

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	8/4/2025	Emma McClellan	No	Yes	Yes	Sullivan	B-3	R-1	10th	6th
2	8/15/2025	Garry J. Calcott	No	Yes	Yes	Sullivan	R-1	A-1	6th	6th
3	8/16/2025	Garry J. Calcott	No	Yes	Yes	Kinsport	R-2	A-2	5th	6th
Voting Summary:										
	Name	Case	Yes	No	Pass / Absain	Absent	Pass (Yes or No)			
	Emma McClellan	1	21		1 seat vacant	2	YES			
	Garry J. Calcott	2	21		1 seat vacant	2	YES			
	Garry J. Calcott	3	21		1 seat vacant	2	YES			
Footnote:	* 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

B-3 to R-1

General Business Service District to Low Density/Single-Family Residential District for the purposed of placing a home on the property

Tax Map 014K, Group D, Parcel 008.01

for Emma McClellan

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

621 Lucy Rd, Kingsprt, TN 37660

Civil District 10th
Commission District 6th
(Horne, Means, Vanover)



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: 8-4-25

Property Owner: Emma McClellan

Address: 621 Lucy Rd. Kingsport, TN. 37660

Phone number: 423-963-8031

Email: e.mcclellan02@gmail.com

Property Identification

Tax Map: 014K

Group: D

Parcel: 00861

Zoning Map: 6

Zoning District: B-3

Proposed District: R-1

Civil District: 10

Property Location: 621 Lucy Rd. Kingsport, TN. 37660

Commission District: 6

Purpose of Rezoning: To move home off of "basement" meet setbacks

Meetings

Planning Commission:

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

Date: Sept 16, 2025

Time: 6:00 PM

Approved: _____

Denied: _____

County Commission:

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

Date: OCT 9, 2025

Time: 6:00 PM

Approved: ☒ APPROVED 10/16/25 21 YES, 2 ABSENT, 1 SEAT VACANT

Denied: _____

DEED RESTRICTIONS

pd cc 103.00
#40927

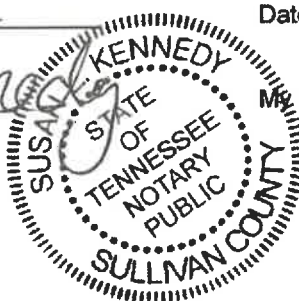
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Emma McClellan

Date: 8-4-25

Notary Public: Susan A Kennedy

My Commission Expires: 2/21/2029



F1. Rezoning Request from B-3 to R-1 – 621 Lucy Rd, Kingsport – McClellan

FINDINGS OF FACT –

Landowner:	Emma McClellan
Applicants:	Same
Representative:	Same
Location:	621 Lucy Rd, Kingsport, TN 37660
Mailing Address of Owners:	Same
Civil district:	10
Parcel ID:	Tax Map 014K, Group D, Parcel 008.01
Subdivision of Record:	N/A
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Airport Overlay Zone:	No
Existing Land Use of Lot:	Residential
Utility District:	Bloomingtondale
Public Sewer:	No
Flood Plain:	No
Existing Zoning:	B-3
Surrounding Zoning:	B-3/R-1
Surrounding Land Uses:	Commercial / Residential
2006 Land Use Plan:	High Density Residential
Lot/Tract Acreage:	0.37 Acres

Staff Field Notes and Findings of Facts:

- The applicant has requested rezoning from B-3 to R-1 in order to place a home on the property.
- The applicant has already had a survey to remove the interior lot line that was present on the property and has requested rezoning in order to have the reduced setbacks of residential zoning.
- The property was previously utilized as residential.
- When the old home was removed from the property and the new home was trying to be placed, there was a collapsed basement discovered from a previous home that made the originally desired location not possible. This made the B-3 setbacks impossible to meet.
- The property predates zoning, meaning that the lot is considered legal, but non-conforming to the current zoning code due to its acreage.
- Staff recommends in favor of the rezoning as the lot predates zoning, aligns with the 2006 land use plan, has been previously utilized as residential, and abuts other R-1 zoned residential property

Meeting Notes at Planning Commission:

Sullivan (082)

Tax Year 2025 | Reappraisal 2025

Jan 1 Owner

MCCLELLAN EMMA ELIZABETH

621 LUCY RD

KINGSPORT TN 37660

Current Owner

LUCY RD 621

Ctrl Map:

