

SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

December 11, 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	9/23/2025	Kenneth Jones	No	Yes	Yes	Sullivan	A-1	R-2	8	4
2	10/13/2025	Ronald Jason Mitchem	Yes	Yes	Yes	Kingsport	A-1	B-4	10	6
Voting Summary:										
Name		Case	Yes	No	Pass / Absain	Absent	Pass (Yes or No)			
Kenneth Jones		1	19			5				
Ronald Jason Mitchem		2	18	1		5				
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									



F1. Rezoning Request from A-1 to R-2 – 369 Ethel Beard Rd - Jones

FINDINGS OF FACT –

Landowner:	Kenneth Jones
Applicants:	Same
Representative:	Same
Location:	369 Ethel Beard Rd, Blountville, TN 37617
Mailing Address of Owners:	Same
Civil district:	08
Parcel ID:	Tax Map 081H, Group A, Parcel 002.00
Subdivision of Record:	N/A
PC1101 Growth Boundary:	Sullivan County Rural Areas
Airport Overlay Zone:	Yes
Existing Land Use of Lot:	Residential (Singlewide)
Utility District:	N/A
Public Sewer:	No
Flood Plain:	No
Existing Zoning:	A-1
Surrounding Zoning:	A-1
Surrounding Land Uses:	Residential/AG
2006 Land Use Plan:	AG/ Open Space
Lot/Tract Acreage:	~0.89 Acres

Staff Field Notes and Findings of Facts:

- The applicant has requested rezoning from A-1 to R-2 in order to match the existing land use of the property and allow him to go down to a 20,000 sq ft lot size in order to combine the remaining portion of the property into his abutting property for a septic system.
- Staff visited the property to inspect and take pictures.
- The lots are grandfathered in and already non-conformant with current zoning regulations by being undersized.
- The property already has a singlewide and the R-2 zone would match the current land use.
- There are other R-2 zonings in the area on Big Hollow approximately 0.3 Miles away.
- Staff recommends in favor of the requested rezoning as it does not interfere with the character of the neighborhood and is already being utilized for the purpose of the requested rezoning.

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: 9-23-2025

Property Owner: Kenneth Jones
Address: 369 Ethel Beard Rd 37617
Phone number: 423-302-7530 Email:

Property Identification

Tax Map: 0814 Group: A Parcel: 002.00
Zoning Map: 17 Zoning District: A-1 Proposed District: R-2 Civil District: 08
Property Location: 369 Ethel Beard Rd 37617 Commission District: 4
Purpose of Rezoning: Rezone to R-2 to allow for 20,000 sq ft lot size and a singlewide so that tear property can be built on w/ septic.

Meetings

Planning Commission: Sullivan County Planning Commission
Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Hwy 126 Blountville, TN
Date: November 18 2025 Time: 6:00 PM

Approved: _____ Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN
Date: December 11 2025 Time: 6:00 PM

Approved: ☒ Approved 19 yes, 5 Absent
Denied: _____

DEED RESTRICTIONS

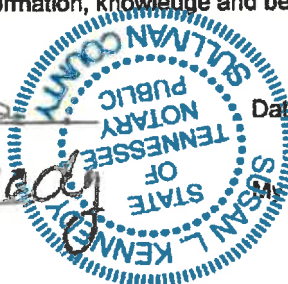
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Kenneth Jones

Date: 9-23-2025

Notary Public: Susan Kennedy

Commission Expires: 2-21-2029



pd cash
#41076

Sullivan (082)
Tax Year 2025 | Reappraisal 2025

Jan 1 Owner
JONES RANDALL WARREN &
CATHY SUE
C/O LORETTA BENNETT
369 ETHEL BEARD RD
BLOUNTVILLE TN 37617

Current Owner
JONES RANDALL WARREN &
CATHY SUE
C/O LORETTA BENNETT
369 ETHEL BEARD RD
BLOUNTVILLE TN 37617

ETHEL BEARD RD 369

Ctrl Map: 081H
Group: A
Parcel: 002.00
Pl: T
Sl: 001

Value Information

Land Market Value: \$0
Improvement Value: \$15,700
Total Market Appraisal: \$15,700
Assessment Percentage: 25%
Assessment: \$3,925

Additional Information

General Information

Class: 00 - Residential
City #:
Special Service District 1: 000
District: 08
Number of Buildings: 0
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE
City:
Special Service District 2: 000
Neighborhood: V01
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	MH1 - MOBILE HOME CLASS 1	14X73	1,022
1	HAC - HEATING AND COOLING		1,022

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/1/1900	\$0	NA	NA		-	-

Land Information

Deed Acres: 0	Calculated Acres: 0	Total Land Units: 0
Land Code	Soil Class	Units

Sullivan County - Parcel: 081H A 002.00



Date: September 23, 2025

County: SULLIVAN
Owner: JONES RANDALL WARREN & CATHY SUE
Address: ETHEL BEARD RD
Parcel ID: 081H A 002.00
Deeded Acreage: 0
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, METYNASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local







