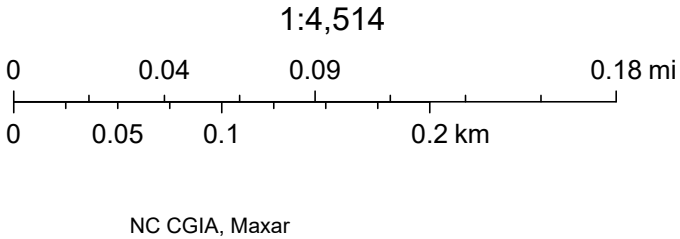


# ArcGIS Web Map

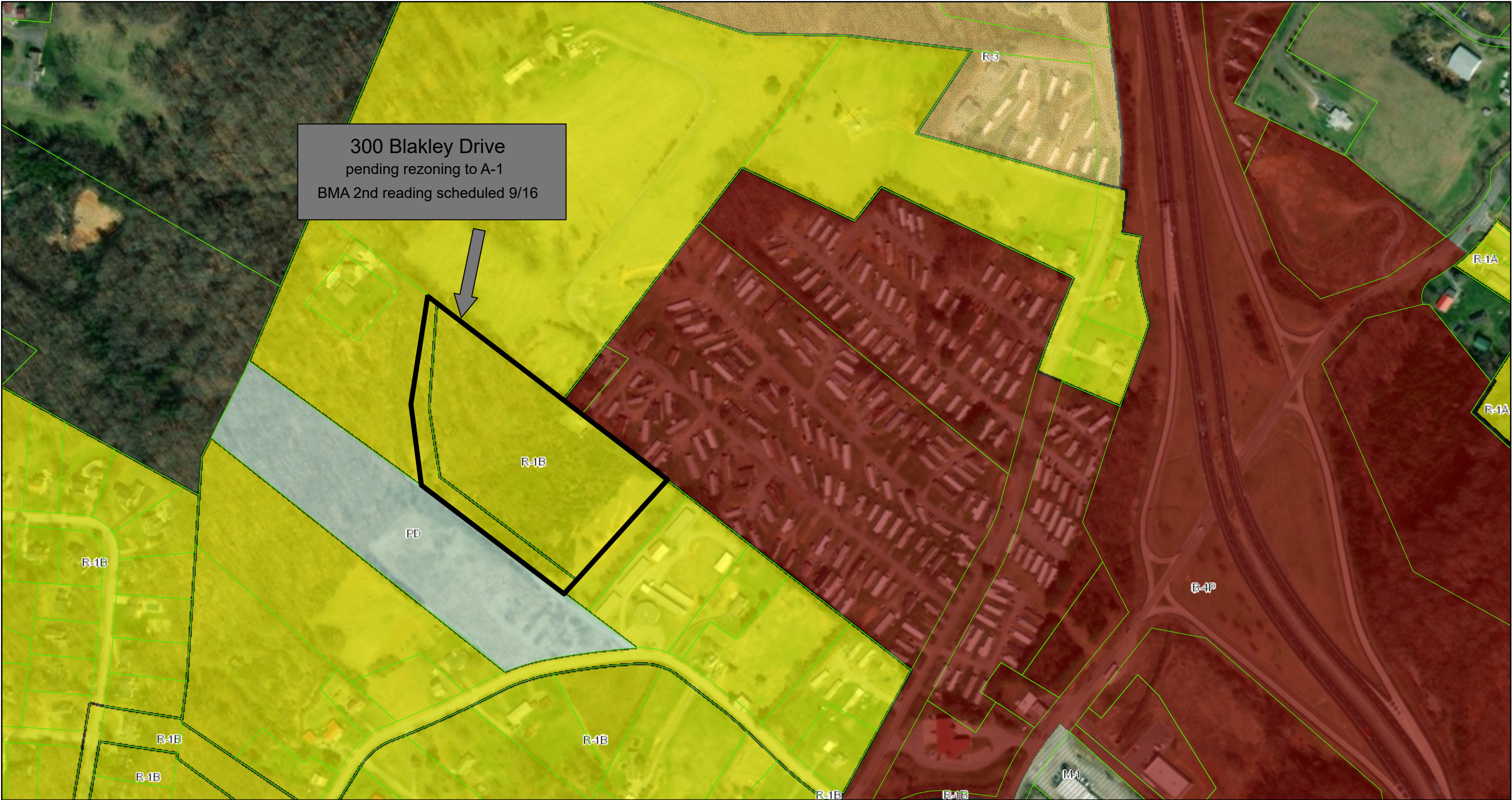


8/25/2025, 9:29:04 AM  
Sullivan County Parcels Jan 2023  
Parcels  
Urban Growth Boundary