014K

Group:

D

Parcel:

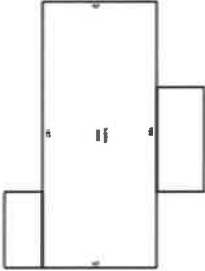
008.01

SI:

000

Value Information			Residential Building #: 1		
Land Market Value:	\$13,800		Improvement Type:	50 - MANUFACTURED	Stories:
Improvement Value:	\$92,800		Exterior Wall:	04 - SIDING AVERAGE	1.00
Total Market Appraisal:	\$106,600		Heat and AC:	7 - HEAT AND COOLING SPLIT	Actual Year Built:
Assessment Percentage:	25%		Quality:	0 - BELOW AVERAGE	1985
Assessment:	\$26,650		Square Feet of Living Area:	1344	Plumbing Fixtures:
Additional Information					6
General Information					Condition:
Class: 00 - Residential			City:		AV - AVERAGE
City #:			Special Service District 2:	000	Floor System:
Special Service District 1:	000		Neighborhood:	A01	04 - WOOD W/ SUB FLOOR
District:	10		Number of Mobile Homes:	0	Roof Cover/Deck:
Number of Buildings:	1		Utilities - Electricity:	01 - PUBLIC	03 - COMPOSITION SHINGLE
Utilities - Water/Sewer:	03 - PUBLIC / INDIVIDUAL		Zoning:	B-3	Floor Finish:
Utilities - Gas/Gas Type:	00 - NONE				11 - CARPET COMBINATION
Outbuildings & Yard Items					Paint/Decor:
					03 - AVERAGE
					Electrical:
					03 - AVERAGE
					Structural Frame:
					00 - NONE

Sale Information			Building Areas		
Long Sale Information list on subsequent pages			Areas		Square Feet
Land Information					
Deed Acres: 0	Calculated Acres: .37	Total Land Units: 0.37	BAS - BASE		1,344
Land Code			OPU - OPEN PORCH UNFINISHED		128
01 - RES			OPF - OPEN PORCH FINISHED		220



Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/27/2017	\$40,000	3243	1597	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/12/1983	\$0	361C	36		-	-
5/6/1944	\$0	67A	309		-	-

Land Use Plan and Existing Zoning Plan





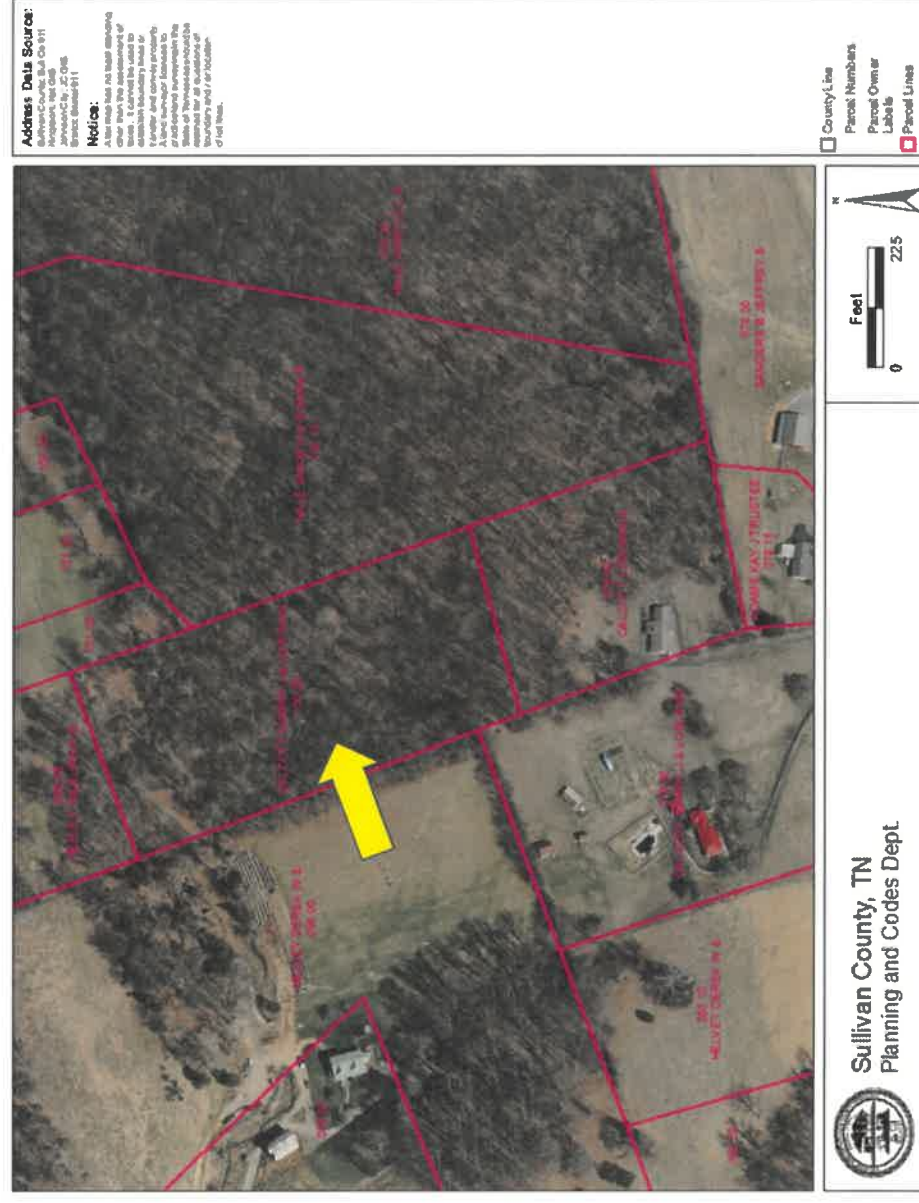
R-1 to A-1
Low Density/Single-Family Residential District to General
Agricultural/Estate Residential District for the purpose of aligning
the property with its current land use
Tax Map 049 Parcel 100.00

