

Zoning Plan: Rezoning Requests and/or Zoning Text Amendments

**SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING**

FEBRUARY 12, 2026 - Zoning Hearing 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	11/21/2025	Joseph Suder	No	Yes	Yes	Sullivan	A-1	R-1	9	5	
2	11/26/2025	Jessica Sprague	No	Yes	Yes	Sullivan	A-1	R-1	20	5	
3	11/17/2025	Kenneth & Cathy Cooke	No	Yes	Yes	Kingsport	R-1	B-4	13	8	
<b>Voting Summary:</b>											
	<b>Name</b>	<b>Case</b>	<b>Yes</b>	<b>No</b>	<b>Pass / Absain</b>	<b>Absent</b>	<b>Pass (Yes or No)</b>				
	Joseph Suder	1	22			2	YES				
	Jessica Sprague	2	22			2	YES				
	Kenneth & Cathy Cooke	3	22			2	YES				
<b>Footnote:</b>	<p><b>- ZTA : Zoning Text Amendment -Rec: Reccommendation</b></p> <p>* 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</p>										

# Case #1

## A-1 to R-1

General Agricultural/Estate Residential District to Low Density/Single-Family Residential District for the purpose of subdividing a lot smaller than 1 acre  
Tax Map 123, Parcel 054.30

for Joseph Suder

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

504 Price Road, Piney Flats, TN 37686

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



**F2. Rezoning Request from A-1 to R-1 located at 504 Piney Flats Rd, Piney Flats, TN 37686 - Suder**

**FINDINGS OF FACT –**

<b>Landowner:</b>	<b>Joseph Suder</b>
<b>Applicants:</b>	<b>Same</b>
<b>Representative:</b>	<b>Same</b>
<b>Location:</b>	<b>504 Price Road, Piney Flats, TN 37686</b>
<b>Mailing Address of Owners:</b>	<b>Same</b>
<b>Civil district:</b>	<b>09</b>
<b>Parcel ID:</b>	<b>Tax Map 123 Parcel 054.30</b>
<b>Subdivision of Record:</b>	<b>Joseph &amp; Angela Suder Prop</b>
<b>PC1101 Growth Boundary:</b>	<b>Johnson City UGB</b>
<b>Airport Overlay Zone:</b>	<b>Yes</b>
<b>Existing Land Use of Lot:</b>	<b>Residential</b>
<b>Utility District:</b>	<b>N/A</b>
<b>Public Sewer:</b>	<b>No</b>
<b>Flood Plain:</b>	<b>No</b>
<b>Existing Zoning:</b>	<b>A-1</b>
<b>Surrounding Zoning:</b>	<b>A-1</b>
<b>Surrounding Land Uses:</b>	<b>Residential/Agrarian</b>
<b>2006 Land Use Plan:</b>	<b>Low Density Residential</b>
<b>Lot/Tract Acreage:</b>	<b>3.57 Acres</b>

**Staff Field Notes and Findings of Facts:**

- The applicant has request rezoning from A-1 to R-1 in order to create lots under 1 acre (20,00 sq ft minimum on R-1 with septic).
- Staff visited the property to inspect and take pictures.
- Applicant has already had a survey prepared to show how they wish to divide the property.
- The requested rezoning is consistent with the future land use plan and with the surrounding land use of residential.
- Given the consistency with surrounding land uses and the low density residential recommendation of the future land use plan, 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.

Date: 11-21-25

Property Owner: Joseph Suder  
Address: 504 Price Rd Piney Flats  
Phone number: 423-343-6010 Email:

**Property Identification**

Tax Map: 123 Group: Parcel: 054.30  
Zoning Map: 26 Zoning District: A1 Proposed District: R1 Civil District: 09  
Property Location: 504 Price Rd, Piney Flats, TN 37686 Commission District: 5  
Purpose of Rezoning: Subdivide less than an acre

**Meetings**

Planning Commission: Sullivan County Planning Commission  
Place: Historic Blountville Court House  
Date: January 20, 2026 Time: 6:00 PM

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

**County Commission:**

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

Date: February 12, 2026 Time: 6:00 PM  
Approved  22 Yes, 2 Absent

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

**DEED RESTRICTIONS**

pdcc  
#41229

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: [Signature]  
Notary Public: \_\_\_\_\_

Date: 11-21-25  
My Commission Expires:

**PRICE RD**

Current Owner  
 Girl Map: 123  
 Group: 054.30  
 Parcel: 000  
 PI: 000  
 SI: 000

Jan 1 Owner  
 SUDER JOSEPH M & ANGELA  
 650 CARTER HILL RD  
 PINEY FLATS TN 37686

Sullivan (082)  
 Tax Year 2026 | Reappraisal 2025

**Residential Building #: 1**

**Value Information**  
 Land Market Value: \$60,800  
 Improvement Value: \$133,200  
 Total Market Appraisal: \$194,000  
 Assessment Percentage: 25%  
 Assessment: \$48,500

**Subdivision Data**  
 Subdivision: JOSEPH & ANGELA SUDER PROP  
 Plat Book: 337  
 Plat Page: 58

**General Information**  
 Class: 00 - Residential  
 City #: Special Service District 1: 000  
 District: 09  
 Number of Buildings: 1  
 Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL  
 Utilities - Gas/Gas Type: 00 - NONE

**Additional Information**  
 Block: Lot: 2  
 Block: Lot: 2  
 Special Service District 2: 000  
 Neighborhood: P01  
 Number of Mobile Homes: 0  
 Utilities - Electricity: 01 - PUBLIC  
 Zoning: A-1

**Outbuildings & Yard Items**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 04 - SIDING AVERAGE  
**Heat and AC:** 8 - HEAT AND COOLING PKG  
**Quality:** 0 - BELOW AVERAGE  
**Square Feet of Living Area:** 1288  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

