

SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

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

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	6/15/2026	James McKay	No	Yes	Yes	Sullivan	B-4	R-1	5	4
2	5/20/2026	RDZ Entp.	Yes	Yes	Yes	Sullivan	R-1	A-1	5	4
3	6/15/2026	Donald Tittle	Yes	Yes	Yes	Sullivan	R-1	A-1	8	5
4	6/11/2026	Melissa King	No	Yes	Yes	Sullivan	R-1	A-1	5	4
Voting Summary:										
	Name		Case	Yes	No	Pass / Absain	Absent		Pass (Yes or No)	
	James McKay		1							
	RDZ Entp.		2							
	Donald Tittle		3							
	Melissa King		4							
Footnote:	- ZTA : Zoning Text Amendment -Rec: Recommendation * Completed Application is when all information is signed, fee has been paid, and no outstanding documents needed. Date of Application is when the applicant initially files									

Case #1

B-4 to R-1

B-4 (Arterial Business Service District) to R-1 (Low Density/Single-Family Residential District) for the purpose of a single-family home.

Tax Map 0510, Group A, Parcel 024.00

for James McKay

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

143 Massengill Avenue, Blountville

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



Sullivan County, TN
Planning and Codes Dept.

- F1. Rezoning request from James McKay to rezone their property located at 143 Massengill Ave, Blountville, TN 37617 from B-4 (Arterial Business Service District) to R-1 (Low Density/Single-Family Residential District).

FINDINGS OF FACT—

Landowner:	James McKay
Applicants:	Same
Representative:	Same
Location:	143 Massengill Ave, Blountville, TN 37617
Mailing Address of Owners:	4892 Island Road, Bristol, TN 37620
Civil district:	05
Parcel ID:	Tax Map 0510, Group A, Parcel 024.00
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:	Blountville
Public Sewer:	No
Flood Plain:	None
Existing Zoning:	B-4
Surrounding Zoning:	B-4/A-1/R-3A
Surrounding Land Uses:	Commercial/Residential/Jail
2006 Land Use Plan:	General Commercial
Lot/Tract Acreage:	0.5 Acres
Neighborhood Opposition:	No

Staff Field Notes and Findings of Facts:

- The applicant has requested to rezone his property from commercial to residential.
- Staff visited the site to inspect and take pictures.
- The current B-4 district is intended to accommodate commercial uses serving the motoring public and surrounding community, including retail, service, lodging, restaurant, and related commercial activities. While the proposed R-1 zoning classification is intended to provide for low-density residential development and single-family residential uses.
- Rezoning the property to R-1 would bring the zoning classification into conformity with the applicant's proposed residential use on the property.
- The property appears to be of sufficient size and configuration to accommodate a single-family residence while meeting applicable zoning requirements.
- The Future Land Use Map identifies this property as Arterial Business Service District (B-4) and part of the Commercial Corridor.
- Staff recommends approval of the rezoning request. Based on the existing residential use of the property, and the compatibility of the proposed zoning classification with neighboring properties, Staff finds the requested rezoning from B-4 to R-1 to be appropriate.

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

Sullivan
County

Regional

Date: 6/15/2026

Property Owner: James McKay

Address: 143 Massengill Ave / 4892 ~~20~~ Island Road
Bristol TN 37620

Phone number: 423-914-9101

Email: mckayplumbing@icloud

Property Identification

Tax Map: 0510

Group: A

Parcel: 024.00

Zoning Map: 08

Zoning District: 03b4

Proposed District: R-1

Civil District: 05

Property Location: 143 Massengill Ave

Commission District:

04

Purpose of Rezoning: Single family dwelling

Meetings

Planning Commission:

Place: Historic Courthouse 2nd floor Commission Chambers
3411 Hwy 126

Date: July 21 2026

Time: 6pm

Approved: _____

Denied: _____

County Commission:

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

Date: August 13 2026

Time: 6:00 PM

Approved: _____

Denied: _____

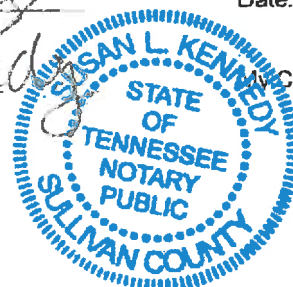
DEED RESTRICTIONS

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: James McKay

Date: 6/15/2026

Notary Public: Swann Kennedy



Commission Expires: 02-21-29

Receipt Number: 41748
Check Number: 2009

Value Information	
Land Market Value:	\$15,200
Improvement Value:	\$15,500
Total Market Appraisal:	\$30,700
Assessment Percentage:	25%
Assessment:	\$7,675

Additional Information	
General Information	
Class: 00 - Residential	City:
City #:	Special Service District 1: 000
Special Service District 1: 000	Special Service District 2: 000
District: 05	Neighborhood: V15
Number of Buildings: 0	Number of Mobile Homes: 0
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL	Utilities - Electricity: 01 - PUBLIC
Utilities - Gas/Gas Type: 00 - NONE	Zoning: B-4

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
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1	GUD - DETACHED GARAGE UNFINISHED	30X36	1,080
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Sale Information	
Long Sale Information list on subsequent pages	

Land Information	
Deed Acres: 0	Calculated Acres: .5
Land Code	Soil Class
Total Land Units: 0.5	
Units	

01 - RES	0.50
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Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/24/2025	\$0	3674	1526		PR - PERSONAL REP DEED	-
12/9/2016	\$0	3225	2132		QC - QUITCLAIM DEED	-
8/12/1996	\$26,500	1157C	345	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/24/1994	\$40,000	976C	718	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/14/1987	\$0	581C	503		-	-
4/5/1984	\$0	391C	780		-	-

Sullivan County - Parcel: 051O A 024.00



Date: June 15, 2026

County: SULLIVAN

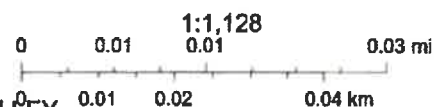
Owner: SALLEY JONATHAN MARCUS & STEPHEN JOSHUA EDWARD SALLEY

Address: MASSENGILL AVE 143

Parcel ID: 051O A 024.00

Deeded Acreage: 0

Calculated Acreage: 0.5



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

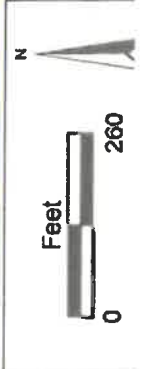
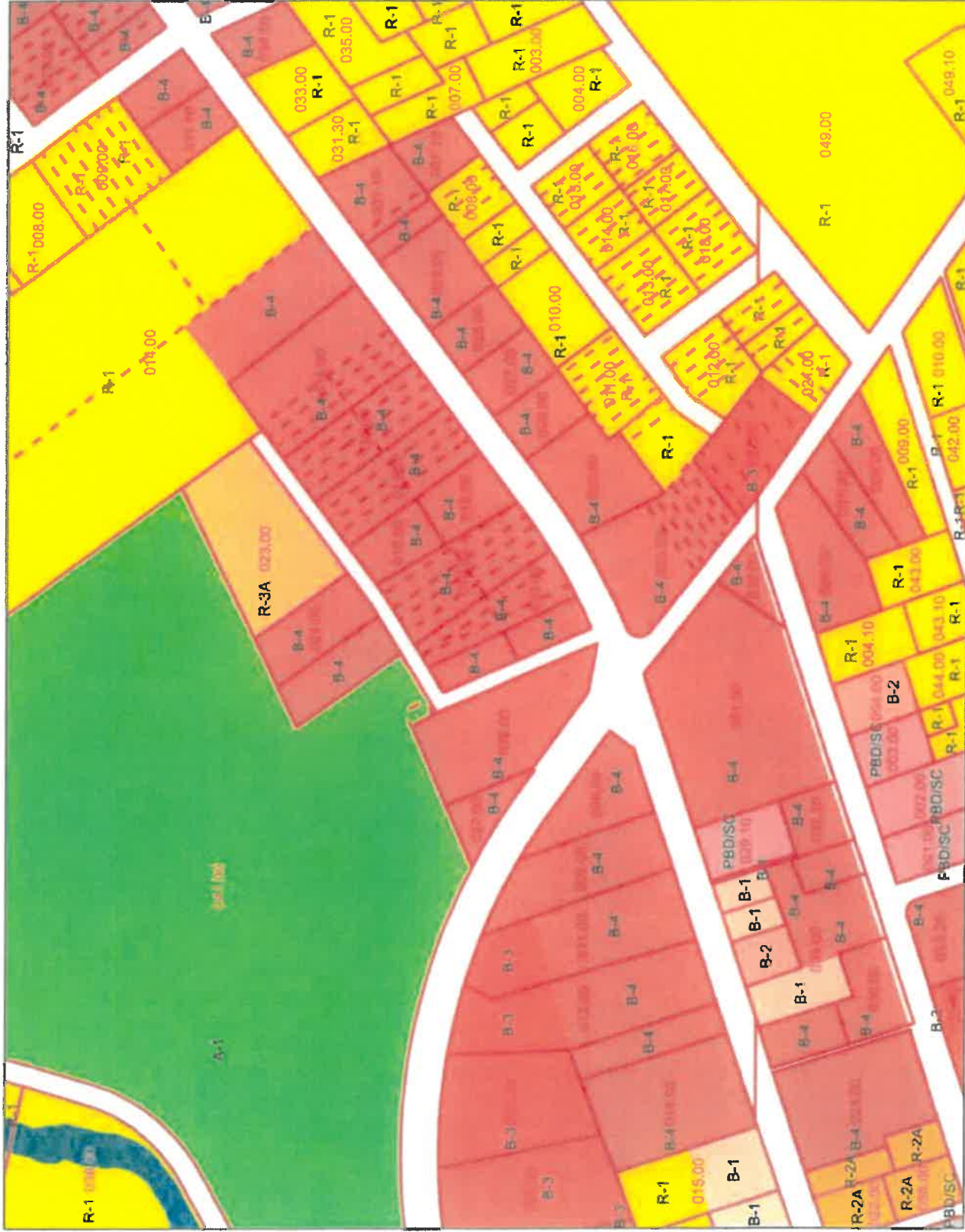
The property lines are compiled from information maintained by your local

Address Data Source:
Sullivan County: Sui Co 911
Kingsport: Kot 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.