for Garry J. Calcott

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

5593 Hwy 126, Blountville, TN 37617

Civil District 6th
Commission District 6th
(Horne, Means, Vanover)



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: 8-15-25

Property Owner: Garry J. Calcott

Address: 5593 Hwy 126, Blountville, TN 37617

Phone number: 423-646-3925 Email: cjesussoon@gmail.com

Property Identification

Tax Map: 049

Group:

Parcel: 100.00

Zoning Map: 7

Zoning District: R-1

Proposed District: A-1

Civil District: 06

Property Location: 5593 Hwy 126 Blountville TN 37617

Commission District: 6

Purpose of Rezoning: Correct zoning to Agriculture in lieu of R-1

Meetings

Planning Commission: Sullivan County Planning Commission

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

Date: Sept 16 2025

Time: 6:00 PM

Approved: _____

Denied: _____

County Commission:

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

Date: Oct 09 2025

Time: 6:00 PM

Approved: ☒ APPROVED 10/16/25 21 YES, 2 ABSENT, 1 SEAT VACANT
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: Garry J. Calcott

Date: 8-15-2025

Notary Public: [Signature]

My Commission Expires: 12/28/24

F2. Rezoning Request from R-1 to A-1 – 5593 HWY 126, Blountville – Calcott

FINDINGS OF FACT –

Landowner:	Garry & Lori Ann Calcott
Applicants:	Same
Representative:	Same
Location:	HWY 126, Blountville, TN 37617
Mailing Address of Owners:	5593 Hwy 126, Blountville, TN 37617
Civil district:	06
Parcel ID:	Tax Map 049, Parcel 100.00
Subdivision of Record:	N/A
PC1101 Growth Boundary:	Sullivan Rural Areas
Airport Overlay Zone:	Yes
Existing Land Use of Lot:	Agricultural / Open Space
Utility District:	Kingsport
Public Sewer:	No
Flood Plain:	No
Existing Zoning:	R-1
Surrounding Zoning:	A-1 / R-1
Surrounding Land Uses:	Residential / Agricultural
2006 Land Use Plan:	Low Density Residential
Lot/Tract Acreage:	6.6 Acres

Staff Field Notes and Findings of Facts:

- The applicant has requested rezoning from R-1 to A-1 in order to be more in conformance with their land use.
- The applicant owns three parcels (Parcels 079.00, 078.50, & 100.00) that abut each other.
- The applicant's desire is to bring their property more into conformance with their own land use and surrounding land uses which are predominantly agricultural and open space.
- The applicant has expressed a desire to obtain greenbelt status by combining their owned parcels into one and the A-1 zoning does align with that intent.
- Given the matching surrounding zonings, the agricultural / open space nature of the property and the prescribed land use of low density residential from the land use plan, staff recommends in favor of the requested rezoning.