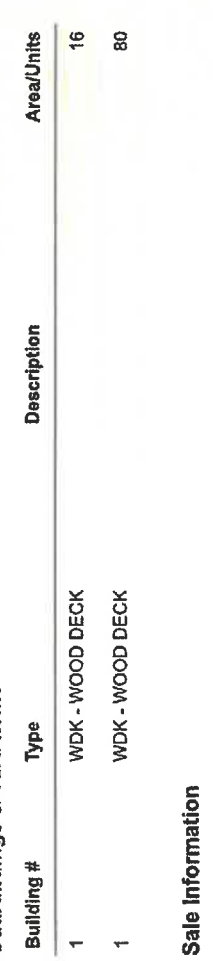
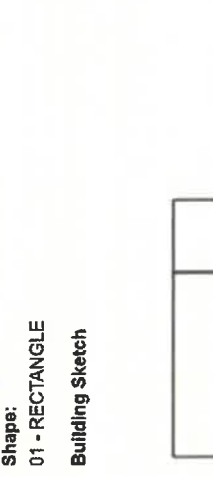
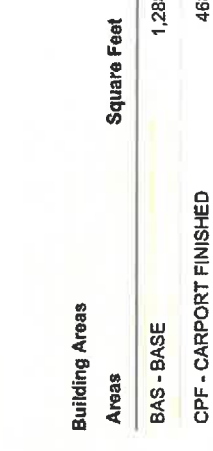
**Roof Cover/Deck:** 04 - WOOD W/ SUB FLOOR  
**Floor Finish:** 13 - PREFIN METAL CRIMPED  
**Paint/Decor:** 11 - CARPET COMBINATION  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE

**Building Areas**  
 Building Areas: 1,288  
 Areas: 468  
 BAS - BASE  
 CPF - CARPORT FINISHED

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK		16
1	WDK - WOOD DECK		80

**Sale Information**  
 Long Sale Information list on subsequent pages

**Land Information**  
 Deed Acres: 3.57  
 Calculated Acres: 0  
 Soil Class  
 04 - IMP SITE  
 Units: 3.57



**Sale Information**

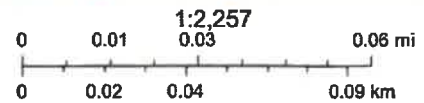
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/11/2014	\$18,000	3116	2362	1 - IMPROVED	WD - WARRANTY DEED	N - NON-ARMS LENGTH
11/4/1992	\$0	889C	763		-	-
8/23/1989	\$0	708C	350		-	-
10/24/1988	\$0	681C	37		-	-

# Sullivan County - Parcel: 123 054.30



Date: November 24, 2025

County: SULLIVAN  
Owner: SUDER JOSEPH M & ANGELA  
Address: PRICE RD  
Parcel ID: 123 054.30  
Deeded Acreage: 3.57  
Calculated Acreage: 0  
Vexcel Imagery Date: 2023








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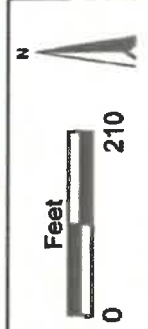
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

**Address Data Source**  
 Sullivan County: 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
-  Current Zoning A-1



Flood Insurance Rate Map (FIRM) 2024  
 Flood Insurance Rate Map (FIRM) 2024  
 Zone A - No Special Flood Hazard Determined  
 Zone AE - Special Flood Hazard Determined  
 0.2 FCT Annual Flood Depth Hazard  
 Boundary shown in Blue AE








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



**Address Data Source**  
 Sullivan County: Sull Co 911  
 Kingsport: Kpt GIS  
 Johnson City: JC GIS  
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-  County Line
-  Lot Lines / Parcel Hooks
-  Parcel Numbers
-  Parcel Lines
-  Land Use Plan: 2006-2026
-  Ag / Open Space
-  Low Density Res



Flood Insurance Rate Map (FIRM), 2024  
 Flood Insurance Rate Map (FIRM), 2024  
 Zone A - No Special Flood Hazard Determined  
 Zone AE - Special Flood Hazard Determined  
 Zone X - Special Flood Hazard Determined  
 Zone V - Very High Special Flood Hazard

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

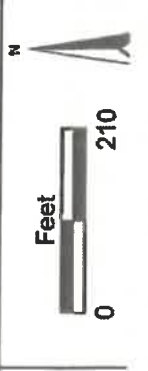
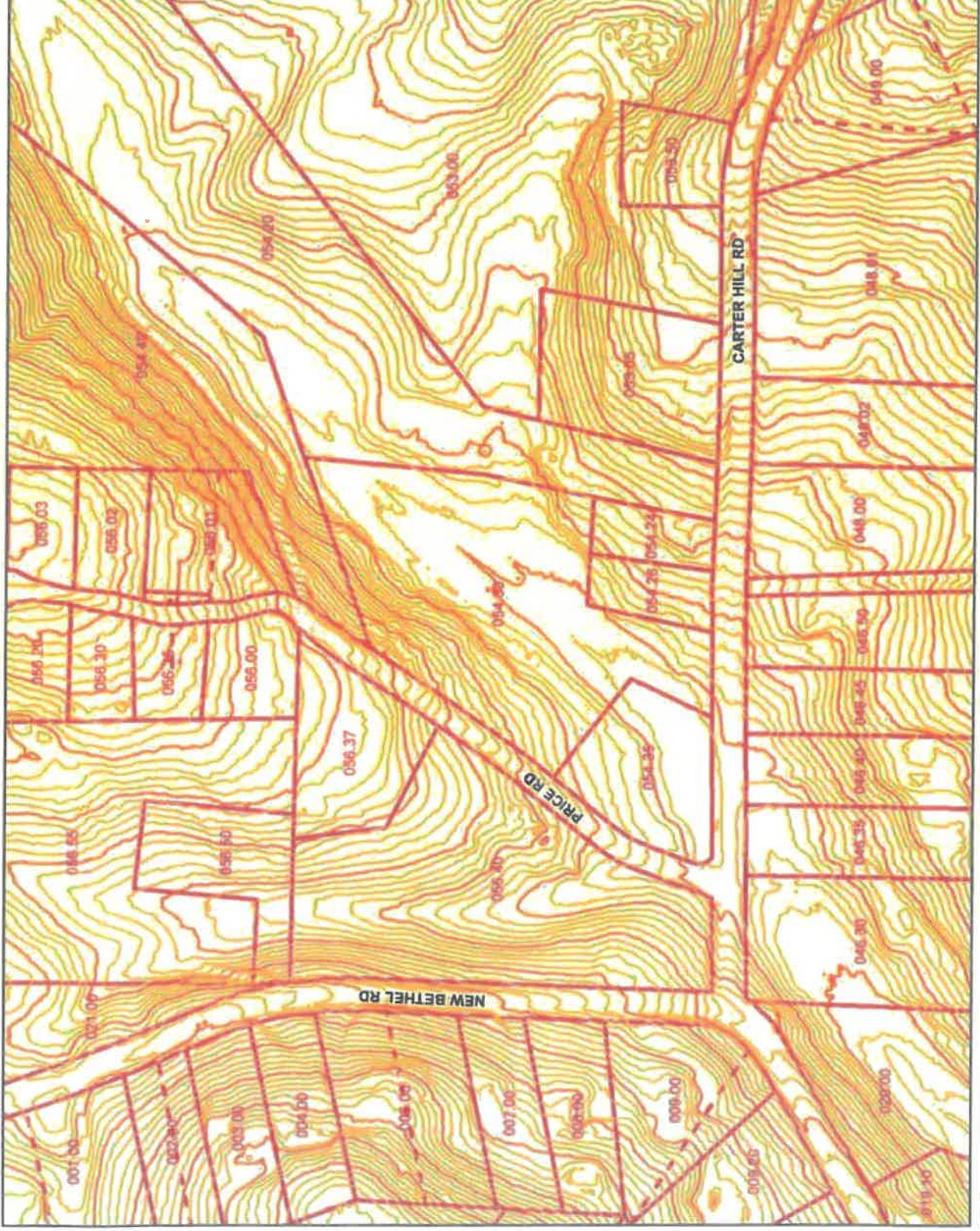