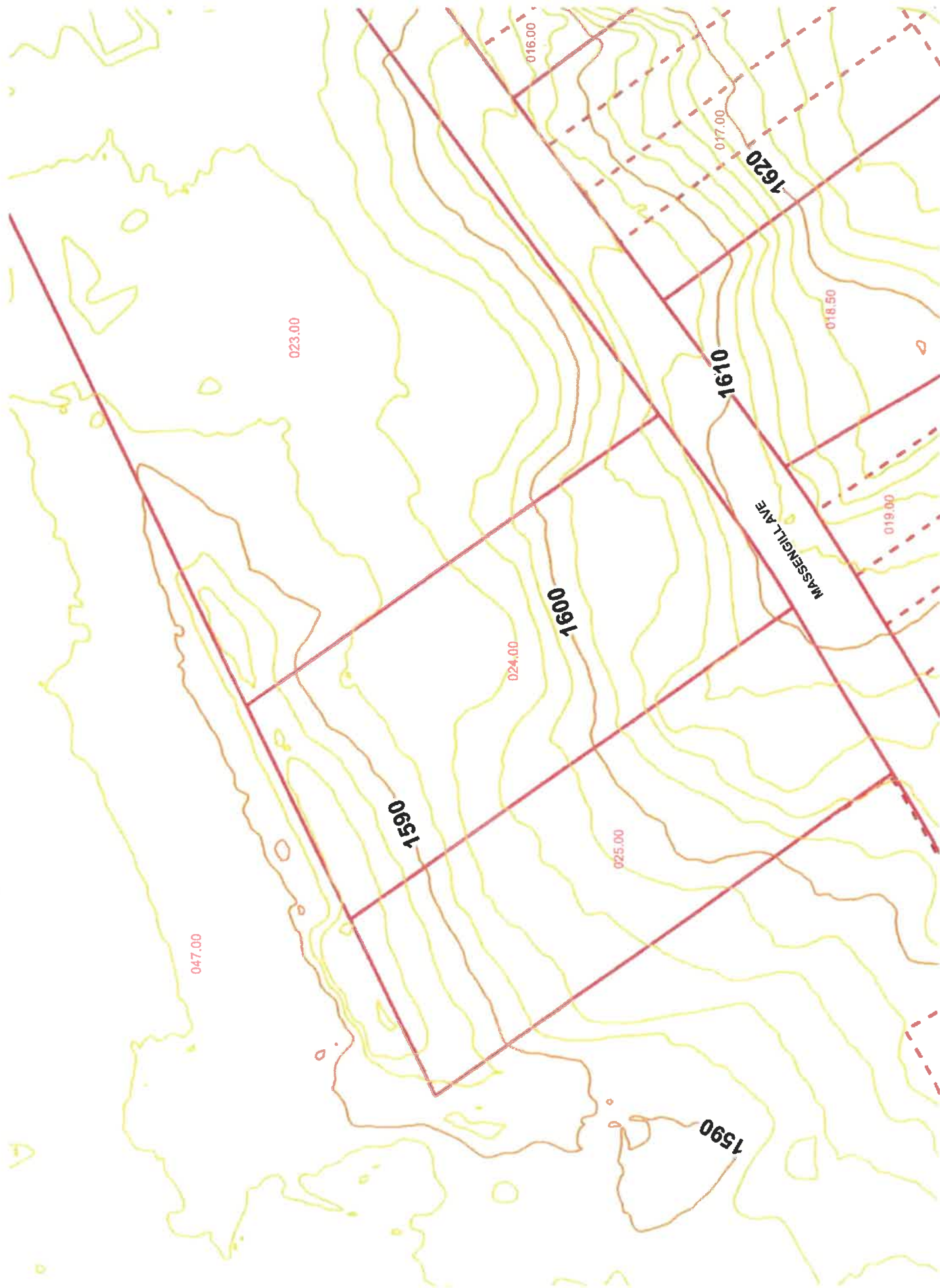
- County Line
- Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Lines
- Current Zoning**
 - A-1
 - B-1
 - B-2
 - B-3
 - B-4
 - PBD/SC
 - R-1
 - R-2A
 - R-2A



Flood Insurance Rate Map (FIRM) 2024
Flood Insurance Rate Map (FIRM) 2024
Zone A-1: Very High Flood Hazard (Unshaded)
Zone A-2: High Flood Hazard (Unshaded)
Zone A-3: Moderate Flood Hazard (Unshaded)
Zone A-4: Low Flood Hazard (Unshaded)
Zone A-5: Very Low Flood Hazard (Unshaded)
Zone A-6: No Flood Hazard (Unshaded)

Sullivan County, TN
Planning and Codes Dept.





POORE ERIC
137 MASSENGILL AVE
BLOUNTVILLE TN 37617

CHOPPING WOOD LLC
12 HOMESTEAD AVE
BUTLER NJ 07405

DIAMOND KATIE LYNNE
144 MASSENGILL AVE
BLOUNTVILLE TN 37617

TRIVETTE CHRISTOPHER PRESTON
3219 HWY 126
BLOUNTVILLE TN 37617



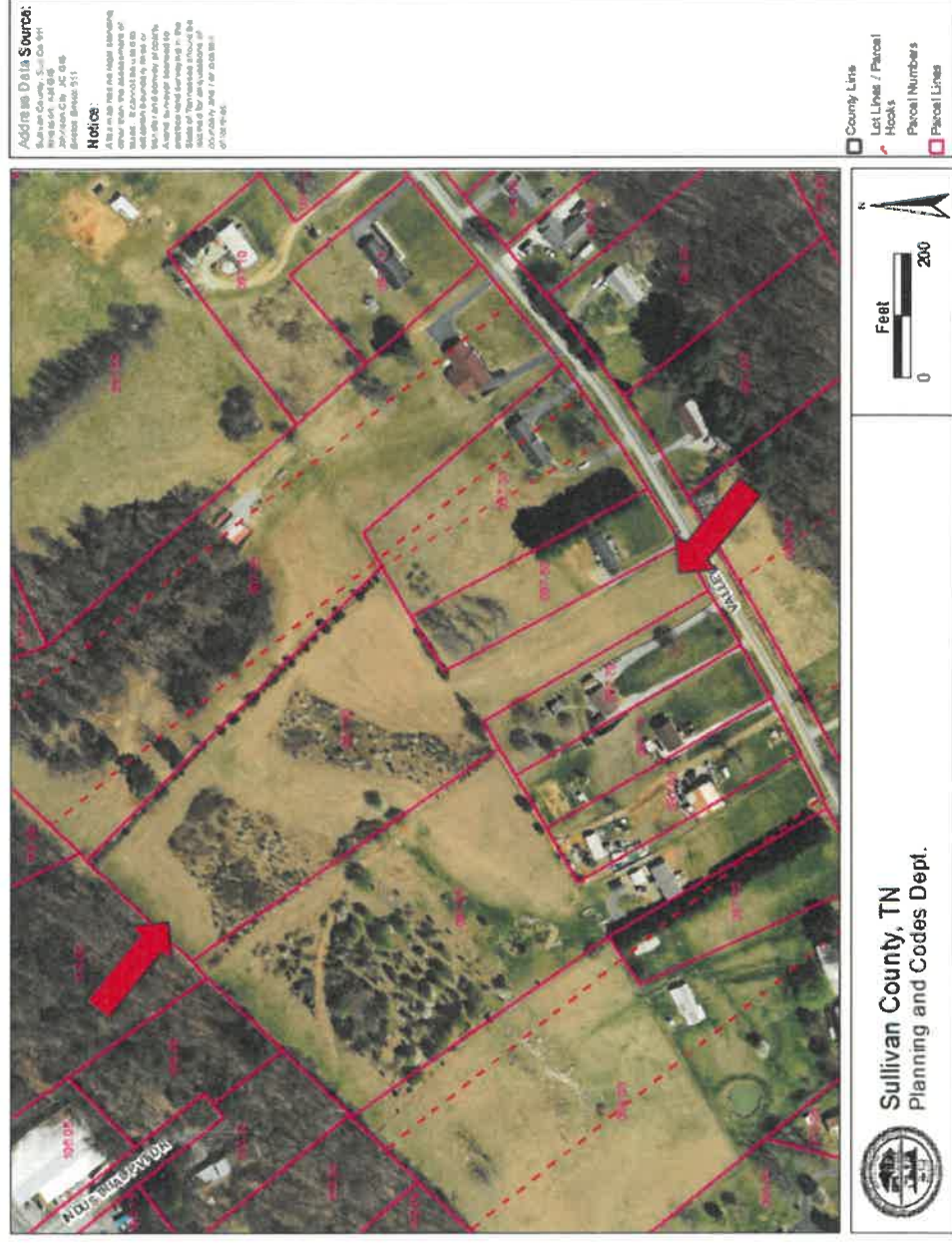
06/23/2026 13:19



06/23/2026 13:19



06/23/2026 13:19



- F2. Rezoning request from RDZ ENTP to rezone the property located at 466 Valley Drive, Blountville, TN 37617 from R-1 (Low Density/Single-Family Residential District) to A-1 (General Agricultural/Estate Residential District).**

FINDINGS OF FACT –

Landowner:	RDZ ENTP
Applicants:	Same
Representative:	Same
Location:	466 Valley Drive, Blountville, TN 37617
Mailing Address of Owners:	2619 Pearl Street
Civil district:	05
Parcel ID:	Tax Map 064, Parcel 097.60
Subdivision of Record:	NETTIE LEE RHEA PROP
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Airport Overlay Zone:	Yes
Existing Land Use of Lot:	Agricultural/Open Space
Utility District:	City of Kingsport
Public Sewer:	No
Flood Plain:	None
Existing Zoning:	R-1
Surrounding Zoning:	R-1/A-1/M-1
Surrounding Land Uses:	Commercial/Residential/Jail
2006 Land Use Plan:	Low-Density Residential/Future Commercial Growth Area (Restudy Area)
Lot/Tract Acreage:	5.24 Acres
Neighborhood Opposition:	No

Staff Field Notes and Findings of Facts:

- The applicant has requested to be rezoned from R-1 to A-1 to match the property use of agriculture.
- Staff visited the site to inspect and take pictures.
- The proposed A-1 zoning classification would permit agricultural activities, including farming, livestock, crop production, and other uses customarily associated with agricultural operations.
- Parcel is currently a vacant piece of land.
- The surrounding land uses, and zoning are Residential neighborhood/ single family dwellings on Valley Drive.
- The Future Land Use Map identifies this property as Low Density Residential (R-1).
- Staff recommends for the proposed rezoning, it is consistent with the applicant's stated intent and would allow the property to be used in a manner compatible with agricultural and rural land uses within the surrounding area.