Meeting Notes at Planning Commission:

Sullivan (082)	Jan 1 Owner	Current Owner	HWY 126 N OF	SI:	000
Tax Year 2025 Reappraisal 2025	CALCOTT GARRY J & LORI ANN		Ctrl Map:	Parcel:	PI:
	5593 HWY 126		049	100.00	
	BLOUNTVILLE TN 37617				

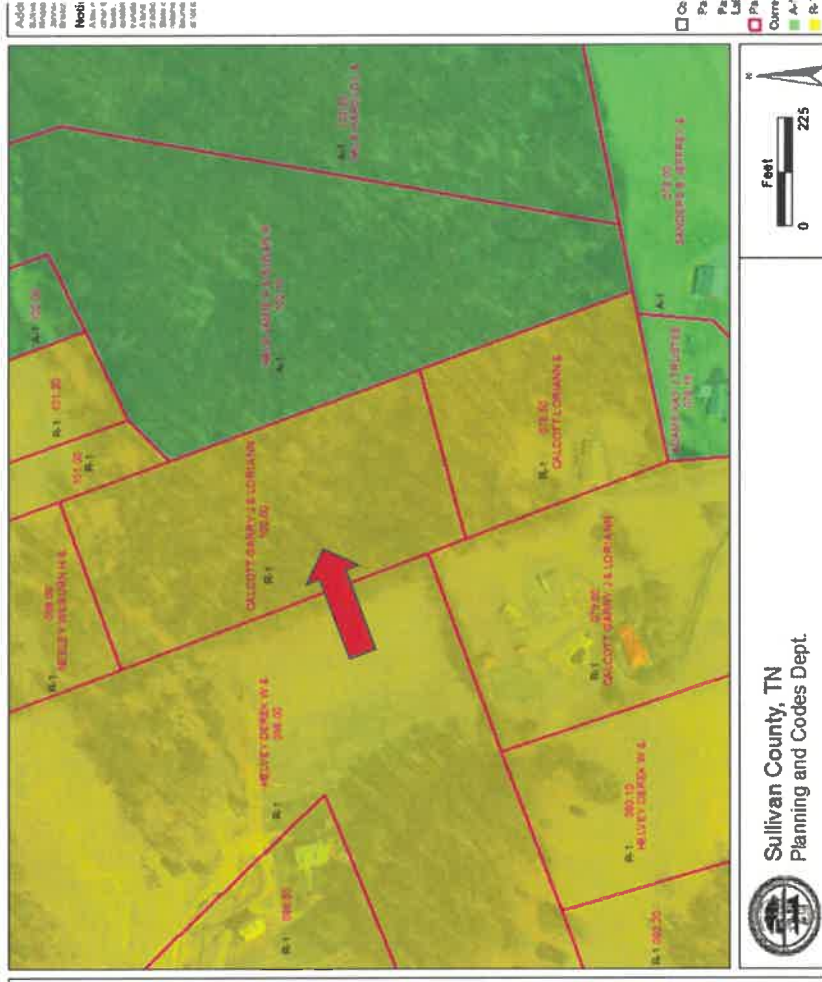
Value Information			
Land Market Value:	\$54,700		
Improvement Value:	\$0		
Total Market Appraisal:	\$54,700		
Assessment Percentage:	25%		
Assessment:	\$13,675		
Additional Information			
General Information			
Class: 00 - Residential		City:	
City #:		Special Service District 1: 000	
Special Service District 2: 000		Neighborhood: V01	
District: 06		Number of Mobile Homes: 0	
Number of Buildings: 0		Utilities - Electricity: 01 - PUBLIC	
Utilities - Water/Sewer: 00 - PUBLIC / NONE		Zoning: R-1	
Utilities - Gas/Gas Type: 00 - NONE			
Outbuildings & Yard Items			
Building #	Type	Description	Area/Units

Sale Information			
Long Sale Information list on subsequent pages			
Land Information			
Deed Acres: 6.6	Calculated Acres: 0	Total Land Units: 6.6	
Land Code	Soil Class	Units	
03 - SMALL TRACT		6.60	