ArcGIS Web Map



8/25/2025, 9:18:02 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

<Null>

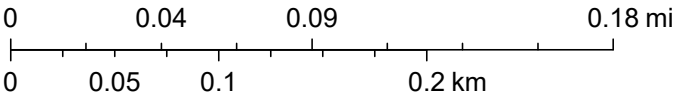
TA/C

R-5

GC

B-2E	B-3	M-1R	PD	R-1B	Split
A-1	B-4	M-2	PMD-1	R-1C	TA
A-2	B-4P	MX	PMD-2	R-2	TA-C
AR	B-4P	P-1	PUD	R-3	UAE
B-1	BC	P-D	PVD	R-3A	Urban Growth Boundary
B-2	GC	PBD-3	R-1	R-3B	
B-3	M-1	PBD/*	R-1A	R-4	

1:4,514



NC CGIA, Maxar





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: August 15, 2025

RE: 300 Blakley Drive

The Board is asked to consider the following request:

**Case: BZA25-0204– The owner of property located at 300 Blakley Drive, Control Map 105, Parcels 02.04 & 02.20** requests a special exception to Sec. 114-181(c)(5) to allow the development of a new private recreation area. The property is zoned R-1B, Residential District(pending rezoning to A-1, Agricultural District).

*The Board of Mayor and Aldermen approved the **rezoning to A-1, Agricultural District** on first reading August 19, 2025. The second reading is scheduled for September 16, 2025.*

*Code reference:*

**114-181. - A-1, Agricultural District.**

*(c)Special exceptions. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the A-1 district as follows:*

- (1) Cemeteries and other burial grounds.*
- (2) Tenant homes, only for persons working on the farm.*
- (3) Hospitals, nursing homes and rehabilitation homes.*
- (4) Sewage treatment plants or landfills operated by a government.*
- (5) Private recreation areas,** country clubs and golf courses.*
- (6) Churches and other places of worship, schools and colleges.*
- (7) Commercial kennels and veterinary facilities.*
- (8) Communication facilities.*

# APPLICATION

Board of Zoning Appeals



## APPLICANT INFORMATION:

Last Name	Helton	First	Jennifer	M.I.	L	Date	7/31/2025
Street Address	302 Blakley Dr.			Apartment/Unit #			
City	Kingsport	State	TN	ZIP		37664	
Phone	423-579-8886			E-mail Address			

## PROPERTY INFORMATION:

Tax Map Information	Tax map:	105	Group:	2.04 and 2.20	Parcel:	Lot:
Street Address	300 Blakley Dr			Apartment/Unit #		
Current Zone	R1B			Proposed Zone A1		
Current Use	R1B			Proposed Use Private Rec Area		

## REPRESENTATIVE INFORMATION:

Last Name	Same AS Applicant	First		M.I.		Date	
Street Address				Apartment/Unit #			
City				State	ZIP		
Phone				E-mail Address			

## REQUESTED ACTION:

Special Exception for private recreation

## DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature:

*Jennifer Helton*

Date:

7/31/25

Signed before me on this 31st day of July, 2025

a notary public for the State of Tennessee

County of Sullivan

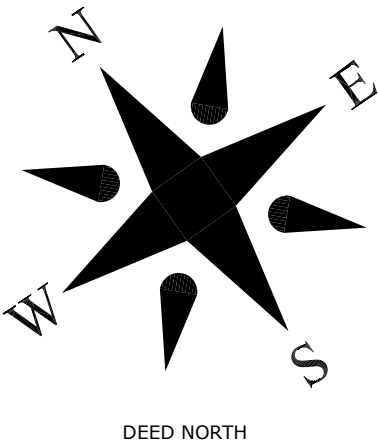
Notary *Lori L. Pyatte*

My Commission Expires 11-21-2026

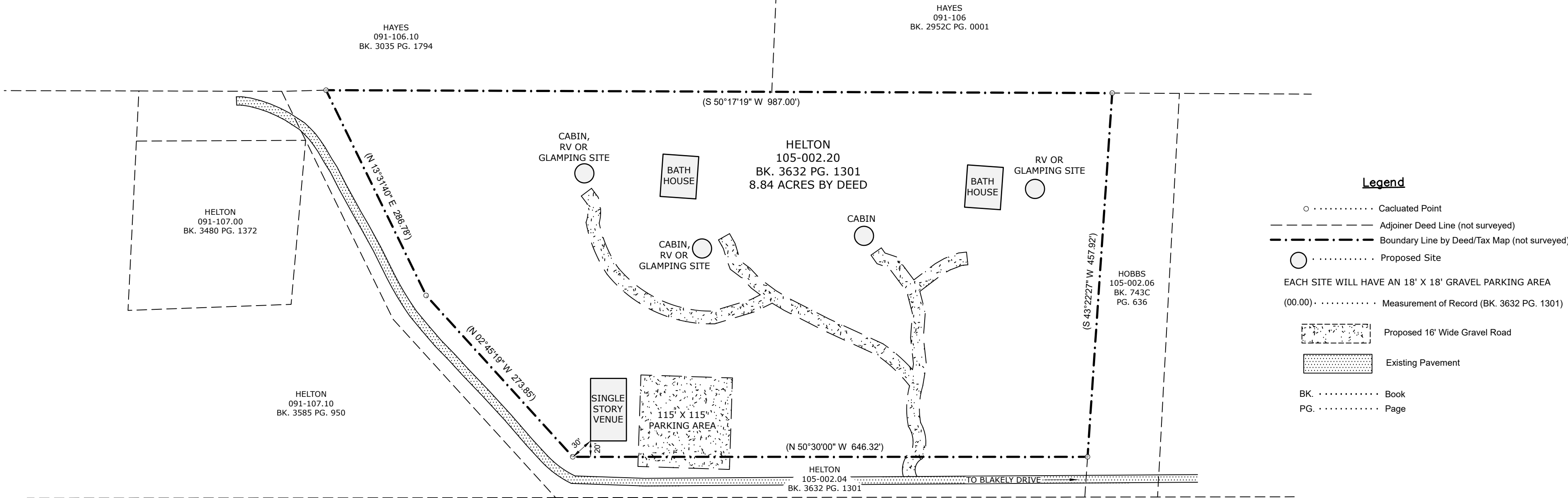


NOTES

- \* THIS PROPOSED SITE PLAN IS SHOWN ON AN EXISTING PARCEL OR PARCELS OF LAND.
- \* THIS PLAN WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- \* THE SUBJECT MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, INCLUDING FROM TDOT AND TVA, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- \* THE SUBJECT PROPERTY IS SUBJECT TO ZONING REGULATIONS, BUILDING SETBACKS, AND OTHER REGULATIONS AS SET FORTH BY LOCAL PLANNING AND OTHER AGENCIES. CONSULT WITH LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- \* ADJOINER INFORMATION TAKEN FROM COUNTY GIS WEBSITE.
- \* UNDERGROUND UTILITIES AND FEATURES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THERETO.
- \* ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
- \* THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1B.
- \* THE PROPERTY LIES WITHIN A ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 47163C0235D, EFFECTIVE DATE OF 9/29/2006.
- \* A BOUNDARY RETRACEMENT SURVEY WAS NOT CONDUCTED AS PART OF THIS PROPOSED SITE PLAN.



Vicinity Map  
(not to scale)



THIS PROPOSED SITE PLAN IS SHOWN ON AN EXISTING PARCEL OR PARCELS OF LAND.  
THIS IS NOT A BOUNDARY RETRACEMENT OR LOT COMBINATION SURVEY.

PRELIMINARY PROPOSED SITE PLAN

NOT A SURVEY.