Meeting Notes at Planning Commission:

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 5-20-26

Property Owner: RD3 ENT
Address: 2619 Pearl St. Kingsport TN 37660
Phone number: 423-292-3797 Email:

Property Identification

Tax Map: 064 Group: Parcel: 097.60
Zoning Map: 16 Zoning District: R-1 Proposed District: A-1 Civil District: 05
Property Location: 466 Valley Dr Blountville TN Commission District: 04
Purpose of Rezoning: To match property use

Meetings

Planning Commission: Sullivan Co.
Place: Blountville Court House 3411 Hwy 126, Blountville TN
Date: 07-21-2026 Time: 6:00pm

Approved: _____ Denied: _____

County Commission: 08/13/26 Sullivan County
Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN
Date: 08/13/26 Time: 6:00 PM

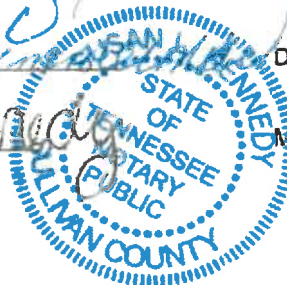
Approved: _____ Denied: _____

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: _____ Date: _____

Notary Public: Sullivan Kennedy My Commission Expires: 02-21-29



PD cash #203-
#41702

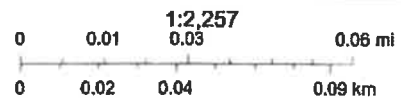
Value Information			
Land Market Value:	\$57,500		
Improvement Value:	\$0		
Total Market Appraisal:	\$57,500		
Assessment Percentage:	25%		
Assessment:	\$14,375		
Subdivision Data			
Subdivision:			
NETTIE LEE RHEA PROP			
Plat Book:	Plat Page:	Block:	Lot:
56	506		2
Additional Information			
General Information			
Class: 00 - Residential			
City #:		City:	
Special Service District 1: 000		Special Service District 2: 000	
District: 05		Neighborhood: V01	
Number of Buildings: 0		Number of Mobile Homes: 0	
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL		Utilities - Electricity: 01 - PUBLIC	
Utilities - Gas/Gas Type: 00 - NONE		Zoning: R-1	
Outbuildings & Yard Items			
Building #	Type	Description	Area/Units
Sale Information			
Long Sale Information list on subsequent pages			
Land Information			
Deed Acres: 5.24	Calculated Acres: 0	Total Land Units: 5.24	
Land Code	Soil Class		Units
03 - SMALL TRACT			5.24

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/17/2019	\$0	3354	2156		QC - QUITCLAIM DEED	-
7/1/2019	\$26,514	3340	473	V - VACANT	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
7/25/2011	\$0	WB129	613		-	-
6/6/1984	\$0	401C	701		-	-
5/21/1984	\$0	399C	753		-	-
1/1/1984	\$29,600	401C	701	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED

An aerial photograph of a property with a blue boundary. The property is irregularly shaped, with a large central area that appears to be a pond or a body of water. The surrounding land is a mix of green, yellow, and brown, indicating different vegetation or land use. Several elevation points are marked with numbers: 110.50, 115.00, 110.00, 105.30, 97.20, 97.68, 97.85, 97.80, 97.65, 97.75, 97.50, 97.40, 97.30, 97.10, 97.00, 96.80, 96.65, 96.50, 96.35, 96.20, 96.00, 95.85, 95.70, 95.50, 95.35, 95.20, 95.00, 94.85, 94.70, 94.50, 94.35, 94.20, 94.00, 93.85, 93.70, 93.50, 93.35, 93.20, 93.00, 92.85, 92.70, 92.50, 92.35, 92.20, 92.00, 91.85, 91.70, 91.50, 91.35, 91.20, 91.00, 90.85, 90.70, 90.50, 90.35, 90.20, 90.00, 89.85, 89.70, 89.50, 89.35, 89.20, 89.00, 88.85, 88.70, 88.50, 88.35, 88.20, 88.00, 87.85, 87.70, 87.50, 87.35, 87.20, 87.00, 86.85, 86.70, 86.50, 86.35, 86.20, 86.00, 85.85, 85.70, 85.50, 85.35, 85.20, 85.00, 84.85, 84.70, 84.50, 84.35, 84.20, 84.00, 83.85, 83.70, 83.50, 83.35, 83.20, 83.00, 82.85, 82.70, 82.50, 82.35, 82.20, 82.00, 81.85, 81.70, 81.50, 81.35, 81.20, 81.00, 80.85, 80.70, 80.50, 80.35, 80.20, 80.00, 79.85, 79.70, 79.50, 79.35, 79.20, 79.00, 78.85, 78.70, 78.50, 78.35, 78.20, 78.00, 77.85, 77.70, 77.50, 77.35, 77.20, 77.00, 76.85, 76.70, 76.50, 76.35, 76.20, 76.00, 75.85, 75.70, 75.50, 75.35, 75.20, 75.00, 74.85, 74.70, 74.50, 74.35, 74.20, 74.00, 73.85, 73.70, 73.50, 73.35, 73.20, 73.00, 72.85, 72.70, 72.50, 72.35, 72.20, 72.00, 71.85, 71.70, 71.50, 71.35, 71.20, 71.00, 70.85, 70.70, 70.50, 70.35, 70.20, 70.00, 69.85, 69.70, 69.50, 69.35, 69.20, 69.00, 68.85, 68.70, 68.50, 68.35, 68.20, 68.00, 67.85, 67.70, 67.50, 67.35, 67.20, 67.00, 66.85, 66.70, 66.50, 66.35, 66.20, 66.00, 65.85, 65.70, 65.50, 65.35, 65.20, 65.00, 64.85, 64.70, 64.50, 64.35, 64.20, 64.00, 63.85, 63.70, 63.50, 63.35, 63.20, 63.00, 62.85, 62.70, 62.50, 62.35, 62.20, 62.00, 61.85, 61.70, 61.50, 61.35, 61.20, 61.00, 60.85, 60.70, 60.50, 60.35, 60.20, 60.00, 59.85, 59.70, 59.50, 59.35, 59.20, 59.00, 58.85, 58.70, 58.50, 58.35, 58.20, 58.00, 57.85, 57.70, 57.50, 57.35, 57.20, 57.00, 56.85, 56.70, 56.50, 56.35, 56.20, 56.00, 55.85, 55.70, 55.50, 55.35, 55.20, 55.00, 54.85, 54.70, 54.50, 54.35, 54.20, 54.00, 53.85, 53.70, 53.50, 53.35, 53.20, 53.00, 52.85, 52.70, 52.50, 52.35, 52.20, 52.00, 51.85, 51.70, 51.50, 51.35, 51.20, 51.00, 50.85, 50.70, 50.50, 50.35, 50.20, 50.00, 49.85, 49.70, 49.50, 49.35, 49.20, 49.00, 48.85, 48.70, 48.50, 48.35, 48.20, 48.00, 47.85, 47.70, 47.50, 47.35, 47.20, 47.00, 46.85, 46.70, 46.50, 46.35, 46.20, 46.00, 45.85, 45.70, 45.50, 45.35, 45.20, 45.00, 44.85, 44.70, 44.50, 44.35, 44.20, 44.00, 43.85, 43.70, 43.50, 43.35, 43.20, 43.00, 42.85, 42.70, 42.50, 42.35, 42.20, 42.00, 41.85, 41.70, 41.50, 41.35, 41.20, 41.00, 40.85, 40.70, 40.50, 40.35, 40.20, 40.00, 39.85, 39.70, 39.50, 39.35, 39.20, 39.00, 38.85, 38.70, 38.50, 38.35, 38.20, 38.00, 37.85, 37.70, 37.50, 37.35, 37.20, 37.00, 36.85, 36.70, 36.50, 36.35, 36.20, 36.00, 35.85, 35.70, 35.50, 35.35, 35.20, 35.00, 34.85, 34.70, 34.50, 34.35, 34.20, 34.00, 33.85, 33.70, 33.50, 33.35, 33.20, 33.00, 32.85, 32.70, 32.50, 32.35, 32.20, 32.00, 31.85, 31.70, 31.50, 31.35, 31.20, 31.00, 30.85, 30.70, 30.50, 30.35, 30.20, 30.00, 29.85, 29.70, 29.50, 29.35, 29.20, 29.00, 28.85, 28.70, 28.50, 28.35, 28.20, 28.00, 27.85, 27.70, 27.50, 27.35, 27.20, 27.00, 26.85, 26.70, 26.50, 26.35, 26.20, 26.00, 25.85, 25.70, 25.50, 25.35, 25.20, 25.00, 24.85, 24.70, 24.50, 24.35, 24.20, 24.00, 23.85, 23.70, 23.50, 23.35, 23.20, 23.00, 22.85, 22.70, 22.50, 22.35, 22.20, 22.00, 21.85, 21.70, 21.50, 21.35, 21.20, 21.00, 20.85, 20.70, 20.50, 20.35, 20.20, 20.00, 19.85, 19.70, 19.50, 19.35, 19.20, 19.00, 18.85, 18.70, 18.50, 18.35, 18.20, 18.00, 17.85, 17.70, 17.50, 17.35, 17.20, 17.00, 16.85, 16.70, 16.50, 16.35, 16.20, 16.00, 15.85, 15.70, 15.50, 15.35, 15.20, 15.00, 14.85, 14.70, 14.50, 14.35, 14.20, 14.00, 13.85, 13.70, 13.50, 13.35, 13.20, 13.00, 12.85, 12.70, 12.50, 12.35, 12.20, 12.00, 11.85, 11.70, 11.50, 11.35, 11.20, 11.00, 10.85, 10.70, 10.50, 10.35, 10.20, 10.00, 9.85, 9.70, 9.50, 9.35, 9.20, 9.00, 8.85, 8.70, 8.50, 8.35, 8.20, 8.00, 7.85, 7.70, 7.50, 7.35, 7.20, 7.00, 6.85, 6.70, 6.50, 6.35, 6.20, 6.00, 5.85, 5.70, 5.50, 5.35, 5.20, 5.00, 4.85, 4.70, 4.50, 4.35, 4.20, 4.00, 3.85, 3.70, 3.50, 3.35, 3.20, 3.00

County: SULLIVAN
Owner: RDZ ENTERPRISES GP
Address: VALLEY DR
Parcel ID: 064 097.60
Deeded Acreage: 5.24
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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