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/24/1996	\$148,500	1152C	688	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
11/21/1995	\$130,000	1100C	747	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
1/31/1964	\$0	0239A	00609		-	-
3/27/1963	\$0	0230A	00182		-	-

Land Use Plan and Existing Zoning Plan





Case #3

R-1 to A-1

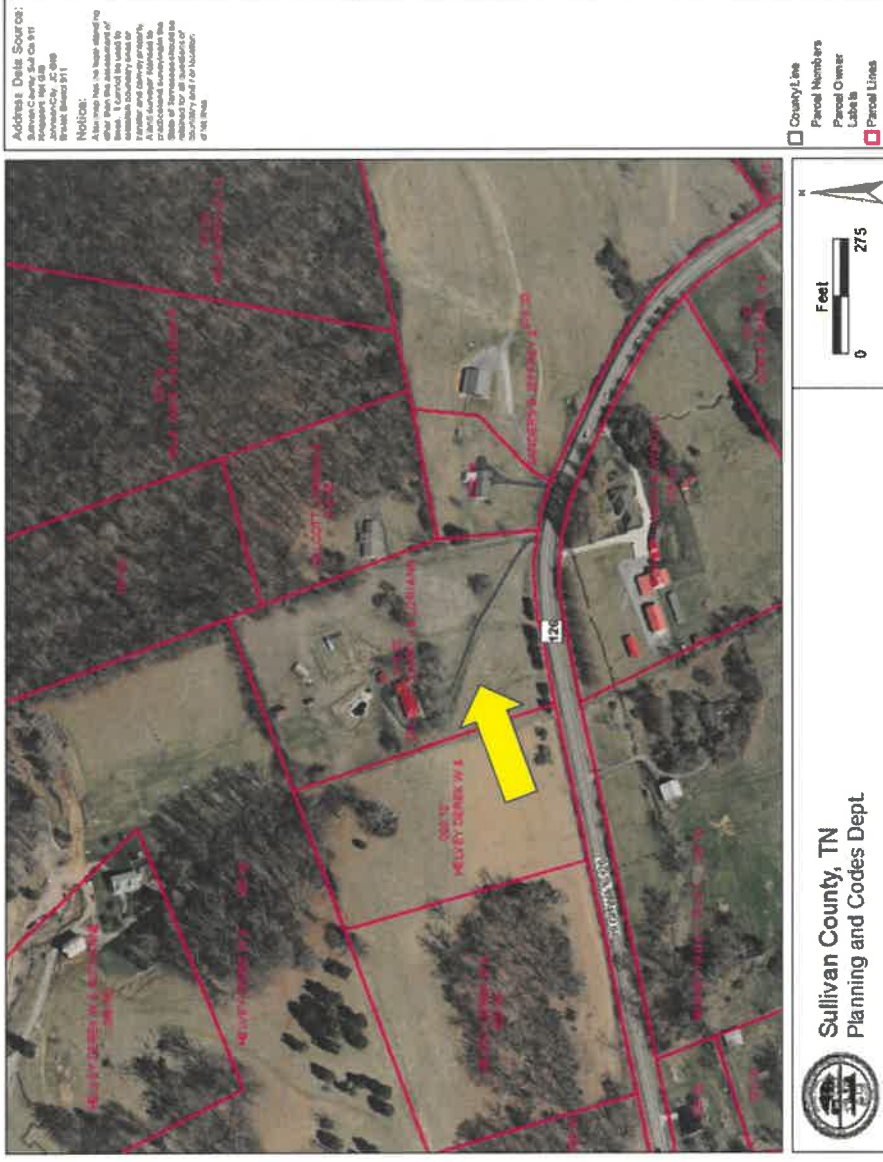
Low Density/Single-Family Residential District to General
Agricultural/Estate Residential District for the purpose of aligning
the property with its current land use
Tax Map 049 Parcel 079.00

for Garry J. Calcott

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

Kingsport Urban Growth Boundary
5593 Hwy 126, Blountville, TN 37617

Civil District 5th
Commission District 6th
(Horne, Means, Vanover)



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: 8-15-25

Property Owner: Garry J. Calcott
Address: 5593 Hwy 126, Blountville, TN 37617
Phone number: 423-646-3925 Email: cjesusson@a