Sone: 10/28/2025

HOUSER CLYDE J & PATSY L/E
& JAMES R BERRY ETAL R/M
444 ETHEL BEARD RD
BLOUNTVILLE TN 37617

COX CHRISTOPHER
1048 JESSICA ROSE LN
DANDRIDGE TN 37725

SHAFFER JERRY W &
MICHELLE R
311 ETHEL BEARD RD
BLOUNTVILLE TN 37617

TOWNSEND JAMES MICHAEL
& MARY ALICE
1370 BIG HOLLOW RD
BLOUNTVILLE TN 37617

JONES FRED WAYNE &
ANGELINA
389 ETHEL BEARD RD
BLOUNTVILLE TN 37617



10/29/2025 13:35







Case #2

A-1 to B-4

General Agricultural/Estate Residential District to Arterial
Business Service District for the purpose of automotive
parking

Tax Map 032 Parcel 112.20

for Ronald Jason Mitchem

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

3938 East Stone Drive, Kingsport, TN 37660

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



Property Information	3938 East Stone Dr. County Rezoning		
Address	3938 East Stone Dr. Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 032 Parcel 112.30		
Civil District	10 th Civil District		
Overlay District	Floodplain		
Land Use Designation	Retail/Commercial		
Acres	+/- 1.59		
Existing Use	Vacant	Existing Zoning	County A-1
Proposed Use	Parking Automotive	Proposed Zoning	County B-4
Owner/ Applicant Information			
Name:		Intent: To rezone from County A-1 to County B-4 for the purposes of automotive parking.	
Address:			
City:			
State: Zip Code:			
Phone:			
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 adjacent County PBD/SC zoning. • The zoning change will appropriately match the areas existing use. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • The proposed zoning will complement the abutting commercial land use designation as shown on Sullivan County's future land use map below. Additionally, the proposed zone will complement the City's future land use designation of retail/commercial. • The proposed zoning designation will operate as an appropriate transition zone as determined by the Sullivan County Planning Department and will protect the surrounding agricultural and residential zones. • Sullivan County did receive a call in opposition to the rezoning, a summary of the complaint is below. <p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 3938 East Stone Drive from County A-1 to County B-4. 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: 11/20/25	
Planning Commission Action		Meeting Date	11/20/25
Approval:	Yes		
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Approved by County Commission 18 Yes, 1 No, 5 Absent

Sullivan County Zoning Code

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.
3. **B-4, Arterial Business Service District** - This district is designed to provide adequate space in appropriate locations for uses, which serve the needs of the motoring public, as well as, the local community. Transient sleeping accommodations, entertainment and amusement, retail and wholesale trade, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize building in proximate residential districts. It is the express purpose of this zoning classification to ensure that adequate infrastructure, accessibility and buffering between residential and agricultural land uses are in place to promote the highest and best use of the district while protecting the existing abutting land uses. This district is designed to serve the larger commuting area while providing a limited but compatible scope of services. New B-4 districts should be a continuation of existing commercial centers along arterial routes.
2. **PBD/SC, Planned Business and/or Shopping Center District** - This district is designed to provide adequate space along major arterial and collector roads, while serving the needs of the motoring public. This district is compatible with the Planned Corridor Business District in all aspects yet offers a broader scope of uses permitted. This district is designed to promote the clustering of developments along major routes through the use of access streets or interior roads while providing adequate buffering between existing abutting residential and agricultural land uses. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. The previous zoning code had a separate category for the Shopping Center District; however, the setbacks and development standards were the same and the uses were very similar. These districts have been combined for simplicity.

3938 East Stone Dr. Site Map



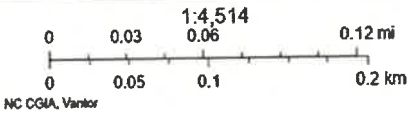
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Illivan County Parcels Jan 2023