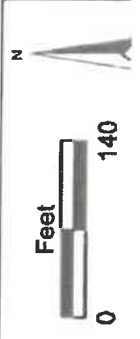
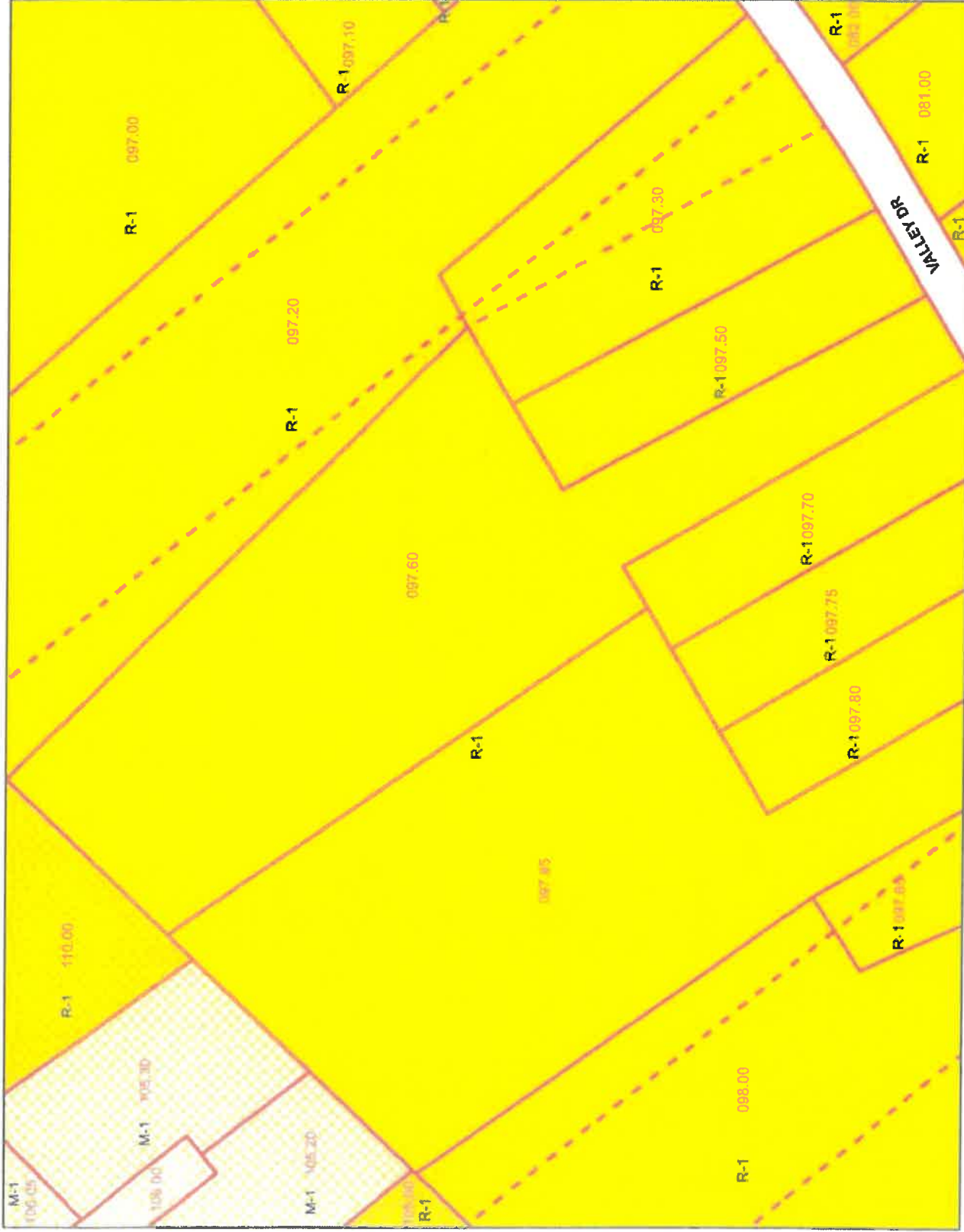
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

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

Notice:

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-  County Line
-  Lot Lines / Parcel
-  Hooks
-  Parcel Numbers
-  Kingsport UGB
-  Current Zoning
-  M-1
-  R-1



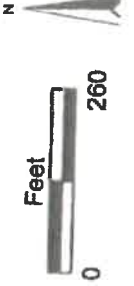
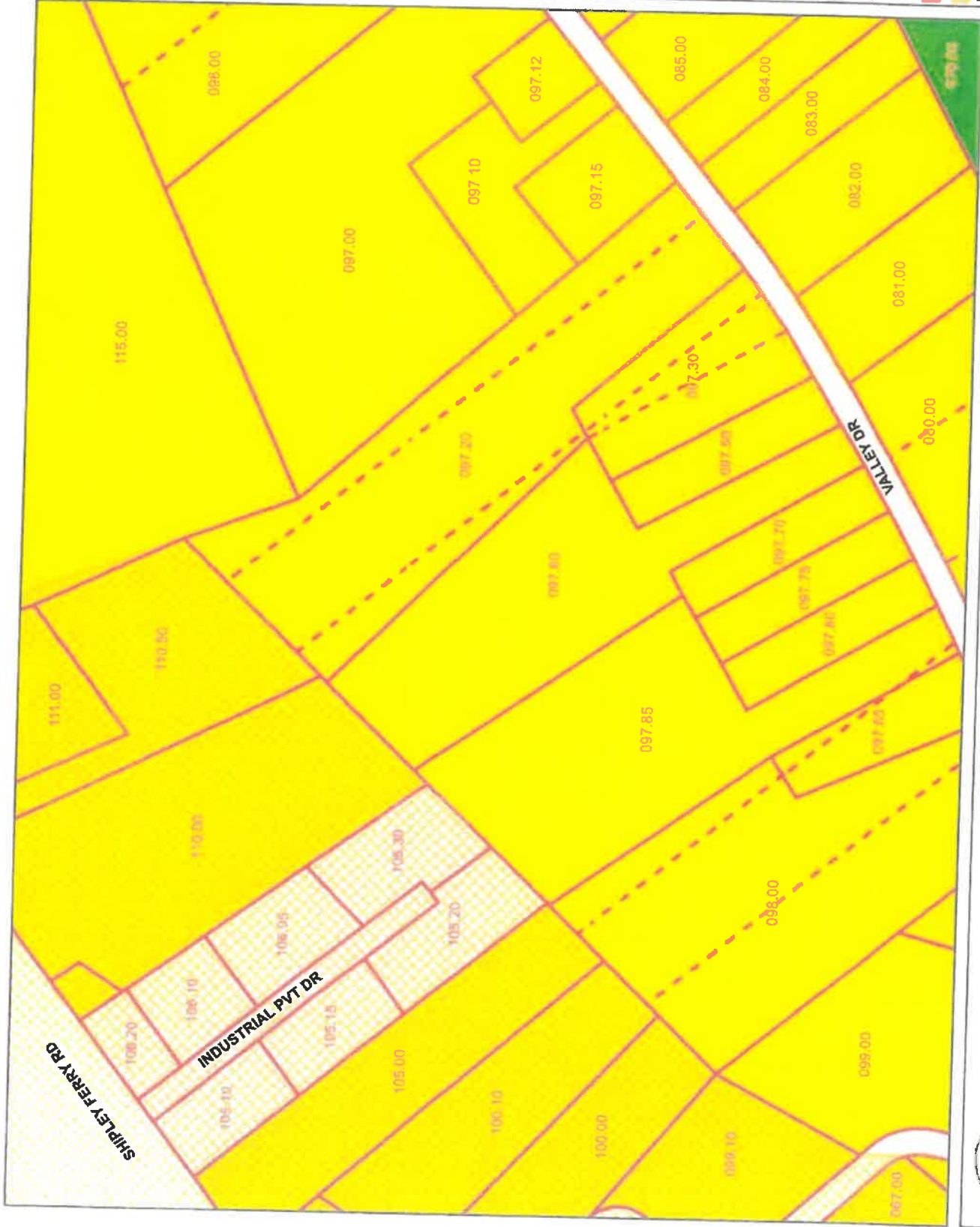
Flood Insurance Rate Map (FIRM) 2024
 Flood Insurance Rate Map (FIRM) 2026
 Zone A - No Base Flood Elevation Determined
 Zone AE - Special Flood Elevation Determined
 B-100 - Annual Chance Flood Hazard
 Pending Areas as Zone AE

Address Data Sour
Sullivan County: Sull Co 911
Kingsport: Kpt GIS
Johnson City: JC GIS
Bristol: Bristol 911

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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
- Manufac-Light Ind
- Low Density Res



Flood Insurance Rate Map (FIRM) 2024
Flood Insurance Rate Map (FIRM) 2024
Zone A - High Flood Hazard (Unshaded)
Zone AE - Special Flood Hazard (Unshaded)
All 2024 Flood Hazard (Unshaded)
Planning / Maps at SullCo



Sullivan County, TN
Planning and Codes Dept.