Property Identification

Tax Map: 049 Group: Parcel: 079.00
Zoning Map: 7 Zoning District: R-1 Proposed District: A-1 Civil District: 05
Property Location: 5593 Hwy 126 Blountville TN 37617 Commission District: 6
Purpose of Rezoning: Correct Zoning to Agriculture in Lieu of R-1

Meetings

Planning Commission: Kingsport Planning Commission
Place: 415 Broad St, 3rd floor Board Room
Date: Sept 18 2025 Time: 5:30

Approved: _____ Denied: _____

County Commission:

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

Date: Oct 09 2025 Time: 6:00 PM

Approved: ☒ APPROVED 10/16/25 21 YES, 2 ABSENT, 1 SEAT VACANT
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: Garry J. Calcott

Date: 8-15-2025

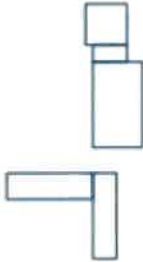
Notary Public: Forrest Hughes

My Commission Expires: 12/28/26

Sullivan (082)		Jan 1 Owner	Current Owner		HWY 126 5593
Tax Year 2025 Reappraisal 2025		CALCOTT GARRY J & LORI ANN	Ctrl Map:	Group:	Parcel:
		5593 HWY 126	049		079.00
		BLOUNTVILLE TN 37617			SI: 000

Value Information		Residential Building #: 1	
Land Market Value:	\$118,500	Improvement Type:	1.00
Improvement Value:	\$284,300	Actual Year Built:	1956
Total Market Appraisal:	\$402,800	Plumbing Fixtures:	6
Assessment Percentage:	25%	Condition:	AV - AVERAGE
Assessment:	\$100,700	Floor System:	04 - WOOD W/ SUB FLOOR
Additional Information		Roof Cover/Deck:	13 - PREFIN METAL CRIMPED
General Information		Floor Finish:	11 - CARPET COMBINATION
Class: 00 - Residential		Paint/Decor:	03 - AVERAGE
City #:		Electrical:	03 - AVERAGE
Special Service District 1: 000		Structural Frame:	00 - NONE
District: 05			
Number of Buildings: 1			
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL			
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			
Deed Acres: 7.1	Calculated Acres: 0	Total Land Units: 7.1	
Land Code	Soil Class	Units	

04 - IMP SITE					
		Building Areas		Square Feet	
		BAS - BASE		1,450	
		BMF - BASEMENT FINISHED		700	
		EPF - ENCLOSED PORCH FINISHED		200	
		GRF - GARAGE FINISHED		576	
		BMU - BASEMENT UNFINISHED		750	



