affect residents on both sides of the Kingsport-Blountville boundary.
4. **Community Consensus:** Many Indian Springs residents, including those unable to attend the public meeting on July 13, 2025, strongly oppose this subdivision. This petition reflects the collective voice of our community, including residents in both Kingsport and unincorporated Sullivan County, who share concerns about the long-term impact on our neighborhood.

Request: In accordance with Tennessee Code Annotated § 13-4-303, which empowers the Planning Commission to regulate subdivisions to ensure harmonious development, we respectfully request that the Kingsport Regional Planning Commission deny the proposed subdivision of the property at [Insert Property Address]. We further urge the Commission to consider zoning policies that protect the existing character and value of Indian Springs, ensuring future developments align with the neighborhood's standards.

Contact Information: Garry and Loriann Calcott

5593 Hwy. 126, Blountville, TN 37617

423-646-3925

Cjesussoon@gmail.com

Note to the Commission:

As the proposed subdivision **is** located directly across from residences in Blountville, Sullivan County, we respectfully request that the Commission consider the cross-jurisdictional impact on Sullivan County residents. We have notified the Sullivan County Planning and Codes Department to ensure their awareness of this matter.

Signatures:

- | | Name | Address | Signature | Date |
|----|------------------|---------------------------------------|------------------|---------|
| 1. | Garry J. Calcott | 5593 Hwy 126
Blountville, TN | Garry J. Calcott | 07/14/2 |
| 2. | Louann Calcott | 5593 Hwy 126
Blountville, TN 37617 | Louann Calcott | 7/14/2 |
| 3. | WRS VANCE RAMSE | | Vance Ramsey | 7-14-2 |
| 4. | Kay Adams | 5565 Hwy 126, Blountville
37617 | Kay Adams | 7-14-2 |
| 5. | Angella Smith | 5573 Hwy 126 Blountville, TN | Angella Smith | 7-14 |
| 6. | Emerson Smith | 5573 Hwy 126 Blountville, TN | Emerson Smith | 7-14 |
| 7. | Derek W. Helweg | 1070 ISLAND RD. Blountville, TN | Derek Helweg | 7-14 |
| 8. | Lori Sanders | 5545 Hwy 126 Blountville, TN
37617 | Lori Sanders | 7/16/25 |
| 9. | | | | |

Analysis of Property Value Impact in Indian Springs, Blountville, TN

Local Housing Market Context:

- The average home value in Blountville is approximately \$267,984, with a median list price of \$348,000 in July 2025, and homes in the Indian Springs area often fall in the higher range due to their proximity to Kingsport and desirable amenities like larger lots and scenic views.
- Indian Springs includes a mix of single-family homes, often with 2,500–3,000 square feet, priced between \$300,000 and \$600,000, with some luxurious properties exceeding this range.
- Homes valued at \$500,000 or more in this area are typically newer or upgraded, with features like brick exteriors, hardwood floors, and proximity to schools like Indian Springs Elementary or recreational areas like Boone Lake.

Impact of a Single-Wide Trailer:

- A single-wide trailer (typically 600–1,300 square feet, valued at \$20,000–\$80,000 in Tennessee) on an adjacent lot in Indian Springs would likely be perceived as inconsistent with the neighborhood's aesthetic and market expectations.
- Indian Springs is characterized by larger, well-maintained homes on spacious lots, and the introduction of a mobile home could disrupt the visual and market uniformity, particularly for homes in the \$500,000+ range. This is especially relevant given your prior concern about a neighbor's plan to subdivide and place a single-wide trailer, which suggests local sensitivity to such changes.
- Real estate studies indicate that mobile homes in neighborhoods of higher value, site-built homes can reduce adjacent property values by 5–20%, with the impact depending on proximity, condition of the trailer, and neighborhood standards. In Indian Springs, where community aesthetics and property values are prioritized, the effect is likely toward the higher end, around 10–15%.
- For a \$500,000 home, this translates to a potential value decrease of \$50,000–\$75,000. For homes valued above \$600,000, the impact could scale proportionally, potentially reaching \$90,000 or more, especially if the trailer is visible from the property or affects curb appeal.

Factors Specific to Indian Springs:

- **Zoning and Regulations:** Sullivan County and Kingsport zoning laws may restrict single-wide trailers in certain subdivisions like Indian Springs, especially if deed restrictions or homeowners' associations (HOAs) exist. Your prior interaction with the Kingsport Regional Planning Commission suggests active community oversight, which could limit the trailer's placement or mitigate its impact if enforced.
- **Market Perception:** Buyers in Indian Springs, often seeking proximity to Tri-Cities amenities (e.g., The Pinnacle, Tri-Cities Airport) and schools like Indian Springs Elementary, prioritize neighborhood consistency. A single-wide trailer could deter high-end buyers, reducing demand and thus impacting sale prices.

- **Recent Sales Data:** While specific sales data for Indian Springs is limited in the provided references, Blountville's market shows homes selling above asking price in some cases, indicating strong demand. However, a trailer could weaken this trend for adjacent properties.

Data Limitations:

- **No direct studies or sales data specifically address the impact of a single-wide trailer in Indian Springs. The estimate is based on general real estate trends and the neighborhood's characteristics.**
- **Recent sales data for Blountville shows 56–105 homes listed, with median prices around \$315,000–\$348,000, but high-end homes in Indian Springs skew higher.**