MARINEAU MICHAEL II
241 SHIPLEY FERRY ROAD
BLOUNTVILLE TN 37617

HORTON JAMES E &
SHERIE M
424 VALLEY DR
BLOUNTVILLE TN 37617

JOHNSON JOSEPH A &
CATHY L
440 VALLEY DR
BLOUNTVILLE TN 37617

DEPEW NANCY BERKLEY
458 VALLEY DR
BLOUNTVILLE TN 37617

CRAIN REBECCA A &
WILLIAM M JR
491 VALLEY DR
BLOUNTVILLE TN 37617

HULSE BRENT D
476 VALLEY DR
BLOUNTVILLE TN 37617

TOLIVER KIMSEY ALLEN
498 VALLEY DR
BLOUNTVILLE TN 37617

Sullivan County, TN

NOTICE

THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING

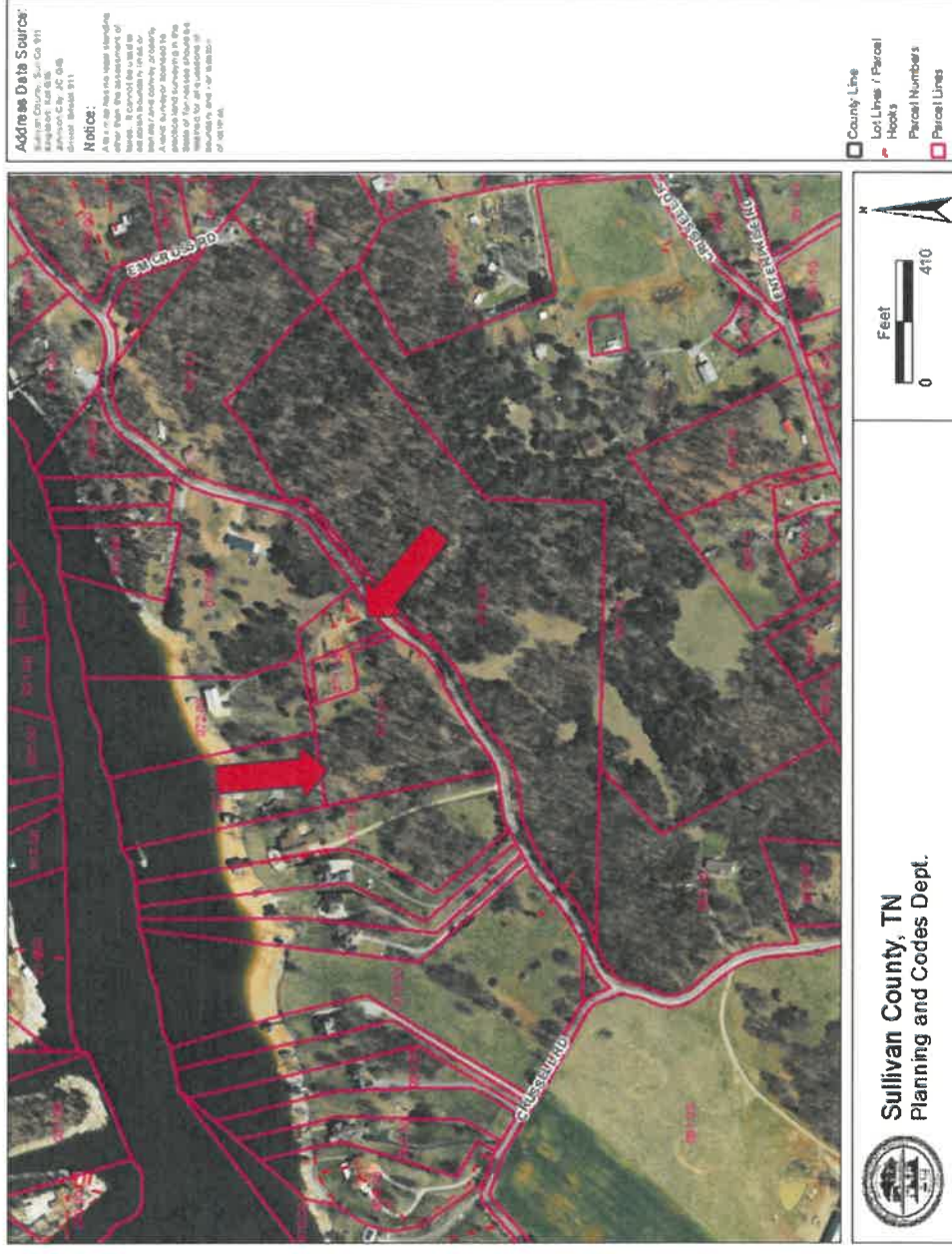
423-323-6440

06/23/2026 13:46



NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ENTRY
422-527-4440

06/23/2026 13:46



F3. Rezoning request from Donald Tittle to rezone their property located at 489 Summer Sound Road, Piney Flats, TN 37686 from R-1 (Low Density/Single-Family Residential District) to A-1 (General Agricultural/Estate Residential District).

FINDINGS OF FACT –

Landowner:	Donald Tittle
Applicants:	Same
Representative:	Same
Location:	489 Summer Sound Road, Piney Flats, TN 37686
Mailing Address of Owners:	Same
Civil district:	08
Parcel ID:	Tax Map 096, Parcel 071.01
Subdivision of Record:	N/A
PC1101 Growth Boundary:	Sullivan County Rural Area
Airport Overlay Zone:	No
Existing Land Use of Lot:	Residential/Open Space
Utility District:	Blountville
Public Sewer:	No
Flood Plain:	None
Existing Zoning:	R-1
Surrounding Zoning:	R-1/A-1
Surrounding Land Uses:	Residential
2006 Land Use Plan:	Low-Density Residential
Lot/Tract Acreage:	6.60 Acres
Neighborhood Opposition:	No

Staff Field Notes and Findings of Facts:

- The applicant has requested rezoning from R-1 to A-1 to match the property use of agriculture.
- Staff visited the site to inspect and take pictures.
- The requested rezoning from R-1 to A-1 is compatible with the property's rural character and surrounding land use patterns.
- The surrounding land uses, and zoning are Residential neighborhood/ single family dwellings on Summer Sound Road.
- The Future Land Use Map identifies this property as Low Density Residential (R-1).
- The proposed rezoning will permit the property to be utilized for agricultural purposes consistent with the applicant's stated intent.
- A-1 zoning classification is intended to accommodate agricultural activities, open space, and low-density residential development within a rural setting.
- The property size and configuration are conducive to farming, gardening, livestock, and other customary agricultural activities.
- Property currently has one residential property to the right side and then a large area on the left side vacant after you pass his son's parcel in the middle.
- Property consists of approximately **6.60 acres**, which provides sufficient acreage to support agricultural and rural residential uses.
- Staff recommend for the proposed rezoning as it is consistent with the applicant's stated intent for the use of the property.

Meeting Notes at Planning Commission:

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 6/15/2026

Property Owner: Donald E. Tittle

Address: 489 Summer Sound Rd
Piney Flats, Tenn 37686

Phone number: 423-484 9501

Email: donttittle1950@gmail.com

Property Identification

Tax Map: 096

Group:

Parcel: 071 01

Zoning Map: 17

Zoning District: R-1

Proposed District: A-1

Civil District: 08

Property Location: 489 Summer Sound Rd.

Commission District: 05

Purpose of Rezoning: Farming

Meetings

Planning Commission:

Place: Historic Courthouse / 3411 Highway 126 Blountville, TN

Date: July 21 2026

Time: 6pm

Approved: _____

Denied: _____

County Commission:

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

Date: August 13 2026

Time: 6:00 PM

Approved: _____

Denied: _____

pd 6/15/26
receipt # 41799
Credit card 203.00

DEED RESTRICTIONS

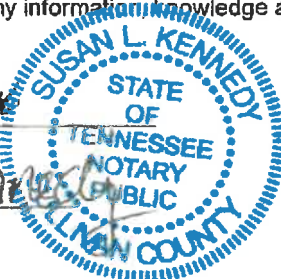
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Donald E. Tittle

Date: 06/15/2026

Notary Public: Susan L. Kennedy

My Commission Expires: 02-21-29



Sale Information

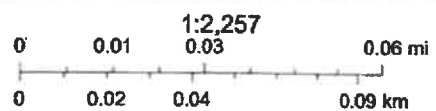
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/9/2021	\$0	3506	799		AF - AFFIDAVIT OF AFFIXATION	-
11/13/2017	\$0	3330	2382		-	-
11/13/2017	\$0	3330	2382		-	-
4/30/1976	\$0	85C	412		-	-

Sullivan County - Parcel: 096 071.01



Date: June 15, 2026

County: SULLIVAN
Owner: TITTLE DONALD E
Address: SUMMER SOUND RD 489
Parcel ID: 096 071.01
Deeded Acreage: 0
Calculated Acreage: 6.6



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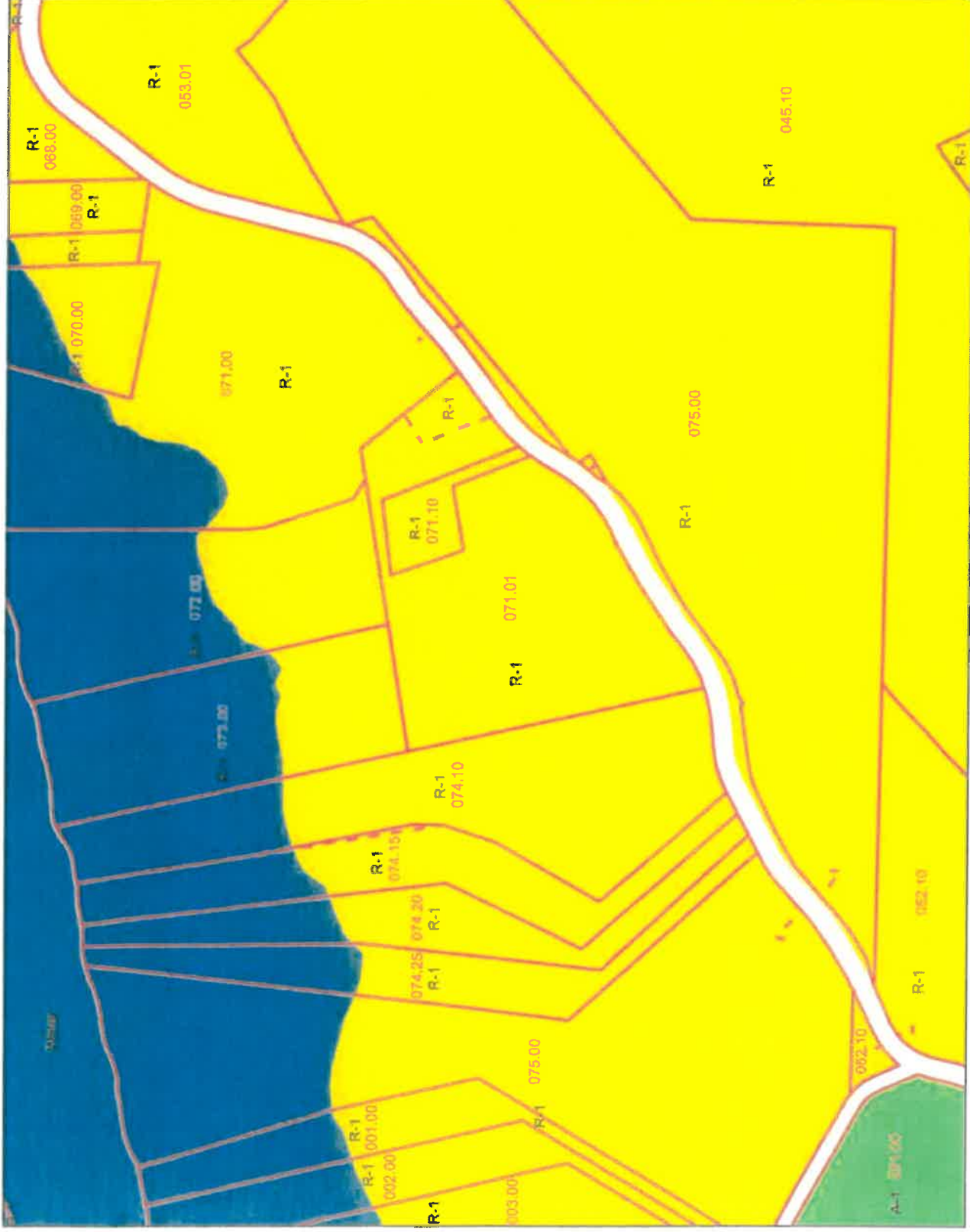
The property lines are compiled from information maintained by your local