**Address Data Source**  
 Sullivan County, Sull. Co 911  
 Knoxville, KY GIS  
 Johnson City, JC GIS  
 Bristol Bristol 911

**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 Special Flood Hazard Determined  
 Zone AE - Special Flood Hazard Determined  
 Zone X - Moderate Flood Hazard  
 Zone V - Very High Flood Hazard

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



Sullivan County, TN

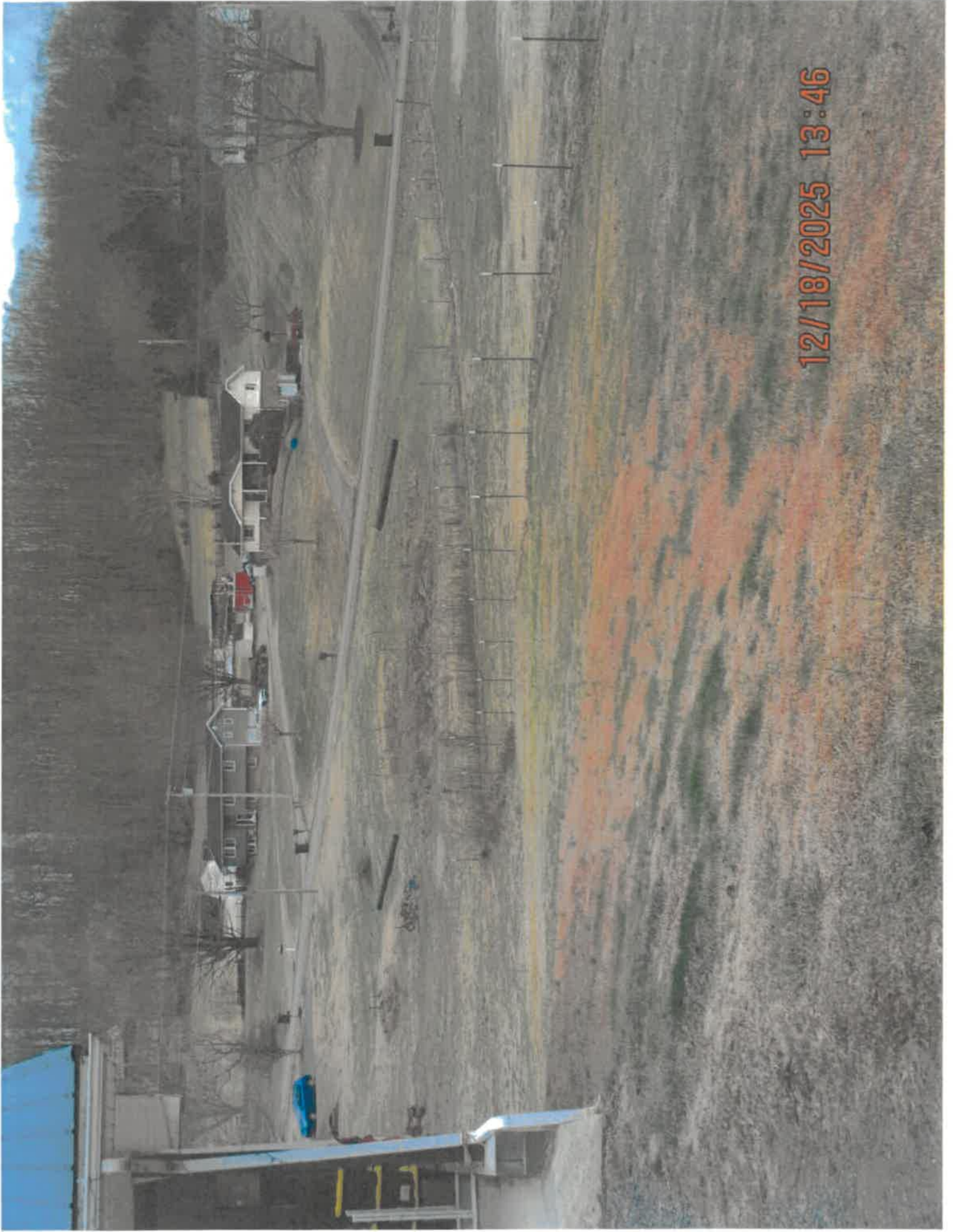
# NOTICE

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

12/18/2025 13:46



12/18/2025 13:46



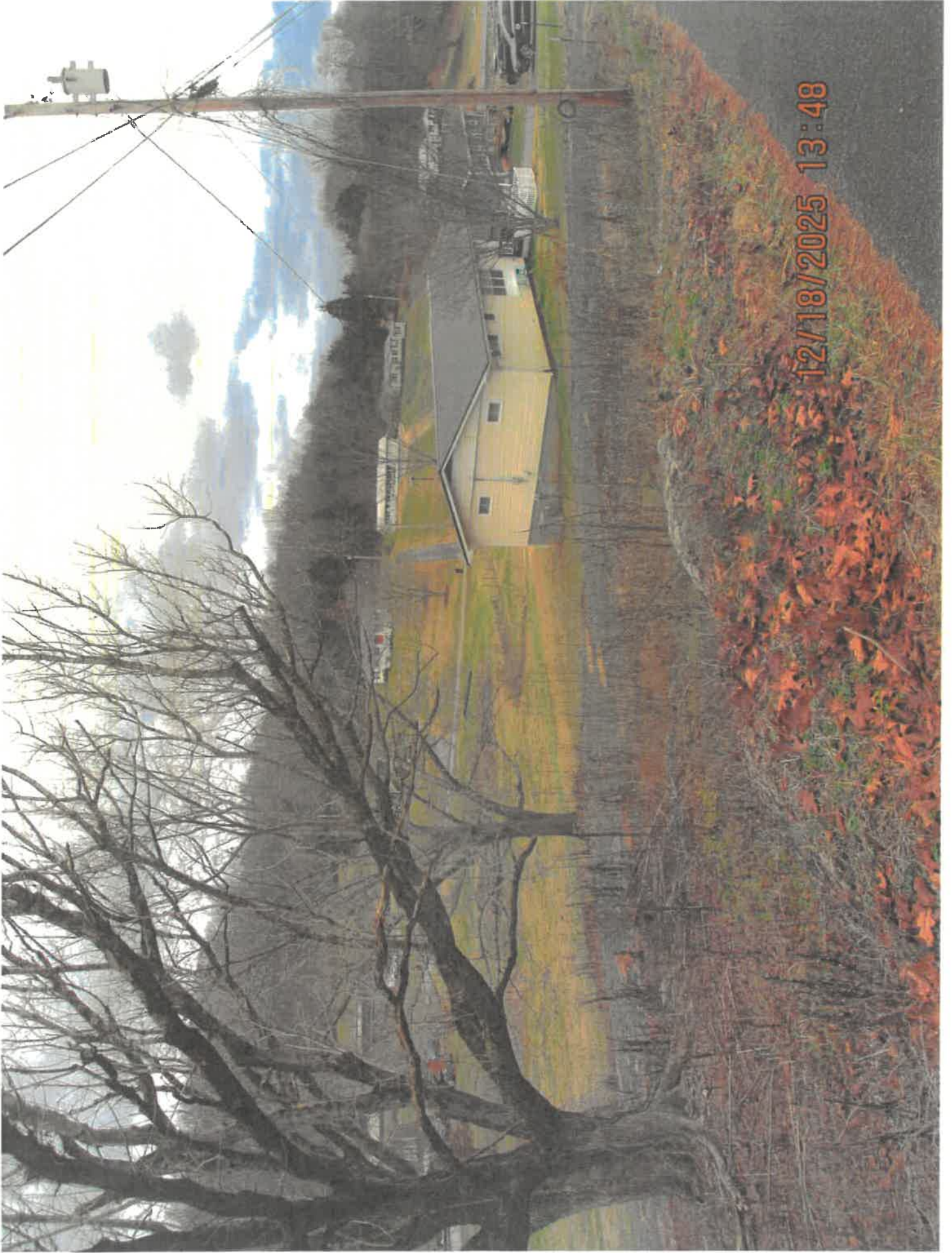
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12/18/2025 13:47



12/18/2025 13:48



12/18/2025 13:48



**NOTICE**  
THIS PROPERTY IS  
BEING SOLD BY THE  
OWNER

12/18/2025 13:48



# Case #2

## A-1 to R-1

General Agricultural/Estate Residential District to Low Density/Single-Family Residential District for the purpose of subdividing a lot smaller than 1 acre  
Tax Map 109, Parcel 114.40

for Jessica Sprague

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

768 Warren Road, Piney Flats, TN 37686

Civil District 20th  
Commission District 5th  
(Glover, King)


Approve

d 22 Yes, 2 Absent

**Address Data Source:**  
Sullivan County, SA 01 00 911  
Kingwood, Real GIS  
Johnson City, JC GIS  
Benton, Benton GIS

**Notice:**  
Aerial photos have been used to identify parcels. The boundaries of parcels shown on this map are not necessarily the same as the actual boundaries of parcels. It cannot be held liable for any errors or omissions in this map. The user of this map should verify the accuracy of the information shown on this map. The user of this map should verify the accuracy of the information shown on this map. The user of this map should verify the accuracy of the information shown on this map.

County Line  
 Lot Numbers  
 Parcel Lines



Sullivan County, TN  
Planning and Codes Dept.

**F3. Rezoning Request from A-1 to R-1 located at 768 Warren Rd, Piney Flats, TN 37686 – Sprague**

**FINDINGS OF FACT–**

<b>Landowner:</b>	<b>Jessica Sprague</b>
<b>Applicants:</b>	<b>Same</b>
<b>Representative:</b>	<b>Same</b>