Outbuildings & Yard Items

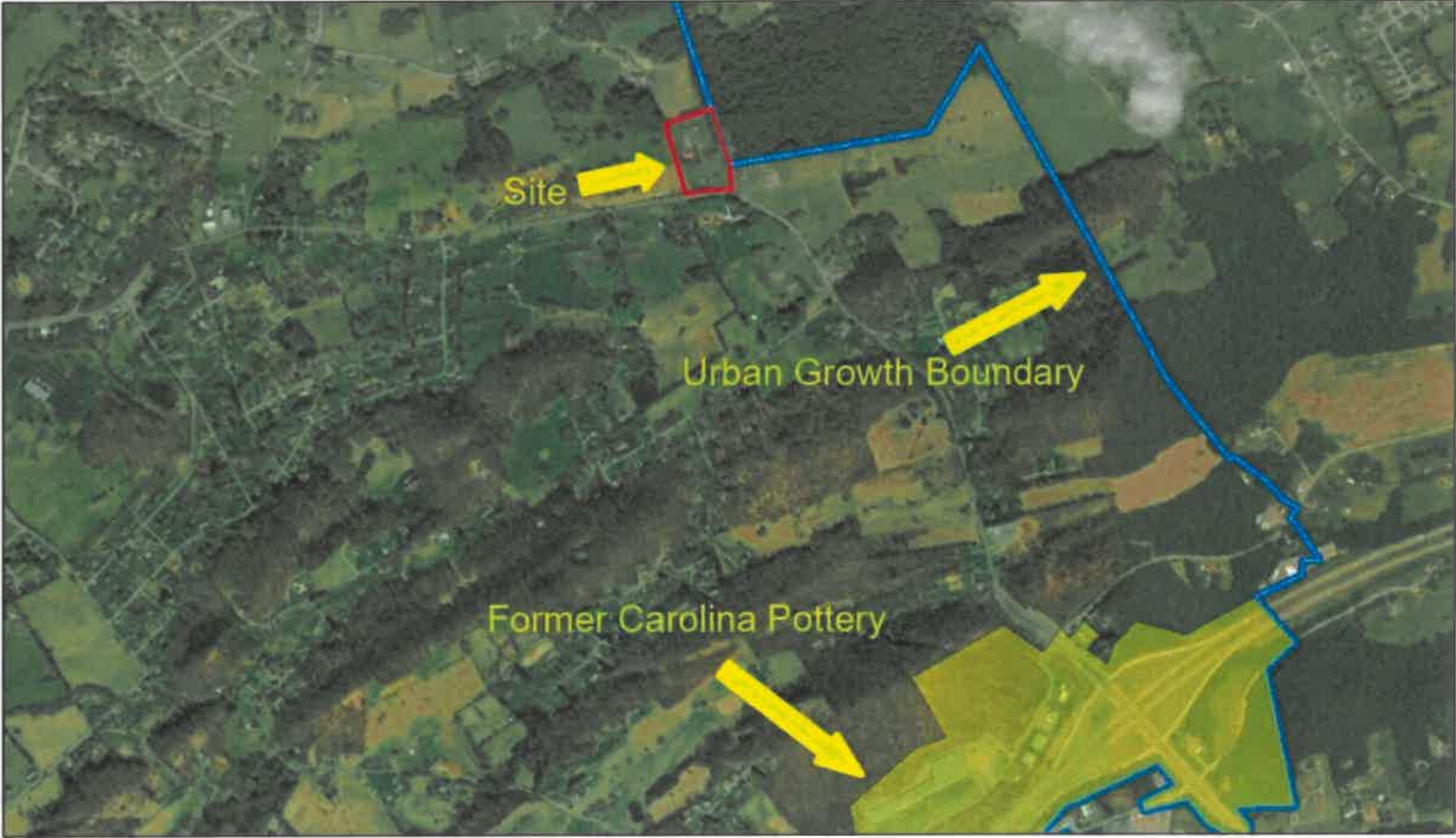
Building #	Type	Description	Area/Units
1	SHD - SHED	12X16	192
1	PBN - POLE BARN	20X22	440
1	STP - STOOP	4X6	24
1	POL - SWIMMING POOL	18X36	648
1	ISH - IMPLEMENT SHED	19X33	627
1	ASH - ATTACHED SHED	13X20	260

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/24/1996	\$148,500	1152C	688	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
11/21/1995	\$130,000	1100C	747	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
11/30/1951	\$0	0127A	00542		-	-

Property Information	5593 Highway 126 County Rezoning		
Address	5593 Highway 126 Blountville, TN 37617		
Tax Map, Group, Parcel	Tax Map 049, Parcel 079.00		
Civil District	5 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family		
Acres	+/- 7.1		
Existing Use	Residential	Existing Zoning	County R-1
Proposed Use	Residential/Agriculture	Proposed Zoning	County A-1
Owner/ Applicant Information			
Name: Calcott, Gary J & Lori Ann Address: 5593 Highway 126 City: Blountville State: TN Zip Code: 37617 Phone: (423)-646-3925		Intent: <i>To rezone from county R-1 to A-1 for the purposes of correcting their zoning in lieu of R-1.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons: • The zoning change is compatible with the neighboring zoning. • Applicant owns the two other parcels, just outside of the City's Urban Growth Boundary, abutting the Northeastern and Eastern portion of the property in question. Staff learned from the Sullivan County Planning department that the applicant is seeking this rezoning in order to work towards obtaining greenbelt status for his entire property. Staff Field Notes and General Comments: Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 5593 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.			
Planner: Samuel Cooper		Date: 9/18/2025	
Planning Commission Action		Meeting Date 9/18/2025	
Approval:			
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