- Parcels
- Urban Growth Boundary

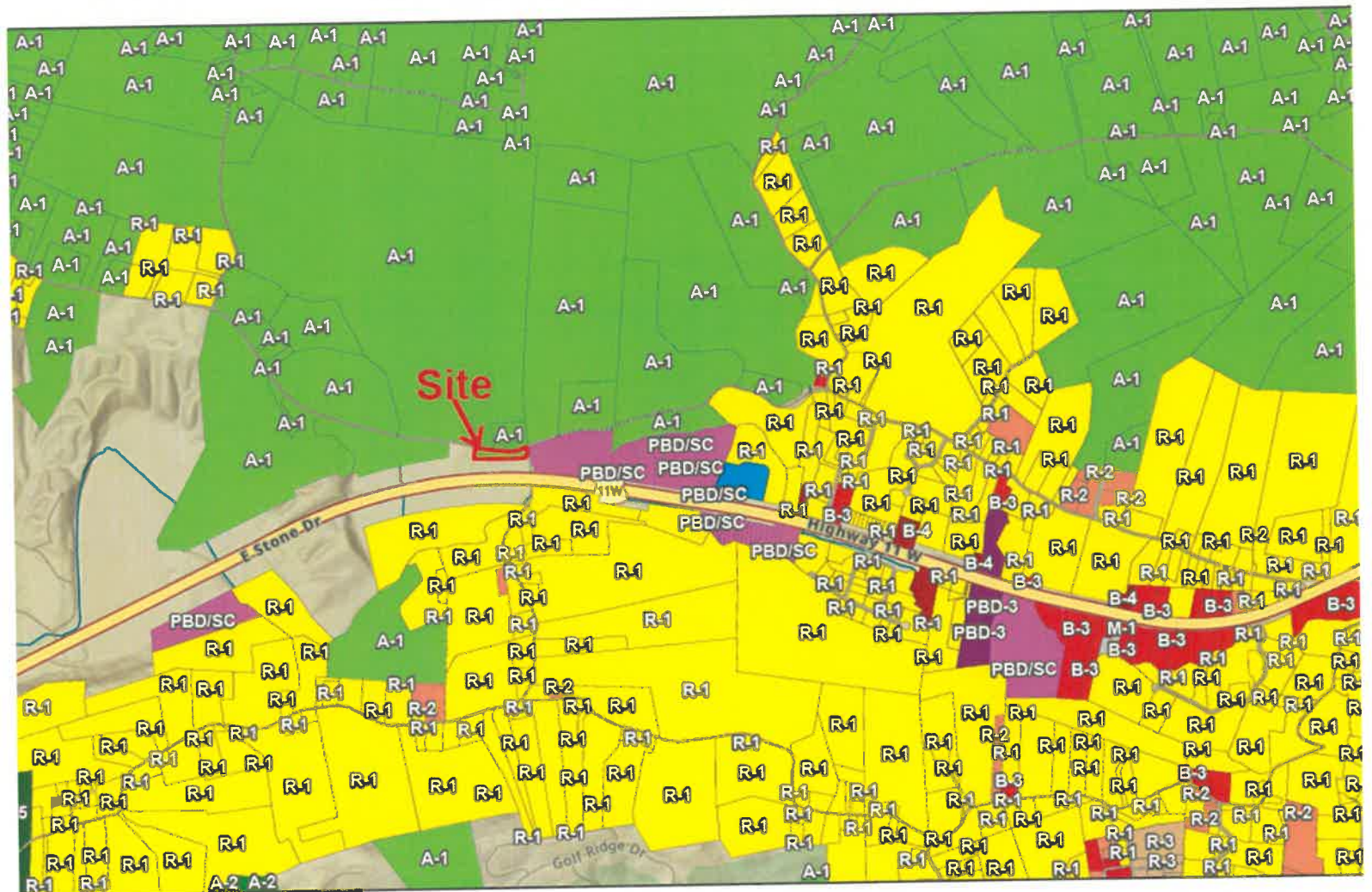
- Streets
- Major Arterial
 - Minor Arterial
 - Local Street