<b>Location:</b>	<b>768 Warren Road, Piney Flats, TN 37686</b>
<b>Mailing Address of Owners:</b>	<b>Same</b>
<b>Civil district:</b>	<b>20</b>
<b>Parcel ID:</b>	<b>Tax Map 109 Parcel 114.40</b>
<b>Subdivision of Record:</b>	<b>Warren Property Division Resub</b>
<b>PC1101 Growth Boundary:</b>	<b>Sullivan County Rural Areas</b>
<b>Airport Overlay Zone:</b>	<b>No</b>
<b>Existing Land Use of Lot:</b>	<b>Agrarian / Residential</b>
<b>Utility District:</b>	<b>N/A</b>
<b>Public Sewer:</b>	<b>No</b>
<b>Flood Plain:</b>	<b>No</b>
<b>Existing Zoning:</b>	<b>A-1</b>
<b>Surrounding Zoning:</b>	<b>A-1</b>
<b>Surrounding Land Uses:</b>	<b>Agrarian/Residential</b>
<b>2006 Land Use Plan:</b>	<b>Agricultural / Single-Family Residential</b>
<b>Lot/Tract Acreage:</b>	<b>3</b>

**Staff Field Notes and Findings of Facts:**

- The applicant has request rezoning from A-1 to R-1 in order to create lots under 1 acre (20,00 sq ft minimum on R-1 with septic).
- Staff visited the property to inspect and take pictures.
- The requested rezoning is consistent with the future land use plan and with the surrounding land use of residential. There are numerous parcels in the surrounding area that are under 1 acre, zoned a-1, being utilized for residence.
- Given the consistency with surrounding land uses and the residential recommendation of the future land use plan, 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 Co. Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date: 11/26/2025

Property Owner: Jessica Sprague  
Address: 268 Warren Rd.  
Phone number: 716 359 6586 Email:

**Property Identification**

Tax Map: 109 Group: Parcel: 114.40  
Zoning Map: 26 Zoning District: A-1 Proposed District: R-1 Civil District: 20  
Property Location: 768 Warren Rd, Piney Flats Commission District:  
Purpose of Rezoning: To allow for Lot 1 R-1 to be under 1 acre

**Meetings**

Planning Commission: Sullivan County  
Place: Historic Courthouse 2nd Floor 3411 Hwy 126 Blountville, TN  
Date: 11/20/26 Time: 6:00pm

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

**County Commission:**

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN  
Date: 02/12/26 Time: 6:00 PM