Address Data Source:
 Sullivan County: Sult Co 911
 Kingsport: Kpl GIS
 Johnson City: JC GIS
 Bristol: Brstid 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
-  R-1
-  Water



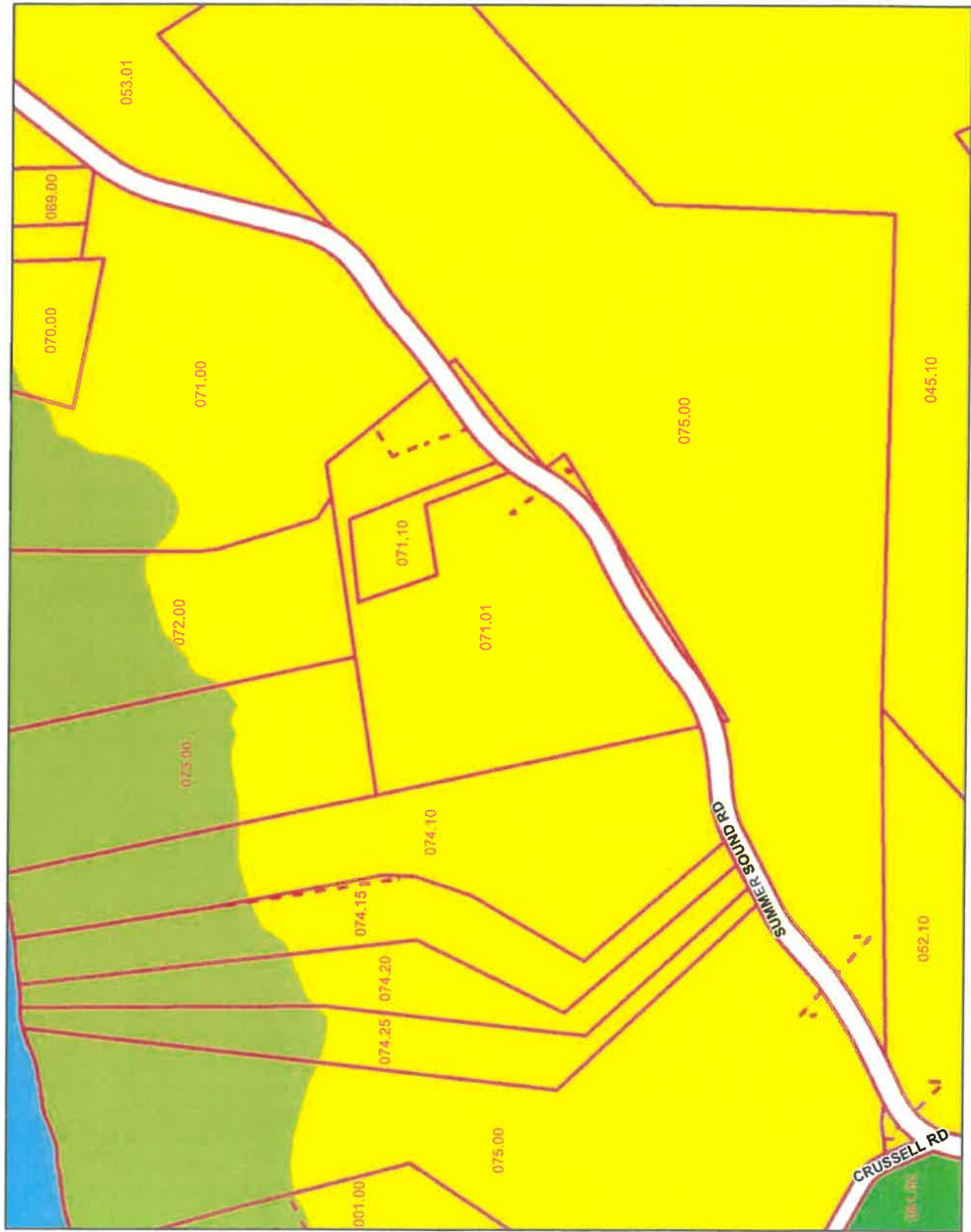
Flood Insurance Rate Map (FIRM) 2024
 Flood Insurance Rate Map (FIRM) 2024
 Zone A-1: Special Flood Hazard Insurance
 Zone A-1: Special Flood Hazard Insurance
 Zone A-1: Special Flood Hazard Insurance
 Zone A-1: Special Flood Hazard Insurance
 Zone A-1: Special Flood Hazard Insurance

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

Notice:

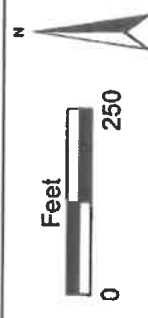
A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

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



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

- Zone A - No Base Flood Breach Potential
- Zone AE - Base Flood Breach Potential
- 0.2 PCT Annual Chance Flood Hazard
- Floodway Areas in Zone AE



Sullivan County, TN
Planning and Codes Dept.



TITTLE JOE E
485 SUMMER SOUND RD
PINEY FLATS TN 37686

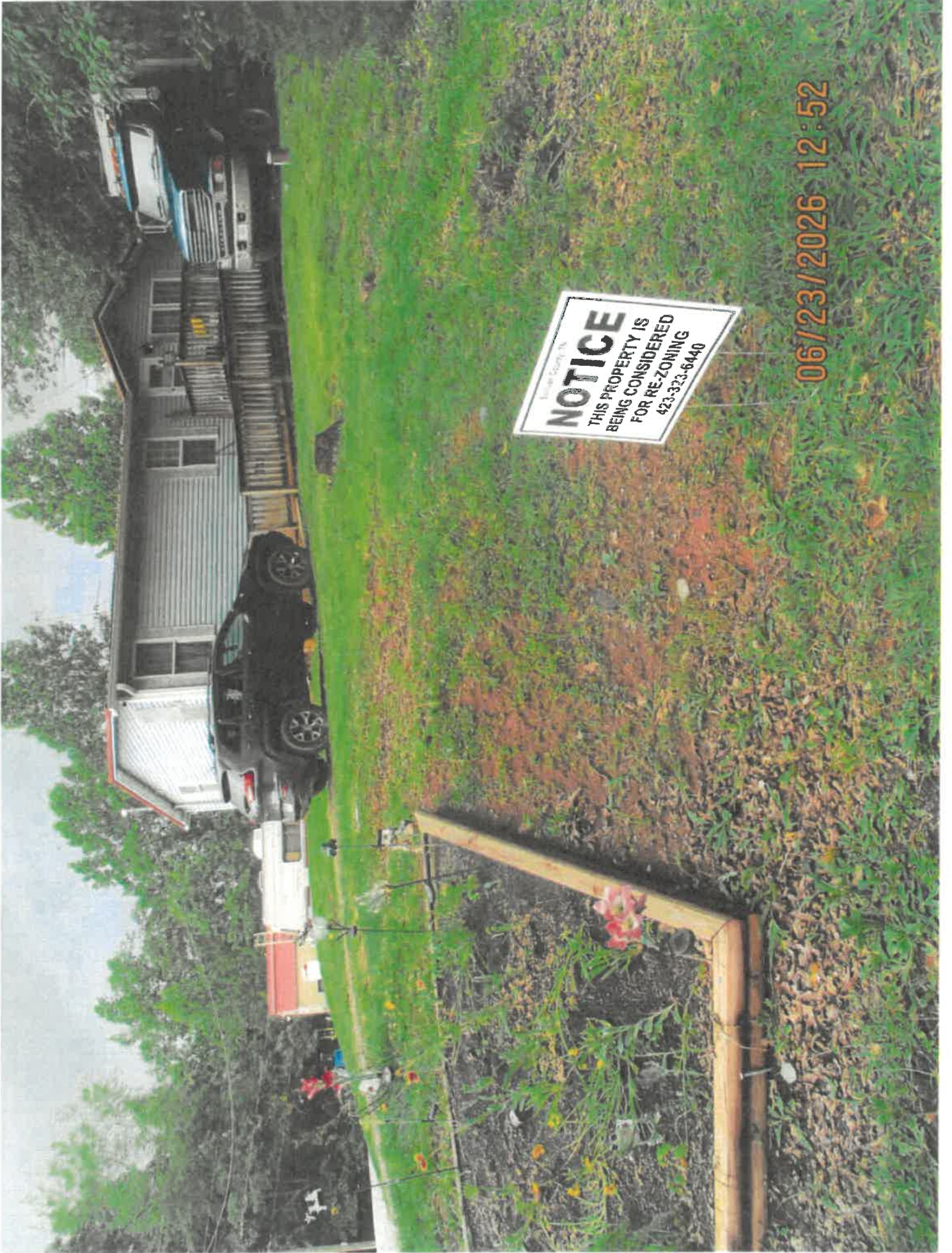
BURRESS JONATHAN WAYNE &
ELIZABETH MAE PAGE
391 SUMMER SOUND RD
PINEY FLATS TN 37686