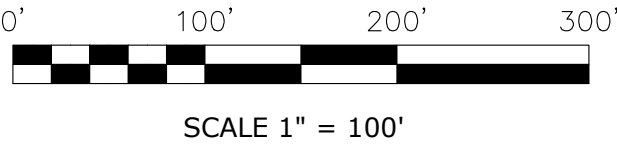
NOT TO BE USED FOR CONSTRUCTION,  
RECORDING, SALES, OR INSURANCE

06/04/2025

**PEAKGEOMATICS**  
LAND SURVEYORS  
P.O. Box 891 Johnson City, TN 37605  
423.202.7093  
matt@peakg.com  
www.peakg.com

PRELIMINARY  
PROPOSED SITE PLAN FOR  
PEACEFUL PEAK  
VACATION RENTALS

REFERENCES  
Requested By Jennifer Helton  
Book 3632 Page 1301  
Tax Map 105 Parcel 002.20  
8.84 Acres by Deed  
300 Blakely Dr. Kingsport, TN  
13th Civil District, Sullivan County, TN  
Drawn By: MDL Checked BY: ARS  
Project #25039



# Rezoning Proposal Summary

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Peaceful Peak Vacation Rentals

Applicants: Travis & Jennifer Helton

Subject Property: 300 Blakley Dr., Kingsport, TN 37664

Parcels: 105-002.20 and 105-002.04 | Combined Approximately 10.24 Acres

## Project Vision

Peaceful Peak Vacation Rentals seeks to rezone the subject property from R-1B (low-density residential) to A-1 (agricultural district) to support a thoughtfully planned, nature-integrated hospitality and event space. The rezoning will allow for the continued development of an upscale, low-density retreat with short-term lodging and a small-scale venue for intimate events.

Our goal is to enhance Kingsport's rural tourism offerings while preserving the natural beauty of the area.

## About Peaceful Peak

- We currently live and operate The Summit at Peaceful Peak at the adjoining property of 302 Blakley Dr.
- Recognized in the top 1% of vacation rentals statewide, with a 77% occupancy rate in 2024.
- Visitors include guests from across the U.S. and abroad, contributing to Kingsport's tourism economy.

## Development Plan

The project will be implemented in two phases:

Phase 1 – Currently Permitted and Underway

- Construction of a 764 sq. ft. luxury vacation rental unit (already in progress).

Phase 2 – Future Development (Pending Rezoning Approval)

- One RV/glamping site with:
  - Renovated 1972 Winnebago Brave
  - Covered deck, outdoor sauna
  - Standalone luxury bathhouse and laundry facility (ADU)
- Two additional premium glamping sites (e.g., safari tents, yurts, or RVs)
- A shared ADU bathhouse and laundry facility for glamping guests
- A small single-story event venue for micro-weddings and private retreats
  - Dedicated parking below and in front of the venue
  - Access via internal gravel road branching from the main driveway

## Property Details

- Total Acreage: ~10.24 acres (2 parcels)
- Current Zoning: R-1B
- Proposed Zoning: A-1
- Utilities: Water, electricity, and sewer planned for all units
- Access: Private shared driveway (currently serves both properties)
- Environment: Wooded, secluded, with natural buffers and very limited visibility from neighbors
- Location: Quiet area in Rock Springs, just minutes from downtown Kingsport and I-26/I-81 interchange
- Adjacent to: Rock Springs Storage

## Preliminary Site Plan Overview

- Preliminary Site plan completed by Peak Geomatics. Final survey and site plan is in process.
- Includes gravel access road, parking area for venue, and estimated placement of future structures.
- FEMA Zone X – not in floodplain
- Natural landscaping, fire access, and low-impact development strategies

## Community & Tourism Alignment

- Expanding nature-based tourism and high-end lodging options
- Promoting sustainable development with minimal environmental disturbance
- Driving economic impact through increased overnight stays and guest spending
- Preserving the area's character while enhancing its appeal as a rural retreat destination

## Request

We respectfully request the Kingsport Planning Commission review for approval of rezoning at 300 Blakley Dr. Parcels: 105-002.20 and 105-002.04 from R-1B to A-1 to support the continued development of Peaceful Peak Vacation Rentals in alignment with local planning objectives and tourism growth strategies.