Approved:  \_\_\_\_\_ Approved 22 Yes, 2 Absent  
Denied: \_\_\_\_\_

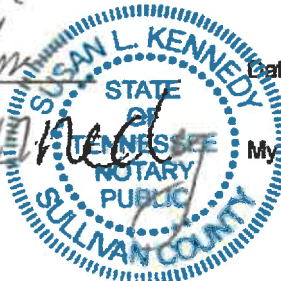
**DEED RESTRICTIONS**

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: Jessica Sprague

Date: 11/26/2025

Notary Public: Susan L Kennedy



Date: 11/26/2025

My Commission Expires:

**Sullivan (082)**  
**Tax Year 2026 | Reappraisal 2025**  
 Jan 1 Owner  
 SPRAGUE JESSICA & ROBERT  
 768 WARREN RD  
 PINEY FLATS TN 37686

**WARREN RD 768**  
 Ctl Map: 109  
 Group: 114.40  
 Parcel: 114.40  
 Pi: 000  
 Si: 000

**Value Information**

Land Market Value: \$45,700  
 Improvement Value: \$201,900  
 Total Market Appraisal: \$247,600  
 Assessment Percentage: 25%  
 Assessment: \$61,900

**Subdivision Data**

Subdivision: WARREN PROPERTY DIVISION RESUB  
 Plat Book: 77  
 Plat Page: 77  
 Block: 1-2  
 Lot: 1-2

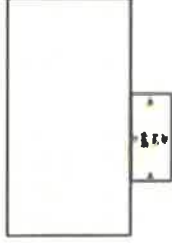
**Additional Information**

**General Information**  
 Class: 00 - Residential  
 City #: Special Service District 1: 000  
 District: 20  
 Number of Buildings: 1  
 Utilities - Water/Sewer: 00 - PUBLIC / NONE  
 Utilities - Gas/Gas Type: 00 - NONE  
 City: Special Service District 2: 000  
 Neighborhood: P01  
 Number of Mobile Homes:  
 Utilities - Electricity: 01 - PUBLIC  
 Zoning:

**Residential Building #: 1**

Improvement Type: 50 - MANUFACTURED  
 Exterior Wall: 04 - SIDING AVERAGE  
 Heat and AC: 7 - HEAT AND COOLING SPLIT  
 Quality: 1 - AVERAGE  
 Square Feet of Living Area: 1404  
 Foundation: 02 - CONTINUOUS FOOTING  
 Roof Framing: 02 - GABLE/HIP  
 Cabinet/Millwork: 03 - AVERAGE  
 Interior Finish: 07 - DRYWALL  
 Bath Tiles: 00 - NONE  
 Shape: 01 - RECTANGLE  
 Stories: 1.00  
 Actual Year Built: 2010  
 Plumbing Fixtures: 6  
 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 #	Type	Description	Area/Units
1	WDK - WOOD DECK	8X20	160
1	GUD - DETACHED GARAGE UNFINISHED	18X21	378



Building Areas	Square Feet
BAS - BASE	1,404
OPF - OPEN PORCH FINISHED	171

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Deed Acres: 0	Calculated Acres: 3	Total Land Units: 3
Land Code	Soil Class	Units
04 - IMP SITE		3.00

**Sale Information**

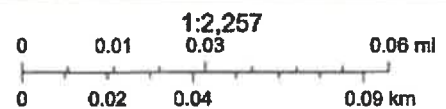
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/17/2025	\$15,000	3669	1879	V - VACANT	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
3/15/2024	\$200,000	3597	765	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/16/2019	\$99,900	3319	975	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/19/1988	\$0	607C	777			

# Sullivan County - Parcel: 109 114.40



Date: November 26, 2025

County: SULLIVAN  
Owner: SPRAGUE JESSICA & ROBERT  
Address: WARREN RD 768  
Parcel ID: 109 114.40  
Deeded Acreage: 0  
Calculated Acreage: 3



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

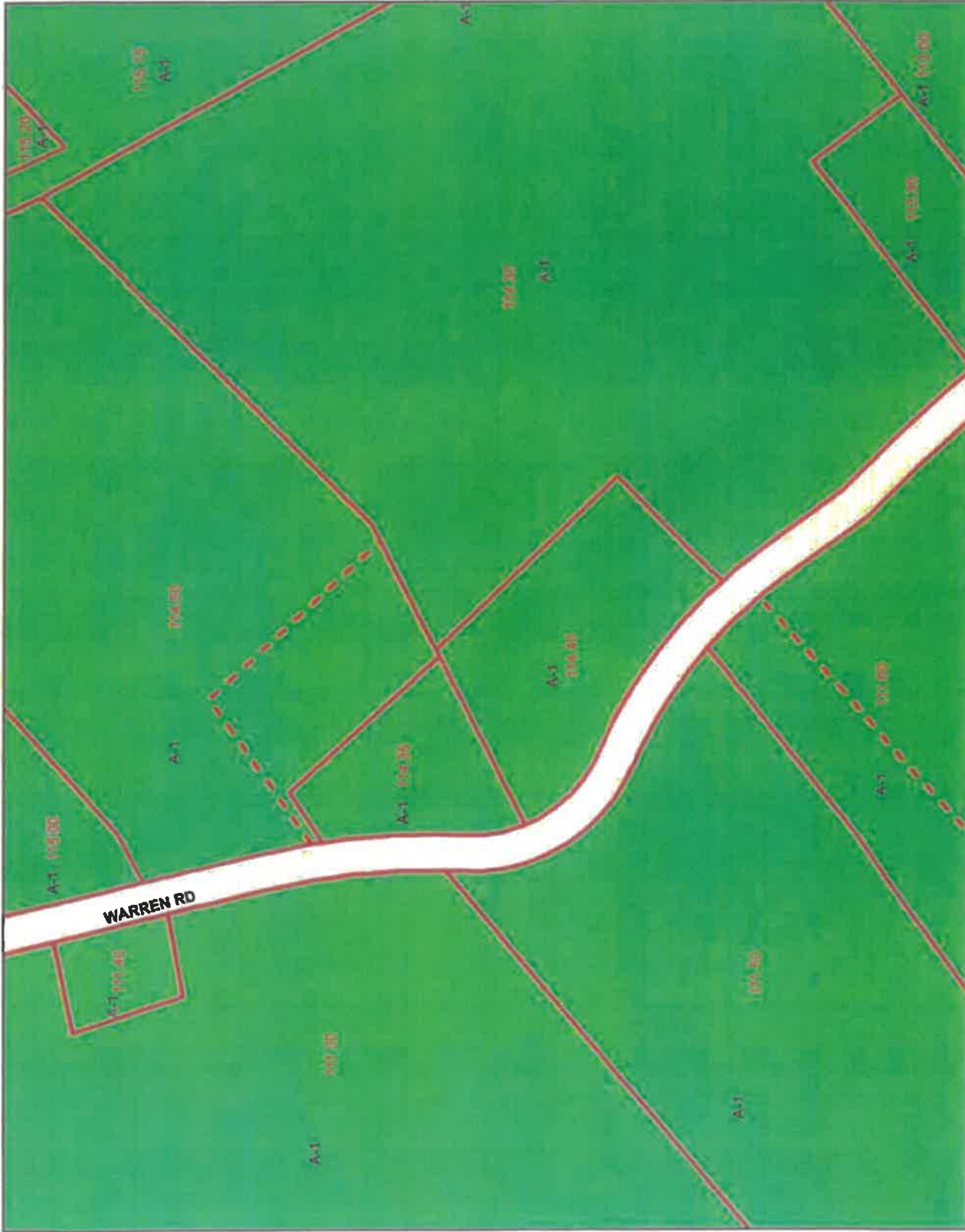
The property lines are compiled from information maintained by your local