OSBOLT JOSEPH ANDREW &
PAMELA MARIE
120 BRENTWOOD DR
JOHNSON CITY TN 37601

PIERCY JOEL C &
SHIRLEY J TRUSTEES
228 SHENANDOAH DR
JOHNSON CITY TN 37601

PHILLIPS MARK DAVID
513 SUMMER SOUND RD
PINEY FLATS TN 37686

JESSEE BARRY
359 RIVERVIEW RD
BRISTOL TN 37620



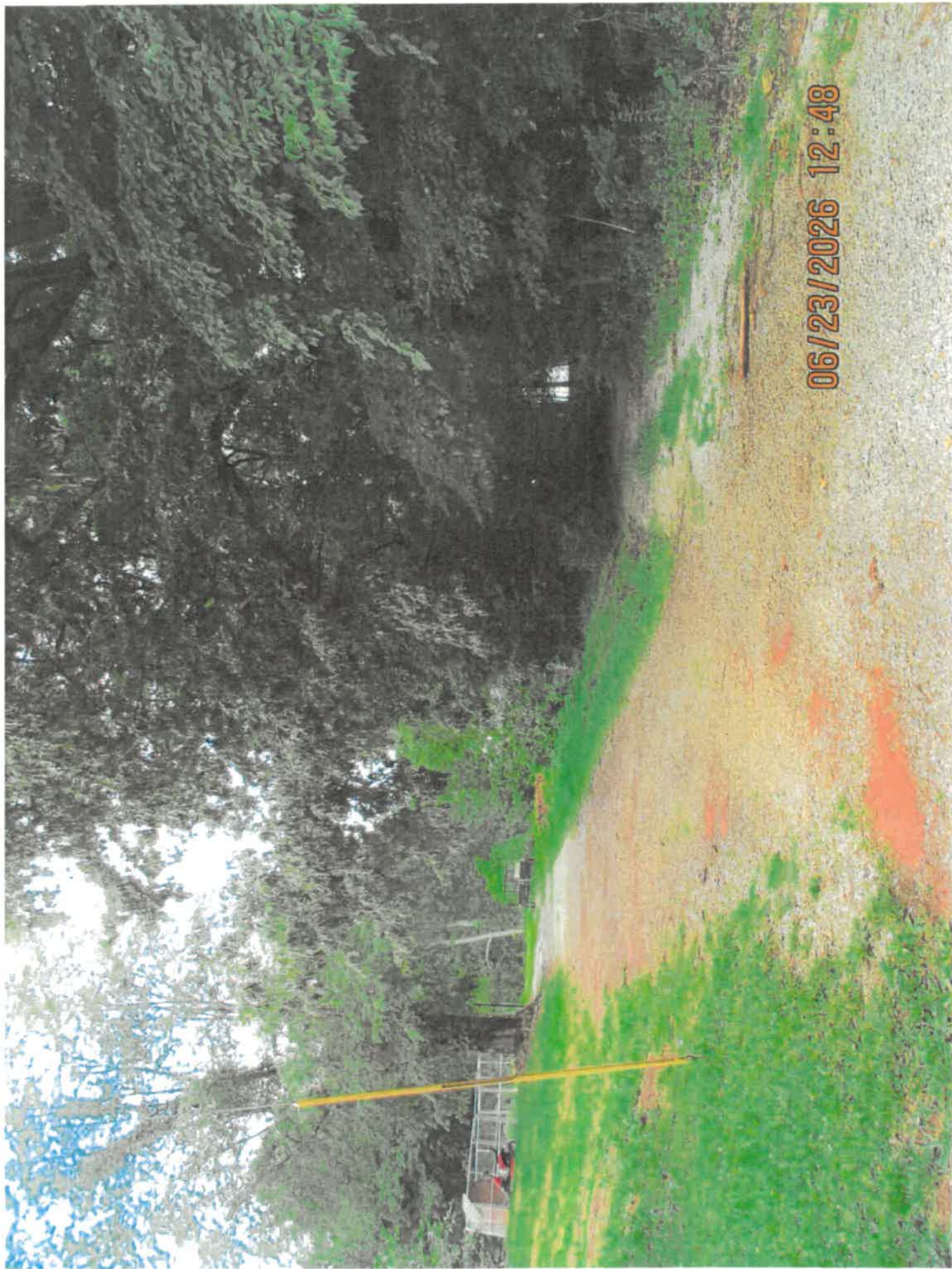
NOTICE
Tipton County, TN
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
423-323-6440

06/23/2026 12:52





06/23/2026 12:46



06/23/2026 12:48



06/23/2026 12:52

06/23/2026 12:53



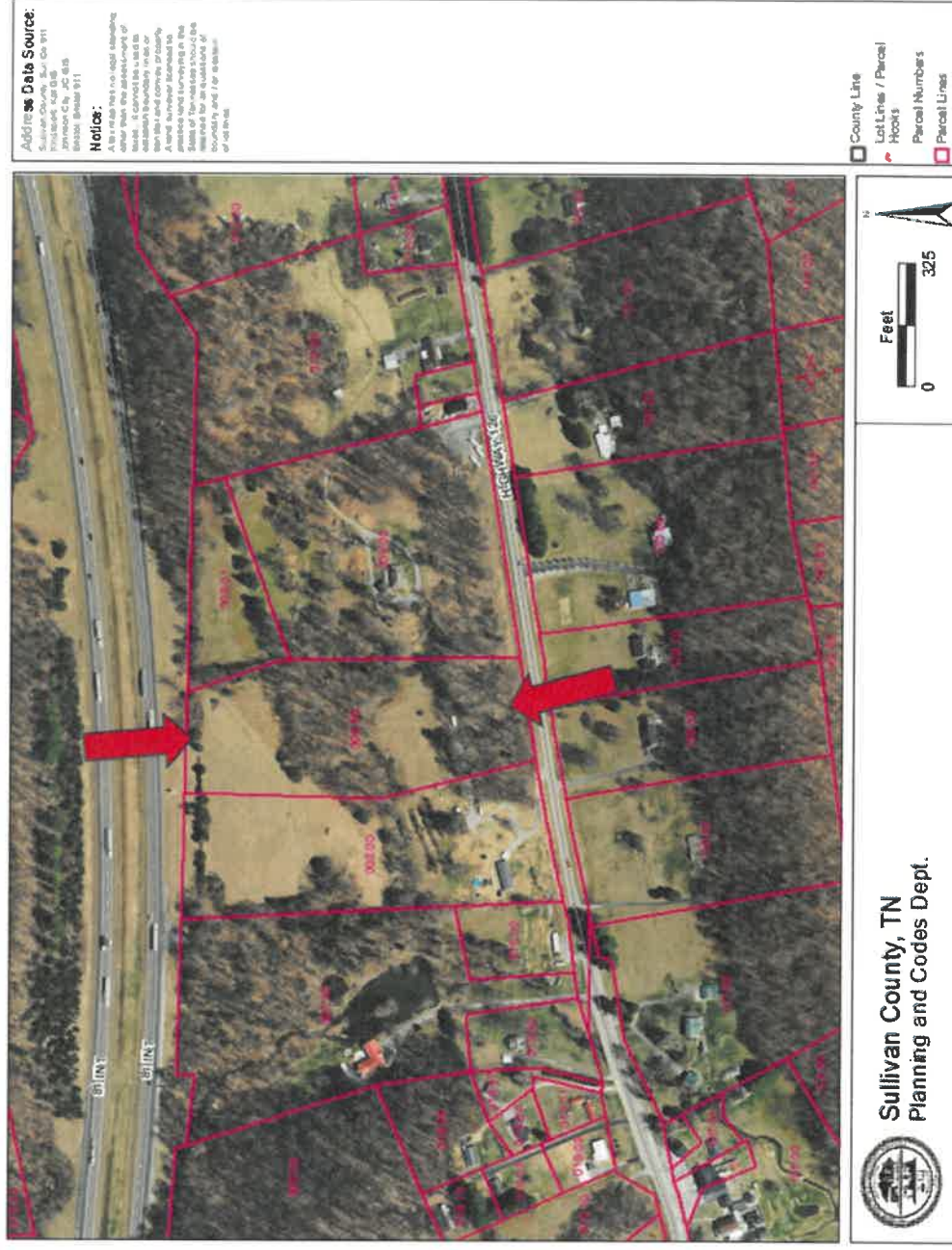


R-1 to A-1

for Melissa King

4287 HWY 126, Blountville

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



F4. Rezoning request from Melissa King to rezone their property located at 4287 HWY 126, Blountville, TN 37617 from R-1 (Low Density/Single-Family Residential District) to A-1 (General Agricultural/Estate Residential District).

FINDINGS OF FACT--

Landowner:	Melissa King
Applicants:	Same
Representative:	Same
Location:	4287 HWY 126, Blountville, TN 37617
Mailing Address of Owners:	333 Snapps Ferry Road, Kingsport, TN 37663
Civil district:	05
Parcel ID:	Tax Map 050, Parcel 008.50
Subdivision of Record:	JR DURRETT ETUX HEIRS PROP
PC1101 Growth Boundary:	Sullivan County Planned Growth
Airport Overlay Zone:	No
Existing Land Use of Lot:	Residential/Open Space
Utility District:	Blountville
Public Sewer:	No
Flood Plain:	None
Existing Zoning:	R-1
Surrounding Zoning:	R-1/R-2
Surrounding Land Uses:	Residential
2006 Land Use Plan:	Agricultural
Lot/Tract Acreage:	6.76 Acres
Neighborhood Opposition:	No

Staff Field Notes and Findings of Facts:

- The applicant has requested to rezone the property from R-1 to A-1 to allow agricultural uses consistent with the applicant's intended use of the property.
- Staff visited the site to inspect and take pictures.
- The Future Land Use Map identifies this property as Agricultural (A-1), making the requested rezoning consistent with the County's adopted long-range land use plan.
- The proposed rezoning is not anticipated to adversely affect adjacent properties, as agricultural uses are generally compatible with other rural and low-density residential land uses.
- Staff recommends for the proposed rezoning as the property's zoning with the adopted Future Land Use Map and supports the County's long-term planning objectives.