5593 Highway 126 Vicinity Map



8/26/2025, 2:05:03 PM

-  Urban Growth Boundary

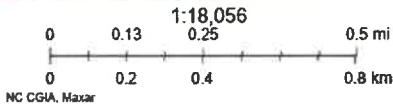
 MT CARMEL

 JOHNSON CITY

 CHURCH HILL

 KINGSPORT
-  Municipal Boundary

 MT CARMEL

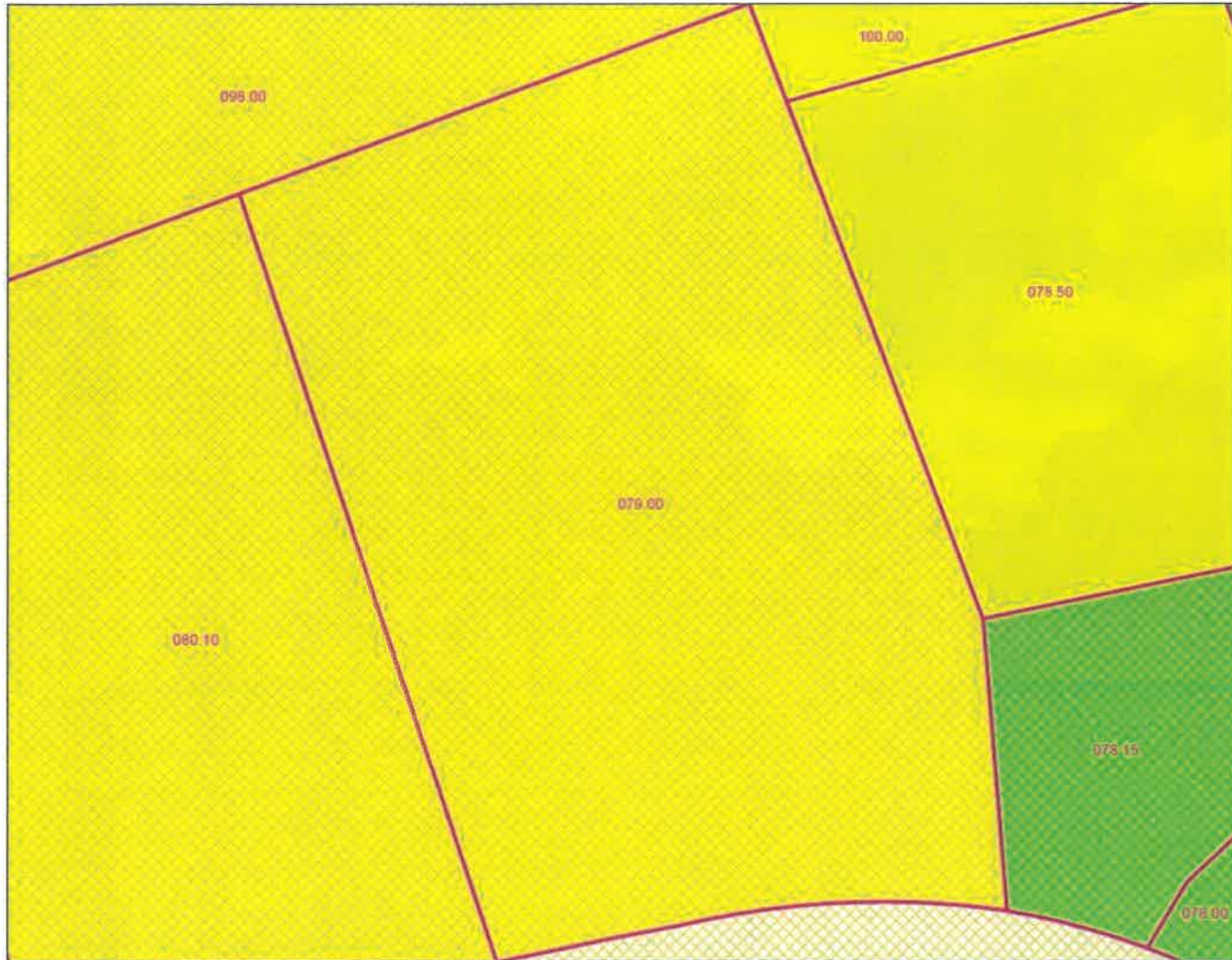


Web AppBuilder for ArcGIS

5593 Highway 126 Sullivan County Zoning Map



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



Southern Property View



Sullivan County Public Notice

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.
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?**
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?**
There are no other existing or changed conditions affecting the property which would give support for the approval of the proposal.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?**
The present district boundaries are logically drawn for residential and agriculture use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed A-1 zone will exist in harmony with other existing A-1 zones adjacent to the property.

Recommendation

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 5593 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.

Land Use Plan and Existing Zoning Plan