**Address Data Source**  
 Sullivan County, SJA Co 911  
 Kingsport, TN 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
-  Current Zoning



Flood Insurance Rate Map (FIRM) 2024  
 Flood Insurance Rate Map (FIRM) 2024  
 Zone A - No Base Flood Elevation Determined  
 Zone AE - Special Flood Hazard Determination  
 0.5 PCT Annual Chance Flood Hazard  
 1.0 PCT Annual Chance Flood Hazard  
 1.0 PCT Annual Chance Flood Hazard

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



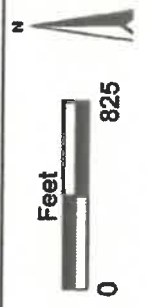
**Address Data Source**  
 Sullivan County: Sul Co 911  
 Kingsport: Kgt GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 911

**Notice:**

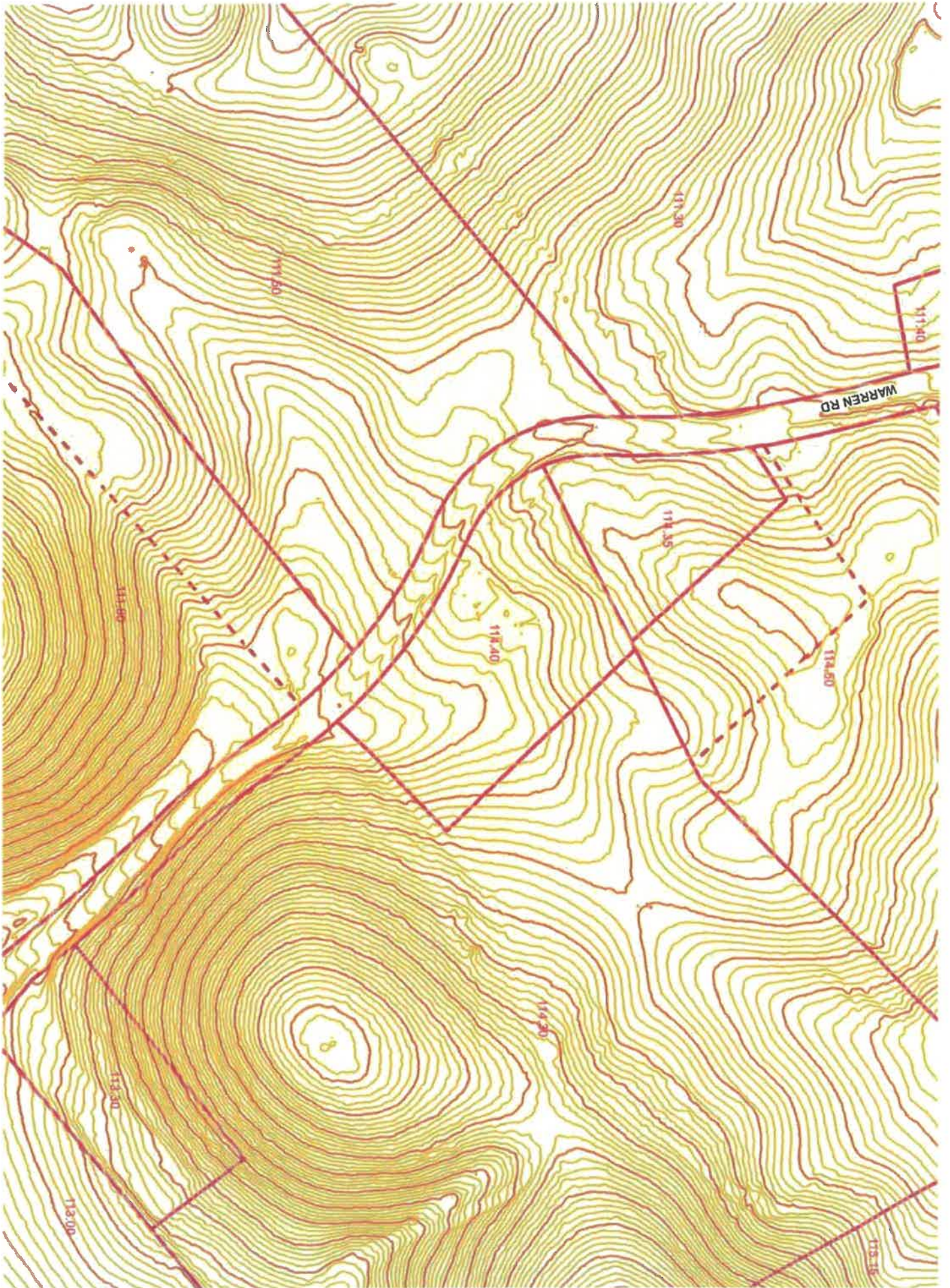
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-  County Line
-  Lot Lines / Parcel Hooks
-  Parcel Numbers
-  Parcel Lines
-  Ag / Single Fam Res
-  Ag / Open Space
-  Low Density Res

Land Use Plan: 2006-2026



Flood Insurance Rate Map (FIRM) 2024  
 Flood Insurance Rate Map (FIRM) 2024  
 Zone A-1 (a) Area Flood Protection Unimpaired  
 Zone AE - Area Flood Protection Unimpaired  
 D-15 PCT Arroyo Channel Flood Hazard  
 Flooding Area in Zone AE







NOTICE  
THIS PROPERTY IS  
BEING CONSIDERED  
FOR REZONING  
473-322-6440

12/18/2025 13:33



NOTICE  
NO PARKING  
IN THIS ZONE  
EXCEPT AS SHOWN  
ON THIS SIGN

12/18/2025 13:33





12/18/2025 13:34

## 768 Warren Rd Rezoning

---

**From** Stormwater <stormwater@sullivancountytn.gov>

**Date** Fri 1/9/2026 4:29 PM

**To** Luke Meade <landuse@sullivancountytn.gov>

**Cc** Jeanessa Hayes <zoning@sullivancountytn.gov>

I received a phone call requesting information on the rezoning of the property located at 768 Warren Rd. The caller expressed concern for the zoning, citing multiple subdivisions in the surrounding area resulting in an increase in vehicle traffic. He felt it was important to "limit the number of houses that can be built in the area." While the caller did not express explicit opposition, he did inquire about and was subsequently informed about public meetings where he could voice his concerns.