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. County

Date: 6/11/24

Property Owner: Melissa King

Address: 333 Snapps Ferry Rd Kingsport TN 37663

Phone number: 423-383-3116

Email: melissaking91004@icloud.com

Property Identification

Tax Map: 050

Group:

Parcel: 008.50

Zoning Map: 8

Zoning District: R1

Proposed District: A1

Civil District: 05

Property Location: 4287 Hwy 126 Blountville TN 37663

Commission District: 04

Purpose of Rezoning: cost of living, hardship - there are already single wide all the way up + down my road
~~my property~~

Meetings

Planning Commission: Sullivan County Planning Commission

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Hwy 126

Date: July 21 2026

Time: 6:00 pm

Approved: _____

Denied: _____

County Commission:

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

Date: Aug 13 2026

Time: 6:00 PM

Approved: _____

Denied: _____

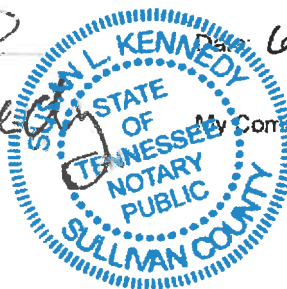
pd cc #41781
\$203⁰⁰

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: Melissa King

Notary Public: Susan A Kennedy



Date: 6/11/24

My Commission Expires: 02-21-29

Sullivan (082)

Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
KING MELISSA
4287 HWY 12
BLOUNTVILLE

HWY 126 4287

Ctrl Map:	Group:	Parcel:	PI:	SI:
050		008,50		000

Value Information

Land Market Value:	\$76,000
Improvement Value:	\$0
Total Market Appraisal:	\$76,000
Assessment Percentage:	25%
Assessment:	\$19,000

Subdivision Data

Subdivision:

JR DURRETT ETUX HEIRS PROP

Plat Book:

Block:

Lot: 2

Additional Information

General Information

Class: 00 - Residential

City #:

Special Service District 1: 000

District: 05

Number of Buildings: 0

Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL

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: 6.76		Calculated Acres: 0	Total Land Units: 6.76
Land Code		Soil Class	Units
03 - SMALL TRACT			6.76

Sullivan County - Parcel: 050 008.50



Date: June 23, 2026

County: SULLIVAN
Owner: KING MELISSA
Address: HWY 126 4287
Parcel ID: 050 008.50
Deeded Acreage: 6.76
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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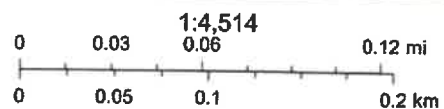
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Sullivan County - Parcel: 050 008.50



Date: June 23, 2026

County: SULLIVAN
Owner: KING MELISSA
Address: HWY 126 4287
Parcel ID: 050 008.50
Deeded Acreage: 6.76
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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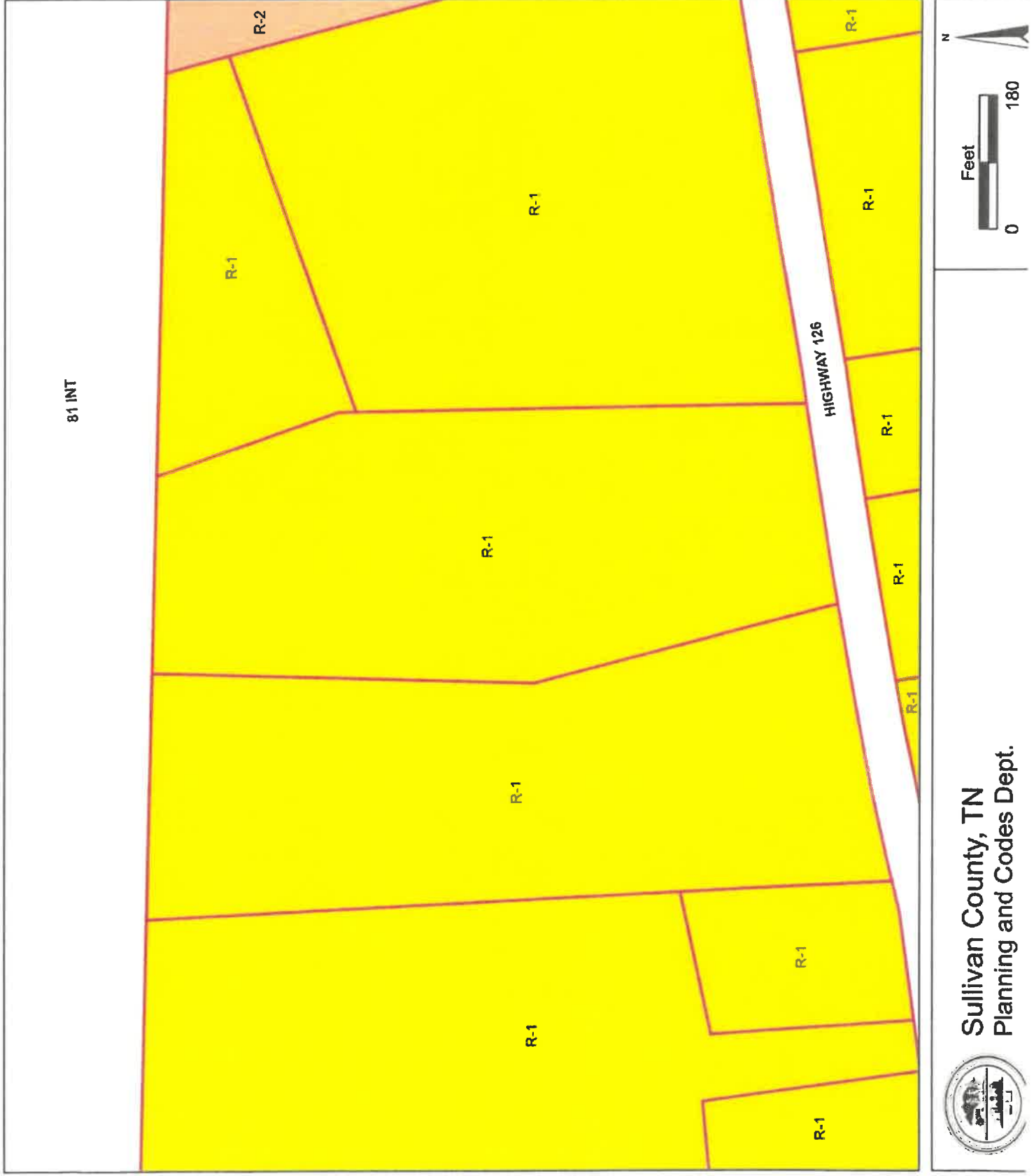
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Address Data Source:
Sullivan County: Sull Co 911
Kingsport: Kpt GIS
Johnson City: JC GIS
Bristol: Bristol 911

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☒ County Line
☒ Parcel Lines
Current Zoning
 R-1
 R-2



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

 Parcel Lines

 Planned Growth

Land Use Plan:
2006-2026

 Ag / Open Space

 Low Density Res



Sullivan County, TN
Planning and Codes Dept.



Done: 06/22/2026

CABLE PATTI TATE
4261 HWY 126
BLOUNTVILLE TN 37617

AMBRIZ JOSEPH VICTOR JR &
JANETTE LOVEN-AMBRIZ
4272 HWY 126
BLOUNTVILLE TN 37617

VIARS CARL MICHAEL &
BRENDA
4260 HWY 126
BLOUNTVILLE TN 37617

CUSANNO BRIANNA RAE &
MAX AUGUST HOFMEISTER
4246 HWY 126
BLOUNTVILLE TN 37617

ELLIS CHRISTOPHER P
4233 HWY 126
BLOUNTVILLE TN 37617

ZHANG YUAN
405 CYPRESS ST #11
BRISTOL TN 37620

WILLIAMS DAVID P &
LYNNE M WILLIAMS
353 BARR RD
BLOUNTVILLE TN 37617

BROCK DAVID ETUX L/E &
TAMARA M GRAHAM R/M
325 BARR RD
BLOUNTVILLE TN 37617

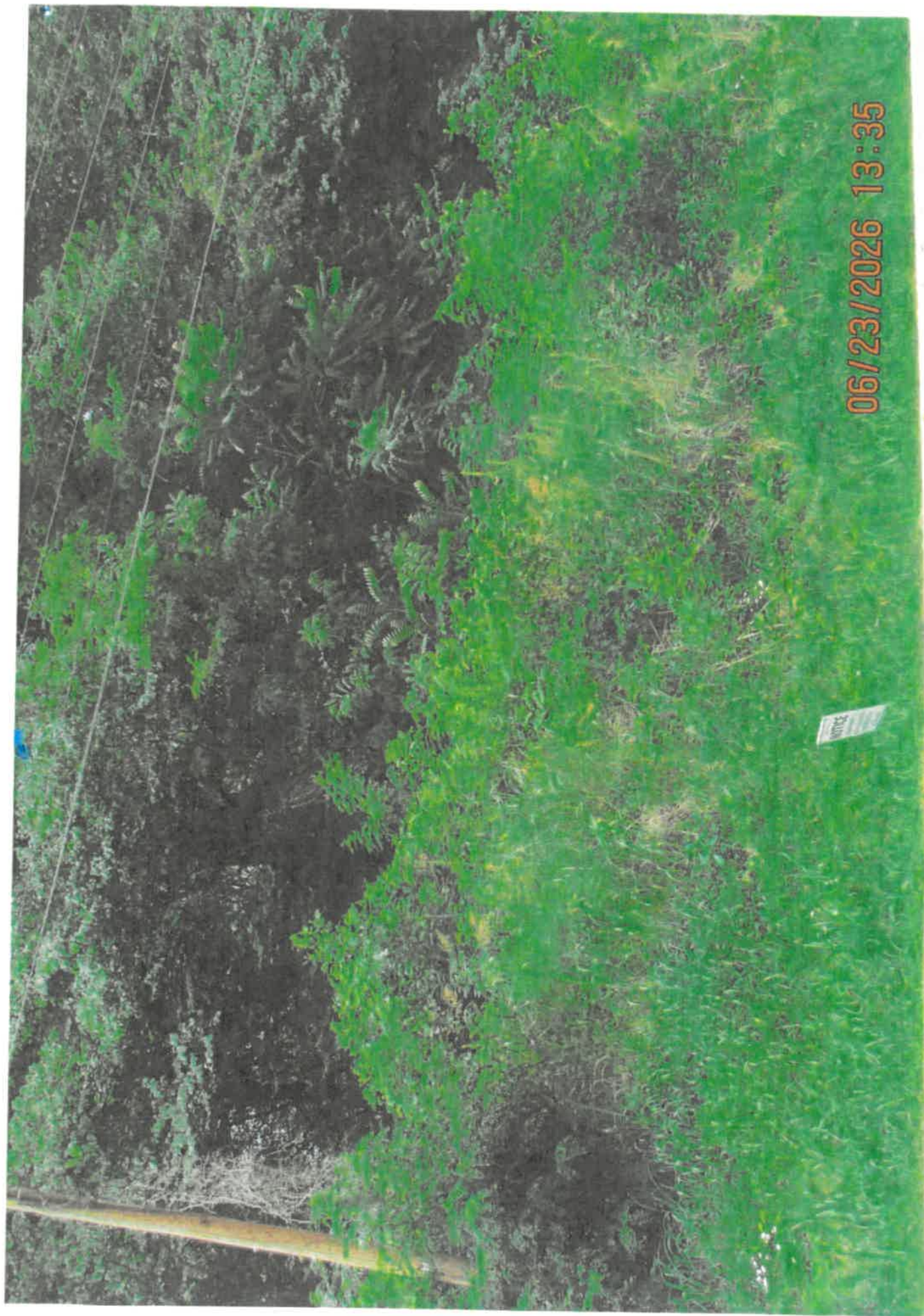
ROBERTS N HOWELL &
OLIVIA C
4298 HWY 126
BLOUNTVILLE TN 37617

Sullivan County, TN

NOTICE

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

06/23/2026 13:35



06/23/2026 13:35