- Municipal Boundary
- KINGSFORT
 - Kpt 911 Address



Web AppBuilder for Arc

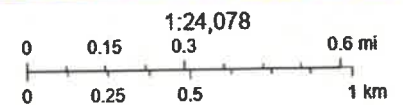
3938 East Stone Drive County Zoning Map



1/30/2025

Sullivan County Zoning - Labels & Lines (zoom in to view)
Sullivan County Zoning

A-1	B-3	PMD-1
A-2	B-4	R-1
A-5	M-1	R-2
	PBD-3	R-3
	PBD/SC	World_Hillshade



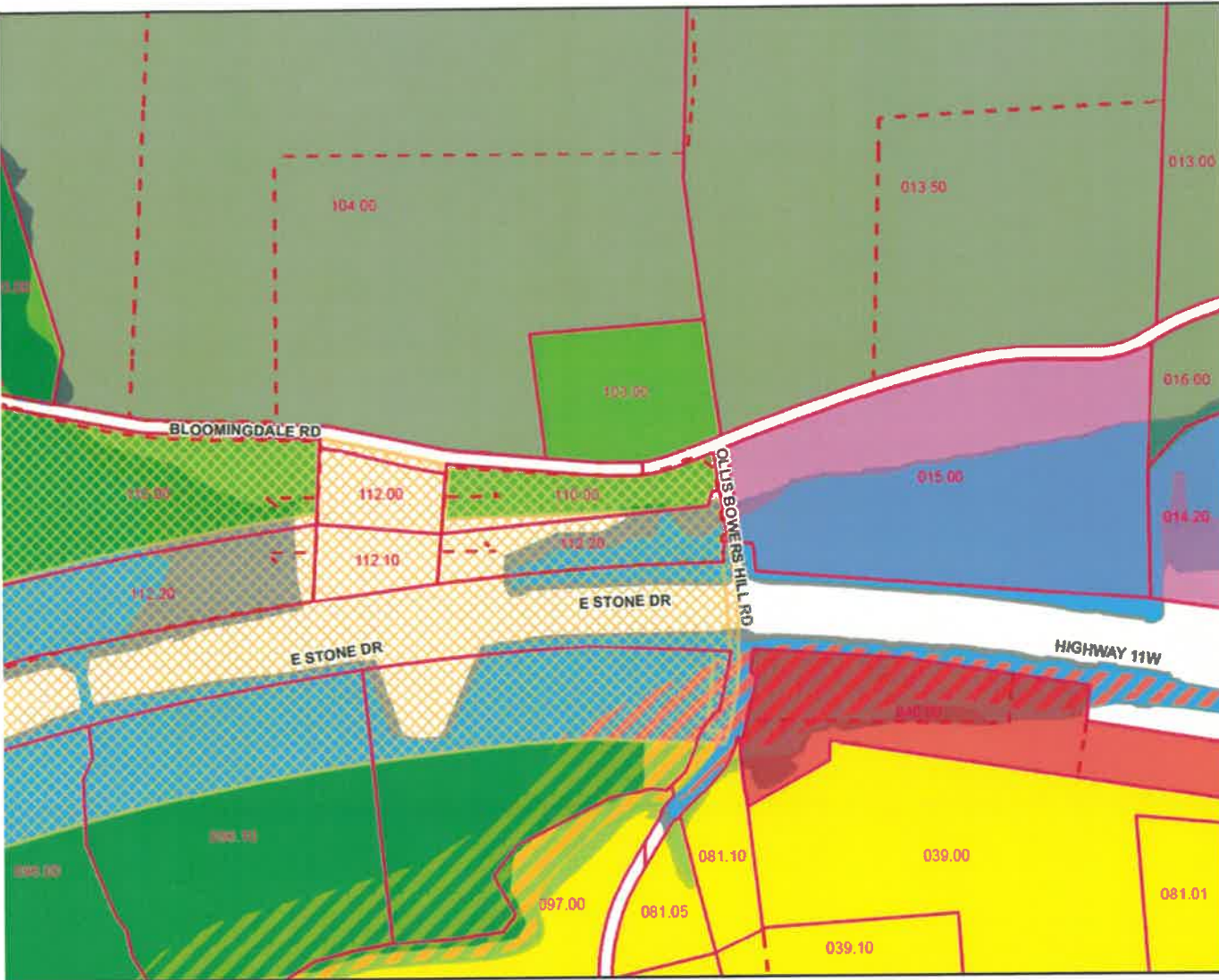
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and

Sullivan County Future Land Use Map

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
- Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Lines
- Kingsport UGB
- Land Use Plan: 2006-2026
 - Ag / Single Fam Res
 - Ag / Open Space
 - General Commercial
 - Plan Corridor
 - Comm
 - Low Density Res



Sullivan County, TN
Planning and Codes Dept.

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 Hazard
Floodway Areas in Zone AE

Feet
0 325



Retail/Commercial Major Arterial

Web AppBuilder for Arc

Northern Property View



Southern Property View



Eastern Property View



Sullivan County Opposition Received

11W/Ollis Bowers Rezoning – Opposition

Sullivan County received a complaint from a Dr. Wesley Hilton (423.292.1871) in regards to the property along Bloomingdale/Ollis Bowers Hill Rd. He was upset with the person who stripped all the topsoil, has brought in "ten coal trucks", and is bringing in and parking trucks "in the mudhole" via Ollis Bowers Hill Rd. He has concerns in regards to all the work being done on the property both poorly in his opinion and before getting the proper zoning to do so, as well as the heavy truck traffic along Ollis Bowers since that is currently being used as the access point into the property.

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 in 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 transition zones: PBD/SC; PMD-1; PBD-3; and B-4
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 B-4, Arterial Business Service District

The Future Land Use Plan recommends: County: Agriculture/Single-Family City: Retail/Commercial

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 proposed zone designation is proposed in order to improve this corridor and be in code compliance with Sullivan County as well as create a proper transition zone suited for the agriculture and residential zones located on the backside of 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 B-4 zone will exist in harmony with other transition zones adjacent to the property.

Recommendation

Based upon the Standards of Review and conformance to both the County and City future land use plans, staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone 3938 East Stone Drive from County A-1 to County B-4.