**Robert Looney**

Stormwater Coordinator

Sullivan County Planning & Codes Dept.

423.354.7032

# Case #3

## A-1 to R-1

Low Density/Single-Family Residential District to Arterial Business Service District for the purpose of group assembly and commercial outdoor recreation  
Tax Map 076H, Group A, Parcel 006.00

for Kenneth & Cathy Cooke

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

Whispering Hills Drive, Kingsport, TN 37660

Civil District 13th  
Commission District 8th  
(Calton, Ireson)

AApproved 22 Yes, 2 Absent



Address Data Source:  
Sullivan County, TN Co 911  
Assessor's Office  
Sullivan County, TN  
Sullivan County, TN  
Sullivan County, TN

Note:  
This map was prepared using  
data from the assessment of  
lands. It cannot be used to  
determine ownership or  
rights and is not intended to  
be used for any other purpose.  
A valid survey is required to  
show the location of the  
boundary and the location  
of the land.

County Line  
Parcel Numbers  
Parcel Lines



Sullivan County, TN  
Planning and Codes Dept.

<b>Property Information</b>		<b>Whispering Hills Dr. County Rezoning</b>	
<b>Address</b>		Whispering Hills Dr. Kingsport, TN 37660	
<b>Tax Map, Group, Parcel</b>		Tax Map 076H Group A Parcel 006.00	
<b>Civil District</b>		13 <sup>th</sup> Civil District	
<b>Overlay District</b>		Gateway District	
<b>Land Use Designation</b>		Retail/Commercial	
<b>Acres</b>		+/- 1.8 acres	
<b>Existing Use</b>		<b>Existing Zoning</b>	County R-1
<b>Proposed Use</b>		<b>Proposed Zoning</b>	County B-4
Group Assembly/Commercial Outdoor Recreation			
<b>Owner/ Applicant Information</b>			
<b>Name:</b>		<b>Intent:</b> <i>To rezone from County R-1 to County B-4 for the purpose of group assembly and commercial outdoor recreation.</i>	
<b>Address:</b>			
<b>City:</b>			
<b>State:</b>	<b>Zip Code:</b>		
<b>Phone:</b>			
<b>Planning Department Recommendation</b>			
<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"> <li>The zoning change is compatible with the City &amp; County’s future land use plans.</li> <li>The zoning change is in line with other zoning changes found along S. Wilcox Dr.</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>S. Wilcox Dr., a minor arterial, connected to a major highway, I-26, makes it the ideal location for commercial rezoning. County zoning reflects this fact as B-3, B-1 and R-2 zones have emerged within this area situated along S. Wilcox Dr.</li> </ul> <p>Staff recommends sending a <b>POSITIVE</b> recommendation to the Sullivan County Commission to rezone Tax Map 076H Group A Parcel 006.00 from County R-1 to County B-4. The rationale for this recommendation is based upon the subject area being in conformance with the City and County’s future land use plans.</p>			
<b>Planner:</b> Samuel Cooper		<b>Date:</b> 1/15/26	
<b>Planning Commission Action</b>		<b>Meeting Date</b>	1/15/26
<b>Approval:</b>	Yes		
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

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. **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.

1700 Whispering Hills Dr. Vicinity Map



1/19/2025, 4:34:13 PM

Municipal Boundary

KINGSPORT

Urban Growth Boundary

Streets

Interstate

Expressway

Major Arterial

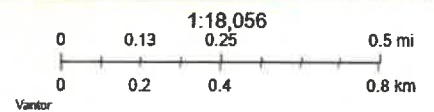
Minor Arterial

Collector Street

Local Street

Private Street

Ramp



Web AppBuilder for Arc

### Whispering Hills Dr. Site Map



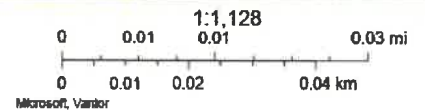
1/22/2025, 10:23:37 AM

Illivan County Parcels Jan 2023

- Parcels
- Municipal Boundary
- KINGSPORT

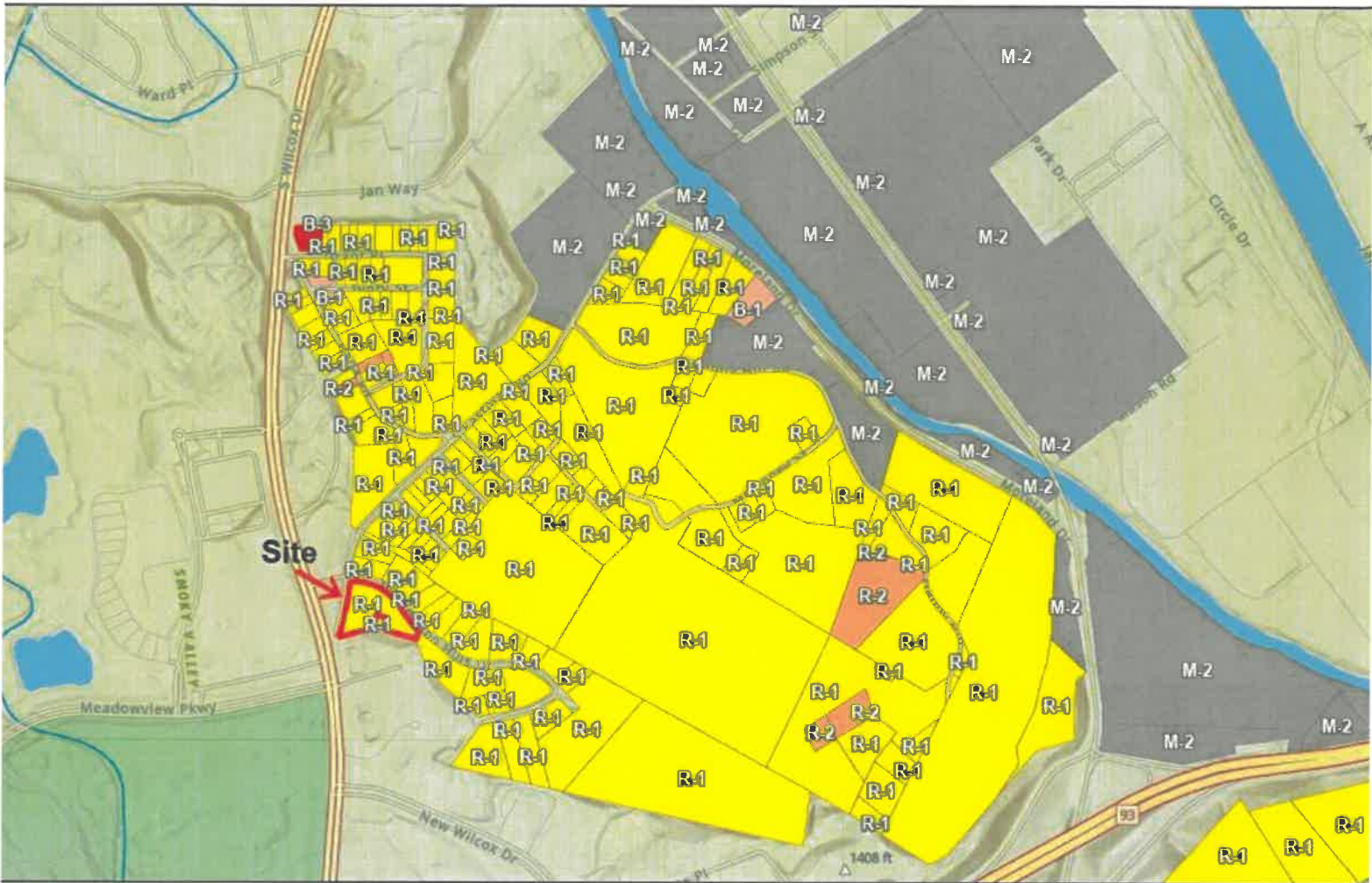
- Urban Growth Boundary
- Streets
- Minor Arterial

- Local Street
- Kpt 911 Address



Web AppBuilder for Arc

### Zoning Map for Sullivan County, Tennessee



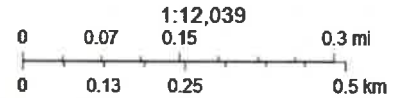
2/19/2025

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

Sullivan County Zoning

- B-1
- B-3

- M-2
  - R-1
  - R-2
- World\_Hillshade



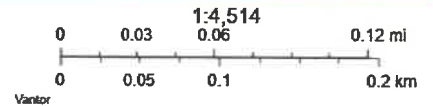
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and

1700 Whispering Hills Dr. Future Land Use Map



1/19/2025, 4:41:29 PM

- |                 |  |   |  |
|-----------------|--|---|--|
| Future Land Use | <span style="display:inline-block; width:15px; height:15px; background-color: #e91e63; border: 1px solid black;"></span> Retail/Commercial | Streets   | <span style="display:inline-block; width:15px; border-bottom: 1px solid black;"></span> Private Street   |
|                 | <span style="display:inline-block; width:15px; height:15px; background-color: #4caf50; border: 1px solid black;"></span> Industrial        | <span style="display:inline-block; width:15px; border-bottom: 1px solid #999;"></span> Minor Arterial | <span style="display:inline-block; width:15px; border-bottom: 1px dashed black;"></span> Kpt 911 Address |
|                 | <span style="display:inline-block; width:15px; height:15px; background-color: #ffc107; border: 1px solid black;"></span> Single Family     | <span style="display:inline-block; width:15px; border-bottom: 1px solid #ccc;"></span> Local Street   |  |
|                 | <span style="display:inline-block; width:15px; height:15px; background-color: #2196f3; border: 1px solid black;"></span> Public            |   |  |
|                 | <span style="display:inline-block; width:15px; height:15px; border: 2px solid blue;"></span> Urban Growth Boundary                         |   |  |



Web AppBuilder for Arc



Northern Property View



12/18/2025 14:15

**Southern Property View**



Western 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 they 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 R-2, B-1, and B-3 zones along South Wilcox Drive.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal will not have an adverse effect on adjacent or nearby properties due to the topography of the site and Whispering Hills Dr. serving as barriers to adjacent county R-1 zones.
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?** The City and County land use plans address the rezoning site as appropriate for County B-4, Arterial Business Service District

**Proposed use:** County, B-4 (Arterial Business Service District)

**The Future Land Use Plan recommends:** County: Plan General Commercial 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 existing conditions of the property present supporting grounds for the zoning change, given the proximity to major and minor roadways.
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 change to County B-4 will be in line with other County zone changes located along S. Wilcox Dr..

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone Tax Map 076H Group A Parcel 006.00 from County R-1 to County B-4. The rationale for this recommendation is based upon the subject area being in conformance with the City and County's future land use plans.

**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:

Property Owner: KENNETH R COOKE / CATHY E. COOKE  
Address: 1700 WHISPERING HILLS DR KINGSPOTT, TN 37660  
Phone number: 423-383-0274 Email:

<u>Property Identification</u>			
Tax Map: <u>076H</u>	Group: <u>A</u>	Parcel: <u>000.00</u>	
Zoning Map: <u>15</u>	Zoning District: <u>R-1</u>	Proposed District: <u>B-4</u>	Civil District: <u>13</u>
Property Location: <u>WHISPERING HILLS ADDITION / S. EASTMAN</u>			Commission District: <u>8</u>
Purpose of Rezoning: <u>Group Assembly and Commercial Outdoor Recreation</u>			

<u>Meetings</u>	
Planning Commission: <u>Kingsport Planning Commission</u>	
Place: <u>415 Broad St, 3rd floor Board Room</u>	
Date: <u>Jan 15<sup>th</sup> 2026</u>	Time: <u>5:30</u>
Approved: _____	Denied: _____
County Commission:	
Place: <u>Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN</u>	
Date: <u>Feb 12<sup>th</sup> 2026</u>	Time: <u>6:00 PM</u>
Approved: <u>✓</u>	Approved <u>22</u> Yes, <u>2</u> Absent
	Denied: _____

**DEED RESTRICTIONS**

*pd v#869  
#4219*

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 R. Cooke*

Date: 11-17-2025

Notary Public: \_\_\_\_\_

My Commission Expires: